City of Joliet

Pre-Council Meeting

Meeting Agenda

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILWOMAN JAN HALLUMS QUILLMAN(04/01/2026 - 06/30/2026)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILMAN LARRY E. HUG
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN SHERRI REARDON

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

Monday, April 20, 2026 **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:

Q4 2025 & Q1 2026 Water Conservation Incentive Program Winners, and Intro for Q2 2026 Program - Presented by Allison Swisher - Director of Public Utilities

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 Joliet Public Library Board

Attachments: Appointment to the Joliet Public Library Board .pdf
Approver Report

COUNCIL COMMITTEE REPORTS:

Finance

Legislative

Public Assets

Public Service

CONSENT AGENDA:

Approval of Minutes

Attachments: Pre-Council Meeting Minutes - April 6, 2026.pdf
City Council Meeting Minutes - April 7, 2026.pdf
Approver Report

Invoices to be Paid

Attachments: 04.21.26 Invoices
Approver Report

Award of Contract for Vehicle Lift Equipment Purchase and Installation to NAPA Auto Parts in an Amount not to Exceed $550,000.00 **210-26**

Attachments: Approver Report

Award of Contract for the 9 Osgood Street Floor Resurfacing to Integrity Concrete Coatings in the Amount of $84,913.20 **211-26**

Attachments: Approver Report

Approval of Amendment No. 3 for the Phase II Engineering Services for the Farrell Road over Spring Creek Bridge Improvement Project - MFT Section No. 21-00542-00-BR - to Hutchison Engineering, Inc. in the Amount of $15,000.00 **212-26**

Attachments: Approver Report

Approve the Purchase of Body Armor/Vests for SOS from First Spear in the Amount of $54,616.25 **213-26**

Attachments: FirstSpear Quote.pdf
Approver Report

Purchase for Fire Station 1 of Cabinets from Riverton Cabinet Company in the Amount of $35,194.00 and the Installation of Cabinets for Fire Station 1 from Heintz Construction Inc. in the Amount of $32,450.00 for a Total Amount of $67,644.00 **214-26**

Attachments: Fire Station #1 Riverton.pdf
Joilet Fire No Tax Proposal Brakur.pdf
Joliet Fire Station - 101 E. Clinton Kitchen Remodel - UPDATED 3-18-26 Dutchman.pdf
Joliet Fire Station #1 Kitchen Remodel (Revised) Proposal Heintz.pdf
Romar Station 1.pdf
Station #1 Kitchen Cosgrove.pdf
Approver Report

Award of Professional Services, Purchase, and Installation of the Joliet Slammers Fire Suppression Pipe Replacement to AMS Industries, Inc in the amount of $186,770.00 **215-26**

Attachments: Scanned from a Xerox Multifunction Printer (00C)_Redacted.pdf
Approver Report

Award of Contracts for Grass Cutting on Vacant City Lots to Summit Lawncare in the amount of $38,970.00 and to Culpepper Lawnworks in the amount of $17,535.00 **216-26**

Attachments: Approver Report

LICENSES AND PERMIT APPLICATIONS:

Issuance of Class “B” and Class “M” Liquor License at 227 N. Gougar Road - Barber Oberwortmann Horticultural Center-Venue Ninety-Eight. **218-26**

Attachments: BARBER OBERWORTMANN HORTICULTURAL- 227 N GOUGAR - LIQUOR FINDINGS
Approver Report

Issuance of Class “E” Liquor License at 81 N. Chicago Street - Internode Greenery & Home. **219-26**

Attachments: INTERNODE GREENERY & HOME - 81 N CHICAGO ST - LIQUOR FINDINGS
Approver Report

Issuance of Class “B” Liquor License at 3147 W. Jefferson Street - The Prime House. **220-26**

Attachments: THE PRIME HOUSE - 3147 W JEFFERSON ST - LIQUOR FINDINGS
Approver Report

Issuance of Class “E” Liquor License at 101 McDonald Avenue - Wingate by Wyndham Joliet. **221-26**

Attachments: WINGATE BY WYNDHAM JOLIET - 101 MCDONALD AVE - LIQUOR FINDINGS
Approver Report

Issuance of Class “B” Liquor License at 16329 S. Boulevard Place - LongHorn Steakhouse. **222-26**

Attachments: LONGHORN STEAKHOUSE - 16329 S BOULEVARD PL - LIQUOR FINDINGS
Approver Report

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Approving the Preliminary Planned Unit Development of Neustoneshire Phase Two (PUD-2-26) **224-26**

Attachments: Ordinance - Preliminary PUD Neustoneshire Phase Two.docx
Preliminary Plat Neustoneshire Phase Two_redacted.pdf
Elevations and Floor Plans Neustoneshire Phase Two.pdf
Preliminary Landscape Plans Neustoneshire Phase Two.pdf
Site Plan PUD-2-26.pdf
Maps and Photos PUD-2-26.pdf
Plan Commission Staff Report Packet PUD-2-26.pdf
Plan Commission Meeting Minutes 04-08-26.pdf
Approver Report

Ordinance Approving an Amendment to the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision (Ordinance #13226) (PUD-3-26) **225-26**

Attachments: Ordinance - JJC PUD amendment.docx
Ord 13226 ord only_Redacted.pdf
Ord 13226 full_Redacted.pdf
Plan Commission Staff Report Packet PUD-3-26.pdf
Plan Commission Meeting Minutes 04-08-26.pdf
Approver Report

Ordinance Accepting a $1,000,000.00 Grant from the Will County Community Mental Health Board for the No-Cost Counseling Program, Amendment of the 2026 Budget to Receive and Expend Grant Funds, and Creation of an Additional Social Worker Position to Perform Grant Funded Activities. **226-26**

Attachments: Ordinance Community Health Grant
2026 Joliet Fire Department Award Letter 4-8-2026
2026 Joliet Fire Department Grant Agreement
Second Social Worker Position
Approver Report

Ordinance Authorizing an Amendment to the Annual Budget of the City of Joliet for the 2026 Fiscal Year (2025 Projects Funded in 2026) **227-26**

Attachments: Ordinance - Master Budget Amendment
2026 Master Budget Amendment
Approver Report

Ordinance Amending Chapter 2, Article II to Authorize Pre-Separation Recruitment and Temporary Appointments **228-26**

Attachments: Ordinance Amending Chapter 2, Article II of the Joliet Code of Ordinances to Authorize Pre-Separation Recruitment and Temporary Appointments.docx
Approver Report

RESOLUTIONS:

Resolution Appropriating Supplemental Motor Fuel Tax Funds for Amendment No. 3 to the Phase II Engineering Services Contract for the Farrell Road over Spring Creek Bridge Improvement Project - MFT Section No. 21-00542-00-BR **230-26**

Attachments: Resolution
Approver Report

Resolution Accepting A Grant of Permanent Easement at 18711 S. County Line Road for the County Line Road (Van Dyke Road - Kennedy Drive) Roadway Improvements Project **231-26**

Attachments: Resolution
Grant of Easement_18711 County Line Rd_Kaluza_20260327 Signed.pdf
Approver Report

Resolution Authorizing the Sale of a Police Dog to K-9 Officer Adam Stapleton **232-26**

Attachments: Resolution
Approver Report

PUBLIC COMMENTS:

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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)).

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Memo

File #:

Agenda Date:4/21/2026

powered by Legistar™

Memo

File #:

Agenda Date:4/21/2026

powered by Legistar™

City of Joliet

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

DATE: April 16, 2026

TO: City Council Members

From: Mayor Terry D'Arcy

SUBJECT: Appointment to the Joliet Public Library Board

I am proposing to make the following appointment to the **JOLIET PUBLIC LIBRARY BOARD** at the regularly scheduled April 21, 2026, City Council Meeting.

Naurice Moffett
Term Expires: June 30, 2027

REPLACES
Emitra Ostrem

cc: Lauren O'Hara

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: 04/16/2026

Final Action:

Title:

Attachments: Appointment to the Joliet Public Library Board .pdf

Entered by: jcontos@joliet.gov

Memo

File #:

Agenda Date:4/21/2026

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Monday, April 6, 2026

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILWOMAN JAN HALLUMS QUILLMAN(04/01/2026 - 06/30/2026)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILMAN LARRY E. HUG
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
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 Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

ALSO PRESENT: City Manager Beth Beatty and Interim Deputy Corporation Counsel Stephanie Silkey

PRESENTATION:

Will County Governmental League Presentation by Hugh O'Hara

Attachments: Approver Report

Hugh O'Hara provided an overview of the Will County Governmental League.

2026 Water Main Replacement Program - Presented by Allison Swisher, Director of Public Utilities

Attachments: Approver Report

Public Utilities Director Allison Swisher provided an update on the Water Main Replacement Program.

CITIZENS TO BE HEARD ON AGENDA ITEMS:

None

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APPOINTMENTS:

Appointment to the Plan Commission

Attachments: Appointment to Plan Commission.pdf
Approver Report

COUNCIL COMMITTEE REPORTS:

Communication, Technology & Information Systems

Land Use & Economic Development

Public Safety

Public Service

CONSENT AGENDA:

Approval of Minutes

Attachments: City Council Meeting Minutes - March 16, 2026.pdf
March 19, 2026 Meeting Minutes of the Reconvened March 16, 2026 City Council Meeting.pdf
Approver Report

Invoices to be Paid

Attachments: 04.07.26 Invoices
Approver Report

Purchase of Ten (10) Air-Pak X3 Pro SCBA, One (1) Air-Pak X3 Pro, and Eight (8) Air-Pak X3 Pro CGA for the Joliet Fire Department from MES Life Safety in the Amount of $157,225.00 **180-26**

Purchase of Ten (10) Air-Pak X3 Pro SCBA, One (1) Air-Pak X3 Pro, and Eight (8) Air-Pak X3 Pro CGA for the Joliet Fire Department from MES Life Safety in the Amount of $157,225.00

Attachments: MES Scba Quote 12232025.pdf
Approver Report

Approval of Purchase Order No. 1 for the 2026 School Zone Flasher Materials Purchase to Mobotrex, Inc. in the Amount of $41,312.00 **181-26**

Approval of Purchase Order No. 1 for the 2026 School Zone Flasher Materials Purchase to Mobotrex, Inc. in the Amount of $41,312.00

Attachments: Approver Report

Approval of Purchase Order No. 2 for the 2026 Traffic Signal Materials Purchase to Traffic Control Corporation in the Amount of $29,642.00 **182-26**

Approval of Purchase Order No. 2 for the 2026 Traffic Signal Materials Purchase to Traffic Control Corporation in the Amount of $29,642.00

Attachments: Approver Report

Approval of Amendment No. 1 for Professional Engineering Services related to the Northpoint Development Plan Review to Hutchison Engineering in the Amount of $20,000.00 **183-26**

Approval of Amendment No. 1 for Professional Engineering Services related to the Northpoint Development Plan Review to Hutchison Engineering in the Amount of $20,000.00

Attachments: Northpoint Plan Review Agreement 3_Professional Service AGREEMENT20260226_jcw.pdf
Approver Report

The City Manager provided an overview of the Council Memo.

Award of Contract for the 2026 Utilities Restoration Program in the Amount of $700,000.00 **184-26**

Award of Contract for the 2026 Utilities Restoration Program in the Amount of $700,000.00

Attachments: Approver Report

The City Manager provided an overview of the Council Memo.

Award of Contract for the 2026 Sanitary Service Lateral Lining Program to Performance Pipelining Inc. in the Amount of $719,939.64 and Award of the 2026 Sanitary Service Lateral Professional Services Agreement to RJN Group in the Amount of $71,700.00 **185-26**

Award of Contract for the 2026 Sanitary Service Lateral Lining Program to Performance Pipelining Inc. in the Amount of $719,939.64 and Award of the 2026 Sanitary Service Lateral Professional Services Agreement to RJN Group in the Amount of $71,700.00

Attachments: PSA Lateral Lining - RJN unsigned
Approver Report

Award of Professional Services Agreement for Safety Consulting Services to Sheffield Safety & Loss Control LLC in the Amount of $485,750.00 **186-26**

Award of Professional Services Agreement for Safety Consulting Services to Sheffield Safety & Loss Control LLC in the Amount of $485,750.00

Attachments: Sheffield 2026 Agreement & Proposal
Approver Report

Councilman Clement asked for clarification on the item.

Allison Swisher responded.

Approval of Amendment No. 2 to the Professional Services Agreement for the Storm Sewer GIS Mapping Project Contract 2 to TWIG Technologies in the amount of $153,140.00 **187-26**

Approval of Amendment No. 2 to the Professional Services Agreement for the Storm Sewer GIS Mapping Project Contract 2 to TWIG Technologies in the amount of $153,140.00

Attachments: MAP EXHIBIT - Storm Mapping Contract 2 Amend2
Unsigned,TWG Storm Mapping Contract 2 Amendment 2
Approver Report

Approval of Change Order No. 1 for the Fairmont Sanitary Sewer Rehabilitation Program, to Hoerr Construction Inc., for a Deduction in the Amount of ($77,241.00), and Payment No. 4 and Final in the Amount of $44,224.90 **188-26**

Approval of Change Order No. 1 for the Fairmont Sanitary Sewer Rehabilitation Program, to Hoerr Construction Inc., for a Deduction in the Amount of ($77,241.00), and Payment No. 4 and Final in the Amount of $44,224.90

Attachments: Approver Report

Approval of Change Order No. 2 for the Heggie Park Water Main Improvements Project on behalf of P.T. Ferro Construction Co. for a Deduction in the Amount of ($291.17) **189-26**

Approval of Change Order No. 2 for the Heggie Park Water Main Improvements Project on behalf of P.T. Ferro Construction Co. for a Deduction in the Amount of ($291.17)

Attachments: Approver Report

Payment of the 2026 Membership Dues for the Lower Des Plaines Watershed Group in the Amount of $105,826.00 **190-26**

Payment of the 2026 Membership Dues for the Lower Des Plaines Watershed Group in the Amount of $105,826.00

Attachments: Joliet Inv 1115
Approver Report

Award of Contract to Tyler Technologies for Implementation of Enterprise Permitting & Licensing (EPL) Solution in the Amount of $156,009.00 Annually, Plus an Amount not to Exceed $260,100.00 for One-Time Implementation Fees **191-26**

Award of Contract to Tyler Technologies for Implementation of Enterprise Permitting & Licensing (EPL) Solution in the Amount of $156,009.00 Annually, Plus an Amount not to Exceed $260,100.00 for One-Time Implementation Fees

Attachments: Tyler EPL Amendment_Quote_SOW.pdf
Approver Report

Award of Contract to Tyler Technologies for Time Clock Upgrade in the Amount of $47,700.00 **192-26**

Award of Contract to Tyler Technologies for Time Clock Upgrade in the Amount of $47,700.00

Attachments: Time & Attendance Time Clock Options and Pricing Flyer.PDF.pdf
City of Joliet Touchtime 10 Clocks 1.28.26.pdf
Approver Report

Award of Contract to Xerox Business Solutions for Three Year Managed Print Services in the Amount of $349,698.23 **193-26**

Award of Contract to Xerox Business Solutions for Three Year Managed Print Services in the Amount of $349,698.23

Attachments: XBS Proposal Response to RFP2966-0426 for Managed Print Services.pdf
Approver Report

Authorization to Fund Draw 15 for Tax Increment Financing District #7 in the amount of $1,368,951.12 **194-26**

Authorization to Fund Draw 15 for Tax Increment Financing District #7 in the amount of $1,368,951.12

Attachments: RRC TIF Draw
Approver Report

AGENDA ITEM:

Award of Contract for the 2026 On-Call Excavation and Underground Utility Repair Program in the Amount of $500,000.00 **196-26**

Award of Contract for the 2026 On-Call Excavation and Underground Utility Repair Program in the Amount of $500,000.00

Attachments: Approver Report

Approval of Amendment No. 1 to the Professional Services Agreement for the 2027 Water Main Rehabilitation Program for Detailed Design Services to Baxter & Woodman Inc. in the Amount of $1,323,900.00 **197-26**

Approval of Amendment No. 1 to the Professional Services Agreement for the 2027 Water Main Rehabilitation Program for Detailed Design Services to Baxter & Woodman Inc. in the Amount of $1,323,900.00

Attachments: Unsigned, AmendmentNo1_2027WaterMain
2027 WM Project Locations
Approver Report

Approve Payment to Will County Governmental League for Annual Membership Dues in the amount of $25,077.45 **198-26**

Approve Payment to Will County Governmental League for Annual Membership Dues in the amount of $25,077.45

Attachments: Will County Governmental League 2026 Invoice.pdf
Approver Report

Approval of an Amendment to Contract for Security Services to Universal Protection Services LP DBA Allied Universal Security Services in the amount of $80,516.37. **199-26**

Attachments: COJ City Hall 3 1 2026.docx
Approver Report

Councilwoman Quillman spoke in support of the item but noted it should have gone to the Public Safety Committee.

Councilman Clement asked a question regarding the item.

The City Manager and Community Development Director Dustin Anderson responded.

Chief Evans spoke about staff shortages and the current inability to staff the position but expressed agreement with placing an officer in City Hall.

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Approving the Reclassification of 717 Henderson Avenue from R-3 (One- and Two-Family Residential) to R-2 (Single-Family Residential) Zoning (Z-1-26) **201-26**

Ordinance Approving the Reclassification of 717 Henderson Avenue from R-3 (One- and Two-Family Residential) to R-2 (Single-Family Residential) Zoning (Z-1-26)

Attachments: Ordinance - Zoning Reclassification 717 Henderson.docx
Plan Commission Staff Report Packet Z-1-26.pdf
Plan Commission Meeting Minutes 02-19-26.pdf
Approver Report

The City Manager provided an overview of the Council Memo.

Councilman Hug asked questions.

Councilman Cardenas and the City Manager responded.

Ordinance Amending Chapter 2, Article II - City Manager Authority for Succession Hiring and Temporary Appointments **202-26**

Ordinance Amending Chapter 2, Article II - City Manager Authority for Succession Hiring and Temporary Appointments

Attachments: Ordinance.docx
Approver Report

The City Manager provided an overview of the Council Memo.

Councilwoman Ibarra asked for clarification on the item.

Human Resources Director Elizabeth Coronado Abrego and the City Manager responded.

Councilman Hug asked for clarification on the item.

The City Manager responded.

Councilman Clement spoke on the item.

Allison Swisher provided information regarding her department's need for the ordinance.

Councilman Cardenas spoke in support of the item.

Councilman Mudron also spoke in support of the item.

Councilman Moreno spoke on the item.

Councilman Hug asked for clarification.

Finance Director Kevin Sing, Allison Swisher, and the City Manager responded.

Councilwoman Reardon spoke on the item.

Mayor D'Arcy explained what the ordinance would allow.

Public Works Director Greg Ruddy outlined the benefits of the ordinance.

Councilman Clement asked a question.

Interim Deputy Corporation Council Stephanie Silkey responded.

RESOLUTIONS:

Resolution Approving a Property Tax Abatement at 3835 Youngs Road, Joliet, IL 60434 for HYUNDAI Translead, Inc. **204-26**

Resolution Approving a Property Tax Abatement at 3835 Youngs Road, Joliet, IL 60434 for HYUNDAI Translead, Inc.

Attachments: Resolution
Project_North_Winds_Tax_Abatement_Agreement.docx
3835 Youngs Road Application_R_Redacted.pdf
Approver Report

Doug Pryor with Will County Center for Economic Development and Sean Kenney with Hyundai Translead provided an explanation of the item.

Councilman Hug asked follow up questions.

Doug Pryor responded.

Councilwoman Ibarra thanked Hyundai Translead for coming to Joliet and spoke in support of the item.

Councilman Moreno spoke in support of the item.

Mayor D'Arcy thanked Doug Pryor and Sean Kenney for their work on the item.

Councilman Hug asked a question.

Sean Kenney responded.

Resolution Authorizing the Execution of a Property Tax Incentive with Supermercados El Güero Inc. at 118 E. Jackson Street for Tax Year 2025 **205-26**

Resolution Authorizing the Execution of a Property Tax Incentive with Supermercados El Güero Inc. at 118 E. Jackson Street for Tax Year 2025

Attachments: Resolution
Approver Report

The City Manager provided an overview of the Council Memo.

Resolution Authorizing Execution of an Intergovernmental Cooperation Agreement Between the City of Joliet and the Joliet Park District **206-26**

Resolution Authorizing Execution of an Intergovernmental Cooperation Agreement Between the City of Joliet and the Joliet Park District

Attachments: Intergovernmental Cooperation Agreement Between the City of Joliet and the Joliet Park District.pdf
Resolution Authorizing Execution of an Intergovernmental Cooperation Agreement Between the City of Joliet and the Joliet Park District.pdf
Approver Report

The City Manager provided an overview of the Council Memo.

Resolution Approving Easement Agreement for Water **207-26**

Facility Construction with Plainfield Park District (Rob Ayres Soccer Complex, Southeast of Caton Farm Road & Ridge Road)

Resolution Approving Easement Agreement for Water Facility Construction with Plainfield Park District (Rob Ayres Soccer Complex, Southeast of Caton Farm Road & Ridge Road)

Attachments: Resolution
Joliet-Plainfied Pk Dist Water Main Esmt Agmt-For agenda packet-2-27-26 (with exh B)
Approver Report

The City Manager provided an overview of the Council Memo.

Resolution Accepting a Grant of Public Utility Easement from Burton Place Apartment (DBA Burton Place J LLC) for the Larkin Avenue Water Main Improvements Project **208-26**

Resolution Accepting a Grant of Public Utility Easement from Burton Place Apartment (DBA Burton Place J LLC) for the Larkin Avenue Water Main Improvements Project

Attachments: Resolution
Unsigned, Burthon Place Easement Agreement with Exhibit
Approver Report

The City Manager provided an overview of the Council Memo.

Resolution Authorizing Approval and Execution of an Encroachment Stipulation Letter with Kinder Morgan, Inc. for the 2026 Glenwood and West Acres Water Main Improvements Project **209-26**

Resolution Authorizing Approval and Execution of an Encroachment Stipulation Letter with Kinder Morgan, Inc. for the 2026 Glenwood and West Acres Water Main Improvements Project

Attachments: Resolution
MC2512006 City of Joliet Stipulation Letter 3-2-26-rev_1
Approver Report

PUBLIC COMMENTS:

None

Councilman Clement asked Greg Ruddy for assistance with roadwork and weed issues and asked Legal to review a newly passed bill related to parking. Stephanie Silkey responded.

Councilwoman Ibarra spoke about Millsdale Road cul-de-sac issues. The City Manager responded.

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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 Councilman Juan Moreno, 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 Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Tuesday, April 7, 2026

6:30 PM

City Hall, Council Chambers

City Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILWOMAN JAN HALLUMS QUILLMAN(04/01/2026 - 06/30/2026)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILMAN LARRY E. HUG
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
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.

INVOCATION:

Pastor Curt Paddock, St. Edward and Christ Episcopal Church, 206 N. Midland Avenue

PLEDGE TO THE FLAG:

ROLL CALL:

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

ALSO PRESENT: City Manager Beth Beatty and Interim Corporation Counsel Todd Lenzie

APPROVAL OF AGENDA:

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Suzanna Ibarra, to approve the agenda as written with the following change: Remove Council Memo 202-26 in order to send the item to the Legislative Committee for further discussion.

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 Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

CITIZENS TO BE HEARD ON AGENDA ITEMS:

Kathy Garthus spoke on Council Memo 204-26.

A speaker spoke on Council Memo 204-26.

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 Plan Commission

Attachments: Appointment to Plan Commission.pdf
Approver Report

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to appoint Scott Hammac to the Plan Commission.

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 Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

COUNCIL COMMITTEE REPORTS:

Communication, Technology & Information Systems

Councilwoman Reardon provided an overview of the Communication, Technology & Information Systems Committee held on April 1, 2026 in the Executive Conference Room.

Link: https://joliet.granicus.com/player/clip/6314?view_id=6&redirect=true

Land Use & Economic Development

Councilman Cardenas provided an overview of the Land Use & Economic Development Committee meeting held on March 18, 2026 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6297?view_id=6&redirect=true

Public Safety

Councilman Clement provided an overview of the Public Safety Committee meeting held on April 7, 2026 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6325?view_id=6&redirect=true

Public Service

Councilman Hug provided an overview of the Public Service Committee meeting held on April 6, 2026 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6320?view_id=6&redirect=true

CONSENT AGENDA:

Approval of Minutes

Attachments: City Council Meeting Minutes - March 16, 2026.pdf
March 19, 2026 Meeting Minutes of the Reconvened March 16, 2026 City Council Meeting.pdf
Approver Report

Invoices to be Paid

Attachments: 04.07.26 Invoices
Approver Report

Purchase of Ten (10) Air-Pak X3 Pro SCBA, One (1) Air-Pak X3 Pro, and Eight (8) Air-Pak X3 Pro CGA for the Joliet Fire Department from MES Life Safety in the Amount of **180-26**

$157,225.00

Purchase of Ten (10) Air-Pak X3 Pro SCBA, One (1) Air-Pak X3 Pro, and Eight (8) Air-Pak X3 Pro CGA for the Joliet Fire Department from MES Life Safety in the Amount of $157,225.00

Attachments: MES Scba Quote 12232025.pdf
Approver Report

Approval of Purchase Order No. 1 for the 2026 School Zone Flasher Materials Purchase to Mobotrex, Inc. in the Amount of $41,312.00 **181-26**

Approval of Purchase Order No. 1 for the 2026 School Zone Flasher Materials Purchase to Mobotrex, Inc. in the Amount of $41,312.00

Attachments: Approver Report

Approval of Purchase Order No. 2 for the 2026 Traffic Signal Materials Purchase to Traffic Control Corporation in the Amount of $29,642.00 **182-26**

Approval of Purchase Order No. 2 for the 2026 Traffic Signal Materials Purchase to Traffic Control Corporation in the Amount of $29,642.00

Attachments: Approver Report

Approval of Amendment No. 1 for Professional Engineering Services related to the Northpoint Development Plan Review to Hutchison Engineering in the Amount of $20,000.00 **183-26**

Approval of Amendment No. 1 for Professional Engineering Services related to the Northpoint Development Plan Review to Hutchison Engineering in the Amount of $20,000.00

Attachments: Northpoint Plan Review Agreement 3_Professional Service AGREEMENT20260226_jcw.pdf
Approver Report

Award of Contract for the 2026 Utilities Restoration Program in the Amount of $700,000.00 **184-26**

Award of Contract for the 2026 Utilities Restoration Program in the Amount of $700,000.00

Attachments: Approver Report

Award of Contract for the 2026 Sanitary Service Lateral Lining Program to Performance Pipelining Inc. in the Amount of $719,939.64 and Award of the 2026 Sanitary Service Lateral Professional Services Agreement to RJN Group in the Amount of $71,700.00 **185-26**

Award of Contract for the 2026 Sanitary Service Lateral Lining Program to

Performance Pipelining Inc. in the Amount of $719,939.64 and Award of the 2026 Sanitary Service Lateral Professional Services Agreement to RJN Group in the Amount of $71,700.00

Attachments: PSA Lateral Lining - RJN unsigned
Approver Report

Award of Professional Services Agreement for Safety Consulting Services to Sheffield Safety & Loss Control LLC in the Amount of $485,750.00 **186-26**

Award of Professional Services Agreement for Safety Consulting Services to Sheffield Safety & Loss Control LLC in the Amount of $485,750.00

Attachments: Sheffield 2026 Agreement & Proposal
Approver Report

Approval of Amendment No. 2 to the Professional Services Agreement for the Storm Sewer GIS Mapping Project Contract 2 to TWIG Technologies in the amount of $153,140.00 **187-26**

Approval of Amendment No. 2 to the Professional Services Agreement for the Storm Sewer GIS Mapping Project Contract 2 to TWIG Technologies in the amount of $153,140.00

Attachments: MAP EXHIBIT - Storm Mapping Contract 2 Amend2
Unsigned,TWG Storm Mapping Contract 2 Amendment 2
Approver Report

Approval of Change Order No. 1 for the Fairmont Sanitary Sewer Rehabilitation Program, to Hoerr Construction Inc., for a Deduction in the Amount of ($77,241.00), and Payment No. 4 and Final in the Amount of $44,224.90 **188-26**

Approval of Change Order No. 1 for the Fairmont Sanitary Sewer Rehabilitation Program, to Hoerr Construction Inc., for a Deduction in the Amount of ($77,241.00), and Payment No. 4 and Final in the Amount of $44,224.90

Attachments: Approver Report

Approval of Change Order No. 2 for the Heggie Park Water Main Improvements Project on behalf of P.T. Ferro Construction Co. for a Deduction in the Amount of ($291.17) **189-26**

Approval of Change Order No. 2 for the Heggie Park Water Main Improvements Project on behalf of P.T. Ferro Construction Co. for a Deduction in the Amount of ($291.17)

Attachments: Approver Report

Payment of the 2026 Membership Dues for the Lower Des Plaines Watershed Group in the Amount of $105,826.00 **190-26**

Payment of the 2026 Membership Dues for the Lower Des Plaines Watershed Group in the Amount of $105,826.00

Attachments: Joliet Inv 1115
Approver Report

Award of Contract to Tyler Technologies for Implementation of Enterprise Permitting & Licensing (EPL) Solution in the Amount of $156,009.00 Annually, Plus an Amount not to Exceed $260,100.00 for One-Time Implementation Fees **191-26**

Award of Contract to Tyler Technologies for Implementation of Enterprise Permitting & Licensing (EPL) Solution in the Amount of $156,009.00 Annually, Plus an Amount not to Exceed $260,100.00 for One-Time Implementation Fees

Attachments: Tyler EPL Amendment_Quote_SOW.pdf
Approver Report

Award of Contract to Tyler Technologies for Time Clock Upgrade in the Amount of $47,700.00 **192-26**

Award of Contract to Tyler Technologies for Time Clock Upgrade in the Amount of $47,700.00

Attachments: Time & Attendance Time Clock Options and Pricing Flyer.PDF.pdf
City of Joliet Touchtime 10 Clocks 1.28.26.pdf
Approver Report

Award of Contract to Xerox Business Solutions for Three Year Managed Print Services in the Amount of $349,698.23 **193-26**

Award of Contract to Xerox Business Solutions for Three Year Managed Print Services in the Amount of $349,698.23

Attachments: XBS Proposal Response to RFP2966-0426 for Managed Print Services.pdf
Approver Report

Authorization to Fund Draw 15 for Tax Increment Financing District #7 in the amount of $1,368,951.12 **194-26**

Authorization to Fund Draw 15 for Tax Increment Financing District #7 in the amount of $1,368,951.12

Attachments: RRC TIF Draw
Approver Report

Consent Agenda Items Approved

Councilman Clement made a comment about Council Memo 186-26.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Juan Moreno, 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, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

AGENDA ITEM:

Award of Contract for the 2026 On-Call Excavation and Underground Utility Repair Program in the Amount of $500,000.00 **196-26**

Award of Contract for the 2026 On-Call Excavation and Underground Utility Repair Program in the Amount of $500,000.00

Attachments: Approver Report

Councilman Hug provided clarification on the item.

A motion was made by Councilman Joe Clement, seconded by Councilwoman Suzanna Ibarra, to approve COUNCIL MEMO #196-26: Award of Contract for the 2026 On-Call Excavation and Underground Utility Repair Program in the Amount of $500,000.00.

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

Abstain: Councilman Juan Moreno

Approval of Amendment No. 1 to the Professional Services Agreement for the 2027 Water Main Rehabilitation Program for Detailed Design Services to Baxter & Woodman Inc. in the Amount of $1,323,900.00 **197-26**

Approval of Amendment No. 1 to the Professional Services Agreement for the 2027 Water Main Rehabilitation Program for Detailed Design Services to Baxter & Woodman Inc. in the Amount of $1,323,900.00

Attachments: Unsigned, AmendmentNo1_2027WaterMain
2027 WM Project Locations
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilman Joe Clement, to approve COUNCIL MEMO #197-26: Approval of Amendment No. 1 to the Professional Services Agreement for the 2027 Water Main Rehabilitation Program for Detailed Design Services to Baxter & Woodman Inc. in the Amount of $1,323,900.00.

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 Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Approve Payment to Will County Governmental League for Annual Membership Dues in the amount of $25,077.45 **198-26**

Approve Payment to Will County Governmental League for Annual Membership Dues in the amount of $25,077.45

Attachments: Will County Governmental League 2026 Invoice.pdf
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Jan Hallums Quillman, to approve COUNCIL MEMO #198-26: Approve Payment to Will County Governmental League for Annual Membership Dues in the amount of $25,077.45.

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 Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Approval of an Amendment to Contract for Security Services to Universal Protection Services LP DBA Allied Universal Security Services in the amount of $80,516.37. **199-26**

Attachments: COJ City Hall 3 1 2026.docx
Approver Report

Councilman Hug provided clarification on the item.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joe Clement, to approve COUNCIL MEMO #199-26: Approval of an Amendment to Contract for Security Services to Universal Protection Services LP DBA Allied Universal Security Services in the amount of $80,516.37.

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 Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Approving the Reclassification of 717 Henderson Avenue from R-3 (One- and Two-Family Residential) to R-2 (Single-Family Residential) Zoning (Z-1-26) **201-26**

Ordinance Approving the Reclassification of 717 Henderson Avenue from R-3 (One- and Two-Family Residential) to R-2 (Single-Family Residential) Zoning (Z-1-26)

Attachments: Ordinance - Zoning Reclassification 717 Henderson.docx
Plan Commission Staff Report Packet Z-1-26.pdf
Plan Commission Meeting Minutes 02-19-26.pdf
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #201-26: Ordinance Approving the Reclassification of 717 Henderson Avenue from R-3 (One- and Two-Family Residential) to R-2 (Single-Family Residential) Zoning (Z-1-26). (Ordinance 18828)

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 Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Ordinance Amending Chapter 2, Article II - City Manager Authority for Succession Hiring and Temporary Appointments **202-26**

Ordinance Amending Chapter 2, Article II - City Manager Authority for Succession Hiring and Temporary Appointments

Attachments: Ordinance.docx
Approver Report

This item was removed to be discussed further at the Legislative Committee.

RESOLUTIONS:

Resolution Approving a Property Tax Abatement at 3835 Youngs Road, Joliet, IL 60434 for HYUNDAI Translead, Inc. **204-26**

Resolution Approving a Property Tax Abatement at 3835 Youngs Road, Joliet, IL 60434 for HYUNDAI Translead, Inc.

Attachments: Resolution
Project_North_Winds_Tax_Abatement_Agreement.docx
3835 Youngs Road Application_R_Redacted.pdf
Approver Report

Councilman Hug provided clarification on the item.

Councilwoman Reardon thanked them for their investment in Joliet.

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #204-26: Resolution Approving a Property Tax Abatement at 3835 Youngs Road, Joliet, IL 60434 for HYUNDAI Translead, Inc. (Resolution 8263)

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 Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Resolution Authorizing the Execution of a Property Tax Incentive with Supermercados El Güero Inc. at 118 E. Jackson Street for Tax Year 2025 **205-26**

Resolution Authorizing the Execution of a Property Tax Incentive with Supermercados El Güero Inc. at 118 E. Jackson Street for Tax Year 2025

Attachments: Resolution
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #205-26: Resolution Authorizing the Execution of a Property Tax Incentive with Supermercados El Güero Inc. at 118 E. Jackson Street for Tax Year 2025. (Resolution 8264)

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 Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Resolution Authorizing Execution of an Intergovernmental Cooperation Agreement Between the City of Joliet and the Joliet Park District **206-26**

Resolution Authorizing Execution of an Intergovernmental Cooperation Agreement Between the City of Joliet and the Joliet Park District

Attachments: Intergovernmental Cooperation Agreement Between the City of Joliet and the Joliet Park District.pdf
Resolution Authorizing Execution of an Intergovernmental Cooperation Agreement Between the City of Joliet and the Joliet Park District.pdf
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Juan Moreno, to adopt COUNCIL MEMO #206-26: Resolution Authorizing Execution of an Intergovernmental Cooperation Agreement Between the City of Joliet and the Joliet Park District. (Resolution 8265)

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 Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Resolution Approving Easement Agreement for Water Facility Construction with Plainfield Park District (Rob Ayres Soccer Complex, Southeast of Caton Farm Road & Ridge Road) **207-26**

Resolution Approving Easement Agreement for Water Facility Construction with Plainfield Park District (Rob Ayres Soccer Complex, Southeast of Caton Farm Road & Ridge Road)

Attachments: Resolution
Joliet-Plainfied Pk Dist Water Main Esmt Agmt-For agenda packet-2-27-26 (with exh B)
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilman Juan Moreno, to adopt COUNCIL MEMO #207-26: Resolution Approving Easement Agreement for Water Facility Construction with Plainfield Park District (Rob Ayres Soccer Complex, Southeast of Caton Farm Road & Ridge Road). (Resolution 8266)

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 Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Resolution Accepting a Grant of Public Utility Easement from Burton Place Apartment (DBA Burton Place J LLC) for the Larkin Avenue Water Main Improvements Project **208-26**

Resolution Accepting a Grant of Public Utility Easement from Burton Place

Apartment (DBA Burton Place J LLC) for the Larkin Avenue Water Main Improvements Project

Attachments: Resolution
Unsigned, Burthon Place Easement Agreement with Exhibit
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #208-26: Resolution Accepting a Grant of Public Utility Easement from Burton Place Apartment (DBA Burton Place J LLC) for the Larkin Avenue Water Main Improvements Project. (Resolution 8267)

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 Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Resolution Authorizing Approval and Execution of an Encroachment Stipulation Letter with Kinder Morgan, Inc. for the 2026 Glenwood and West Acres Water Main Improvements Project **209-26**

Resolution Authorizing Approval and Execution of an Encroachment Stipulation Letter with Kinder Morgan, Inc. for the 2026 Glenwood and West Acres Water Main Improvements Project

Attachments: Resolution
MC2512006 City of Joliet Stipulation Letter 3-2-26-rev_1
Approver Report

A motion was made by Councilwoman Suzanna Ibarra, seconded by Mayor Terry D'Arcy, to adopt COUNCIL MEMO #209-26: Resolution Authorizing Approval and Execution of an Encroachment Stipulation Letter with Kinder Morgan, Inc. for the 2026 Glenwood and West Acres Water Main Improvements Project. (Resolution 8268)

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 Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

CITY MANAGER:

The City Manager brought awareness to a scam involving Public Utilities mailings sent to residents and also noted the upcoming opening of City Square.

PUBLIC COMMENTS:

Brent Fraser spoke on his upcoming retirement and his time at the City.

Each Council Member expressed appreciation for Brent's time with the City and extended well wishes for his retirement.

Magdalena Campos spoke on her organization and gave Councilwoman Ibarra a HERO Award.

A speaker spoke on concerns with the annexation of the data center.

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 about his attendance at the swearing in ceremony for seven new police officers.

Councilman Moreno congratulated Brent Fraser, Fire Captain Michael Ballard, and Tony Lakota on their retirements. He also spoke about Council Memo 186-26 and reminded residents to slow down in construction areas.

Councilwoman Ibarra greeted her goddaughter, asked for a lobbyist update, and commented on the beauty of St. Joseph's church. She thanked HERO for their work, congratulated Brent Fraser and his wife, and spoke about the data center.

Councilman Hug thanked the evening's speaker and reminded residents that they may call him on his cell phone to discuss any concerns. He also played a voice note to raise awareness about mail and phone scams and hoped everyone had a Happy Easter.

Councilman Clement spoke about St. Joseph's church and acknowledged the passing of Karen Ward.

Mayor D'Arcy acknowledged the passing of Roger Powell and thanked his mother, extending birthday wishes to her.

ADJOURNMENT:

A motion was made by Councilwoman Suzanna Ibarra, 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, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

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: 04/13/2026

Final Action:

Title:

Attachments: Pre-Council Meeting Minutes - April 6, 2026.pdf, City Council Meeting Minutes - April 7, 2026.pdf

Entered by: lhelland@joliet.gov

Memo

File #:

Agenda Date:4/21/2026

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City of Joliet

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
17355 A.N.T. PEST CONTROL INC										
17551		04/21/2026			145.00		04/21/2026	INV	APP	PEST C
CHECK DATE:										
18115 ACCURATE TRANSLATION BUREAU										
31488		04/21/2026			80.00		04/21/2026	INV	APP	PLAN C
CHECK DATE:										
31491		04/21/2026			80.00		04/21/2026	INV	APP	PLAN C
CHECK DATE:										
					160.00					
13181 ADVANCED LUBRICATION INC										
38708		04/21/2026			7,111.90		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
56 AIR ONE EQUIPMENT, INC										
233883		04/21/2026			942.00		04/21/2026	INV	APP	FF GLO
CHECK DATE:										
233964		04/21/2026			822.00		04/21/2026	INV	APP	SOUTHP
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234323		04/21/2026			1,560.00		04/21/2026	INV	APP	GLOBE
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234324		04/21/2026			2,851.00		04/21/2026	INV	APP	GLOBE
CHECK DATE:										
234502		04/21/2026			281.00		04/21/2026	INV	APP	ADAPTO
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234545		04/21/2026			165.00		04/21/2026	INV	APP	BREATH
CHECK DATE:										
					6,621.00					
15013 AIR SCIENCE USA LLC										
110094	26000457	04/21/2026			2,361.00		04/21/2026	INV	APP	EVIDEN
CHECK DATE:										
11858 AL WARREN OIL COMPANY INC										
W1829916	26000401	04/21/2026			17,174.71		04/21/2026	INV	APP	FUEL,
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
15495 ALL AMERICAN CLEANING & JANITORIAL INC										
426G		04/21/2026			1,000.00		04/21/2026	INV	APP	CLEANI
CHECK DATE:										
426W		04/21/2026			600.00		04/21/2026	INV	APP	PROFES
CHECK DATE:										
					1,600.00					
13728 ALL PARTITIONS & PARTS LLC										
18101		04/21/2026			6,735.00		04/21/2026	INV	APP	SLAMME
CHECK DATE:										
16235 ALLEGRA COAL CITY										
145137		04/21/2026			51.00		04/21/2026	INV	APP	PROFES
CHECK DATE:										
16183 ALLIED UNIVERSAL SECURITY SERVICES										
18286331	26000178	04/21/2026			11,641.26		04/21/2026	INV	APP	Unarme
CHECK DATE:										
18286332	26000178	04/21/2026			12,149.76		04/21/2026	INV	APP	Unarme
CHECK DATE:										
18286333		04/21/2026			6,723.75		04/21/2026	INV	APP	CITY H
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					30,514.77					
15576 AMAZON CAPITAL SERVICES										
13JF-K3G4-73LD		04/21/2026			55.14		04/21/2026	INV	APP	CAMERA
CHECK DATE:										
13RT-LLF3-K1PV		04/21/2026			149.97		04/21/2026	INV	APP	ARSON
CHECK DATE:										
14CJ-NTTV-Y6CV		04/21/2026			128.46		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
14G9-HVPL-GYMJ		04/21/2026			110.56		04/21/2026	INV	APP	FLASH
CHECK DATE:										
16DF-3DHD-9TJF		04/21/2026			166.27		04/21/2026	INV	APP	STATIO
CHECK DATE:										
19FH-XXRC-PV3V		04/21/2026			15.59		04/21/2026	INV	APP	LAWN M

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
1C4H-KL9R-1RC7		04/21/2026			68.65		04/21/2026	INV	APP	PLANNI
CHECK DATE:										
1CJM-QWND-H3HN		04/21/2026			24.32		04/21/2026	INV	APP	ENGINE
CHECK DATE:										
1D3X-G3NQ-YRTM		04/21/2026			71.89		04/21/2026	INV	APP	POLICE
CHECK DATE:										
1GFV-7WNK-F4WM		04/21/2026			94.85		04/21/2026	INV	APP	IPAD C
CHECK DATE:										
1K4Y-6YGR-Y14L		04/21/2026			808.04		04/21/2026	INV	APP	ARSON
CHECK DATE:										
1KN3-YP7T-Q6RD		04/21/2026			129.99		04/21/2026	INV	APP	IPAD B
CHECK DATE:										
1LWQ-XN4D-MNDM		04/21/2026			110.39		04/21/2026	INV	APP	FRONT
CHECK DATE:										
1MFF-TKTH-F6HN		04/21/2026			22.99		04/21/2026	INV	APP	FOR A.
CHECK DATE:										
1MTH-W6QC-JGXM		04/21/2026			202.13		04/21/2026	INV	APP	OFFICE
CHECK DATE:										
1MVR-XLVD-J1XR		04/21/2026			86.36		04/21/2026	INV	APP	POLICE
CHECK DATE:										
1N4W-7QPC-H3QF		04/21/2026			539.97		04/21/2026	INV	APP	SLAMME
CHECK DATE:										
1NJ6-XVPX-DXW3		04/21/2026			53.35		04/21/2026	INV	APP	DETERG
CHECK DATE:										
1RKF-6RTW-GMQM		04/21/2026			225.85		04/21/2026	INV	APP	FIRE A
CHECK DATE:										
1RQV-LC1T-KXV6		04/21/2026			47.80		04/21/2026	INV	APP	MAGNET
CHECK DATE:										
1VPY-FMFL-JPKR		04/21/2026			15.92		04/21/2026	INV	APP	HYGIEN
CHECK DATE:										
1VWF-JKPT-NC1X		04/21/2026			42.30		04/21/2026	INV	APP	CLIPBO
CHECK DATE:										
1WK6-6CYP-T7VF		04/21/2026			97.73		04/21/2026	INV	APP	LABEL
CHECK DATE:										
1X9C-QJFP-XV69		04/21/2026			179.99		04/21/2026	INV	APP	CEILIN
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1XGQ-PK3K-CN9N		04/21/2026			162.03		04/21/2026	INV	APP	EMA OF
CHECK DATE:										
1XGQ-PK3K-GWMF		04/21/2026			48.37		04/21/2026	INV	APP	PRINTI
CHECK DATE:										
1YJR-313W-1Q7D		04/21/2026			139.10		04/21/2026	INV	APP	NOTEBO
CHECK DATE:										
					3,798.01					
17855 AMERICAN HOIST & MANLIFT INC										
44158		04/21/2026			9,000.00		04/21/2026	INV	APP	ELEVAT
CHECK DATE:										
44159		04/21/2026			3,600.00		04/21/2026	INV	APP	ADDITI
CHECK DATE:										
44405	26000026	04/21/2026			1,886.50		04/21/2026	INV	APP	2026 E
CHECK DATE:										
					14,486.50					
19177 AMERICAN SIGN INDUSTRY INC										
0001677		04/21/2026			1,530.00		04/21/2026	INV	APP	FORD E
CHECK DATE:										
0001678		04/21/2026			806.50		04/21/2026	INV	APP	STATIO
CHECK DATE:										
0001681		04/21/2026			466.40		04/21/2026	INV	APP	PARAME
CHECK DATE:										
0001688		04/21/2026			865.00		04/21/2026	INV	APP	1F350
CHECK DATE:										
					3,667.90					
15915 AMS MECHANICAL SYSTEMS INC										
809521-01		04/21/2026			627.00		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
809621-1		04/21/2026			5,900.00		04/21/2026	INV	APP	UNION
CHECK DATE:										
					6,527.00					
13615 ANCHOR MECHANICAL INC										
NW-1749		04/21/2026			640.00		04/21/2026	INV	APP	REPAIR
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
NW25-1381		04/21/2026			9,250.00		04/21/2026	INV	APP	CASS S
CHECK DATE:										
NW26-0335		04/21/2026			74.01		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
NW26-0455		04/21/2026			41.61		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
					10,005.62					
13868 APEX INDUSTRIAL AUTOMATION LLC										
1296494		04/21/2026			1,243.04		04/21/2026	INV	APP	PARTS
CHECK DATE:										
13044 ASE ILLINI-SCAPES INC										
1668	26000403	04/21/2026			2,836.00		04/21/2026	INV	APP	2025-2
CHECK DATE:										
11591 AUSTIN TYLER CONSTRUCTION INC										
2444-19	26000305	04/21/2026			1,326,211.97		04/21/2026	INV	APP	Chgo S
CHECK DATE:										
2504-05	26000355	04/21/2026			161,718.98		04/21/2026	INV	APP	North
CHECK DATE:										
					1,487,930.95					
15758 AXON ENTERPRISE INC										
INUS433935		04/21/2026			5,370.00		04/21/2026	INV	APP	TASER
CHECK DATE:										
13824 AZAVAR AUDIT SOLUTIONS INC										
159444		04/21/2026			709.73		04/21/2026	INV	APP	APRIL
CHECK DATE:										
207 BARRETTS HARDWARE & INDUS										
3261516	26000033	04/21/2026			57.39		04/21/2026	INV	APP	Roadwa
CHECK DATE:										
3261532		04/21/2026			59.43		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
3261536		04/21/2026			2,436.74		04/21/2026	INV	APP	440 CL

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
3261537		04/21/2026			1,210.54		04/21/2026	INV	APP	440 CL
CHECK DATE:										
3261538		04/21/2026			2,460.90		04/21/2026	INV	APP	440 CL
CHECK DATE:										
3261540		04/21/2026			279.40		04/21/2026	INV	APP	440 CL
CHECK DATE:										
3261541		04/21/2026			259.60		04/21/2026	INV	APP	440 CL
CHECK DATE:										
3261542		04/21/2026			177.00		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
3261567	26000033	04/21/2026			96.64		04/21/2026	INV	APP	Roadwa
CHECK DATE:										
					7,037.64					
210 BARTON CARROLL'S INC										
BCI-I0857		04/21/2026			3,840.99		04/21/2026	INV	APP	DYER-
CHECK DATE:										
19034 BELSON OUTDOORS LLC										
392765		04/21/2026			6,232.46		04/21/2026	INV	APP	ADDTL
CHECK DATE:										
257 BIO-TRON INC										
902555		04/21/2026			200.00		04/21/2026	INV	APP	SERVIC
CHECK DATE:										
10116 BOUND TREE MEDICAL										
86161524		04/21/2026			502.30		04/21/2026	INV	APP	AMBULA
CHECK DATE:										
7174 BRANIFF COMMUNICATIONS INC										
0036580	26000424	04/21/2026			15,360.00		04/21/2026	INV	APP	REMOVA
CHECK DATE:										
18894 BURNS PHOTOGRAPHY										
100235		04/21/2026			75.00		04/21/2026	INV	APP	HEAD S

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
19088 CAROL FOX & ASSOCIATES										
1044361		04/21/2026			3,077.61		04/21/2026	INV	APP	CITY S
CHECK DATE:										
11996 CARUS CORPORATION										
SLS 10126831	26000402	04/21/2026			1,353.18		04/21/2026	INV	APP	2026 S
CHECK DATE:										
SLS 10126833	26000402	04/21/2026			1,648.44		04/21/2026	INV	APP	2026 S
CHECK DATE:										
SLS 10126835	26000402	04/21/2026			4,245.36		04/21/2026	INV	APP	2026 S
CHECK DATE:										
SLS 10126874	26000173	04/21/2026			751.28		04/21/2026	INV	APP	2026 M
CHECK DATE:										
SLS 10126875	26000173	04/21/2026			1,019.55		04/21/2026	INV	APP	2026 M
CHECK DATE:										
SLS 10126876	26000173	04/21/2026			2,408.96		04/21/2026	INV	APP	2026 M
CHECK DATE:										
					11,426.77					
11714 CASE LOTS INC										
7257		04/21/2026			4,501.35		04/21/2026	INV	APP	JANITO
CHECK DATE:										
7292		04/21/2026			158.00		04/21/2026	INV	APP	JANITO
CHECK DATE:										
					4,659.35					
7617 CDWG COMPUTER CENTERS										
AI67R2M		04/21/2026			711.70		04/21/2026	INV	APP	ADDITI
CHECK DATE:										
AI6UR6D		04/21/2026			68.62		04/21/2026	INV	APP	FLASH
CHECK DATE:										
AI6XS8Y		04/21/2026			70.48		04/21/2026	INV	APP	TWO DV
CHECK DATE:										
AIGQF4G		04/21/2026			3,709.92		04/21/2026	INV	APP	IPADS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					4,560.72					
19111 CENTRAL VACUUM LLC										
04022026		04/21/2026			107.00		04/21/2026	INV	APP	VACUUM
CHECK DATE:										
04072026		04/21/2026			83.99		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
					190.99					
413 CERTIFIED LABORATORIES										
9556785		04/21/2026			1,208.86		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
18371 CHEMEX OF NORTHERN ILLINOIS INC										
100169		04/21/2026			1,019.46		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
440 CHICAGO COMMUNICATIONS LLC										
368766		04/21/2026			154.41		04/21/2026	INV	APP	RADIO
CHECK DATE:										
13667 CINTAS CORPORATION NO 2 UNIFORMS										
4260264375		04/21/2026			187.44		04/21/2026	INV	APP	SERVIC
CHECK DATE:										
4263953058		04/21/2026			187.44		04/21/2026	INV	APP	SERVIC
CHECK DATE:										
4264466579		04/21/2026			316.31		04/21/2026	INV	APP	SERVIC
CHECK DATE:										
					691.19					
13383 CINTAS FIRE PROTECTION										
0F94783095		04/21/2026			611.36		04/21/2026	INV	APP	MAINTE
CHECK DATE:										
0F94783204		04/21/2026			1,486.73		04/21/2026	INV	APP	MAINTE
CHECK DATE:										
0F94783515		04/21/2026			711.09		04/21/2026	INV	APP	MAINTE
CHECK DATE:										
0F94783811		04/21/2026			496.43		04/21/2026	INV	APP	SERVIC

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
0F94784359		04/21/2026			1,577.96		04/21/2026	INV	APP	UNION
CHECK DATE:										
0F94785586		04/21/2026			256.05		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
					5,139.62					
17336 CIORBA GROUP INC										
4-34171	26000222	04/21/2026			24,599.37		04/21/2026	INV	APP	Phase
CHECK DATE:										
15245 CLARK BAIRD SMITH LLP										
3607		04/21/2026			4,416.75		04/21/2026	INV	APP	LEGAL
CHECK DATE:										
14112 CLS BACKGROUND INVESTIGATIONS										
14723		04/21/2026			871.00		04/21/2026	INV	APP	EMPLOY
CHECK DATE:										
17094 COEO SOLUTIONS LLC										
1158907		04/21/2026			3,028.57		04/21/2026	INV	APP	INTERN
CHECK DATE:										
18721 FERGUSON ENTERPRISES LLC										
1561144		04/21/2026			106.72		04/21/2026	INV	APP	PARTS
CHECK DATE:										
18890 COMPRESSED AIR ADVISORS ONLINE INC										
1534		04/21/2026			2,568.00		04/21/2026	INV	APP	PARTS
CHECK DATE:										
1541		04/21/2026			5,237.00		04/21/2026	INV	APP	PARTS
CHECK DATE:										
1543		04/21/2026			173.00		04/21/2026	INV	APP	PARTS
CHECK DATE:										
1545		04/21/2026			259.00		04/21/2026	INV	APP	PARTS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					8,237.00					
13860 COPS TESTING SERVICE INC										
2387		04/21/2026			1,000.00		04/21/2026	INV	APP	PRE-EM
CHECK DATE:										
15872 CORE & MAIN LP										
Y050885	26000546	04/21/2026			443,856.00		04/21/2026	INV	APP	Water
CHECK DATE:										
Y585129	26000546	04/21/2026			69,309.00		04/21/2026	INV	APP	Water
CHECK DATE:										
Y744220	26000322	04/21/2026			6,603.00		04/21/2026	INV	APP	Purcha
CHECK DATE:										
Y759432	26000322	04/21/2026			40,798.00		04/21/2026	INV	APP	Purcha
CHECK DATE:										
					560,566.00					
15588 COSGROVE CONSTRUCTION INC										
106879		04/21/2026			7,116.67		04/21/2026	INV	APP	SLAMME
CHECK DATE:										
11445 COTG CHICAGO OFFICE TECHNOLOGY GROUP										
IN6433581		04/21/2026			708.89		04/21/2026	INV	APP	PRINT
CHECK DATE:										
13204 CPC POWDER COATING INC										
12519	26000501	04/21/2026			700.00		04/21/2026	INV	APP	Powder
CHECK DATE:										
16504 CRAWFORD MURPHY & TILLY INC										
0249106	26000547	04/21/2026			787.50		04/21/2026	INV	APP	Coordi
CHECK DATE:										
0249749	26000547	04/21/2026			1,799.27		04/21/2026	INV	APP	Coordi
CHECK DATE:										
					2,586.77					
576 CRESCENT ELECTRIC SUPPLY										
S513871375.002		04/21/2026			236.64		04/21/2026	INV	APP	ADDTL

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
19159 BPCP BRIMAR HOLDINGS LLC										
1738903	26000523	04/21/2026			24,099.50		04/21/2026	INV	APP	Crowd
CHECK DATE:										
19151 CULLOTON STRATEGIES LLC										
24220		04/21/2026			10,000.00		04/21/2026	INV	APP	APRIL
CHECK DATE:										
18726 CUSTOM TRUCK ONE SOURCE INC										
2026007247669		04/21/2026			3,638.20		04/21/2026	INV	APP	PARTS
CHECK DATE:										
IL-25567		04/21/2026			158.24		04/21/2026	INV	APP	PARTS
CHECK DATE:										
IL-25570		04/21/2026			151.22		04/21/2026	INV	APP	PARTS
CHECK DATE:										
					3,947.66					
16882 DACRA ADJUDICATION SYSTEMS LLC										
DT 2026-03-064		04/21/2026			5,032.30		04/21/2026	INV	APP	SOFTWA
CHECK DATE:										
18804 DJS SCUBA LOCKER INC										
68445		04/21/2026			325.00		04/21/2026	INV	APP	DIVE S
CHECK DATE:										
16144 B AND J BAKING										
000338		04/21/2026			67.68		04/21/2026	INV	APP	RETIRE
CHECK DATE:										
19179 DOUBLE A STRATEGIC ADVISORS LLC										
2026-001		04/21/2026			5,000.00		04/21/2026	INV	APP	CONSUL
CHECK DATE:										
13406 DUFFIELD CONSULTING ENGINEERS LTD										
649	26000079	04/21/2026			11,000.00		04/21/2026	INV	APP	PSA -

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
18661 GOOCHER LANDSCAPE SERVICES, LLC										
3545		04/21/2026			1,000.00		04/21/2026	INV	APP	JAHM S
CHECK DATE:										
3546		04/21/2026			1,800.00		04/21/2026	INV	APP	BI-PAR
CHECK DATE:										
3567		04/21/2026			530.00		04/21/2026	INV	APP	SNOW R
CHECK DATE:										
3569		04/21/2026			450.00		04/21/2026	INV	APP	SNOW R
CHECK DATE:										
3570		04/21/2026			250.00		04/21/2026	INV	APP	SNOW R
CHECK DATE:										
3571		04/21/2026			250.00		04/21/2026	INV	APP	SNOW R
CHECK DATE:										
3572		04/21/2026			250.00		04/21/2026	INV	APP	SNOW R
CHECK DATE:										
3573		04/21/2026			550.00		04/21/2026	INV	APP	SNOW R
CHECK DATE:										
3580		04/21/2026			1,800.00		04/21/2026	INV	APP	BI PAR
CHECK DATE:										
3582		04/21/2026			1,800.00		04/21/2026	INV	APP	PACE S
CHECK DATE:										
3583		04/21/2026			350.00		04/21/2026	INV	APP	UNION
CHECK DATE:										
3584		04/21/2026			350.00		04/21/2026	INV	APP	JOLIET
CHECK DATE:										
3585		04/21/2026			125.00		04/21/2026	INV	APP	JAHM S
CHECK DATE:										
3586		04/21/2026			750.00		04/21/2026	INV	APP	OTTAWA
CHECK DATE:										
3587		04/21/2026			750.00		04/21/2026	INV	APP	OTTAWA
CHECK DATE:										
3588		04/21/2026			1,800.00		04/21/2026	INV	APP	JPD SP
CHECK DATE:										
3589		04/21/2026			1,200.00		04/21/2026	INV	APP	CITY H
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
3590		04/21/2026			750.00		04/21/2026	INV	APP	GATEWA
CHECK DATE:										
					14,755.00					
740 ELENS & MAICHIN ROOFING										
9382		04/21/2026			4,230.00		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
7582 ELLIOTT ELECTRIC INC										
32834		04/21/2026			825.00		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
32841		04/21/2026			700.00		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
32848		04/21/2026			3,750.00		04/21/2026	INV	APP	INSTAL
CHECK DATE:										
32860		04/21/2026			7,436.00		04/21/2026	INV	APP	ADDTL
CHECK DATE:										
32864		04/21/2026			1,504.00		04/21/2026	INV	APP	UNION
CHECK DATE:										
32865		04/21/2026			716.00		04/21/2026	INV	APP	CITY H
CHECK DATE:										
					14,931.00					
18141 EVANS & DIXON, LLC										
2019067		04/21/2026			849.50		04/21/2026	INV	APP	LEGAL
CHECK DATE:										
17279 EXQUISITE CARPET CLEANING										
10928		04/21/2026			302.40		04/21/2026	INV	APP	CARPET
CHECK DATE:										
785 FAST PRINTING OF JOLIET, INC										
99246		04/21/2026			710.41		04/21/2026	INV	APP	COMMUN
CHECK DATE:										
16220 FBI LEEDA INC										
300125250		04/21/2026			50.00		04/21/2026	INV	APP	MEMBER

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
17395 FIRR OAK PROPERTIES										
MARCH 2026		04/21/2026			1,139.20		04/21/2026	INV	APP	BIOSOL
CHECK DATE:										
4623 FLEET SAFETY SUPPLY										
86697		04/21/2026			6,777.57		04/21/2026	INV	APP	PARTS
CHECK DATE:										
13475 FLEETPRIDE INC										
133034386		04/21/2026			1,359.94		04/21/2026	INV	APP	PARTS
CHECK DATE:										
3950 FORT DEARBORN LIFE INSURANCE										
#F106574001-2		04/21/2026			100.00		04/21/2026	INV	APP	MARCH
CHECK DATE:										
03/01/26-03/30/26		04/21/2026			21,583.72		04/21/2026	INV	APP	BASIC
CHECK DATE:										
					21,683.72					
16903 FRANKLIN BRONZE PLAQUES										
38308		04/21/2026			735.00		04/21/2026	INV	APP	UNITY
CHECK DATE:										
10005 FREEDOM FIRST AID & SAFETY										
54912		04/21/2026			296.50		04/21/2026	INV	APP	MEDICA
CHECK DATE:										
56881	26000040	04/21/2026			75.75		04/21/2026	INV	APP	FIRST
CHECK DATE:										
56882	26000040	04/21/2026			163.65		04/21/2026	INV	APP	FIRST
CHECK DATE:										
56884		04/21/2026			138.75		04/21/2026	INV	APP	OFFICE
CHECK DATE:										
					674.65					
19102 GALLAGHER MATERIALS										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
42514		04/21/2026			3,415.50		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
42538		04/21/2026			3,390.00		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
42577		04/21/2026			3,405.00		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
					10,210.50					
6319 GARCIA, SAUL										
03/19/2026		04/21/2026			150.00		04/21/2026	INV	APP	MEETIN
CHECK DATE:										
2026 APRIL		04/21/2026			150.00		04/21/2026	INV	APP	MEETIN
CHECK DATE:										
APRIL 2026		04/21/2026			850.00		04/21/2026	INV	APP	MEETIN
CHECK DATE:										
					1,150.00					
18231 GENSERVE LLC										
0598546-IN	26000338	04/21/2026			150.00		04/21/2026	INV	APP	ELECTR
CHECK DATE:										
0598560-IN	26000338	04/21/2026			330.00		04/21/2026	INV	APP	ELECTR
CHECK DATE:										
0598574-IN	26000338	04/21/2026			245.00		04/21/2026	INV	APP	ELECTR
CHECK DATE:										
0598585-IN	26000338	04/21/2026			245.00		04/21/2026	INV	APP	ELECTR
CHECK DATE:										
0598592-IN	26000338	04/21/2026			330.00		04/21/2026	INV	APP	ELECTR
CHECK DATE:										
0598597-IN	26000338	04/21/2026			220.00		04/21/2026	INV	APP	ELECTR
CHECK DATE:										
0598617-IN	26000338	04/21/2026			245.00		04/21/2026	INV	APP	ELECTR
CHECK DATE:										
					1,765.00					
17960 GOVERNMENTAL CONSULTING SOLUTIONS, INC										
7251	26000369	04/21/2026			10,000.00		04/21/2026	INV	APP	State
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
12403 GRAINGER										
9853750447		04/21/2026			113.64		04/21/2026	INV	APP	PARTS
CHECK DATE:										
9856012225		04/21/2026			306.61		04/21/2026	INV	APP	TOOLS
CHECK DATE:										
9859164114		04/21/2026			868.20		04/21/2026	INV	APP	JANITO
CHECK DATE:										
9859164122		04/21/2026			316.30		04/21/2026	INV	APP	JANITO
CHECK DATE:										
9860973685		04/21/2026			85.19		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
9863363215		04/21/2026			267.87		04/21/2026	INV	APP	RAIN G
CHECK DATE:										
9864897195		04/21/2026			212.89		04/21/2026	INV	APP	TOOLS-
CHECK DATE:										
9865158787		04/21/2026			51.87		04/21/2026	INV	APP	JANITO
CHECK DATE:										
9865817606		04/21/2026			3,166.28		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
9865873039		04/21/2026			571.70		04/21/2026	INV	APP	PARTS
CHECK DATE:										
9866641559		04/21/2026			2,497.30		04/21/2026	INV	APP	SKATE
CHECK DATE:										
9867019441		04/21/2026			182.94		04/21/2026	INV	APP	JANITO
CHECK DATE:										
9872627931	26000067	04/21/2026			204.70		04/21/2026	INV	APP	Roadwa
CHECK DATE:										
					8,845.49					
17980 GRANITE TELECOMMUNICATIONS LLC										
741408072		04/21/2026			13,719.99		04/21/2026	INV	APP	TELECO
CHECK DATE:										
18521 GREAT LAKES URBAN FORESTRY INC										
1644		04/21/2026			1,275.00		04/21/2026	INV	APP	FOREST
CHECK DATE:										
1664		04/21/2026			850.00		04/21/2026	INV	APP	FOREST

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
					2,125.00					
15146 WEST JEFF AUTO SALES LLC										
539570J		04/21/2026			508.78		04/21/2026	INV	APP	PARTS
CHECK DATE:										
539829J		04/21/2026			410.38		04/21/2026	INV	APP	PARTS
CHECK DATE:										
CM539570J		04/21/2026			-508.78		04/21/2026	CRM	APP	CREDIT
CHECK DATE:										
					410.38					
11860 HAWKINS INC										
7373462		04/21/2026			5,518.90		04/21/2026	INV	APP	CHEMIC
CHECK DATE:										
18691 HEALTHCALL LLC										
52687		04/21/2026			55.00		04/21/2026	INV	APP	PREMIU
CHECK DATE:										
18258 HFS BUREAU OF FISCAL OPERATIONS - GEMT										
GEMTFY26Q2-056		04/21/2026			1,163,952.52		04/21/2026	INV	APP	SERVIC
CHECK DATE:										
2665 HIGH STAR TRAFFIC										
19666		04/21/2026			294.00		04/21/2026	INV	APP	SIGN M
CHECK DATE:										
11830 HOMER TREE CARE INC										
63827		04/21/2026			1,350.00		04/21/2026	INV	APP	TREE R
CHECK DATE:										
15322 HUTCHISON ENGINEERING INC										
22	26000245	04/21/2026			2,549.08		04/21/2026	INV	APP	PSA fo
CHECK DATE:										
13610 ILLCO INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
6222435		04/21/2026			127.32		04/21/2026	INV	APP	PARTS
CHECK DATE:										
13346 INFOSEND INC										
307209		04/21/2026			1,582.88		04/21/2026	INV	APP	MARCH
CHECK DATE:										
18829 INTEGRITY CONCRETE COATINGS LLC										
1978	26000521	04/21/2026			9,388.48		04/21/2026	INV	APP	FLOOR
CHECK DATE:										
1262 INTERSTATE BATTERIES INC										
50928695		04/21/2026			282.01		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
50928745		04/21/2026			400.05		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
					682.06					
17381 INTERSTATE POWER SYSTEMS INC										
R042054871:01	26000410	04/21/2026			1,280.87		04/21/2026	INV	APP	LIFTS-
CHECK DATE:										
R042054872:01	26000410	04/21/2026			610.85		04/21/2026	INV	APP	LIFTS-
CHECK DATE:										
R042054874:01	26000410	04/21/2026			611.18		04/21/2026	INV	APP	LIFTS-
CHECK DATE:										
R042054875:01	26000410	04/21/2026			610.85		04/21/2026	INV	APP	LIFTS-
CHECK DATE:										
R042054876:01	26000410	04/21/2026			1,330.46		04/21/2026	INV	APP	LIFTS-
CHECK DATE:										
R042054877:01	26000410	04/21/2026			610.85		04/21/2026	INV	APP	LIFTS-
CHECK DATE:										
R042054878:01	26000410	04/21/2026			1,398.77		04/21/2026	INV	APP	LIFTS-
CHECK DATE:										
R042054894:01	26000410	04/21/2026			610.85		04/21/2026	INV	APP	LIFTS-
CHECK DATE:										
					7,064.68					
1339 JCM UNIFORMS										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
818142	26000155	04/21/2026			79.95		04/21/2026	INV	APP	POLICE
CHECK DATE:										
818157	26000185	04/21/2026			817.85		04/21/2026	INV	APP	POLICE
CHECK DATE:										
818500	26000289	04/21/2026			389.90		04/21/2026	INV	APP	POLICE
CHECK DATE:										
818549	26000270	04/21/2026			232.74		04/21/2026	INV	APP	POLICE
CHECK DATE:										
818554	26000278	04/21/2026			577.90		04/21/2026	INV	APP	POLICE
CHECK DATE:										
818666	26000287	04/21/2026			387.90		04/21/2026	INV	APP	POLICE
CHECK DATE:										
818752	26000376	04/21/2026			387.90		04/21/2026	INV	APP	POLICE
CHECK DATE:										
819159	26000497	04/21/2026			358.95		04/21/2026	INV	APP	POLICE
CHECK DATE:										
819200	26000491	04/21/2026			370.40		04/21/2026	INV	APP	POLICE
CHECK DATE:										
819207	26000490	04/21/2026			230.80		04/21/2026	INV	APP	POLICE
CHECK DATE:										
819215	26000498	04/21/2026			22.50		04/21/2026	INV	APP	POLICE
CHECK DATE:										
819230	26000494	04/21/2026			232.95		04/21/2026	INV	APP	POLICE
CHECK DATE:										
819312	26000509	04/21/2026			580.40		04/21/2026	INV	APP	POLICE
CHECK DATE:										
819313	26000510	04/21/2026			367.75		04/21/2026	INV	APP	POLICE
CHECK DATE:										
819437	26000529	04/21/2026			415.90		04/21/2026	INV	APP	POLICE
CHECK DATE:										
819483	26000528	04/21/2026			382.90		04/21/2026	INV	APP	POLICE
CHECK DATE:										
819570	26000271	04/21/2026			387.90		04/21/2026	INV	APP	POLICE
CHECK DATE:										
					6,224.59					
18233 JIMS TRUCK INSPECTION LLC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
214976		04/21/2026			43.00		04/21/2026	INV	APP	SERVIC
CHECK DATE:										
214977		04/21/2026			43.00		04/21/2026	INV	APP	SERVIC
CHECK DATE:										
					86.00					
18189 JOLIET LATINO ECONOMIC DEVELOPMENT ASSOCIATION										
CDBG0725		04/21/2026			10,607.18		04/21/2026	INV	APP	310 N
CHECK DATE:										
CDBG0825		04/21/2026			7,525.50		04/21/2026	INV	APP	PY2024
CHECK DATE:										
CDBG0925		04/21/2026			11,744.15		04/21/2026	INV	APP	PY2024
CHECK DATE:										
CDBG1025		04/21/2026			12,418.44		04/21/2026	INV	APP	PY2024
CHECK DATE:										
					42,295.27					
10764 JOLIET SUSPENSION INC										
144876		04/21/2026			130.00		04/21/2026	INV	APP	SERVIC
CHECK DATE:										
18837 KASPER HOLMES & DRING LTD										
40126		04/21/2026			7,000.00		04/21/2026	INV	APP	LEGAL
CHECK DATE:										
6725 KIESLER POLICE SUPPLY										
IN278895	26000525	04/21/2026			2,313.60		04/21/2026	INV	APP	POLICE
CHECK DATE:										
9312 KIMBALL MIDWEST										
104304555		04/21/2026			1,148.16		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
19173 KINGS III EMERGENCY COMMUNICATION LLC										
3349362		04/21/2026			208.50		04/21/2026	INV	APP	MONITO
CHECK DATE:										
3353536		04/21/2026			405.00		04/21/2026	INV	APP	MONITO

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
					613.50					
15769 MICHAEL KNICK										
01/2026-03/2026		04/21/2026			4,200.00		04/21/2026	INV	APP	HEARIN
CHECK DATE:										
11806 KONECRANES INC										
163080720		04/21/2026			7,387.88		04/21/2026	INV	APP	PARTS
CHECK DATE:										
163080721		04/21/2026			4,119.54		04/21/2026	INV	APP	PARTS
CHECK DATE:										
					11,507.42					
14152 KUHAR VISION CARE										
179778		04/21/2026			179.00		04/21/2026	INV	APP	VISION
CHECK DATE:										
179808		04/21/2026			179.00		04/21/2026	INV	APP	VISION
CHECK DATE:										
179862		04/21/2026			179.00		04/21/2026	INV	APP	VISION
CHECK DATE:										
179866		04/21/2026			179.00		04/21/2026	INV	APP	VISION
CHECK DATE:										
179907		04/21/2026			179.00		04/21/2026	INV	APP	VISION
CHECK DATE:										
179955		04/21/2026			179.00		04/21/2026	INV	APP	VISION
CHECK DATE:										
180021		04/21/2026			179.00		04/21/2026	INV	APP	VISION
CHECK DATE:										
					1,253.00					
1541 LAI & ASSOCIATES INC										
26-63308	26000084	04/21/2026			16,170.00		04/21/2026	INV	APP	AUX -
CHECK DATE:										
4367 LAWN WORKS										
268439		04/21/2026			60.41		04/21/2026	INV	APP	LAWN F
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
268461		04/21/2026			163.02		04/21/2026	INV	APP	LAWN F
CHECK DATE:										
268558		04/21/2026			105.98		04/21/2026	INV	APP	LAWN F
CHECK DATE:										
268561		04/21/2026			77.22		04/21/2026	INV	APP	LAWN F
CHECK DATE:										
268578		04/21/2026			149.55		04/21/2026	INV	APP	LAWN F
CHECK DATE:										
268756		04/21/2026			221.88		04/21/2026	INV	APP	LAWN F
CHECK DATE:										
					778.06					
18101 LENOVO (UNITED STATES) INC										
N300402251		04/21/2026			10,360.00		04/21/2026	INV	APP	FOUR L
CHECK DATE:										
N300424459	26000514	04/21/2026			385.00		04/21/2026	INV	APP	IT Equ
CHECK DATE:										
					10,745.00					
16876 LIFE-ASSIST INC										
2097529		04/21/2026			279.60		04/21/2026	INV	APP	STRETC
CHECK DATE:										
1551 LINDBLAD CONST CO OF JOLIET INC										
26-00128-1	26000463	04/21/2026			14,900.00		04/21/2026	INV	APP	CONSTR
CHECK DATE:										
1608 MARCHIO FENCE CO INC										
24543		04/21/2026			7,368.00		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
24547		04/21/2026			4,000.00		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
					11,368.00					
1679 MC MASTER-CARR SUPPLY CO										
62081229		04/21/2026			163.76		04/21/2026	INV	APP	PARTS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
62532916		04/21/2026			133.85		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
62567926		04/21/2026			104.78		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
					402.39					
18182 MEDPRO WASTE DISPOSAL LLC										
1697132		04/21/2026			453.60		04/21/2026	INV	APP	PROFES
CHECK DATE:										
13281 MEDWORKS-JOLIET										
430299		04/21/2026			761.89		04/21/2026	INV	APP	MEDICA
CHECK DATE:										
430316		04/21/2026			761.89		04/21/2026	INV	APP	MEDICA
CHECK DATE:										
430355		04/21/2026			761.89		04/21/2026	INV	APP	MEDICA
CHECK DATE:										
430409		04/21/2026			761.89		04/21/2026	INV	APP	MEDICA
CHECK DATE:										
430412		04/21/2026			761.89		04/21/2026	INV	APP	MEDICA
CHECK DATE:										
430419		04/21/2026			761.89		04/21/2026	INV	APP	MEDICA
CHECK DATE:										
430577		04/21/2026			761.89		04/21/2026	INV	APP	MEDICA
CHECK DATE:										
430629		04/21/2026			210.00		04/21/2026	INV	APP	EMPLOY
CHECK DATE:										
430810		04/21/2026			130.00		04/21/2026	INV	APP	EMPLOY
CHECK DATE:										
430820		04/21/2026			130.00		04/21/2026	INV	APP	EMPLOY
CHECK DATE:										
430821		04/21/2026			130.00		04/21/2026	INV	APP	EMPLOY
CHECK DATE:										
430825		04/21/2026			130.00		04/21/2026	INV	APP	EMPLOY
CHECK DATE:										
430829		04/21/2026			130.00		04/21/2026	INV	APP	EMPLOY
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
430878		04/21/2026			130.00		04/21/2026	INV	APP	EMPLOY
CHECK DATE:										
430879		04/21/2026			130.00		04/21/2026	INV	APP	EMPLOY
CHECK DATE:										
430891		04/21/2026			130.00		04/21/2026	INV	APP	EMPLOY
CHECK DATE:										
430900		04/21/2026			130.00		04/21/2026	INV	APP	EMPLOY
CHECK DATE:										
					6,713.23					
1704 MENARDS-JOLIET										
20226		04/21/2026			-124.90		04/21/2026	CRM	APP	CREDIT
CHECK DATE:										
20937		04/21/2026			25.00		04/21/2026	INV	APP	PANEL
CHECK DATE:										
21592		04/21/2026			286.64		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
21763		04/21/2026			-29.99		04/21/2026	CRM	APP	CREDIT
CHECK DATE:										
21768	26000015	04/21/2026			202.18		04/21/2026	INV	APP	2026 B
CHECK DATE:										
21825	26000034	04/21/2026			100.15		04/21/2026	INV	APP	Roadwa
CHECK DATE:										
21898		04/21/2026			129.98		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
21900		04/21/2026			113.84		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
21901		04/21/2026			8.99		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
21943	26000015	04/21/2026			273.95		04/21/2026	INV	APP	2026 B
CHECK DATE:										
22019		04/21/2026			180.71		04/21/2026	INV	APP	EQUIPM
CHECK DATE:										
22292	26000015	04/21/2026			39.92		04/21/2026	INV	APP	2026 B
CHECK DATE:										
					1,206.47					
18505 METAL SUPERMARKETS VILLA PARK										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1005089		04/21/2026			332.99		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
1005300		04/21/2026			1,637.83		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
					1,970.82					
1713 METROPOLITAN INDUSTRIES										
INV082666		04/21/2026			1,604.36		04/21/2026	INV	APP	PARTS
CHECK DATE:										
INV082674		04/21/2026			1,988.00		04/21/2026	INV	APP	PARTS
CHECK DATE:										
INV082981		04/21/2026			1,496.00		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
INV082988		04/21/2026			600.00		04/21/2026	INV	APP	PARTS
CHECK DATE:										
					5,688.36					
1736 MIDDLETON OVERHEAD DOORS INC										
10114492		04/21/2026			424.38		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
13882 MIDWEST OFFICE INTERIORS										
267086		04/21/2026			38.60		04/21/2026	INV	APP	LATERA
CHECK DATE:										
267204	26000385	04/21/2026			1,877.06		04/21/2026	INV	APP	ROLL C
CHECK DATE:										
					1,915.66					
18445 MIDWEST PARTS WASHERS										
5980		04/21/2026			115.00		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
5981		04/21/2026			125.00		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
					240.00					
15143 MINUTEMAN PRESS OF JOLIET										
36611		04/21/2026			191.84		04/21/2026	INV	APP	LEGAL
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1336 NAPA GENUINE PARTS										
895183		04/21/2026			123.44		04/21/2026	INV	APP	PARTS
CHECK DATE:										
897081		04/21/2026			44.07		04/21/2026	INV	APP	PARTS
CHECK DATE:										
897403		04/21/2026			53.17		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
897614		04/21/2026			69.48		04/21/2026	INV	APP	PARTS
CHECK DATE:										
897927		04/21/2026			5.09		04/21/2026	INV	APP	PARTS
CHECK DATE:										
898090		04/21/2026			91.04		04/21/2026	INV	APP	PARTS
CHECK DATE:										
					386.29					
13607 NET TRANSCRIPTS INC										
NT23856		04/21/2026			278.60		04/21/2026	INV	APP	TRANSC
CHECK DATE:										
1902 NORWALK TANK CO										
203229		04/21/2026			2,260.51		04/21/2026	INV	APP	PARTS
CHECK DATE:										
203272		04/21/2026			298.30		04/21/2026	INV	APP	PARTS
CHECK DATE:										
					2,558.81					
17993 ODP BUSINESS SOLUTIONS LLC										
461197082001		04/21/2026			118.12		04/21/2026	INV	APP	OFFICE
CHECK DATE:										
461281200001		04/21/2026			77.19		04/21/2026	INV	APP	OFFICE
CHECK DATE:										
					195.31					
1918 OESTREICH SERV CO, INC										
247503		04/21/2026			18.25		04/21/2026	INV	APP	5 NEW
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
247658		04/21/2026			172.35		04/21/2026	INV	APP	39 LOC
CHECK DATE:										
					190.60					
13189 OMEGA PLUMBING INC										
10112146		04/21/2026			400.00		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
10112331	26000517	04/21/2026			7,628.00		04/21/2026	INV	APP	BUILDI
CHECK DATE:										
					8,028.00					
15687 OREILLY AUTO PARTS										
6763-133399		04/21/2026			768.72		04/21/2026	INV	APP	PARTS
CHECK DATE:										
17294 OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD.										
19056		04/21/2026			550.00		04/21/2026	INV	APP	LEGAL
CHECK DATE:										
1943 OXBO MUFFLER AND BRAKES										
7681		04/21/2026			280.00		04/21/2026	INV	APP	PARTS
CHECK DATE:										
1950 PACE										
666333		04/21/2026			2,164.01		04/21/2026	INV	APP	ROUTE
CHECK DATE:										
13978 PARTNERS AND PAWS VET SERVICES LLC										
162086		04/21/2026			1,267.15		04/21/2026	INV	APP	K9 CAR
CHECK DATE:										
16798 PDQ.COM CORPORATION										
PDG-79515		04/21/2026			7,012.50		04/21/2026	INV	APP	PDQ SO
CHECK DATE:										
14159 PERISCOPE HOLDINGS INC										
SI-11585		04/21/2026			760.00		04/21/2026	INV	APP	NIGP-5
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2001 PETER PERELLA & COMPANY										
48472		04/21/2026			6,700.00		04/21/2026	INV	APP	SLAMME
CHECK DATE:										
48525		04/21/2026			650.00		04/21/2026	INV	APP	PLUMBI
CHECK DATE:										
					7,350.00					
2043 POEHNER, DILLMAN & MAHALIK										
69763350	26000503	04/21/2026			19,474.00		04/21/2026	INV	APP	2026 P
CHECK DATE:										
7740 POMP'S TIRE SERVICE INC										
411214976		04/21/2026			2,848.28		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
18808 PORCH DOCTORS CONCRETE INC										
31626	26000411	04/21/2026			3,362.00		04/21/2026	INV	APP	2025-2
CHECK DATE:										
31826	26000411	04/21/2026			3,362.00		04/21/2026	INV	APP	2025-2
CHECK DATE:										
					6,724.00					
18681 PRESERVATION FUTURES LLC										
260204-001		04/21/2026			1,788.00		04/21/2026	INV	APP	AFRICA
CHECK DATE:										
260204-002		04/21/2026			1,636.00		04/21/2026	INV	APP	ORAL H
CHECK DATE:										
260316-001		04/21/2026			1,788.00		04/21/2026	INV	APP	AFRICA
CHECK DATE:										
260316-002		04/21/2026			1,636.00		04/21/2026	INV	APP	ORAL H
CHECK DATE:										
					6,848.00					
19167 BLUETRITON BRANDS INC										
06D6704609403	26000513	04/21/2026			40.00		04/21/2026	INV	APP	Office
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
06D6704808171	26000513	04/21/2026			149.93		04/21/2026	INV	APP	Office
CHECK DATE:										
16C0122703564		04/21/2026			150.59		04/21/2026	INV	APP	SERVIC
CHECK DATE:										
					340.52					
1948 PT FERRO CONSTR CO										
48592	26000345	04/21/2026			632,456.91		04/21/2026	INV	APP	Heggie
CHECK DATE:										
PAY APP #1	26000156	04/21/2026			82,665.00		04/21/2026	INV	APP	Distri
CHECK DATE:										
					715,121.91					
2157 RAY O'HERRON CO INC -DANVILLE										
2467833	26000212	04/21/2026			834.86		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-A	26000192	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-B	26000193	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-C	26000194	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-D	26000195	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-E	26000196	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-F	26000197	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-G	26000198	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-H	26000199	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-I	26000200	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-J	26000201	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-K	26000202	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2467833-L	26000203	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-M	26000204	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-N	26000205	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-O	26000206	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-P	26000207	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-Q	26000208	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-R	26000209	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-S	26000210	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467833-T	26000211	04/21/2026			834.80		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467845	26000157	04/21/2026			841.44		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467847	26000159	04/21/2026			841.44		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467848	26000158	04/21/2026			841.44		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2467850	26000160	04/21/2026			841.14		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2468718	26000161	04/21/2026			841.48		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2470508	26000164	04/21/2026			841.54		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
2471313	26000163	04/21/2026			841.55		04/21/2026	INV	APP	BALLIS
CHECK DATE:										
					23,420.89					
14078 RAY O'HERRON CO INC -DOWNERS GROVE										
2468768	26000236	04/21/2026			735.21		04/21/2026	INV	APP	NEW SO
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
15505 REASONABLE TREE EXPERTS										
11931		04/21/2026			5,625.00		04/21/2026	INV	APP	TREE &
CHECK DATE:										
11937		04/21/2026			950.00		04/21/2026	INV	APP	TREE T
CHECK DATE:										
					6,575.00					
18543 REEVES TECHNOLOGY GROUP										
589	26000551	04/21/2026			2,940.00		04/21/2026	INV	APP	REEVES
CHECK DATE:										
2207 RENDELS INC										
54660		04/21/2026			51.50		04/21/2026	INV	APP	SERVIC
CHECK DATE:										
54663		04/21/2026			51.50		04/21/2026	INV	APP	SERVIC
CHECK DATE:										
54711		04/21/2026			51.50		04/21/2026	INV	APP	SERVIC
CHECK DATE:										
					154.50					
15010 REPUBLIC SERVICES										
0721-008787075		04/21/2026			134.95		04/21/2026	INV	APP	PROFES
CHECK DATE:										
13903 REVCON TECHNOLOGY GROUP INC										
83639		04/21/2026			50.00		04/21/2026	INV	APP	KEYS
CHECK DATE:										
2261 RON TIRAPELLI FORD, INC.										
672692		04/21/2026			704.00		04/21/2026	INV	APP	PARTS
CHECK DATE:										
672730		04/21/2026			536.80		04/21/2026	INV	APP	PARTS
CHECK DATE:										
672733		04/21/2026			117.13		04/21/2026	INV	APP	PARTS
CHECK DATE:										
672733-01		04/21/2026			117.13		04/21/2026	INV	APP	PARTS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
672772		04/21/2026			119.90		04/21/2026	INV	APP	PARTS
CHECK DATE:										
672782		04/21/2026			142.95		04/21/2026	INV	APP	PARTS
CHECK DATE:										
672897		04/21/2026			147.87		04/21/2026	INV	APP	PARTS
CHECK DATE:										
672961		04/21/2026			3,040.31		04/21/2026	INV	APP	PARTS
CHECK DATE:										
672975		04/21/2026			124.25		04/21/2026	INV	APP	PARTS
CHECK DATE:										
672976		04/21/2026			76.34		04/21/2026	INV	APP	PARTS
CHECK DATE:										
672993		04/21/2026			108.68		04/21/2026	INV	APP	PARTS
CHECK DATE:										
672993-01		04/21/2026			163.02		04/21/2026	INV	APP	PARTS
CHECK DATE:										
673021		04/21/2026			28.39		04/21/2026	INV	APP	PARTS
CHECK DATE:										
673057		04/21/2026			163.28		04/21/2026	INV	APP	PARTS
CHECK DATE:										
673059		04/21/2026			2,743.05		04/21/2026	INV	APP	PARTS
CHECK DATE:										
673059-01		04/21/2026			45.13		04/21/2026	INV	APP	PARTS
CHECK DATE:										
673073		04/21/2026			77.23		04/21/2026	INV	APP	PARTS
CHECK DATE:										
673112		04/21/2026			430.35		04/21/2026	INV	APP	PARTS
CHECK DATE:										
673218		04/21/2026			117.89		04/21/2026	INV	APP	PARTS
CHECK DATE:										
673222		04/21/2026			325.15		04/21/2026	INV	APP	PARTS
CHECK DATE:										
673223		04/21/2026			395.04		04/21/2026	INV	APP	PARTS
CHECK DATE:										
673224		04/21/2026			179.10		04/21/2026	INV	APP	PARTS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
673252		04/21/2026			3,120.58		04/21/2026	INV	APP	PARTS
CHECK DATE:										
673255		04/21/2026			296.34		04/21/2026	INV	APP	PARTS
CHECK DATE:										
					13,319.91					
14090 RUSH TRUCK CENTERS OF ILLINOIS INC										
3045128067		04/21/2026			1,400.00		04/21/2026	INV	APP	PARTS
CHECK DATE:										
15497 RUSSO POWER EQUIPMENT										
SPI21489134	26000051	04/21/2026			119.99		04/21/2026	INV	APP	Roadwa
CHECK DATE:										
7131 SCHUMACHER'S NURSERY, INC										
INV26452		04/21/2026			649.39		04/21/2026	INV	APP	ARBOR
CHECK DATE:										
2369 SHARE CORPORATION										
334699		04/21/2026			64.74		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
14076 SHAW SUBURBAN MEDIA GROUP										
2292692		04/21/2026			105.98		04/21/2026	INV	APP	AD -AM
CHECK DATE:										
2305580		04/21/2026			105.98		04/21/2026	INV	APP	CONTRA
CHECK DATE:										
2305775		04/21/2026			796.00		04/21/2026	INV	APP	AD #23
CHECK DATE:										
2305777		04/21/2026			653.91		04/21/2026	INV	APP	AD #23
CHECK DATE:										
2306118		04/21/2026			112.94		04/21/2026	INV	APP	PUBLIC
CHECK DATE:										
2306172		04/21/2026			102.50		04/21/2026	INV	APP	CONTRA
CHECK DATE:										
2306175		04/21/2026			95.54		04/21/2026	INV	APP	CONTRA
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2306307		04/21/2026			375.00		04/21/2026	INV	APP	AD #23
CHECK DATE:										
2306941		04/21/2026			150.00		04/21/2026	INV	APP	AD # 2
CHECK DATE:										
2306944		04/21/2026			294.00		04/21/2026	INV	APP	AD #23
CHECK DATE:										
2307236		04/21/2026			300.00		04/21/2026	INV	APP	AD #23
CHECK DATE:										
2307600		04/21/2026			102.50		04/21/2026	INV	APP	CONTRA
CHECK DATE:										
2307710		04/21/2026			95.54		04/21/2026	INV	APP	CONTRA
CHECK DATE:										
2313073		04/21/2026			353.28		04/21/2026	INV	APP	WM OPE
CHECK DATE:										
					3,643.17					
16931 SHEFFIELD SUPPLY & EQUIPMENT										
26337		04/21/2026			254.00		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
26463		04/21/2026			206.50		04/21/2026	INV	APP	MATERI
CHECK DATE:										
26571		04/21/2026			565.00		04/21/2026	INV	APP	SAFETY
CHECK DATE:										
					1,025.50					
17449 SHERMCO INDUSTRIES INC										
26-03733		04/21/2026			1,258.00		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
2389 SHERWIN-WILLIAMS										
77297108670326		04/21/2026			213.75		04/21/2026	INV	APP	PAINT
CHECK DATE:										
2392 SHOREWOOD HOME & AUTO										
01-506194	26000035	04/21/2026			81.98		04/21/2026	INV	APP	HAND T
CHECK DATE:										
01-506196		04/21/2026			183.30		04/21/2026	INV	APP	PARTS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
					265.28					
19108 SIGN SOLUTIONS USA										
422145		04/21/2026			893.65		04/21/2026	INV	APP	SIGN M
CHECK DATE:										
18748 SIJIA CHEN STUDIO										
JO-03	26000231	04/21/2026			59,100.00		04/21/2026	INV	APP	Sijia
CHECK DATE:										
18105 WHITE ROOM PROJECTS LLC										
6B55CAAB-0010	26000602	04/21/2026			14,760.00		04/21/2026	INV	APP	Simple
CHECK DATE:										
16998 SOUTH TOWN REFRIG/PREMISTAR/BUILDING AUTOMATION										
INV-000011284		04/21/2026			1,945.41		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
INV-000011320		04/21/2026			2,430.15		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
					4,375.56					
15379 SPECIALTY ELECTRIC SUPPLY CO										
76951		04/21/2026			154.72		04/21/2026	INV	APP	PARTS
CHECK DATE:										
2474 STANDARD TRUCK PARTS INC										
1033666		04/21/2026			651.50		04/21/2026	INV	APP	PARTS
CHECK DATE:										
1033698		04/21/2026			372.10		04/21/2026	INV	APP	PARTS
CHECK DATE:										
1033706		04/21/2026			102.37		04/21/2026	INV	APP	PARTS
CHECK DATE:										
1033716		04/21/2026			606.42		04/21/2026	INV	APP	PARTS
CHECK DATE:										
1033718		04/21/2026			311.35		04/21/2026	INV	APP	PARTS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1033719		04/21/2026			235.36		04/21/2026	INV	APP	PARTS
CHECK DATE:										
1033722		04/21/2026			262.11		04/21/2026	INV	APP	PARTS
CHECK DATE:										
1033728		04/21/2026			1,458.82		04/21/2026	INV	APP	PARTS
CHECK DATE:										
					4,000.03					
18935 STAPLES CONTRACT & COMMERCIAL LLC										
1138442		04/21/2026			32.24		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
11894 STERICYCLE INC										
8013727658		04/21/2026			938.07		04/21/2026	INV	APP	BIO-HA
CHECK DATE:										
19132 STIVERS STAFFING SERVICES, LLC										
1038163		04/21/2026			1,564.00		04/21/2026	INV	APP	PROFES
CHECK DATE:										
2523 STRAND ASSOC INC										
0236360	26000348	04/21/2026			1,851.47		04/21/2026	INV	APP	On-Cal
CHECK DATE:										
0236811	26000036	04/21/2026			7,240.91		04/21/2026	INV	APP	ESTP -
CHECK DATE:										
					9,092.38					
11947 STRYKER EMS EQUIPMENT-										
9211870346		04/21/2026			74.26		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
9211926098		04/21/2026			551.58		04/21/2026	INV	APP	AMBULA
CHECK DATE:										
					625.84					
4027 SUBURBAN LABORATORIES, INC										
GA6001700	26000001	04/21/2026			2,634.00		04/21/2026	INV	APP	2026 N
CHECK DATE:										
GA6001701	26000002	04/21/2026			882.00		04/21/2026	INV	APP	2026 S

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
GA6001702	26000004	04/21/2026			970.00		04/21/2026	INV	APP	2026 I
CHECK DATE:										
GA6001703	26000001	04/21/2026			522.00		04/21/2026	INV	APP	2026 N
CHECK DATE:										
GA6001834	26000003	04/21/2026			248.00		04/21/2026	INV	APP	2026 -
CHECK DATE:										
GA6001835	26000005	04/21/2026			2,396.00		04/21/2026	INV	APP	2026 D
CHECK DATE:										
					7,652.00					
9857 SUNBELT PUMP & POWER RENTALS										
181634646-0001		04/21/2026			223.05		04/21/2026	INV	APP	CONTRA
CHECK DATE:										
17345 T-MOBILE USA INC										
205556534-E		04/21/2026			66.00		04/21/2026	INV	APP	POLE C
CHECK DATE:										
L2603300196		04/21/2026			50.00		04/21/2026	INV	APP	SEARCH
CHECK DATE:										
					116.00					
18783 TELUS COMMUNICATIONS INC										
2933	26000014	04/21/2026			1,426.99		04/21/2026	INV	APP	GPS/AV
CHECK DATE:										
2577 TERMINAL SUPPLY CO										
97467-00		04/21/2026			821.11		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
19171 THE BEDLINER SHOP										
20315		04/21/2026			1,300.00		04/21/2026	INV	APP	PARTS
CHECK DATE:										
18698 THRIVEWORKS COUNSELING LLC										
C-127-B2-B		04/21/2026			46,179.17		04/21/2026	INV	APP	JANUAR
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
13589 TIFCO INDUSTRIES INC										
72177081		04/21/2026			2,566.78		04/21/2026	INV	APP	PARTS
CHECK DATE:										
12663 TOTAL PARKING SOLUTIONS INC										
107843		04/21/2026			720.00		04/21/2026	INV	APP	PAPER
CHECK DATE:										
57226		04/21/2026			1,147.00		04/21/2026	INV	APP	HELPME
CHECK DATE:										
					1,867.00					
15383 TRAFFIC SAFETY WAREHOUSE										
149556A	26000461	04/21/2026			5,476.59		04/21/2026	INV	APP	TRAFFI
CHECK DATE:										
13030 TREADSTONE TIRE RECYCLING LLC										
33696		04/21/2026			411.50		04/21/2026	INV	APP	SERVIC
CHECK DATE:										
17646 TRICO MECHANICAL INC										
16370		04/21/2026			2,117.47		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
2706 TYSON MOTOR CORP										
100494		04/21/2026			67.01		04/21/2026	INV	APP	PARTS
CHECK DATE:										
12259 ULINE INC										
206141027	26000470	04/21/2026			8,619.77		04/21/2026	INV	APP	Handic
CHECK DATE:										
2718 UNDERGROUND PIPE & VALVE										
078920		04/21/2026			1,620.00		04/21/2026	INV	APP	PARTS
CHECK DATE:										
079089		04/21/2026			1,770.00		04/21/2026	INV	APP	PARTS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
079149		04/21/2026			710.00		04/21/2026	INV	APP	PARTS
CHECK DATE:										
079157		04/21/2026			1,680.00		04/21/2026	INV	APP	PARTS
CHECK DATE:										
079165		04/21/2026			1,049.00		04/21/2026	INV	APP	PARTS
CHECK DATE:										
					6,829.00					
2727 UNITED LAB INC										
INV456807		04/21/2026			2,875.57		04/21/2026	INV	APP	CHEMIC
CHECK DATE:										
10617 UNITED METERS INC										
4803	26000228	04/21/2026			14,328.00		04/21/2026	INV	APP	Contra
CHECK DATE:										
4804	26000304	04/21/2026			213.00		04/21/2026	INV	APP	2025 S
CHECK DATE:										
					14,541.00					
13844 UNIVAR SOLUTIONS USA LLC										
53768822	26000049	04/21/2026			660.30		04/21/2026	INV	APP	2026 D
CHECK DATE:										
53768823	26000049	04/21/2026			516.15		04/21/2026	INV	APP	2026 D
CHECK DATE:										
53768825	26000049	04/21/2026			462.68		04/21/2026	INV	APP	2026 D
CHECK DATE:										
53768828	26000049	04/21/2026			511.50		04/21/2026	INV	APP	2026 D
CHECK DATE:										
53768831	26000049	04/21/2026			946.28		04/21/2026	INV	APP	2026 D
CHECK DATE:										
53768833	26000049	04/21/2026			367.35		04/21/2026	INV	APP	2026 D
CHECK DATE:										
53772848	26000049	04/21/2026			499.88		04/21/2026	INV	APP	2026 D
CHECK DATE:										
53772849	26000049	04/21/2026			964.88		04/21/2026	INV	APP	2026 D
CHECK DATE:										
53772850	26000049	04/21/2026			2,057.62		04/21/2026	INV	APP	2026 D
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
53787929	26000049	04/21/2026			843.98		04/21/2026	INV	APP	2026 D
CHECK DATE:										
53787930	26000049	04/21/2026			499.88		04/21/2026	INV	APP	2026 D
CHECK DATE:										
53787931	26000049	04/21/2026			353.40		04/21/2026	INV	APP	2026 D
CHECK DATE:										
53787932	26000049	04/21/2026			471.97		04/21/2026	INV	APP	2026 D
CHECK DATE:										
53790477	26000049	04/21/2026			376.65		04/21/2026	INV	APP	2026 D
CHECK DATE:										
53790478	26000049	04/21/2026			1,767.00		04/21/2026	INV	APP	2026 D
CHECK DATE:										
53790479	26000049	04/21/2026			825.38		04/21/2026	INV	APP	2026 D
CHECK DATE:										
					12,124.90					
18654 URBAN 3 LLC										
AC000556	26000223	04/21/2026			3,204.50		04/21/2026	INV	APP	Profes
CHECK DATE:										
11967 US GAS										
500196	26000234	04/21/2026			301.25		04/21/2026	INV	APP	2026 B
CHECK DATE:										
500197	26000234	04/21/2026			99.75		04/21/2026	INV	APP	2026 B
CHECK DATE:										
500198	26000234	04/21/2026			60.75		04/21/2026	INV	APP	2026 B
CHECK DATE:										
500199	26000234	04/21/2026			190.75		04/21/2026	INV	APP	2026 B
CHECK DATE:										
500200	26000234	04/21/2026			255.75		04/21/2026	INV	APP	2026 B
CHECK DATE:										
500201	26000234	04/21/2026			93.25		04/21/2026	INV	APP	2026 B
CHECK DATE:										
500202	26000234	04/21/2026			197.25		04/21/2026	INV	APP	2026 B
CHECK DATE:										
500203	26000234	04/21/2026			99.75		04/21/2026	INV	APP	2026 B
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
500204	26000234	04/21/2026			73.75		04/21/2026	INV	APP	2026 B
CHECK DATE:										
500205	26000234	04/21/2026			73.75		04/21/2026	INV	APP	2026 B
CHECK DATE:										
					1,446.00					
18272 HD SUPPLY INC										
INV00991593		04/21/2026			254.00		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
INV01001423		04/21/2026			2,197.38		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
INV01003227		04/21/2026			123.98		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
					2,575.36					
18454 USALCO LLC										
910220868	26000057	04/21/2026			4,922.34		04/21/2026	INV	APP	2026 A
CHECK DATE:										
910221571	26000057	04/21/2026			4,996.16		04/21/2026	INV	APP	2026 A
CHECK DATE:										
910221812	26000057	04/21/2026			4,958.71		04/21/2026	INV	APP	2026 A
CHECK DATE:										
910222680	26000057	04/21/2026			4,976.76		04/21/2026	INV	APP	2026 A
CHECK DATE:										
910223165	26000057	04/21/2026			5,001.51		04/21/2026	INV	APP	2026 A
CHECK DATE:										
					24,855.48					
18085 USIQ INC										
30563404		04/21/2026			955.60		04/21/2026	INV	APP	SNIPER
CHECK DATE:										
2763 VARDAL SURVEYING SYSTEMS										
93489		04/21/2026			666.86		04/21/2026	INV	APP	SUPPLI
CHECK DATE:										
18225 VERIZON COMMUNICATIONS INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
306000082225		04/21/2026			3,563.55		04/21/2026	INV	APP	SERVIC
CHECK DATE:										
7676 VERMEER ILLINOIS INC										
PP8929		04/21/2026			738.53		04/21/2026	INV	APP	PARTS
CHECK DATE:										
15908 VONAGE BUSINESS INC										
2387193	26000009	04/21/2026			12,530.27		04/21/2026	INV	APP	VONAGE
CHECK DATE:										
2797 W S DARLEY & CO INC										
17580761		04/21/2026			-826.66		04/21/2026	CRM	APP	ADAPTE
CHECK DATE:										
17580762		04/21/2026			-732.00		04/21/2026	CRM	APP	ADAPTE
CHECK DATE:										
17580763		04/21/2026			-732.00		04/21/2026	CRM	APP	ADAPTE
CHECK DATE:										
					-2,290.66					
8139 WASTE MANAGEMENT INC										
8146396-2007-3		04/21/2026			1,252,517.70		04/21/2026	INV	APP	WM SER
CHECK DATE:										
2853 WEST SIDE TRACTOR SALES CO										
J29756		04/21/2026			474.28		04/21/2026	INV	APP	PARTS
CHECK DATE:										
4990 WILL COUNTY CENTER FOR COMMUNITY CONCERNS										
03/01/26-03/31/26		04/21/2026			4,591.49		04/21/2026	INV	APP	PY2025
CHECK DATE:										
2892 WILL COUNTY RECORDER										
40897226		04/21/2026			340.00		04/21/2026	INV	APP	LIEN R
CHECK DATE:										
40898694		04/21/2026			213.00		04/21/2026	INV	APP	RESOLU
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					553.00					
2938 WUNDERLICH DOORS										
209753	26000465	04/21/2026			51,735.00		04/21/2026	INV	APP	BUILDI
CHECK DATE:										
209840		04/21/2026			918.00		04/21/2026	INV	APP	SLAMME
CHECK DATE:										
					52,653.00					
10750 WUNDERLICH-MALEC ENVIRONMENTAL										
29209		04/21/2026			1,152.81		04/21/2026	INV	APP	PARTS
CHECK DATE:										
29211	26000018	04/21/2026			9,865.37		04/21/2026	INV	APP	PSA fo
CHECK DATE:										
29212	26000018	04/21/2026			1,391.53		04/21/2026	INV	APP	PSA fo
CHECK DATE:										
					12,409.71					
15649 XYLEM WATER SOLUTIONS USA INC										
3556E13273		04/21/2026			6,114.30		04/21/2026	INV	APP	PARTS
CHECK DATE:										
8042 ZIEBELL WATER SERVICE INC										
272073-000	26000038	04/21/2026			3,840.45		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
272088-000	26000038	04/21/2026			1,071.00		04/21/2026	INV	APP	REPAIR
CHECK DATE:										
					4,911.45					
12899 ZOLL DATA SYSTEM										
INV00224106		04/21/2026			185.60		04/21/2026	INV	APP	USER L
CHECK DATE:										
8837 ZOLL MEDICAL CORPORATION										
4463558		04/21/2026			7,448.00		04/21/2026	INV	APP	DEVICE
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
		556 INVOICES			6,247,254.04					

** END OF REPORT - Generated by Robin Gatson **

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: 03/31/2026

Final Action:

Title:

Attachments: 04.21.26 Invoices

Entered by: rgatson@joliet.gov

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 210-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Award of Contract for Vehicle Lift Equipment Purchase and Installation to NAPA Auto Parts in an Amount not to Exceed $550,000.00

BACKGROUND:
A lease agreement for the PACE property at 9 Osgood Street was approved at the August 5, 2025 City Council meeting. Various improvements to the property are required to ensure the space is safe and functional for the use of Fleet Services and other City departments.

The purchase and installation of vehicle lifting equipment is necessary to service City vehicles. Multiple vendors were contacted to review the site and to provide potential solutions and quotes

The Public Service Committee will review this matter.

CONCLUSION:
Five (5) vendors / contractors visited the site and provided quotes. There are three (3) different sizes and configurations of lifts required. Pricing was requested for each configuration. Although the final work floor layout is still being determined, it is anticipated that twenty-two 12,000 pound lifts, four 20,000 pound lifts, and two 19,000 pound tower lifts will be required.

Two of the five vendors can supply the exact specifications requested. A third vendor did not submit pricing for the MCHM419 Portable 19K Tower. The fourth vendor recommended a substitute that did not meet specifications, and vendor chose not to participate. Below are the quotes submitted for the various items:

NAPA Auto Parts (Rotary Lifts in spec)
- $10,207.62: SPO12K
- $23,275.50: SPO20K
- $38,888.87: MCHM419 Portable 19K Towers
- $150,000: approximate installation at current configuration

DSD Consulting (Rotary Lifts in spec)
- $11,027.02: SPO12K
- $28,172.16: SPO20K
- No Bid : MCHM419 Portable 19K Towers
- $150,000: approximate installation at current configuration

Pomp's Tire (Rotary Lifts in spec)

- $13,240.66: SPO12K
- $32,378.46: SPO20K
- $60,001.21: MCHM419 Portable 19K Towers
- $150,000: approximate installation at current configuration

SLE Technologies, INC. (Champion Lifts, did not meet specifications)

Chicago Parts & Sound (Rotary Lifts, chose not to quote)

All three (3) responsive vendors are qualified to complete this work.

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. One (1) of these circumstances apply:

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

Sufficient funds are available in the Fleet Services Capital Improvements Fund (Org 30090160, Object 557300, $550,000.00) for this project in 2026.

RECOMMENDATION:
Based upon the above, it is recommended that the Mayor and City Council approve the Award of Contract for the purchase and installation of vehicle lifts at the Osgood facility not to exceed $550,000.00. The exact number and types of lifts to be installed will be determined at a later date.

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 210-26

File ID: 210-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/07/2026

Final Action:

Title: Award of Contract for Vehicle Lift Equipment Purchase and Installation to NAPA Auto Parts in an Amount not to Exceed $550,000.00

Attachments: Approver Report

Entered by: jsprice@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/9/2026	Greg Ruddy	Approve	4/13/2026
1	2	4/9/2026	Kevin Sing	Approve	4/13/2026
1	3	4/9/2026	Todd Lenzie	Delegated	
Notes:	Delegated: Out Of Office				
1	4	4/13/2026	Stephanie Silkey	Delegated	
1	5	4/13/2026	Todd Lenzie	Approve	4/15/2026
1	6	4/17/2026	Beth Beatty	Approve	4/15/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 211-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Award of Contract for the 9 Osgood Street Floor Resurfacing to Integrity Concrete Coatings in the Amount of $84,913.20

BACKGROUND:
A lease agreement for the PACE property at 9 Osgood Street was approved at the August 5, 2025 City Council meeting. Various improvements to the property are required to ensure the space is safe and functional for the use of Fleet Services and other City departments.

The resurfacing of the floor throughout the larger portion of the facility is necessary to create a tactile surface that eliminates the slippery floor condition that currently is experienced when the existing flooring gets wet. Multiple vendors were contacted to review the site and to provide potential solutions and quotes.

The Public Service Committee will review this matter.

CONCLUSION:
Three (3) local contractors visited the site and provided quotes. Quotes provided are shown below:

Bidder	**Proposal**
Integrity Concrete Coatings LLC	$ 84,913.20
Cosgrove Construction	$180,000.00
TSR Concrete Coatings	$247,500.00

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. One (1) of these circumstances apply:

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

Sufficient funding exists in the Fleet Services Capital Improvements Fund (Org 30090160, Object 557300, $84,913.20).

RECOMMENDATION:
Based upon the above, it is recommended that the Mayor and City Council approve the contract for the 9 Osgood Street Floor Resurfacing project to Integrity Concrete Coatings LLC in the amount of

$84,913.20.

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 211-26

File ID: 211-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/07/2026

Final Action:

Title: Award of Contract for the 9 Osgood Street Floor Resurfacing to Integrity Concrete Coatings in the Amount of $84,913.20

Attachments: Approver Report

Entered by: jsprice@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/9/2026	Greg Ruddy	Approve	4/13/2026
1	2	4/9/2026	Kevin Sing	Approve	4/13/2026
1	3	4/9/2026	Todd Lenzie	Delegated	
Notes:	Delegated: Out Of Office				
1	4	4/13/2026	Stephanie Silkey	Delegated	
1	5	4/13/2026	Todd Lenzie	Approve	4/15/2026
1	6	4/17/2026	Beth Beatty	Approve	4/15/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 212-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Approval of Amendment No. 3 for the Phase II Engineering Services for the Farrell Road over Spring Creek Bridge Improvement Project - MFT Section No. 21-00542-00-BR - to Hutchison Engineering, Inc. in the Amount of $15,000.00

BACKGROUND:
On October 3, 2023, the Mayor and City Council awarded the Phase II Engineering Services contract for the Farrell Road over Spring Creek Bridge improvement project to Hutchison Engineering, Inc. in the amount of $122,475.00. Subsequently, Amendments No. 1 and 2 were approved by the Mayor and City Council.

The Public Service Committee will review this matter.

CONCLUSION:
Amendment No. 3, an addition in the amount of $15,000.00, is for additional work required by Hutchison Engineering, including final plan revisions and administrative tasks. The amendment also includes additional work required by sub-consultant Santa Cruz Land Acquisitions for property appraisals, appraisal review, and negotiations for easements and right-of-way acquisitions. These additional services are the result of unforeseen challenges and scope changes in order to obtain Phase II right-of-way certification from IDOT in order to meet an anticipated project letting in fall of 2026.

Sufficient funds are available in the Motor Fuel Tax Fund / Farrell Road Bridge (Org 20090270, Object 557200, $15,000.00).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve Amendment No. 3, an addition in the amount of $15,000.00, for the Phase II Engineering Services for the Farrell Road over Spring Creek Bridge Improvement Project - MFT Section No. 21-00542-00-BR, on behalf of Hutchison Engineering, Inc.

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 212-26

File ID: 212-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/07/2026

Final Action:

Title: Approval of Amendment No. 3 for the Phase II Engineering Services for the Farrell Road over Spring Creek Bridge Improvement Project - MFT Section No. 21-00542-00-BR - to Hutchison Engineering, Inc. in the Amount of $15,000.00

Attachments: Approver Report

Entered by: gtierney@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/8/2026	Greg Ruddy	Approve	4/10/2026
1	2	4/9/2026	Kevin Sing	Approve	4/10/2026
1	3	4/9/2026	Todd Lenzie	Delegated	
Notes:	Delegated: Out Of Office				
1	4	4/13/2026	Stephanie Silkey	Delegated	
1	5	4/13/2026	Todd Lenzie	Approve	4/15/2026
1	6	4/17/2026	Beth Beatty	Approve	4/15/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 213-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: William Evans, Chief of Police

SUBJECT:
Approve the Purchase of Body Armor/Vests for SOS from First Spear in the Amount of $54,616.25

BACKGROUND:
Joliet Police Special Operations Squad's (SOS) current body armor/vests were purchased in 2019 and have exceeded their shelf life and require replacement. To ensure compatibility with existing vest accessories, the new model vest must be from the same manufacturer. The requested quote includes 26 new tactical carriers with level IIIA body armor, and accessories.

This item was reviewed at the Public Safety Committee Meeting held on April 7, 2026, and recommended to the full Council for approval.

CONCLUSION:
The police department received a quote of $54,616.25 from First Spear LLC as a sole source to make the transfer to the new model vests without the need for members to purchase replacements.

Section 2-438 of the City of Joliet Code of Ordinances states that purchases over $25,000.00 may be awarded without written specifications or bidding under certain circumstances. Three of these circumstances apply:

(a) Purchases which may only be practicably made from a single source;
(b) Purchases of equipment which, by reason of training of city personnel or an inventory of replacement parts maintained by the city, are compatible with the existing equipment owned by the city;
(f) Purchases when authorized by a concurring vote of two-thirds (2/3) of the Mayor and City Council;

Funds are available from Special Revenue Fund (Org Code: 22160020, Object Code: 557500, Project Code: ART36, $54,616.25)

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council authorize the purchase of the Body Armor/Vests from First Spear in the Amount of $ 54,616.25.

FirstSpear, LLC
2015 Corporate 44 Drive
Fenton MO 63026
United States
Phone: 636-349-4820

Estimate

Order #	Date
QUO8795	3/3/2026

Bill To:	Ship To
JOLIET POLICE (IL) 150 W WASHINGTON ST JOLIET IL 60432-4139 United States	JOLIET POLICE (IL) 150 W WASHINGTON ST JOLIET IL 60432-4139 United States

Payment Terms		Sales Rep	
TBD		Blake Tucker	
FOB Point	**Shipping Account**	**Ship Service**	**Expiration Date**
Origin	**FS ACCT**	FedEx Ground (1-5 Days)	6/1/2026

Estimate Notes
1. Pricing is valid for 90 days from the date of this estimate.
2. Estimated lead time is 8-10 weeks for shipment. This timeline is an estimate only and is subject to change.
3. Armor cannot be returned, exchanged, or canceled once the purchase order is received.
4. It is the purchaser's responsibility to confirm the fit, form, and function of all armor prior to placing the order.
5. Important: Carriers do not include armor.
6. Non-Standard/Non-Stocking Items may require a minimum purchase quantity.
7. Armor, custom cell tags, and other non-standard products cannot be returned, exchanged, or canceled once the purchase order is received.
8. Sizes and colors listed in the estimate are for reference only. Accurate sizing must be provided at the time of the order. Pricing may change if size(s) or color(s) are updated after the estimate.
9. Shipping estimates exclude export fees, customs duties, and taxes, which are the customer's responsibility.
10. Changes to the shipping address or method after dispatch may incur additional charges, which will be invoiced separately.
11. International shipments may require an export license from the U.S. Department of State or Department of Commerce. This estimate does not include licensing or processing fees. Additional fees will apply, and lead times may extend due to licensing requirements.

Please refer to this Estimate Number when placing your order.

Item	Quantity	Unit Price (USD)	Total (USD)	Order Notes
500-12-00444-5003-53 SOV Tactical Carrier, Front, Ranger Green, L/XL	26 ea	$188.77	$4,908.02	
500-12-00448-5003-53 SOV, MBAV, Back, Loop Enhanced, Instant Access Rear Panel, 6/12, Tubes, Ranger Green, L/XL	26 ea	$126.10	$3,278.60	
500-15-00381-5003-06 Overlap Cummerbund, 6/12, Tubes, Ranger Green, 2XL	26 ea	$136.55	$3,550.30	
500-17-00159-000-53 IIIA SOV, Fixed Wing, Front, L/XL	26 ea	$315.00	$8,190.00	
500-17-00145-000-53 IIIA Soft Armor MBAV L/XL	26 ea	$203.94	$5,302.44	
500-17-00157-000-06 IIIA Soft Armor Overlap 2XL	26 ST-2	$216.30	$5,623.80	
500-15-01541-5003-00 Universal Shoulder, V2, Squadron, Ranger Green	26 ea	$66.37	$1,725.62	
500-15-01370-5003-00 Low Profile Shoulder Pad, Tri-fold, Ranger Green	26 ST-2	$38.52	$1,001.52	

FirstSpear, LLC
2015 Corporate 44 Drive
Fenton MO 63026
United States
Phone: 636-349-4820

Estimate

Order #	Date
QUO8795	3/3/2026

Item	Quantity	Unit Price (USD)	Total (USD)	Order Notes
500-15-01474-5003-00 M.A.S.S. V2 Bicep Set, Hook/Loop Closure, Ranger Green	26 Set-L/R	$90.88	$2,362.88	
500-17-00147-000-00 IIIA Soft Armor, FLEX, MASS Bicep	26 ST-2	$306.00	$7,956.00	
500-15-01439-5003-00 Primary Pocket Panel, Ranger Green	26 ea	$45.77	$1,190.02	
500-15-01202-0003-00 4"x6" Loop / Hook Attachment Panel, w/Male Tubes , Ranger Green	78 ea	$12.35	$963.30	
500-10-01171-5003-00 Assaulter's Accessory Pocket (AAP), Ranger Green	26 ea	$104.43	$2,715.18	
500-15-01455-0003-00 M4 SR Mag Friction Insert, Ranger Green	52 ea	$15.78	$820.56	
500-15-01456-0003-00 G17/19 SR Mag Friction Insert, Ranger Green	26 ST-2	$15.78	$410.28	
500-10-01100-5003-00 LaserFrame, Patrol Radio pocket, 6/9, Ranger Green	26 ea	$28.42	$738.92	
500-10-01134-5003-00 LaserFrame, Schap Pack, 40MM, Dangler, Ranger Green	5 ea	$27.13	$135.65	
500-10-01061-5003-00 Tube Drop Pouch, with Removable Belt Loops, Ranger Green	26 ea	$57.64	$1,498.64	
500-10-01108-5003-00 LaserFrame, Flashbang pocket, 6/9, Ranger Green	26 ea	$23.40	$608.40	
500-15-01140-5003-00 Law Enforcement Identifier, 3"x8", "POLICE", White Lettering, Ranger Green	52 ea	$14.13	$734.76	
500-15-01148-5003-00 Law Enforcement Identifier, "POLICE", 2"x4", White Lettering, Ranger Green	52 ea	$10.18	$529.36	
HW-T012-02.000-011 Tubes, 2" Female, Split Bar, Acetal, Tan 499	52 ea	$4.75	$247.00	
NOTES **SIZES TO BE CONFIRMED BEFORE TURNING THIS QUOTE INTO AN ORDER**				

*This Estimate and/or Sales Order is subject to FirstSpear's Terms and Conditions of Sale which are fully incorporated herein and made apart hereof. By placing an Order, you certify that you have read and agree to the provisions of this Estimate and/or Sales Order and FirstSpear's Terms and Conditions of Sale which are posted at https://www.first-spear.com/terms-and-conditions-sales/. FirstSpear explicitly rejects any other additional or different terms and conditions in the Buyer's purchase order or acceptance.

Subtotal:	**$54,491.25**
Discount Item:	
Tax:	**$0.00**
Shipping Costs:	**$125.00**
Total (USD):	**$54,616.25**

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 213-26

File ID: 213-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/08/2026

Final Action:

Title: Approve the Purchase of Body Armor/Vests for SOS from First Spear in the Amount of $54,616.25

Attachments: FirstSpear Quote.pdf, Approver Report

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/15/2026	William Evans	Approve	4/10/2026
1	2	4/15/2026	Kevin Sing	Approve	4/17/2026
1	3	4/15/2026	Todd Lenzie	Approve	4/17/2026
1	4	4/17/2026	Beth Beatty	Approve	4/17/2026

Memo

File #: 214-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: Jeff Carey, Chief of Fire

SUBJECT:
Purchase for Fire Station 1 of Cabinets from Riverton Cabinet Company in the Amount of $35,194.00 and the Installation of Cabinets for Fire Station 1 from Heintz Construction Inc. in the Amount of $32,450.00 for a Total Amount of $67,644.00

BACKGROUND:
The City of Joliet owns and maintains nine (9) Fire Stations. Fire Station 1 is in need of new kitchen cabinets. On December 16, 2025, the City budget was approved by City Council. The funding for the purchase and installation of new cabinets for Fire Station 1 was approved in the 2026 budget.

This item was reviewed at the Public Safety Committee meeting held April 7,2026, and recommended to the full Council for approval.

CONCLUSION:
Three (3) supply proposals were received for this cabinet and countertop replacement. The proposals are as follows:

CONTRACTOR	BID AMOUNT
Brakur Custom Cabinetry	$44,516.01
Romar Cabinet and Top Company Inc.	$43,772.00
Riverton Cabinet Company	$35,194.00 *

*Quote from Riverton Cabinet Company includes an additional amount of $4,920.00 for hickory wood and additional bases with full height doors and adjustable shelves.

Three (3) labor proposals were received for this cabinet and countertop replacement. The proposals are as follows:

CONTRACTOR	BID AMOUNT
Cosgrove Construction Inc.	$79,200.00
Dutchman Contracting Corporation	$34,200.00
Heintz Construction Inc.	$32,450.00 **

**Quote from Heintz Construction Inc. includes an additional amount of $2,260.00 for painting.

Riverton Cabinet Company submitted the lowest supply quote at $35,194.00, and Heintz

Construction Inc. submitted the lowest labor quote in the amount of $32,450.00.

Section 2-438 of the City of Joliet Code of Ordinances states that purchases over $25,000.00 may be awarded without written specifications or bidding under certain circumstances.

Two 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.

Sufficient funds exist for this project utilizing the Maintenance Fund (Org 30070020, Object 557350, $67,644.00).

RECOMMENDATION:
Based on the above, it is recommended the Mayor and City Council authorize the purchase of new cabinets in the amount of $35,194.00, to Riverton Cabinet Company and the installation labor in the amount of $32,450.00, to Heintz Construction Inc., for a total project cost of $67,644.00 for Fire Station 1.

RIVERTON CABINET COMPANY

22000 S. Schoolhouse Rd. New Lenox, IL
Office: 815-462-5300 *Fax: 815-462-5304*

Fine Residential and Commercial Cabinetry

Nick Carbaugh/ Dale Soderholm **ncarbaugh@joliet.gov**

March 23, 2026

Custom Cabinetry Quote for:
Joliet Fire Station #1

This proposal corresponds to the design for your new remodel. Please call if you have any questions or need any more information. Our current lead-time is approximately 12 weeks from contract signing and our standard contract is 50% down and 50% on delivery. Thank you again for the opportunity to bid on your project.

All Cabinetry Includes:

- 42" High Uppers
- Silver Maple or Red Oak
- Full Overlay Style
- Plywood Construction
- Shaker or Bi Centennial 1000 Door and Drawer Style
- Choice of Standard Stain
- Soft Close Hinges and Drawer Tracks
- Crown Molding and Backer Board
- Scribe and Base Shoe Molding
- Choice of Standard Hardware

Total: **$30,274.00**

Options:

- 170 ¼" Of Additional Bases with Full Height Doors and Adjustable Shelves
  Add: $2,536.00
- Optional: Hickory Wood
  Add: $2,384.00

Updated Total: **$35,194.00**

Thank you again,
Dale Soderholm
Riverton Cabinet Company

This price includes tax and delivery. Prices are subject to change after 30 days. A 3% service charge will be added if paying by credit or with debit card. All cabinetry prices are subject to change based on final customer selections of material, stain, hardware, accessories and upgrades. Cabinet installation is not included unless otherwise noted above. Thank you for considering Riverton Cabinet Company.

63938 ____OF____ DRAWINGS

SLSMN Soden Holley DATE 4/16/2021

CONT. Joliet Fiat Station #1

CONT. PHONE (____) ____

JOB NAME Nick Carbaugh

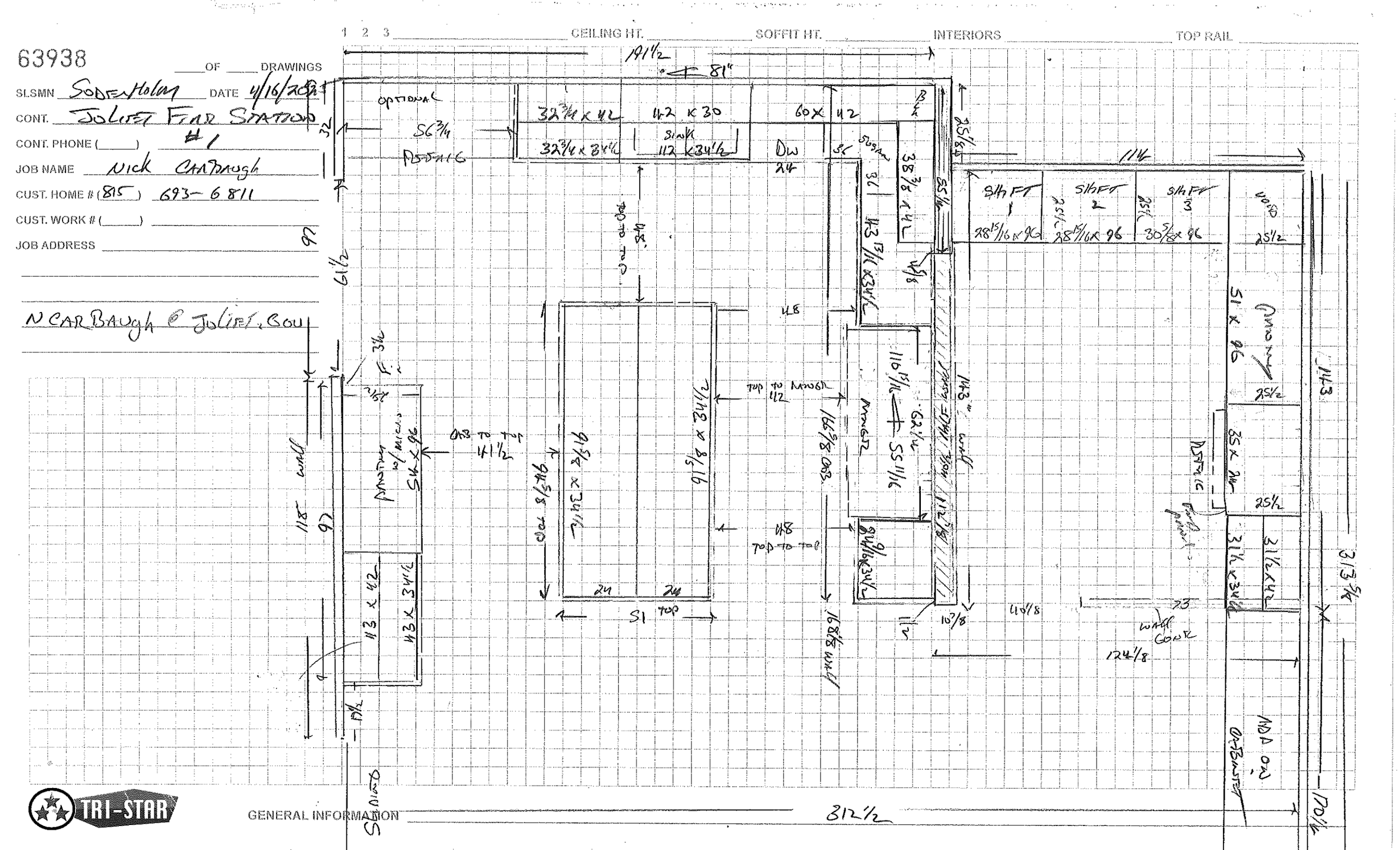
CUST. HOME # (815) 693-6811

CUST. WORK # (____) ____

JOB ADDRESS ____

N Carbaugh @ Joliet, Ill

1 2 3 ____ CEILING HT. ____ SOFFIT HT. ____ INTERIORS ____ TOP RAIL ____



TRI-STAR

GENERAL INFORMATION

63939 ____/____ OF ____ DRAWINGS

SLSMN _____ DATE _____

CONT. _____

CONT. PHONE (_____) _____

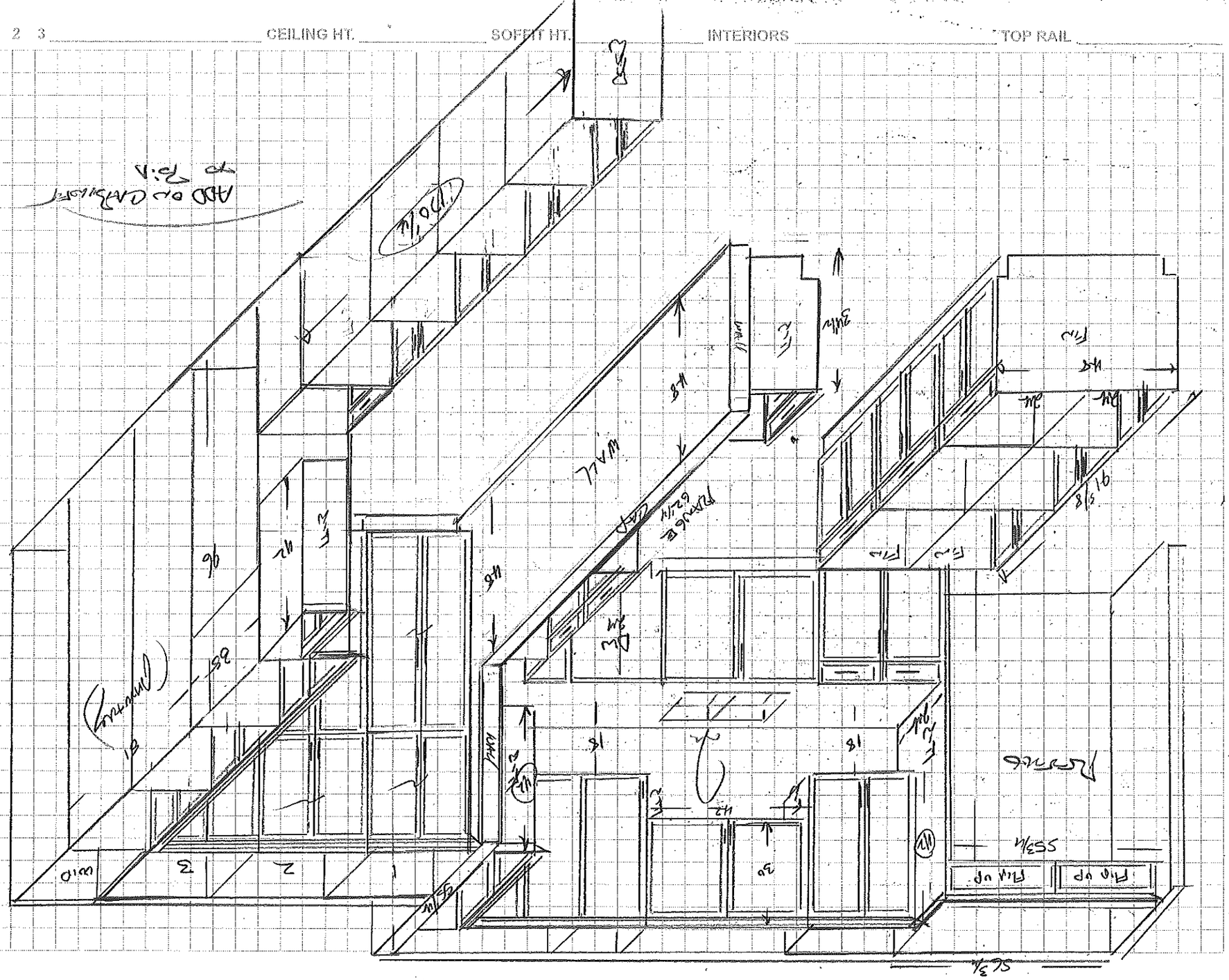
JOB NAME _____

CUST. HOME # (_____) _____

CUST. WORK # (_____) _____

JOB ADDRESS _____

1 2 3 _____ CEILING HT. _____ SOFFIT HT. _____ INTERIORS _____ TOP RAIL _____



TRI-STAR

GENERAL INFORMATION _____

1 2 3 CEILING HT. SOFFIT HT. INTERIORS TOP RAIL

63940 OF DRAWINGS

SLSMN Soderholm DATE 4/16/2026

CONT. Joliet Fire Station #1

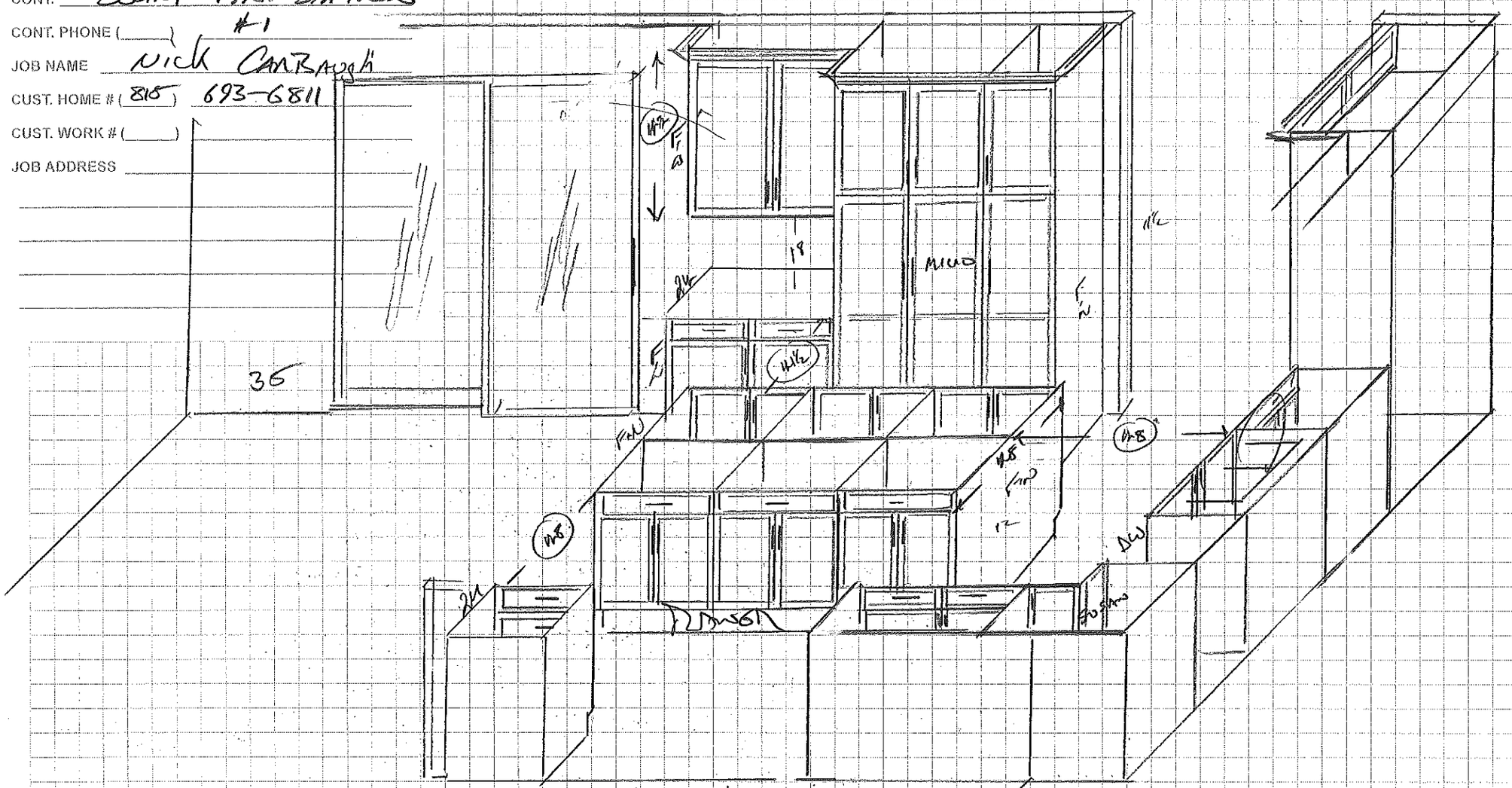
CONT. PHONE ( )

JOB NAME Nick Carbaugh

CUST. HOME # (815) 693-6811

CUST. WORK # ( )

JOB ADDRESS



TRI-STAR

GENERAL INFORMATION

Brakur
CUSTOM CABINETRY

PROPOSAL

Quote #41550-1

Brakur Custom Cabinetry
Office
18656 S. State Route 59
Shorewood, IL 60404
Main: (630) 355-2244 / Fax: (815) 436-1813

Joliet Fire Dept.

Client
Nick Carbaugh

Job (35850)
Joliet Fire Dept

Salesperson: Dave Rebout | (815) 409-2311
Acct Mgr: Dave Rebout | (815) 409-2311

Contact: Nick Carbaugh | (815) 693-6811

Room

Items **$ 43,866.01**

SHAKER FP MITERED STAINED ONLY, BUILDERS, Hickory, Stain Finish - No Charge, Classic Construction, Standard

Room Subtotal *Line Items: $ 43,866.01* ***$ 43,866.01***

Delivery:	$ 650.00
Fuel Surcharge:	$ 0.00
Sales Tax:	$ 0.00
Total:	**$ 44,516.01**

Payment Terms: 50/50

Acceptance of Contract to Purchase

All orders under $1,500 require payment in full at time of order.
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. If cabinetry has not been produced due to delays by customer, this contract will become invalid and deemed cancelled from 180 days of date of contract. Payment will be made as outlined in this agreement.

Terms and Conditions Governing Contract to Purchase

Brakur Custom Cabinetry, Inc. Terms and Conditions of Sale
This order is subject to all terms and conditions set forth in this agreement, unless otherwise modified by a written instrument signed by all parties.
This quotation shall remain valid for a period of fifteen (15) days from the date issued.
All materials shall be provided as specified. All work shall be performed in a professional and workmanlike manner in accordance with standard industry practices. Any alterations or deviations from the specifications that result in additional costs shall only be undertaken upon written authorization and shall constitute an additional charge beyond the original estimate.
All obligations under this agreement are subject to delays caused by strikes, accidents, acts of God, or other circumstances beyond the control of Brakur Custom Cabinetry, Inc.
All personnel performing work under this agreement are fully covered under applicable Workers' Compensation Insurance.

1. Return Authorization Required

No returns will be accepted without prior written authorization signed by an officer or authorized representative of Brakur Custom Cabinetry, Inc.

2. Delivery Delays

Brakur shall not be held liable for delays in delivery caused by accidents, labor strikes, fires, government

Brakur Custom Cabinetry
Office
18656 S. State Route 59
Shorewood, IL 60404
Main: (630) 355-2244 / Fax: (815) 436-1813

regulations, or any other circumstances beyond its reasonable control.

3. Material Standards

All materials are sold subject to standard industry tolerances and quality specifications as provided by the respective manufacturers.

4. Claims and Defects

All claims, other than those involving latent defects, must be submitted in writing within five (5) days of receiving the goods and before any alteration is made to the product. Claims for latent defects must be submitted within ninety (90) days from the date of invoice.

5. Default and Legal Fees

In the event of default in payment, the purchaser agrees to be responsible for all reasonable collection costs, including attorney's fees and other expenses incurred by Brakur in enforcing this agreement.

6. Custom Orders

All custom-made units are non-returnable and non-refundable.

7. Personal Guarantee of Payment

By signing this Contract of Purchase, the undersigned personally guarantees payment of the full contract amount, regardless of any bankruptcy or financial insolvency of a company or corporation involved.

8. Check Payments

The purchaser personally guarantees not to stop or cancel payment on any check issued for payment under this agreement for any reason.

9. Specification Changes

Brakur Custom Cabinetry, Inc. reserves the right to modify stock dimensions and substitute wood species for component parts of custom cabinets without prior notice.

10. NatureKast Orders No Changes

No changes will be accepted for NatureKast orders after the order has been submitted to NatureKast.

11. NatureKast Warranty

All warranties for NatureKast products are provided directly by NatureKast. Warranty documentation will be included with your purchase, and you must register your product within sixty (60) days of delivery to activate warranty coverage.

12. Installation Touch-Up

Unless explicitly stated in writing, the touch-up of nail holes resulting from crown molding or applied molding installation by others is not included in Brakur's scope of work.

Change Order Policy

Change Order Policy and Fees

Client understands and agrees that any changes requested after the cabinetry order has been submitted for production are subject to additional fees and restrictions, as outlined below:

1. Hardware Changes (Knobs and Pulls):

Any modifications to the originally specified knobs or pullsincluding changes in style, finish, type, or the addition of hardware not included in the original orderwill incur:

- A non-refundable Change Order Fee of $250.00
- A 25% Restocking Fee, based on the value of the original hardware
- An additional charge for any difference in cost between the original hardware and the newly selected hardware
- A possible delay in delivery, as hardware changes may result in backordered items

2. Restrictions Based on Production Status:

No changes to knobs, pulls, door styles, finish selections, or overall design will be permitted if the order has been partially or fully completed in the factory. This includes any components that have entered production, been custom-fabricated, finished, or otherwise manufactured according to the original specifications.

3. Change Orders on Completed Work:

If a change request is submitted after any portion of the order has been partially or fully completed, and if such a change is accepted at the company's sole discretion, the $250.00 Change Order Fee will still apply, in addition to any applicable material, labor, or restocking charges necessary to accommodate the change.

4. Examples of Subject-to-Fee Changes Include (but are not limited to):

Brakur Custom Cabinetry
Office
18656 S. State Route 59
Shorewood, IL 60404
Main: (630) 355-2244 / Fax: (815) 436-1813

- Altering hardware (knob or pull) specifications
- Changing door styles or cabinet profiles after production has begun
- Modifying finish colors or sheens after production has begun
- Adjusting design elements that have already been approved and submitted after production has begun

All change requests must be submitted in writing and approved by Brakur Custom Cabinetry prior to implementation. Brakur reserves the right to deny any change requests that compromise manufacturing schedules, completed work, or the overall integrity of the project.

DELIVERY OPTIONS

Please Select One Delivery Option:

_____Option 1: Customer Pickup No Charge (Orders Under $6,000)
Pickup hours: MondayFriday, 8:00 AM 2:30 PM
Note: No pickups available between 12:00 PM 12:30 PM

_____Option 2: Garage Delivery or Pickup Charge (Orders Over $6,000)
Standard delivery charges apply.
Customer must have a clear and accessible space in the garage prepared for delivery.
Brakur's delivery personnel will place cabinetry in the garage only. Entry into the home is not included.

_____Option 3: In-Home Delivery
Subject to an additional charge equal to 1% of the cabinetry subtotal, with a minimum charge of $50.00.
Delivery includes placement of cabinetry inside the home, in the nearest room on the ground floor accessible via the front door only.
In-home delivery is not available if access requires routing through the back of the house.
By selecting this option, the customer agrees not to hold Brakur Custom Cabinetry, Inc. or its employees liable for any damage to walls, flooring, trim, or other interior elements that may occur during delivery.

Customer Acknowledgment
I have reviewed and selected the delivery option indicated above. I understand that my selection is final and cannot be changed without written authorization from Brakur Custom Cabinetry, Inc. management.
Printed Name:_____

Customer Signature:_____

This signature is binding and confirms acceptance of the selected delivery terms.

Payment

Contract Terms for Materials and Labor
Brakur Custom Cabinetry, Inc. hereby agrees to provide all materials and manufacturing labor necessary to complete the work in accordance with the specifications set forth above. Installation services are excluded unless expressly agreed to in writing by Brakur Custom Cabinetry, Inc.
All outstanding account balances not paid within thirty (30) days from the date of invoice shall accrue a finance charge at the rate of one and one-half percent (1.5%) per month, equating to an annual percentage rate (APR) of eighteen percent (18%), until paid in full.
Payment by credit card is limited to a maximum of Seven Thousand Dollars ($7,000.00) per order. Accepted credit card types include Visa, MasterCard, and Discover only.
Payment to be made as follows:

50% Down-Balance Due COD

Brakur Custom Cabinetry
Office
18656 S. State Route 59
Shorewood, IL 60404
Main: (630) 355-2244 / Fax: (815) 436-1813

_____ / /	_____ / /	_____ / /
CUSTOMER SIGNATURE *DATE*	*CUSTOMER SIGNATURE* *DATE*	*DEALER AUTHORIZED SIGNATURE* *DATE*
_____	_____	_____
PRINT NAME	*PRINT NAME*	*PRINT NAME*

Dutchman Contracting Corp.

1234 N Cedar Rd. Unit G. New Lenox, IL 60451
Phone: 815-476-9680
Colin@dutchmancont.com

Date: 03/18/2026
To: Joliet Fire Department
ATTN: Nick Carbaugh
RE: 101 E. Clinton St. - Kitchen Remodel

Description	Cost
Demolition	
Remove soffits in kitchen.	
Remove shared wall between kitchen and office.	
Remove all existing cabinets (uppers, lowers, full height).	
Remove and salvage kitchen equipment.	
Remove all acoustical ceiling tile and grid in kitchen, dining, and office.	
Remove door/frame in office.	
Includes: Dumpster for debris disposal.	
Excludes: Floor, electrical, HVAC demo.	
Framing, Drywall, Taping	
Furnish and install metal stud framing for new low wall between kitchen and office.	
Furnish and install new metal stud framing for infil of second opening in kitchen.	
Furnish and install drywall. Drywall will be taped, sanded to level 4 finish, ready for paint.	
Patch walls where soffits are removed and miscellaneous patching from cabinet demo.	
Furr-out existing wall outside of office due to wall width discrepancy, furnish and install drywall.	
Furnish and install metal stud framing/drywall/finishing for new bulkhead to separate	
kitchen and dining.	
Excludes: Painting and priming.	
Acoustic Ceiling	
Furnish and install new acoustic ceiling grid and vinyl gyp tile (white) in Kitchen.	
Furnish and install new acoustic ceiling grid and fissured tile (white) in Dining.	
Carpentry	
Install new upper, lower, and full height cabinets and countertops in kitchen and office.	
Excludes: Furnishing millwork.	
Total	$34,200.00

This proposal based upon the following:
1) Proposed quote good for 60 days from date of proposal
2) Free use of power and water.
3) Work completed during regular hours.

Respectfully Submitted,
Colin Sinish

p.815.436.8087 f.815.436.8088

Proposal for Kitchen Remodel (Revised)

From: Heintz Construction Inc.
23824 Andrew Dr. Unit 103
Plainfield, IL 60585
Email lee@heintzconstruction.com

3/24/2026

Re: Joliet Fire Station #1
Kitchen Remodel
101 E Clinton St
Joliet, IL 60432

Proposal is based on Job Walk 3/5
Tri star Cabinets Documents
Owner provided description and Layout

Provide labor and equipment for following scope:
Demo acoustic ceiling and grid
Demo existing walls per scope
Demo existing Soffits above existing cabinets
Remodel existing Range wall to create half wall
Provide and install wall stiffeners to new knee wall
Match and patch at area of scope
Provide and install framing for secondary opening
Provide and install drywall finished to level 4
Provide and install furring wall at bar cabinet area
Provide and install soffit for kitchen to eating area separation
Provide and install Armstong ceiling grid and tile
Install only millwork per Tri-Star Cabinet layout documents
+ 14’ of lower bar cabinets not shown
Provide dumpster for project

Sub Total $30,190.00

Additional pricing:

Paint work scope area with customer provided color Add $2,260.00

Exclusions:
Anything not listed above
Countertops
Plans are to be to per building codes, any changes with plans due to codes could alter pricing
Prices are good thru 4/24/26

815-467-9900
Fax 815-467-9985

Romar cabinet
AND TOP COMPANY INC

23949 S. Northern Illinois Drive
Channahon, IL 60410

Proposal

TO: Joliet Fire Dept **Date: March 12, 2026**
RE: 101 E. Clinton St Joliet, Illinois

ROMAR PROPOSES TO FURNISH THE FOLLOWING COMPLETED GOODS

Proposal # 5419

Cabinetry to include as follows:

- Standard color stained Maple exteriors
- UV Plywood interiors
- Flush finished cabinet ends
- Group 4 (5 pc flat center panel) Door Style
- Full overlay construction
- Soft close doors and drawers
- Hardwood dovetail drawer boxes
- Tall refrigerator cabinet
- Crown, shoe, and scribe moldings included
- Counter tops not included
- 6 Roll-out shelves at Island

Kitchen Perimeter and Island (Maple) $43,772.00

OPTION: Stained Hickory wood species..... ADD $ 5,854 .00

Tax and Delivery Included
Installation not Included
Terms: 50% Down, 50% COD

Thank you,
Steve Janik

815-693-0235 cell
Romar Cabinet and Top Company Inc.

All client/customer complaints or issues involving craftsmanship, color, delivery, damage, or design discrepancies shall be submitted in writing to Romar's quality Control Manager. The client/Customer agrees to allow Romar to address and rectify any and all issues of Romar's responsibility in a timely manner. Romar will not be responsible for any issues of damage or workmanship arising from installation. Please submit written complaints via mail or email to:
Romar Quality Control Manager 23949 S. Northern Illinois Dr. Channahon, IL 60410 or at service@romarcabinet.com
NOTE: Acceptance of this proposal will be followed by a "Contract to Purchase" which must be completed and returned to Romar Cabinet before your order can be produced.

Accepted By:_____ Date_____ Salesman Steve Janik
Romar Cabinet and Top Co. Inc.

Romar cabinet
AND TOP COMPANY INC.

Customer _____ Job Name: JOLIET FD

Phone: _____ Job Address: 101 CLINTON

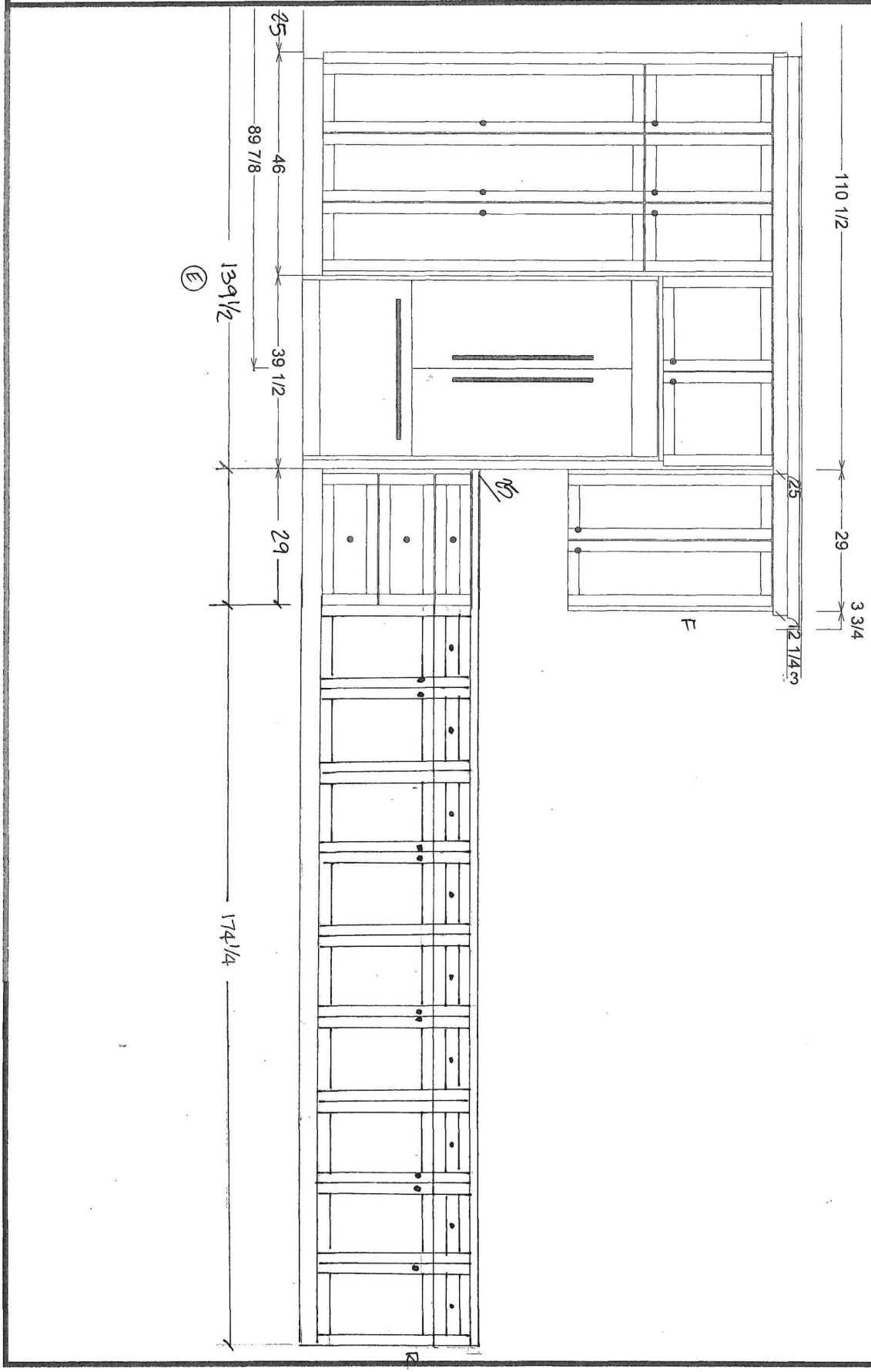
Date: _____ Del Date: _____ Ship With: _____

Cabinet Drawing

Job# _____

Pg. 12 of ____

Seller SJ



Cosgrove Construction Inc

20654 Amherst Ct. • Joliet, IL • 60433 • (815) 774-0036 • Fax (815) 774-9860

Proposal

Date: March 17, 2026

Submitted To: Joliet Fire Department

Attn: Nick Carbaugh

Job Name: **Station #1 kitchen remodel**

DESCRIPTION

Cosgrove Construction, Inc. proposes to furnish labor & materials for the following:

1. **Demo of existing walls, cabinets and soffits (no flooring demo)**
2. **Framing of walls including furring of wall in existing seating area**
3. **Patch walls and tape new drywall ready for paint**
4. **Painting of entire space**
5. **Install owner provided cabinets (no tops)**
6. **Hang owner provided hood and rework duct work to hood**
7. **Build soffit around hood duct work**
8. **Install new ACT ceiling with a tile allowance of $1.25/ SF**
9. **Dumpster for our work**

$79,200.00

Clarifications / Exclusions
Permit
Floor demo
Cabinet tops install
Overtime

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Cosgrove Construction Inc. employees are fully covered by Workmen's compensation Insurance.

Authorized Signature: _____
Bob Batson, Cosgrove Construction Inc.

Note: This Proposal may be withdrawn by us if not accepted within 45 days.

Acceptance of Proposal – The above prices, Specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 214-26

File ID: 214-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/08/2026

Final Action:

Title: Purchase for Fire Station 1 of Cabinets from Riverton Cabinet Company in the Amount of $35,194.00 and the Installation of Cabinets for Fire Station 1 from Heintz Construction Inc. in the Amount of $32,450.00 for a Total Amount of $67,644.00

Attachments: Fire Station #1 Riverton.pdf, Joilet Fire No Tax Proposal Brakur.pdf, Joliet Fire Station - 101 E. Clinton Kitchen Remodel - UPDATED 3-18-26 Dutchman.pdf, Joliet Fire Station #1 Kitchen Remodel (Revised) Proposal Heintz.pdf, Romar Station 1.pdf, Station #1 Kitchen Cosgrove.pdf, Approver Report

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/9/2026	Jeff Carey	Approve	4/10/2026
1	2	4/9/2026	Kevin Sing	Approve	4/13/2026
1	3	4/9/2026	Todd Lenzie	Delegated	
Notes:	Delegated: Out Of Office				
1	4	4/14/2026	Stephanie Silkey	Delegated	
1	5	4/14/2026	Todd Lenzie	Approve	4/16/2026
1	6	4/17/2026	Beth Beatty	Approve	4/16/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 215-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:

Award of Professional Services, Purchase, and Installation of the Joliet Slammers Fire Suppression Pipe Replacement to AMS Industries, Inc. in the amount of $186,770.00.

BACKGROUND:
Joliet Slammers Stadium was built in 2002 and hosts baseball games for the Slammers, University of St. Francis, IHSA State Finals, and local youth tournaments. As part of a three-year capital improvement plan we are continuing replacement of the fire suppression system throughout the stadium. Because of the age of the system many leaks have formed that have resulted in emergency repairs, rendering parts of the system inadequate. This round of replacement will occur at the concourse level.

The Public Assets Committee will review this item.

CONCLUSION:
The City of Joliet is seeking approval of purchase and installation for the Joliet Slammers Stadium Fire Suppression Pipe Replacement. Staff contacted three contractors to obtain quotes for the scope of work, three returned proposals. Staff is recommending the purchase be approved and awarded to AMS Industries, Inc in the amount of $186,770.00. Original projected estimates were $250,000.00. 2026 Capital Improvement Funds provide funding for this fire suppression pipe replacement project (Org 30020010, Obj 557300, $186,770.00).

Company	Proposal Amount
AMS Industries Inc.	$186,770.00
Affordable Fire Protection	$205,375.00
Metropolitan Fire Protection, Inc.	$213,171.00

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.

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(g) Purchases of professional services.

Funds will be charged to Capital Improvements Fund (Org 30020010, Object 557300), $186,770.00

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council approve the Joliet Slammers Stadium Fire Suppression Pipe Replacement to AMS Industries Inc. in the amount of $186,770.00.

ONE VISION. PROVEN SOLUTIONS.

Proposal

February 19, 2026

Blaine Kline, Facilities Management Director
City of Joliet
150 W Jefferson St. | Joliet, IL 60432
bklinc@joliet.gov | [redacted]

Re: Joliet Slammers Stadium Concourse Pipe Replacements

Dear Blaine,
AMS Industries, Inc. is pleased to present this proposal for your building as described below:

- Labor and material to replace all main piping on the concourse level (West and South).
  - West Concourse Price: $92,850.00 (Lift Rental Included)
  - South Concourse Price: $93,920.00 (Lift Rental Included)

TOTAL PRICE: **$186,770.00**

STANDARD EXCLUSIONS & QUALIFICATIONS

1. All work to be completed during normal working hours 7:00 am – 3:30 pm Monday - Friday, excluding holidays unless otherwise indicated.
2. Adequate access and entry into site and work area(s) is required.
3. Work found necessary other than what is outlined/approved within this proposal including not in scope code violations, will be completed on a time and material or quoted basis and invoiced accordingly.
4. AMS Industries, Inc. reserves the right to invoice for materials ordered but not installed due to installation or repair delays which are a result of customer scheduling, access to equipment, delays created by other trades not under contract with AMS or overall project delays which fall outside of control of AMS Mechanical Systems, Inc.
5. Excluded unless otherwise indicated:
   a. Permits permit drawings, engineered drawings, engineering fees, MBE/WBE/DBE participation, OCIP/special insurance requirements, and financial responsibility for liquidated damages
   b. Asbestos/mold remediation/abatement or testing of any kind
   c. Insulation/fire stopping repair or replacement
   d. Finish restoration/repair of any kind
   e. Water clean-up other than that caused directly by AMS work activities
   f. Dumpsters
   g. Security while working within occupied spaces
   h. Protection of furniture, equipment, vehicles, etc.
6. AMS shall not be responsible for existing plumbing system leaks, water damage caused by existing system leaks, rust, clogged aerators, removal of sediment, non-operating control valves, etc. unless otherwise indicated.
7. Warranty terms:
   a. New system, device or fixture installation shall be provided with a one year warranty, AMS warranty conditions shall apply
   b. Piping repairs shall be provided with a 90-day workmanship warranty

Proposal

8. Current applicable sales tax has been included, unless otherwise indicated. Prices are subject to change due to increases in taxes or import fees imposed by any governmental entity.
    a. If project or site is indicated to be tax exempt, customer or organization is responsible for providing tax exempt certificate when work is released.
        i. Tax exemption projects are not tariff exempt. Customer or organization is responsible for providing all required documentation for tariff exemptions or exclusions issued by the Office of the U.S. Trade Representative or the U.S. Department of Commerce. All freight and shipping to site has been included.
9. This proposal shall remain valid for 30 days.
10. Payment terms are net 30 days invoiced at 50% at time or equipment purchase and 50% at time of completion.
11. Credit card payment for invoices greater than $2,000 shall be subject to a 3.5% fee.

AMS Industries, Inc. does not assume any liability for a system failure to operate as such failures may be due to causes beyond our control, such as malicious tampering, accidents, failure to perform required modifications/ maintenance, or failure to provide minimum 40 degrees for all wet pipe system areas per NFPA 13.

The sprinkler system and all components have been restored to full operational condition following testing and henceforth the owner is responsible for future care and maintenance providing the required frequency of testing and maintaining system records per NFPA 25.

We look forward to discussing this proposal with you in further detail at your convenience.

Respectfully submitted,
AMS INDUSTRIES, INC.

[redacted]
Michelle Conforti
General Manager – Life Safety Services Group

AUTHORIZATION TO PROCEED

_____
Authorized Signature

_____
Date

_____
Printed Name & Title

_____
Purchase Order #

If you wish to proceed with this proposed work, please sign above and return via email by scanning the signed document and sending to my attention at mconforti@ams-pmt.com.

Metropolitan
Fire Protection, Inc.

175 Gordon Street
Elk Grove Village
Illinois, 60007
www.metrofp.com
P 847.758.9820
F 847.758.9822

February 23, 2026

Mr. Blaine Kline
City of Joliet
150 W. Jefferson
Joliet, Illinois 60432

Re: Joliet Slammers Stadium – Sprinkler Pipe Replacement Project

Dear Mr. Kline,

We are pleased to submit the following proposal to complete fire protection work at the above-referenced project.

Scope of Work: Replace all main sprinkler piping with new piping on the South and West levels of the Concourse.

Total Price: **$213,171.00**

- West Level: $104,988.00
- East Level: $108,183.00

Prices include:

- Pipe, fittings, and hangers in accordance with NFPA-13
- Hydrostatic testing upon completion
- Normal shift hours
- Union labor

Prices exclude:

- Permit fees
- Fire extinguishers or cabinets
- Electrical alarm work or wiring of any type
- Painting of pipe
- Sales tax
- Overtime or shift work
- Drawings

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Metropolitan Fire Protection, Inc.

[redacted]

AFFORDABLE FIRE PROTECTION INC.
4920 S. Central Avenue, Suite 12 Chicago, IL 60638
Phone: 708-929-4060
www.affordablefire.net

LETTER OF PROPOSAL

February 12, 2026
Blaine Kline
City of Joliet
bkline@joliet.gov / [redacted]
Re: Fire Protection Work 1 Mayor Art Schultz Dr Joliet Duly Health and Care Field

Dear Blaine,

Affordable Fire Protection, Inc. provides the following labor and material at the above location to the scope of work described below.

- Replace existing 3" main pipe in west and south concourse areas.
- Reconnect to existing sprinkler line pipe.

Qualifications:

- Any CAD discs will be supplied to Affordable Fire Protection Inc. at no charge.
- Our work to start inside the building at: 1 Mayor Art Schultz Dr, Joliet, IL 60432.
- Underground flushing certificate must be supplied to Affordable Fire Protection, Inc. prior to connection to water service at no charge.
- An unobstructed floor and work area must be provided.
- It is assumed that onsite parking will be provided.
- All required reporting on the Compliance Engines will be completed once all invoices are paid in full.
- Upon acceptance of the contract/proposal a 10% deposit will be required prior to start of contract.
- **This price is valid for 7 days from date issued. Due to the volatility of material pricing.**

Base Bid: $205,375

Notes:

- *Bid assumes existing sprinkler system and water supply is sufficient. Bid does not include further alterations to existing sprinkler system.*

Items NOT included in our proposal:

- Bonds, Certified payroll, G702 & G703, outside consulting fees.
- PE stamped drawings, design or drawings, hydraulic calculations.
- Any painting or signage of piping or protection from painting.
- Any alarm or electrical wiring of any kind.
- Setting of sleeves.
- Concrete pads for pumps.
- Fire stopping.
- Cutting or patching of walls or ceilings.
- Temporary electrical power to operate tools and machines.
- Centering sprinklers in ceiling tiles.

- Hydrostatic test (if requested, please add $685.00).
- Flow test (if requested or current one (within 4 months) cannot be provided, please add $685.00).
- Lift rental.
- Labor or material to repair any leaks on any pipe not installed by Affordable Fire Protection, Inc, or its subcontractors.
- Overtime/off hour labor.
- Any city, town, or village compliance/review/drain down/parking fees or permits.
- Raising or relocating any main or branch-line piping.
- Any upgrades to system not described above.
- Transfer switch for any pumps.
- Cabinets or fire extinguishers.
- Man door valves.
- Beam protection sprinklers.
- Hose racks or hose valves.
- Pump glands, gland bolts, or nuts.
- Backflow certification. (if requested, please add $150.00 per device)
- Any City required FDC locking caps.
- More than (1) hour labor for new backflow certification. If we find that debris from underground supply has clogged new backflow preventer, we will add $650.00 to base bid to dis-assemble and clean.
- If we are providing you with a cross the line controller, please verify with your electrician if your electrical service requires an upgraded fire pump controller, such as Wye Delta or Soft Start. If an upgrade is needed, there will be an additional cost.

This price is valid for 7 days from date issued. Due to the volatility of material pricing.

Payment Terms: Signing this Proposal creates a contract. Full payment is expected within 30 days of billing for work completed. A service fee of 5.5% per month will be applied for late payments. **TERMS AND CONDITIONS OF CONTRACT APPEAR ON THE NEXT PAGE, WHICH ARE PART OF THIS AGREEMENT.**

Approved By: _____

Print Name: _____

Date: _____

Respectfully Submitted By:

[redacted]
Design Estimator
Affordable Fire Protection Inc.

TERMS AND CONDITIONS:

A. **Price.** The price for work to be performed under this agreement on a time and material basis shall be based upon the prevailing Affordable Fire Protection, Inc. prices for material, labor and related items, in effect at the time supplied under this agreement. Further, in the event that this agreement is executed on a "price not to exceed" basis, the price to the customer shall be lesser of: 1) the limit price quoted, or 2) the actual cumulative billing based on the aforementioned prevailing prices. Any change in the Scope of Work may require an increase in the price. Affordable Fire Protection, Inc. may raise the price in event of a change in regulations or other change in conditions or requirements that materially changes the Scope of Work, including sudden extraordinary raises in costs, including materials and labor costs.

B. **Payment Terms.** Customer shall pay Affordable Fire Protection, Inc. as specified in section 1 above, but in no event later than thirty (30) days from the date of the invoice(s) for the Work. Customer shall pay a late fee of five and one half percent (5 ½%) per month for any past due invoices. If more than one invoice is issued, the Payment Terms apply to each invoice. If Affordable Fire Protection, Inc. is subsequently requested by the Customer to perform additional work beyond the Work set out in the above scope of work, the Payment Terms shall apply equally to the additional work. Customer shall pay all taxes, permits and other charges, including but not limited to state and local sales and excise taxes, however designated, levied or based on the service charges pursuant to this Agreement. payment shall constitute acceptance of all the terms and conditions of this Agreement.

C. **Return payment cost.** Customer shall pay Affordable Pire Protection Inc. as specified any and all bank charges that are incurred and a $200.00 fee for each returned or dishonored payment.

D. **Additional Work.** Additional work performed for the Customer by Affordable Fire Protection, Inc. (beyond the work set out in the above scope of work section) will be included in subsequent invoices and shall be governed by and subject to all of the terms and conditions of this Agreement.

E. **Amendment/ Modifications.** The terms of Customer's purchase order shall not serve to modify this Agreement. This Agreement may be modified or amended only by a written instrument signed by duly authorized representatives of each party, specifically referring to this Agreement. No term of any amendment shall be implied to change any limitation on liability or indemnity provision of this Agreement.

F. **Liability Limitation/ Indemnity**. Customer agrees that Affordable Fire Protection, Inc.'s liability for property damage, personal injury, or death, whether arising in contract, tort, strict liability or otherwise, shall not exceed the agreement price set out above (as increased by the price for any additional work) or, where the time and material term is selected above, customer's time and materials payments to Affordable Fire Protection, Inc. Customer further agrees that Affordable Fire Protection, Inc. shall not be liable for any special, indirect, incidental or consequential damages or any economic loss damages of any kind and that Customer shall indemnify and hold Affordable Fire Protection, Inc. harmless from any and all third party claims relating to the Customer's negligence or misconduct, including Customer's failure to maintain the systems or to keep the system in operative condition or relating to Affordable Fire Protection Inc.'s performance or failure to perform under this agreement.

G. **Equipment On Site**. Where Affordable Fire Protection, Inc. may leave/ store materials or equipment on site for convenience of performing the Work, Customer hereby grants Affordable Fire Protection, Inc. a security interest in the materials and equipment, which may include pipes, clamps, sprinkler heads, other materials, and generators, power tools, hand tools, or other tools and equipment, and Customer authorizes Affordable Fire Protection, Inc. to file a financing statement or other documents in connection therewith in order for Affordable Fire Protection, Inc. to perfect its security interest. Customer shall provide appropriate safe and secure storage for such materials and equipment and shall not interfere with Affordable Fire Protection Inc.'s markings designed to show ownership on such materials and/ or equipment. Customer here by grants permission to Affordable Fire Protection Inc. to upon the work site and access to all materials and equipment.

H. **Mechanics Liens.** Customer acknowledges that Affordable Fire Protection, Inc. shall acquire a Mechanics Lien on the premises of the project and Customer shall cooperate in good faith with Affordable Fire Protection, Inc. Upon request, Customer shall provide Affordable Fire Protection, Inc. with the project's common address, the property identification number (PIN), the project owner's identity, any information regarding lenders on the premises, and any other reasonable or legally required information requested by Affordable Fire Protection, Inc. for the purpose of perfecting a mechanics lien.

I. **Solicitation**. Customer shall not engage in any direct or indirect solicitation of any Affordable Fire Protection, Inc. employee (attempting to influence the Affordable Fire Protection, Inc. employee to leave Affordable Fire Protection, Inc.'s employment) during the time of the performance of the Agreement and for a period of two years thereafter.

J. **Audit Right**. Should Customer be in default of its payment obligations, Customer shall provide Affordable Fire Protection, Inc. or its representative access to all of Customer's financial records, including, but not limited to, its Income Statement, Balance Sheet and General Ledger so that Affordable Fire Protection, Inc. can verify Customer's financial position and make prompt appropriate decisions.

K. **Injunctive Relief.** Customer agrees that the nature of any breach of the provisions in sections G, H, and I relating to mechanics liens, solicitation, and audit right is difficult to measure and agrees that injunctive relief is appropriate. Customer shall pay Affordable Fire Protection Inc.'s costs and attorney fees should Affordable Fire Protection, Inc. prevail in an action pursuant to paragraphs G and or H relating to mechanics liens and solicitation.

L. **Working Conditions**. Customer shall provide a safe working environment for Affordable Fire Protection, Inc. to perform the Work free from debris and hazards, including compliance with all federal, state, and local regulations, including, but not limited to OSHA regulations. Customer shall provide utilities necessary to perform the Work.

M. **Termination**. Affordable Fire Protection, Inc. may cease performance and/ or terminate this Agreement upon: (1) Customer's failure to perform or meet any material obligation under this Agreement, including failing to pay as agreed, and/ or 2) Customer becoming insolvent or filing for bankruptcy or similar proceeding. Affordable Fire Protection, Inc. may charge Customer a termination fee equal to its costs plus 25% of the contract price should Customer cancel the contract after Affordable Fire Protection, Inc. has incurred any costs in preparing to perform including but not limited to ordering materials and contracting labor.

N. **Force Majeure**. Affordable Fire Protection, Inc. shall not be liable for any delay or failure to perform to the extent such is due, in whole or in part, to any occurrence(s) beyond Affordable Fire Protection Inc.'s reasonable control, including, but not limited to: acts of God; compliance with any order or request of any governmental authority; act of war, rebellion, or sabotage; fire; flood; release of hazardous toxic substances; explosions; accidents; riots; strikes or other concerted acts of workmen.

O. **Intellectual Property/ Employees/ Subcontractors**. Customer acknowledges that Affordable Fire Protection Inc.'s employees or subcontractors are not employees of Customer. Customer acknowledges that it has no legal interest in, and that Affordable Fire Protection, Inc. maintains all ownership rights in, technical information, inventions, discoveries and improvements, patentable or unpatentable, and any copyrightable material conceived by Affordable Fire Protection, Inc. employees, independent contractors, or subcontractors.

P. **Use of Customer Name**. Customer hereby authorizes Affordable Fire Protection, Inc. to use Customer's name in any reasonable manner, including in writing on paper or electronic form (web-based) to advertise Affordable Fire Protection Inc.'s services and accomplishments.

Q. **Assignment**. Neither party may assign this Contract without the other party's prior written consent.

R. **Entire Agreement/ Counterparts**. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all prior agreements or understandings with respect thereto. Customer acknowledges that it has read this agreement, understands it, and agrees to be bound by its terms and conditions. Neither party shall be bound by any statements or representation not contained in this Agreement. This Agreement may be executed in counterparts.

S. **Governing Law/ Venue/ Mediation**. This Agreement shall be governed by the laws of the state of Illinois. Any dispute arising from the subject matter of this Agreement shall be submitted to mediation. Each party shall submit to the other a list of three proposed available mediators. Each party shall strike a name from the combined list of mediators, with Affordable Fire Protection, Inc. starting. The last mediator remaining on the list shall mediate the dispute. If the dispute is not resolved in mediation after both sides have acted in good-faith, then the dispute may be taken to court. Any legal action to enforce any rights shall be brought in the Circuit Court of Cook County, Illinois.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 215-26

File ID: 215-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/14/2026

Final Action:

Title:

Attachments: Scanned from a Xerox Multifunction Printer (00C)_Redacted.pdf, Approver Report

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/14/2026	Dustin Anderson	Delegated	
Notes:	Delegated: Out Of Office				
1	2	4/14/2026	Jayne Bernhard	Approve	4/16/2026
1	3	4/14/2026	Kevin Sing	Approve	4/16/2026
1	4	4/14/2026	Todd Lenzie	Approve	4/16/2026
1	5	4/17/2026	Beth Beatty	Approve	4/16/2026

Memo

File #: 216-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Award of Contracts for Grass Cutting on Vacant City Lots to Summit Lawncare in the amount of $38,970.00 and to Culpepper Lawnworks in the amount of $17,535.00

BACKGROUND:
The City owns a number of vacant lots that were acquired over time through various means, including prior administrative purchases and other property transfers. These parcels contain no structures and require ongoing maintenance to ensure they remain in compliance with City ordinances and community standards. Neighborhood Services is in control of 162 lots and for many years has contracted with external vendors to provide routine grass cutting and general lot maintenance services. These lots are contracted to be cut 15 times starting in May and ending in October. The grass cutting contract will go out to full bid again in 2027.

CONCLUSION:
It is recommended that the City Council award contracts for grass cutting services on vacant City-owned lots under Contract NS-CO-LM 2024 to the responsible lowest bidders, with the option for two annual renewals (2025 and 2026). Staff recommends approval of the 2026 renewal with Culpepper Lawnworks in the amount of $17,535.00 (Bundles A and B) and Summit Lawncare in the amount of $38,970.00 (Bundle C, D and E). Funding for these services will be charged to Neighborhood Services (ORG 02025000, Object 524200) in the total amount of $56,505.00.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the grass cutting contracts for the vacant City lots in the amount of $56,505.00.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 216-26

File ID: 216-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/16/2026

Final Action:

Title: Award of Contracts for Grass Cutting on Vacant City Lots to Summit Lawncare in the amount of $38,970.00 and to Culpepper Lawnworks in the amount of $17,535.00

Attachments: Approver Report

Entered by: sbrooks2@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/16/2026	Dustin Anderson	Delegated	
Notes:	Delegated: Out Of Office				
1	2	4/16/2026	Jayne Bernhard	Approve	4/20/2026
1	3	4/16/2026	Kevin Sing	Approve	4/20/2026
1	4	4/17/2026	Todd Lenzie	Approve	4/20/2026
1	5	4/17/2026	Beth Beatty	Approve	4/21/2026

Memo

File #: 218-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: Beth Beatty, City Manager

SUBJECT:
Issuance of Class “B” and Class “M” Liquor License at 227 N. Gougar Road - Barber Oberwortmann Horticultural Center-Venue Ninety-Eight.

BACKGROUND:
A Liquor Hearing was held with the Deputy Liquor Commissioner, April 1, 2026, for Barber Oberwortmann Horticultural Center-Venue Ninety-Eight.

RECOMMENDATION:
Attached are the Findings and Recommendation of the Liquor Commissioner.

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

CITY OF JOLIET

FINDINGS OF THE LIQUOR COMMISSION
ISSUANCE OF A LIQUOR LICENSE

Based on a public hearing that took place on Wednesday, April 1, 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:** Joliet Park District
   d/b/a: Barber Oberwortmann Horticultural Center-Venue Ninety-Eight

   (b) **Address of premises:** 227 N. Gougar Road

2. **Class of liquor license applied:** Class B – They also applied for Class M Permit – Music/Entertainment

3. **Past Performance**: Years of experience with sales and service of alcoholic liquor at the Joliet Park District.

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:** Live Music

8. **Premise compliance with all ordinances of the City:**

   Building Inspections Department approval pending final inspection.

   Joliet Fire Department states there are no fire code violations.

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:	
Class "C" Package Goods Only:	
Class "C-D" Package Goods Only/ Beer & Wine Only:	
Class "D" Premises/Beer & Wine Only:	
Class "E" Restaurant or Hotel:	
Class "F" Club:	
Class "J" Governmental & Non-for-profit:	1
Class "K" Stadium:	
Class "L" Riverboat-Related Facility:	
Class "P" Bicentennial Park:	
Class "TH" Theater or Cinema:	
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:	1

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 site is part of the Pilcher Park property owned by the Joliet Park District and contains the existing event center and the Bird Haven Greenhouse. The property is zoned R-2 (single-family residential). In 1998, City Council approved a Variation of Use (Ordinance #12002) to allow a "banquet hall including liquor service," a B-3 (general business) use, in the R-2 (single-family residential) zoning district at this location. The sale and on-premises consumption of liquor as well as the use as an event venue is permitted at the Horticultural Center through this Variation of Use.

The Horticultural Center is surrounded to the north, west, and south by Pilcher Park land. To the east across Gougar Road is additional wooded land owned by the Joliet Park District that is also zoned R-2 (single-family residential).

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 Commissioners James O'Connell and Kevin Kelley, Assistant Corporation Counsel Stephanie Silkey, 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

James O'Connell
Deputy Liquor Commissioner

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 218-26

File ID: 218-26 **Type:** License and Permit **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/10/2026

Final Action:

Title: Issuance of Class “B” and Class “M” Liquor License at 227 N. Gougar Road - Barber Oberwortmann Horticultural Center-Venue Ninety-Eight.

Attachments: BARBER OBERWORTMANN HORTICULTURAL- 227 N GOUGAR - LIQUOR FINDINGS, Approver Report

Memo

File #: 219-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: Beth Beatty, City Manager

SUBJECT:
Issuance of Class “E” Liquor License at 81 N. Chicago Street - Internode Greenery & Home.

BACKGROUND:
A Liquor Hearing was held with the Deputy Liquor Commissioner, April 1, 2026, for Internode Greenery & Home.

RECOMMENDATION:
Attached are the Findings and Recommendation of the Liquor Commissioner.

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

CITY OF JOLIET

FINDINGS OF THE LIQUOR COMMISSION
ISSUANCE OF A LIQUOR LICENSE

Based on a public hearing that took place on Wednesday, April 1, 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:** Internode, LLC
   d/b/a: Internode Greenery & Home

   (b) **Address of premises:** 81 N. Chicago Street Unit 101

2. **Class of liquor license applied:** Class E – Restaurant or Hotel

3. **Past Performance**: N/A

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:** 18%

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:	6
Class "A1" Brew Pub:	
Class "A2" Craft Brewery:	
Class "A3" Craft Distillery:	1
Class "B" Premises Only:	17
Class "C" Package Goods Only:	8
Class "C-D" Package Goods Only/ Beer & Wine Only:	1
Class "D" Premises/Beer & Wine Only:	
Class "E" Restaurant or Hotel:	12
Class "F" Club:	3
Class "J" Governmental & Non-for-profit:	
Class "K" Stadium:	1
Class "L" Riverboat-Related Facility:	1
Class "P" Bicentennial Park:	
Class "TH" Theater or Cinema:	
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:	50

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 an existing business on the ground floor of a multi-tenant commercial building within downtown Joliet. The property is zoned B-2 (central business) which permits on-premises consumption and the sale of liquor.

The property is within downtown Joliet and surrounded by other commercial and mixed-use properties that contain uses such as restaurants, retail stores, and a bank. All surrounding properties are also zoned B-2 (central 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 Commissioners James O'Connell and Kevin Kelley, Assistant Corporation Counsel Stephanie Silkey, 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

James O'Connell
Deputy Liquor Commissioner

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 219-26

File ID: 219-26 **Type:** License and Permit **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/10/2026

Final Action:

Title: Issuance of Class “E” Liquor License at 81 N. Chicago Street - Internode Greenery & Home.

Attachments: INTERNODE GREENERY & HOME - 81 N CHICAGO ST - LIQUOR FINDINGS, Approver Report

Memo

File #: 220-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: Beth Beatty, City Manager

SUBJECT:
Issuance of Class “B” Liquor License at 3147 W. Jefferson Street - The Prime House.

BACKGROUND:
A Liquor Hearing was held with the Deputy Liquor Commissioner, April 1, 2026, for The Prime House.

RECOMMENDATION:
Attached are the Findings and Recommendation of the Liquor Commissioner.

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

CITY OF JOLIET

FINDINGS OF THE LIQUOR COMMISSION
ISSUANCE OF A LIQUOR LICENSE

Based on a public hearing that took place on Wednesday, April 1, 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:** The Pancake House LLC
   d/b/a: The Prime House

   (b) **Address of premises:** 3147 W. Jefferson St

2. **Class of liquor license applied:** Class B – On Premise

3. **Past Performance**: 25 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:** 25%

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:	2
Class "A1" Brew Pub:	
Class "A2" Craft Brewery:	
Class "A3" Craft Distillery:	
Class "B" Premises Only:	3
Class "C" Package Goods Only:	2
Class "C-D" Package Goods Only/ Beer & Wine Only:	1
Class "D" Premises/Beer & Wine Only:	3
Class "E" Restaurant or Hotel:	2
Class "F" Club:	
Class "J" Governmental & Non-for-profit:	2
Class "K" Stadium:	
Class "L" Riverboat-Related Facility:	
Class "P" Bicentennial Park:	
Class "TH" Theater or Cinema:	
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:	15

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 business in the multi-tenant commercial building in the Twin Plaza Properties center. The center contains various retail and service uses including restaurants. The property is zoned B-3 (general business) which permits on-premises consumption and the sale of liquor.

The surrounding zoning and land uses include:

North: R-5 (multi-family residential), residential (Heritage Manor Condos)
East: B-3 (general business), professional offices (Twin Oaks Place)
South: R-2 (single-family residential), Joliet Park District Inwood Golf Course
West: B-3 (general business), funeral home

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 Commissioners James O'Connell and Kevin Kelley, Assistant Corporation Counsel Stephanie Silkey, 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

James O'Connell
Deputy Liquor Commissioner

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 220-26

File ID: 220-26 **Type:** License and Permit **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/10/2026

Final Action:

Title: Issuance of Class “B” Liquor License at 3147 W. Jefferson Street - The Prime House.

Attachments: THE PRIME HOUSE - 3147 W JEFFERSON ST - LIQUOR FINDINGS, Approver Report

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 221-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: Beth Beatty, City Manager

SUBJECT:
Issuance of Class “E” Liquor License at 101 McDonald Avenue - Wingate by Wyndham Joliet.

BACKGROUND:
A Liquor Hearing was held with the Deputy Liquor Commissioner, April 1, 2026, for Wingate by Wyndham.

RECOMMENDATION:
Attached are the Findings and Recommendation of the Liquor Commissioner.

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

CITY OF JOLIET

FINDINGS OF THE LIQUOR COMMISSION
ISSUANCE OF A LIQUOR LICENSE

Based on a public hearing that took place on Wednesday, Apirl 1, 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:** Twin Rivers Lodging LLC
   d/b/a: Wingate by Wyndham Joliet

   (b) **Address of premises:** 101 McDonald Ave

2. **Class of liquor license applied:** Class E – Restaurant or Hotel

3. **Past Performance**: N/A

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:** 7%

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 states there are no fire code violations.

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:	
Class "C" Package Goods Only:	
Class "C-D" Package Goods Only/ Beer & Wine Only:	
Class "D" Premises/Beer & Wine Only:	1
Class "E" Restaurant or Hotel:	
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:	
Class "CG" Gas Station/Package:	
The total amount of liquor licenses within a one-mile radius of the proposed location:	2

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 an existing hotel located on McDonald Avenue near the Route 52 and Interstate 55 interchange. The property is zoned I-1 (light industrial), which permits B-3 (general business) uses such as hotels as well as the on-premises consumption and the sale of liquor.

The surrounding area contains a variety of commercial uses, including hotels, as well as light industrial uses. The adjacent surrounding zoning and land uses include:

North: B-3 (general business), commercial (RV dealership)
East: B-3 (general business), commercial and light industrial (professional offices; automotive repair; manufacturing)
South: I-1 (light industrial), commercial
West: I-1 (light industrial), commercial (RV 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 Commissioners James O'Connell and Kevin Kelley, Assistant Corporation Counsel Stephanie Silkey, 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

James O'Connell
Deputy Liquor Commissioner

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 221-26

File ID: 221-26 **Type:** License and Permit **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/10/2026

Final Action:

Title: Issuance of Class “E” Liquor License at 101 McDonald Avenue - Wingate by Wyndham Joliet.

Attachments: WINGATE BY WYNDHAM JOLIET - 101 MCDONALD AVE - LIQUOR FINDINGS, Approver Report

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 222-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: Beth Beatty, City Manager

SUBJECT:
Issuance of Class “B” Liquor License at 16329 S. Boulevard Place - LongHorn Steakhouse**.**

BACKGROUND:
A Liquor Hearing was held with the Deputy Liquor Commissioner, April 1, 2026, for LongHorn Steakhouse.

RECOMMENDATION:
Attached are the Findings and Recommendation of the Liquor Commissioner.

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

CITY OF JOLIET

FINDINGS OF THE LIQUOR COMMISSION
ISSUANCE OF A LIQUOR LICENSE

Based on a public hearing that took place on Wednesday, April 1, 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:** RARE Hospitality International, Inc.
d/b/a: LongHorn Steakhouse

   (b) **Address of premises:** 16329 S. Boulevard Place

2. **Class of liquor license applied:** Class B – On Premise

3. **Past Performance**: 22 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:** 12%

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 states there are no fire code violations.

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:	6
Class "C" Package Goods Only:	1
Class "C-D" Package Goods Only/ Beer & Wine Only:	
Class "D" Premises/Beer & Wine Only:	
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:	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:	11

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. To the south is a detention pond and the Route 30 / I-55 interchange.

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 Commissioners James O'Connell and Kevin Kelley, Assistant Corporation Counsel Stephanie Silkey, 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

James O'Connell
Deputy Liquor Commissioner

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 222-26

File ID: 222-26 **Type:** License and Permit **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/10/2026

Final Action:

Title: Issuance of Class “B” Liquor License at 16329 S. Boulevard Place - LongHorn Steakhouse.

Attachments: LONGHORN STEAKHOUSE - 16329 S BOULEVARD PL - LIQUOR FINDINGS, Approver Report

Memo

File #: 224-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinance Approving the Preliminary Planned Unit Development of Neustoneshire Phase Two (PUD-2-26)

BACKGROUND:
The petitioner and homebuilder, D.R. Horton Inc., requests approval of the preliminary Planned Unit Development of Neustoneshire Phase Two, located north of Van Dyke Road and west of County Line Road. The proposed subdivision consists of 147 single-family lots on approximately 54 acres of undeveloped property with R-1B (single-family residential) zoning. The R-1B zoning district requires a minimum lot area of 9,100 square feet and a minimum lot width of 70 feet. The proposed house plans include two-story models with living areas between 2,000 and 2,600 square feet and one-story models with living areas between 1,500 and 1,770 square feet. Storm detention for the subdivision will be on the south side of the property, adjacent to Van Dyke Road. There will be no park site within the subdivision, as the Joliet Park District has requested a cash contribution in lieu of a park land dedication.

The subject site was annexed and zoned R-1B in 2004 as part of the original Neustoneshire subdivision that was to include the 162 acres west of County Line Road between Theodore Street and Van Dyke Road. The original subdivision proposal was for 411 single-family lots that would be constructed in three phases. However, only Phase One was recorded and developed: NeuStoneshire Phase One is located directly south of Theodore Street and contains 146 developed single-family lots and two storm detention areas. The 54-acre subject site contains the land that would have been Phase Two, located north of Van Dyke Road and east of Lakewood Prairie Subdivision. Phase Three would have been the property at the northwest corner of County Line Road and Van Dyke Road, which is under separate ownership from the subject site and not part of this petition.

While the proposed Planned Unit Development contains Neustoneshire in its name, it is a separate development from NeuStoneshire Phase One that will have its own set of house plans and its own separate homeowners' association.

The proposed subdivision will contain 147 single-family lots with R-1B (single-family residential) zoning. The subdivision will meet the required average lot size and width for the R-1B district, with an average lot size of 10,096 square feet and an average lot width of 78 feet. All lots except two meet the minimum lot area; Lots 21 and 24 are slightly under the required area at 8,978 and 8,886 square feet respectively. The depths of these lots were slightly reduced to create space for a wider right-of-way dedication for Van Dyke Road as requested by City staff. The proposed plans include a 38-foot right-of-way dedication for Van Dyke Road. The preliminary PUD includes a variation to reduce the

minimum lot size for Lots 21 and 24, which staff supports due to the need for a greater right-of-way dedication than originally anticipated.

The proposed house plans include five models: three two-story models with ten total elevations, and two one-story models with eight total elevations. The two-story homes will have approximately 2,000 to 2,600 square feet of living area and include four to five bedrooms and two-and-a-half bathrooms. The one-story models will have either 1,500 or 1,770 square feet of living area and contain either three or four bedrooms. All models will include an attached two-car garage. The proposed homes are compatible with the existing homes in the surrounding residential subdivisions. NeuStoneshire Phase One contains mostly two-story homes with two- to three-car garages, as well as some one-story homes. Examples of existing homes in Phase One are shown in Figure 6 of the Plan Commission staff report packet. The proposed elevations and floor plans for the Planned Unit Development of Neustoneshire Phase Two are included as an attachment.

As part of the Planned Unit Development, the petitioner is requesting a variation from the residential design standards in the Zoning Ordinance, which require 50 percent of the front elevations of at least 50 percent of the detached single-family dwelling units to be comprised of brick or stone. The petitioner proposes that 100 percent of the dwelling units will have at least 25 percent brick or stone on the front elevation. The attached elevations include between 25 percent and 41 percent brick or stone. Staff supports this request as the design of the proposed elevations is consistent with similar developments in the area.

The proposed street layout is generally consistent with the 2004 preliminary plat, with road connections to Kempton Street in NeuStoneshire Phase One at the northwest corner, to the Neustoneshire Boulevard roundabout off County Line Road at the northeast corner, and to Van Dyke Road at the southwest corner. The original plans from 2004 included an extension of Neustoneshire Boulevard off the south side of the roundabout; though the street extension was never constructed, the roundabout contains an existing curb cut on its south side. The proposed plans include a short extension of Neustoneshire Boulevard in this location. Proposed Street D will connect to this extension and then follow the path of an existing sanitary sewer main that was installed with Phase One.

The proposed Planned Unit Development includes a preliminary landscape plan that shows parkway trees, landscape outlots along Van Dyke Road, and landscaping around the stormwater area. The Zoning Ordinance requires new residential developments to provide a 30-foot-wide landscape area adjacent to a main collector street, such as Van Dyke Road. As part of the PUD, the petitioner is requesting a variation to reduce the landscape area adjacent to Van Dyke Road to 18 feet in order to accommodate the proposed lot layout and stormwater area. Staff supports this request because it is consistent with the existing landscaping along Van Dyke Road near County Line Road for the Kearney Glen subdivision, and because it allows the petitioner to dedicate an appropriate amount of right-of-way for Van Dyke Road. The landscape lots 149 and 150, the open area lot 148, and the stormwater lot 151 will be owned and maintained by a homeowners' association, to be established in the future as part of the development of the subdivision.

The attached project narrative outlines the phasing, financial, and marketing plans for the development. According to the petitioner, the development will be completed in one phase with full buildout projected to take approximately three years. Public improvements, water and sewer connection fees, school impact fees, and development impact fees will be required for this

subdivision. The developer is currently finalizing an agreement with the Joliet Park District for a cash contribution in lieu of a park land donation.

Approval of the proposed Preliminary Planned Unit Development will allow the development of a 147-lot single-family residential subdivision on land within already within the City limits. The site was intended to be developed as a residential subdivision, and the proposed Planned Unit Development is consistent with the lot requirements for the existing R-1B zoning district. The subdivision includes connections to the existing street network and provides a right-of-way dedication for further development of Van Dyke Road. The proposed house plans are compatible with the adjacent residential subdivisions, and the proposed subdivision will have its own homeowners' association to maintain all common areas. Future approval of the final Planned Unit Development is still required.

PLAN COMMISSION PUBLIC HEARING:
The Plan Commission held a public hearing on this matter at their special meeting on April 8, 2026. Steve Bauer, attorney and entitlements manager with D.R. Horton, Inc., represented the petition. No one spoke in favor of or opposition to the petition. Meeting minutes are attached.

RECOMMENDATION OF THE PLAN COMMISSION:
Jeff Crompton moved that the Plan Commission recommend approval of the Preliminary Planned Unit Development of Neustoneshire Phase Two, located north of Van Dyke Road and west of County Line Road.

Michael Turk seconded the motion, which passed with seven (7) aye votes and no nay votes. Voting aye were: Cox, Crompton, Hammac, Kella, Martin, Radakovich, and Turk. Voting nay were: none. Absent were: Eulitz.

RECOMMENDATION:
Staff concurs with the recommendation of the Plan Commission and recommends that the Mayor and City Council approve the following:

1. Ordinance Approving the Preliminary Planned Unit Development of Neustoneshire Phase Two

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE PRELIMINARY PLANNED UNIT DEVELOPMENT
(Neustoneshire Phase Two)

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: The attached preliminary planned unit development is hereby approved, subject to the conditions set forth on the plat or in Exhibit "A" if any.

SECTION 2: 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 3: This Ordinance shall be in effect upon its passage.

PASSED this ___ day of _____, 2026

_____ _____
MAYOR **CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

SUBDIVISION: Neustoneshire Phase Two
PIN: 00-09-01-200-014-0000, 00-09-01-200-015-0000, 00-09-01-200-017-0000, 00-09-01-200-016-0000, AND 00-09-01-200-019-0000
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: No
CED DOC. NO.: PUD-2-26

THIS PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17093C0145H) EFFECTIVE DATE 1/8/2014.

TOPOGRAPHY

TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES. FIELD WORK WAS COMPLETED ON 7/7/2025. DRAFTING WAS COMPLETED ON 07/11/2025.

VARIANCES

1. EXCEPTION FROM THE RESIDENTIAL DESIGN STANDARDS TO ALLOW 25% OF THE FRONT ELEVATIONS OF 100% OF THE SINGLE-FAMILY DWELLING UNITS TO BE COMPRISED OF BRICK OR STONE.
2. EXCEPTION FROM THE PUBLIC WORKS CONSTRUCTION STANDARDS TO ALLOW THE EXISTING SANITARY SEWER TO BE LOCATED UNDER THE ROADWAY PAVEMENT.
3. EXCEPTION FROM THE ZONING ORDINANCE REQUIRING A 30-FOOT LANDSCAPE OUTLOT ADJACENT TO MAIN COLLECTOR STREETS TO ALLOW A 18-FOOT LANDSCAPE OUTLOT.
4. EXCEPTION FROM THE ZONING ORDINANCE TO ALLOW LOTS 21 AND 24 TO BE LESS THAN THE MINIMUM 9,100 SF.

GENERAL NOTES

1. PARKWAYS, NEW DITCHES AND DETENTION AREAS SHALL RECEIVE MINIMUM 4" TOPSOIL AND SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE KENDALL COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE.
2. SCHOOL, PARK AND LIBRARY DONATION SHALL BE PROVIDED.
3. STREET SIGNS SHALL BE PROVIDED AT EACH INTERSECTION.
4. AN EROSION CONTROL PLAN MEETING THE REQUIREMENTS OF THE ILLINOIS EPA AND THE ILLINOIS PROCEDURES FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL MANUAL WILL BE PROVIDED.
5. THE MAINTENANCE OF ALL COMMON AREAS AND DETENTION POND AREAS ARE TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41-32-48.15866 N
LONGITUDE: 88-15-52.99581 W
ELLIPSOIDAL HEIGHT: 544.043 SFT
GROUND SCALE FACTOR: 1.0000506077
ALL MEASUREMENTS ARE ON THE GROUND.

PRELIMINARY PLAT OF NEUSTONESHIRE PHASE 2 A PLANNED UNIT DEVELOPMENT

THIS PLAT IS NOT FOR RECORD

THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH 1 DEGREE 39 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 1484.04 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 36 SECONDS EAST 190.00 FEET; THENCE NORTH 01 DEGREES 39 MINUTES 24 SECONDS WEST, 35.13 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 36 SECONDS EAST, 355.36 FEET; THENCE NORTH 61 DEGREES 25 MINUTES 36 SECONDS EAST, 146.64 FEET; THENCE SOUTH 45 DEGREES 33 MINUTES 57 SECONDS EAST 277.22 FEET; THENCE SOUTH 27 DEGREES 27 MINUTES 26 SECONDS EAST, 193.59 FEET; THENCE SOUTH 71 DEGREES 54 MINUTES 34 SECONDS EAST, 90.64 FEET; THENCE NORTH 28 DEGREES 26 MINUTES 11 SECONDS EAST 97.62 FEET; THENCE NORTH 45 DEGREES 13 MINUTES 52 SECONDS EAST, 459.94 FEET; THENCE NORTH 43 DEGREES 13 MINUTES 10 SECONDS EAST, 457.72 FEET; THENCE NORTH 53 DEGREES 03 MINUTES 06 SECONDS EAST 95.90 FEET; THENCE NORTH 84 DEGREES 55 MINUTES 23 SECONDS EAST, 416.51 FEET; THENCE SOUTH 79 DEGREES 00 MINUTES 56 SECONDS EAST, 56.49 FEET; THENCE SOUTH 11 DEGREES 20 MINUTES 10 SECONDS WEST, 10.47 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 240.00 FEET, HAVING A CHORD BEARING OF SOUTH 00 DEGREES 22 MINUTES 08 SECONDS EAST, 98.06 FEET TO A NONTANGENT LINE; THENCE SOUTH 25 DEGREES 58 MINUTES 09 SECONDS EAST 60.90 FEET TO A NONTANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 233.00 FEET, HAVING A CHORD BEARING OF SOUTH 29 DEGREES 47 MINUTES 25 SECONDS EAST 24.56 FEET TO A NONTANGENT LINE; THENCE SOUTH 27 DEGREES 30 MINUTES 58 SECONDS WEST 135.49 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 14 SECONDS EAST 236.26 FEET; THENCE SOUTH 37 DEGREES 55 MINUTES 19 SECONDS WEST, 105.50 FEET; THENCE SOUTH 88 DEGREES 02 MINUTES 05 SECONDS WEST, 158.30 FEET; THENCE NORTH 01 DEGREES 57 MINUTES 55 SECONDS WEST 115.18 FEET TO A NONTANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 348.87 FEET, HAVING A CHORD BEARING OF NORTH 73 DEGREES 54 MINUTES 40 SECONDS WEST 197.59 FEET TO A NONTANGENT LINE; THENCE SOUTH 32 DEGREES 18 MINUTES 52 SECONDS WEST 128.62 FEET; THENCE NORTH 57 DEGREES 06 MINUTES 12 SECONDS WEST 35.33 FEET; THENCE NORTH 46 DEGREES 46 MINUTES 51 SECONDS WEST, 18.72 FEET; THENCE SOUTH 44 DEGREES 25 MINUTES 57 SECONDS WEST, 583.54 FEET; THENCE SOUTH 10 DEGREES 44 MINUTES 32 SECONDS WEST, 58.00 FEET; THENCE SOUTH 21 DEGREES 33 MINUTES 16 SECONDS EAST, 147.57 FEET TO A NONTANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 283.00 FEET, HAVING A CHORD BEARING OF SOUTH 77 DEGREES 25 MINUTES 25 SECONDS WEST, 88.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 86 DEGREES 24 MINUTES 37 SECONDS WEST, 252.26 FEET; THENCE SOUTH 11 DEGREES 37 MINUTES 08 SECONDS EAST, 116.33 FEET; THENCE SOUTH 29 DEGREES 41 MINUTES 51 SECONDS EAST 140.24 FEET; THENCE SOUTH 25 DEGREES 35 MINUTES 37 SECONDS WEST, 282.94 FEET; THENCE SOUTH 43 DEGREES 49 MINUTES 12 SECONDS EAST, 158.48 FEET; THENCE SOUTH 77 DEGREES 25 MINUTES 02 SECONDS EAST 160.31 FEET; THENCE NORTH 39 DEGREES 01 MINUTES 50 SECONDS EAST 274.65 FEET; THENCE SOUTH 81 DEGREES 38 MINUTES 39 SECONDS EAST 130.29 FEET; THENCE SOUTH 56 DEGREES 42 MINUTES 04 SECONDS EAST 408.06 FEET; THENCE NORTH 88 DEGREES 01 MINUTES 11 SECONDS EAST, 73.01 FEET; THENCE SOUTH 01 DEGREES 58 MINUTES 48 SECONDS EAST, 119.92 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 88 DEGREES 01 MINUTES 04 SECONDS WEST ALONG SAID SOUTH LINE 1947.37 FEET TO THE PLACE OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

ZONING

EXISTING SINGLE FAMILY ZONING: R-1B SINGLE FAMILY RESIDENTIAL
PROPOSED SINGLE FAMILY ZONING: R-1B SINGLE FAMILY RESIDENTIAL

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: D.R. HORTON, INC. - MIDWEST;
CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 23, 2009 AND KNOWN AS TRUST NUMBER 8002354094 BY DEED FILED FOR RECORD DECEMBER 31, 2009 AND RECORDED IN DOCUMENT NUMBER 200900027748 OF THE KENDALL COUNTY RECORDS;
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 11(a), 11(b) AND 18 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

THE FIELD WORK WAS COMPLETED ON JULY 7, 2025.

DATED THIS 14TH DAY OF JULY, A.D., 2025.

[redacted]

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ 35-3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

PROJECT TEAM

OWNER/DEVELOPER
D.R. Horton
1750 E. Golf Road, Suite 925
Schaumburg, Illinois 60173
847 984 4420

ENGINEER
V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200

SURVEYOR
V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200



VICINITY MAP
NO SCALE

BENCHMARK

SOURCE:

TRIMBLE VRS NETWORK WITH PROJECT ORIGIN AT:
LATITUDE: 41-32-48.15866 N
LONGITUDE: 88-15-52.99581 W
ELLIPSOIDAL HEIGHT: 544.043 SFT
GROUND SCALE FACTOR: 1.0000506077.
ALL MEASUREMENTS ARE ON THE GROUND.

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 07-02-25

ELEVATION: 649.40 (MEASURED)
DATUM: NAVD88
DESCRIPTION: WSW BOLT ON FIRE HYDRANT AT WEST SIDE OF NEUSTONESHIRE BLVD., NORTH OF NORTHEAST CORNER OF SITE.

STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 07-02-25

ELEVATION: 652.44 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SE BOLT ON FIRE HYDRANT AT SOUTH SIDE OF BLUEBLOSSOM LANE, NORTH OF THE NORTHWEST CORNER OF SITE.

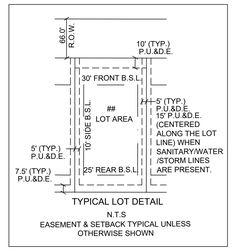
THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

SITE DATA- FULL SITE

SITE AREA	=	54.20 AC.
STORMWATER MANAGEMENT AREA	=	5.76 AC.
OPEN AREAS	=	0.73 AC.
R.O.W. DEDICATION	=	13.64 AC.
GROSS LAND USE (LOTS + ROW)	=	47.71 AC.
NET LAND USE (LOTS W/OUT ROW)	=	34.07 AC.
SINGLE FAMILY DENSITY (147/54.20)	=	2.71 DU/AC
MINIMUM LOT SIZE	=	8,886 SF
MAXIMUM LOT SIZE	=	18,845 SF
AVERAGE LOT SIZE	=	10,096 SF
AVERAGE LOT WIDTH	=	78.0'
MIN. LOT WIDTH	=	70.0'



TYPICAL LOT DETAIL
N.T.S
EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

NOTE :
SIDE YARD SET BACKS FOR 1-1.5 STORY UNITS NEEDS TO BE A MINIMUM OF 6' AND FOR 2-2.5 STORY UNITS NEEDS TO BE A MINIMUM OF 8'. THE SUM OF SIDE YARD SET BACK FOR 1-1.5 STORY UNITS NEEDS TO BE 15' AND FOR 2-2.5 STORY UNITS NEEDS TO BE 20'. 10' SIDE YARD SET BACKS WERE USED TO ACHIEVE THE 20' SUM FOR ALL UNITS REGARDLESS OF TYPE.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
OH	OH	OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
		FLOW PATH/HIGH POINTS
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER
		DRIVEWAY
		LIGHT POLE

DESIGN CRITERIA

SANITARY SEWERS:
PIPE MATERIAL - PVC PIPE - SDR 26, ASTM-3034
MAXIMUM MANHOLE SPACING: 400'
SEWER SERVICES - 6" PVC - OVERHEAD SEWERS REQUIRED

WATER MAINS:
PIPE MATERIAL - DUCTILE IRON PIPE - CLASS 52, ANSI 21.51, PUSH-ON JOINTS - PVC C900
MAXIMUM FIRE HYDRANT SPACING: 300'
WATER SERVICES - 1" TYPE "K" COPPER (MIN.)

STORM SEWERS:
PIPE MATERIAL - REINFORCED CONCRETE PIPE - ASTM C-76
JOINTS - GASKETED BELL & SPIGOT, ASTM C-361
TRENCH BACKFILL - CA-6
MAXIMUM CURB INLET SPACING: 300'
ALL LOTS TO HAVE ACCESS TO STORM SEWER FOR SUMP PUMP CONNECTION

STREET LIGHTS:
COMMONWEALTH EDISON CO. STANDARDS - 25' POLE LENGTH
LOCAL STREETS: 250' SPACING - NO STAGGER REQUIRED

STORMWATER MANAGEMENT DESIGN CRITERIA:
STORM SEWER DESIGN PERIOD - 10 YEARS (PIPE-FULL CONDITION - NO SURCHARGE) 4.0" RAINFALL
DETENTION BASIN DESIGN PERIOD - 100-YEAR, 24-HOUR 8.57" RAINFALL, 0.15 CFS/ACRE RELEASE
2-YEAR, 24-HOUR 3.20" RAINFALL, 0.40 CFS/ACRE RELEASE

ABBREVIATIONS

BLDG	BUILDING
BM	BENCHMARK
DIA	DIAMETER
DWG	DRAWING
E	EAST OR ELECTRIC OR EDGE
EJ	EXPANSION JOINT
ELEV	ELEVATION
E/P	EDGE OF PAVEMENT
EX.	EXISTING
F-F	FACE TO FACE OF CURB
F/G	FINISHED GRADE
FH	FIRE HYDRANT
F/L	FLOW LINE
G	GAS LINE
HDW	HEADWALL
HOR	HORIZONTAL
HP	HIGH POINT
HWL	HIGH WATER LEVEL
IE	INVERT ELEVATION
IN	INLET
LF	LINEAL FEET
LP	LOW POINT OR LIGHT POLE
L	LEFT
ME	MATCH EXISTING
N	NORTH
NIC	NOT IN CONTRACT / NOT INCLUDED
NWL	NORMAL WATER LEVEL
OC	ON CENTER
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS OR RIGHT
ROW	RIGHT OF WAY
S	SLOPE OR SOUTH
SAN	SANITARY
SFM	SANITARY FORCE MAIN
SHT	SHEET
SHW	SUBMERGED HEADWALL
SMH	SANITARY MANHOLE
STA	STATION
T	TANGENT LENGTH OR TELEPHONE
TIC	TOP OF CURB
T/W	TOP OF WALL
TY	TYPE
TYP	TYPICAL
W	WEST

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED AND ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AT A MEETING HELD THE ____ DAY OF _____, A.D., 2025.

APPROVED BY ORDINANCE NO. _____

_____
MAYOR

_____
CITY CLERK

PLAN COMMISSION CERTIFICATE

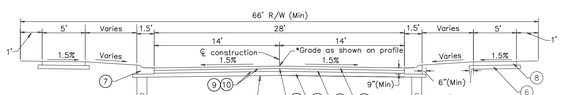
STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE PLAN COMMISSION OF THE CITY OF JOLIET, WILL COUNTY, ILLINOIS

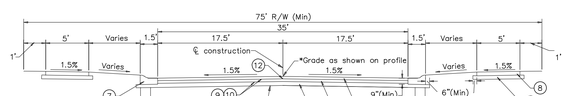
THIS ___ DAY OF _____, A.D., 2025.

_____
CHAIRMAN OF THE PLAN COMMISSION

_____
SECRETARY



Sub-Grade Soil Modifications per Geotechnical Report & as directed by the City of Joliet
LOCAL RESIDENTIAL STREETS — Not to scale.



Sub-Grade Soil Modifications per Geotechnical Report & as directed by the City of Joliet
COLLECTOR STREETS — Not to scale.

PAVEMENT LEGEND

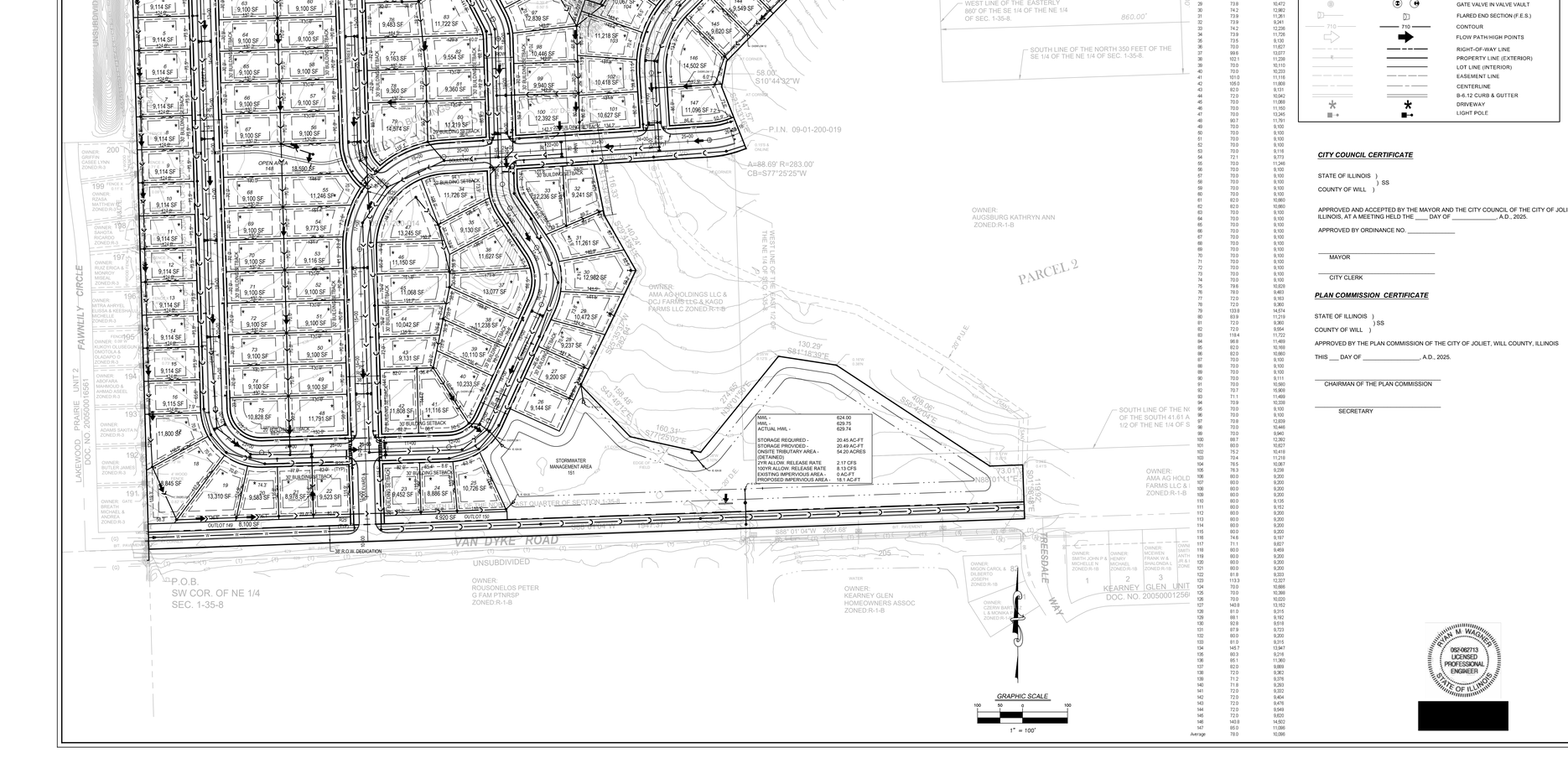
1. Hot-Mix Asphalt, Surface Course, IL-9.5, Mix "D", N50, 1.5"
2. Hot-Mix Asphalt, Binder Course, IL-19.0, N50, 2.5"
3. Hot-Mix Asphalt, Binder Course, IL-19.0, N50, 4"
4. Sub-Base Granular Material, Type B, CA-06, 10"
5. Sub-Base Granular Material, Type B, CA-06, 6"
6. Sub-Base Granular Material, Type B, CA-06, 4"
7. Combination Concrete Curb & Gutter, Type B6.12 / M3.12
8. Portland Cement Concrete Sidewalk, 5" Thick
9. Bituminous Material Prime Coat
10. Aggregate Prime Coat
11. Strip Reflective Crack Control Treatment (as required)
12. Longitudinal Joint Sealant (LJS)

HOT-MIX ASPHALT MIXTURE REQUIREMENTS		
MIXTURE TYPE	AIR VOIDS @ Nmax	
FLEXIBLE PAVEMENT		
HOT-MIX ASPHALT, SURFACE COURSE, MIX "D", N50 (IL-9.5mm), 1.5"	4% @ 50 Gyr.	
HOT-MIX ASPHALT, BINDER COURSE, IL-19.0, N50, 2"	4% @ 50 Gyr.	
DRIVEWAYS		
HOT-MIX ASPHALT, SURFACE COURSE, MIX "D", N50 (IL-9.5mm)	4% @ 50 Gyr.	

THE WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/SQ. YD/IN.

THE "AC TYPE" FOR POLYMERIZED HMA MIXES SHALL BE " SBS/SBR PG70-22" AND FOR NON-POLYMERIZED HMA THE "AC TYPE" SHALL BE "PG 64-22" UNLESS MODIFIED BY DISTRICT ONE

SPECIAL PROVISIONS: FOR "PERCENT OF RAP" SEE IDOT DISTRICT ONE SPECIAL PROVISIONS.



GRAPHIC SCALE
100 50 0 100
1" = 100'

PEGGY M. WAGNER 062-062713 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

[redacted]

REVISIONS		
NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:	
NO.	DATE	DESCRIPTION

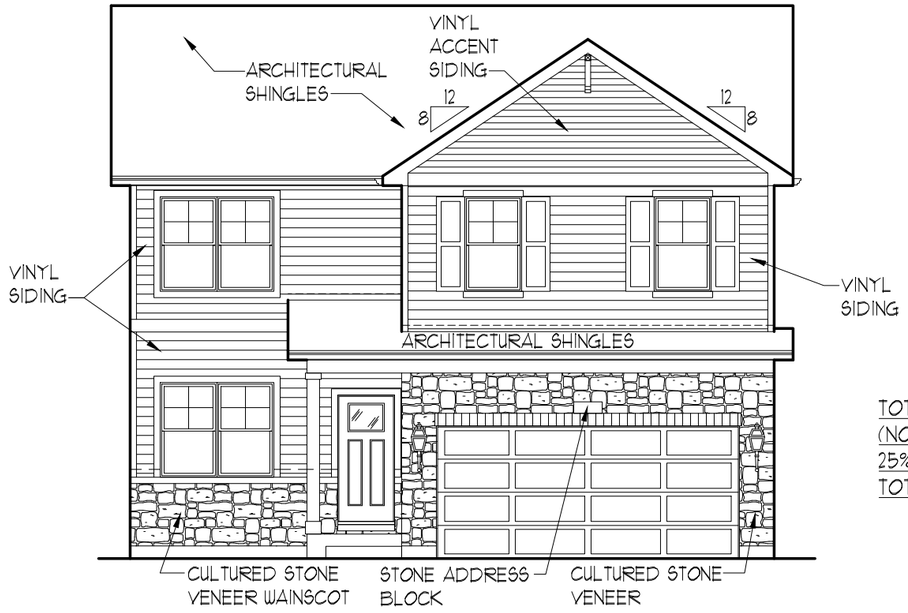
PROJECT NO. 241015
PROJECT MANAGER: RMW
DESIGNED BY: MD
DRAWN BY: DB

PRELIMINARY PLANNED UNIT DEVELOPMENT
NEUSTONESHIRE PHASE 2 A PLANNED UNIT DEVELOPMENT
JOLIET ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

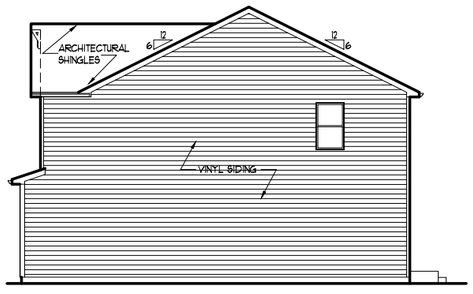
DRAWING NO.
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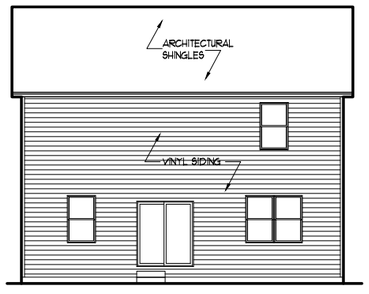


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.16 SQ. FT.
25% OF SIDEABLE AREA= 114.79 SQ. FT.
TOTAL MASONRY AREA = 133.00 SQ. FT. (29.0%)

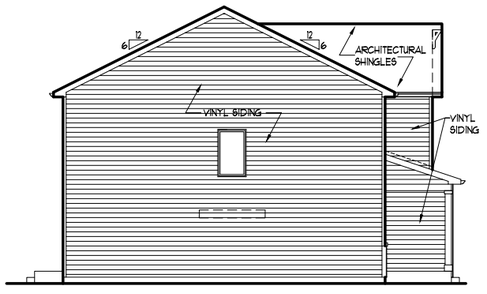
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x424

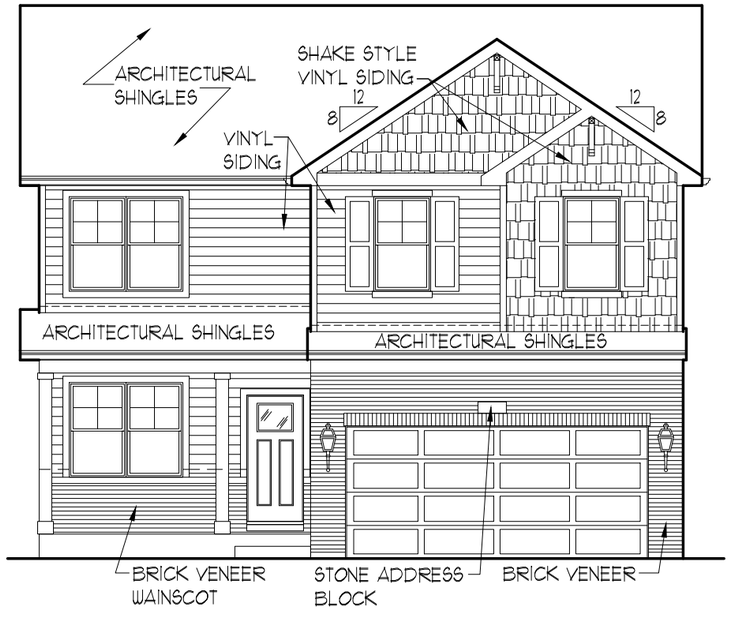
NEUSTONESHIRE
JOLIET, IL

X-SERIES

D·R·HORTON® DHI Listed NYSE
America's Builder

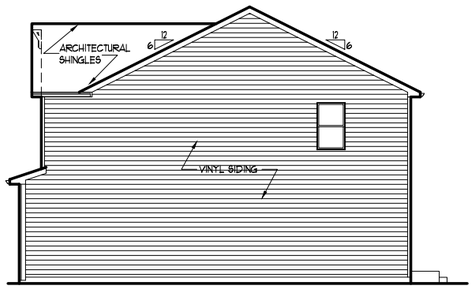
11-13-24

Premier Architecture, Inc.
1000 W. SPRING ST., SOUTH ELGIN, IL 60177 (847) 877-6150

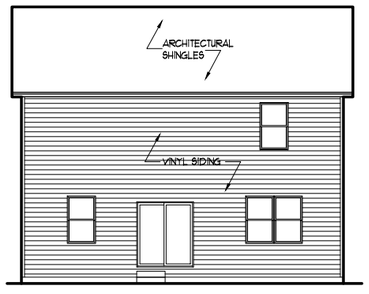


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 428.99 SQ. FT.
25% OF SIDEABLE AREA= 107.25 SQ. FT.
TOTAL MASONRY AREA = 128.39 SQ. FT. (29.9%)

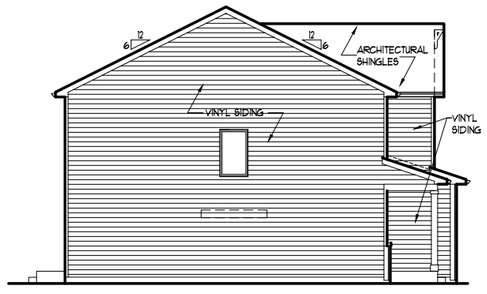
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x424

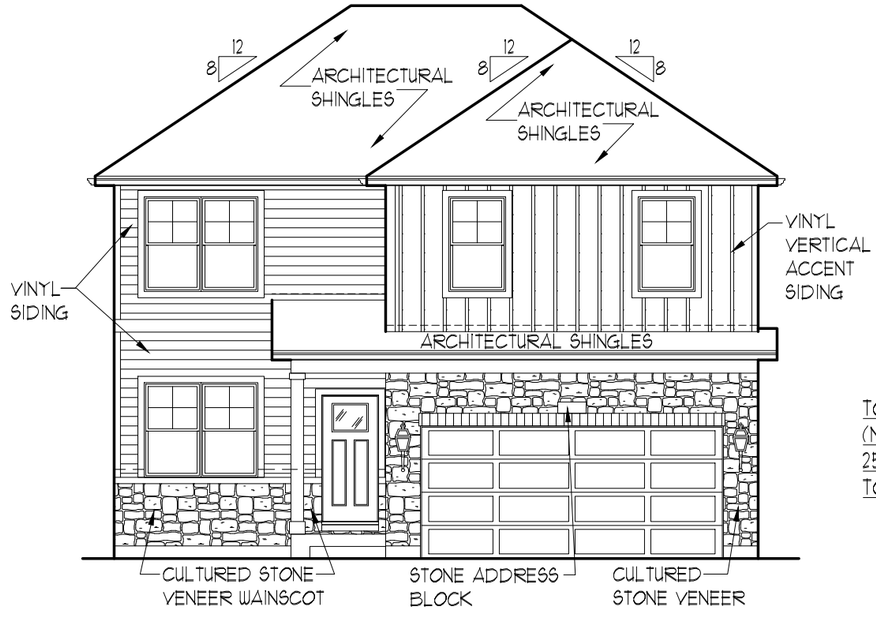
NEUSTONESHIRE
JOLIET, IL

X-SERIES

D·R·HORTON® DHI Listed NYSE
America's Builder

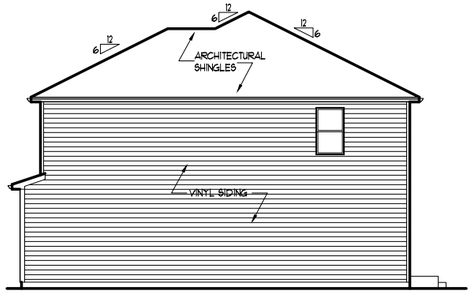
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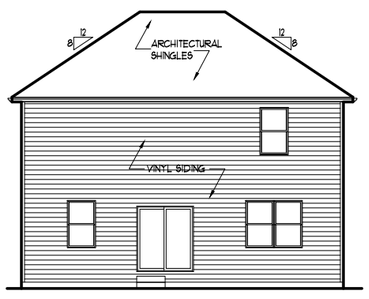


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 386.40 SQ. FT.
25% OF SIDEABLE AREA= 96.60 SQ. FT.
TOTAL MASONRY AREA = 133.00 SQ. FT. (34.4%)

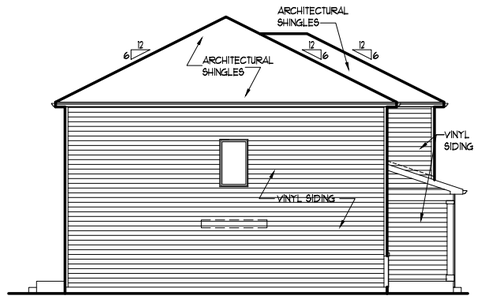
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x424

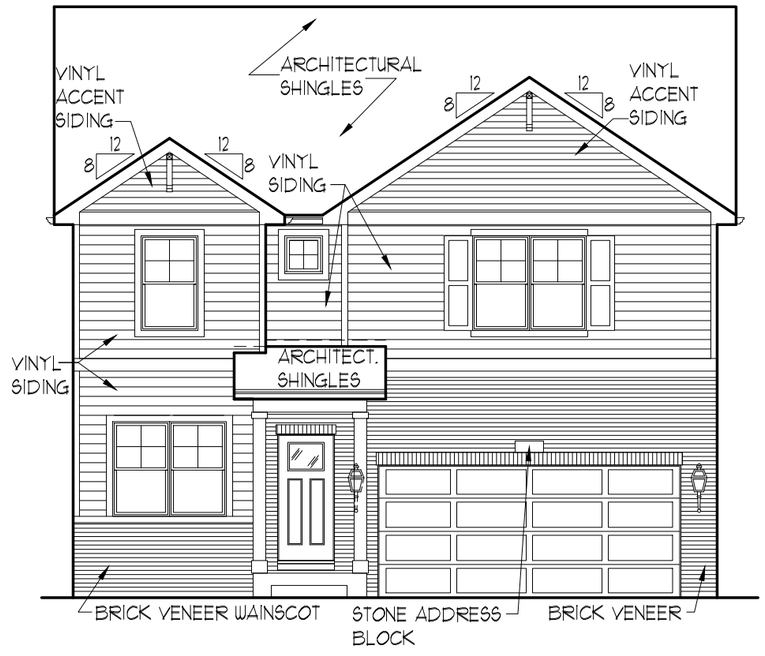
NEUSTONESHIRE
JOLIET, IL

X-SERIES

D·R·HORTON® DHI Listed NYSE
America's Builder

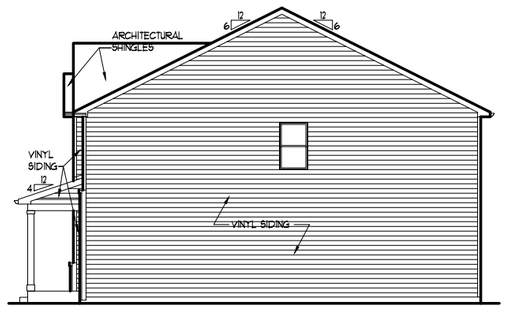
11-13-24

Premier Architecture, Inc.
1000 W. SPRING ST., SOUTH ELGIN, IL 60177 (847) 877-6150

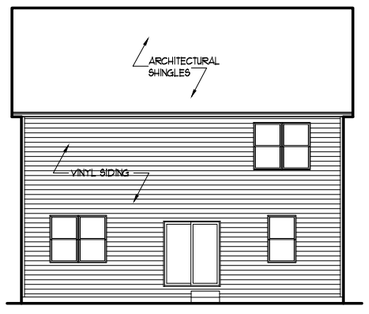


ELEVATION "A4"

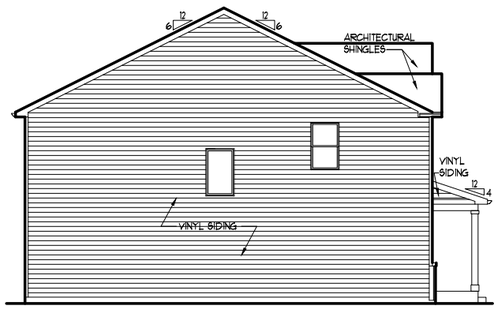
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
25% OF SIDEABLE AREA= 130.26 SQ. FT.
TOTAL MASONRY AREA = 197.00 SQ. FT. (37.8%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x427

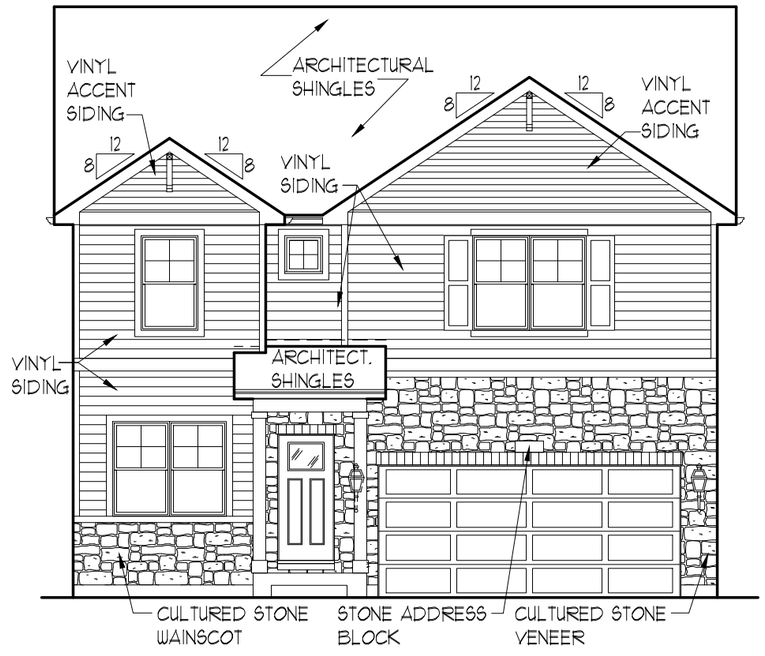
NEUSTONESHIRE
JOLIET, IL

X-SERIES

D·R·HORTON® DHI Listed NYSE
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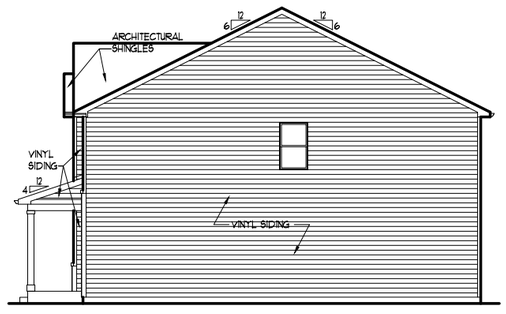
11-13-24

Premier Architecture, Inc.
1000 W SPRING ST., SOUTH ELGIN, IL 60177 (847) 877-6150

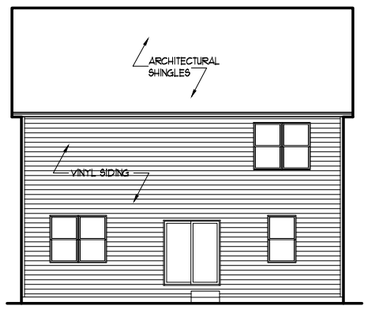


ELEVATION "A5"

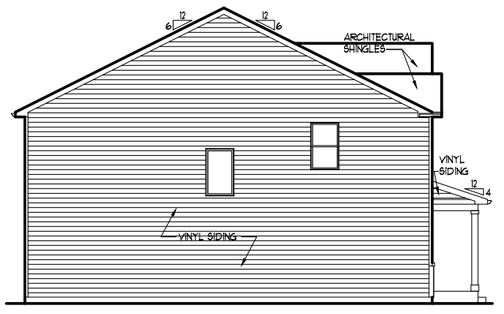
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
25% OF SIDEABLE AREA= 130.26 SQ. FT.
TOTAL MASONRY AREA = 193.00 SQ. FT. (37.0%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X427

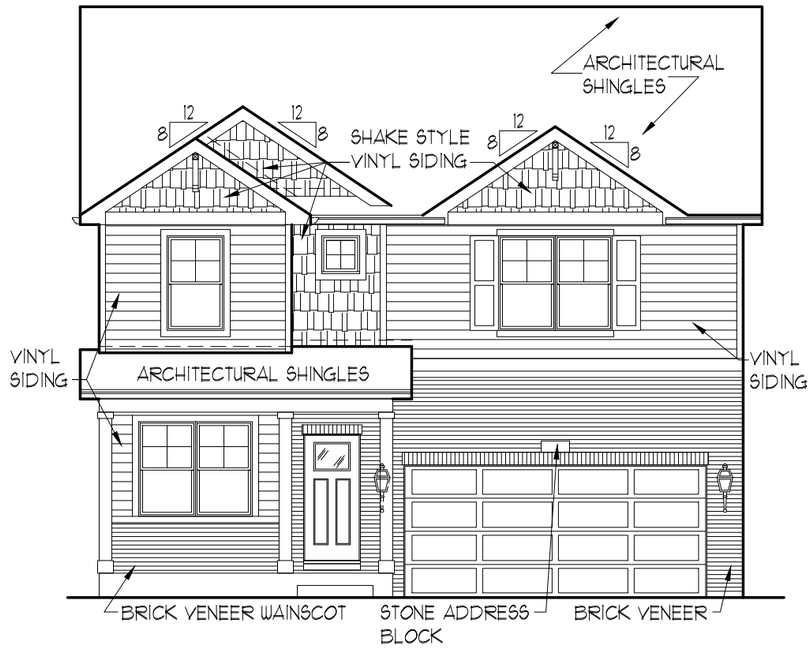
NEUSTONESHIRE
JOLIET, IL

X-SERIES

D·R·HORTON® DHI Listed NYSE
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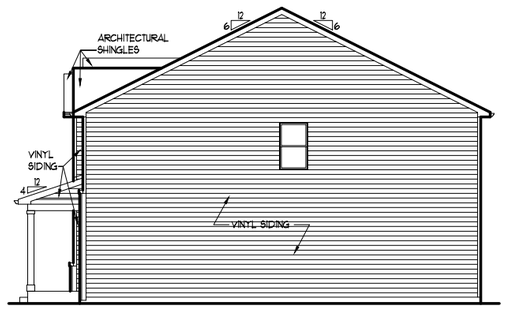
11-13-24

Premier Architecture, Inc.
1000 W SPRING ST., SOUTH ELGIN, IL 60177 (847) 877-6150

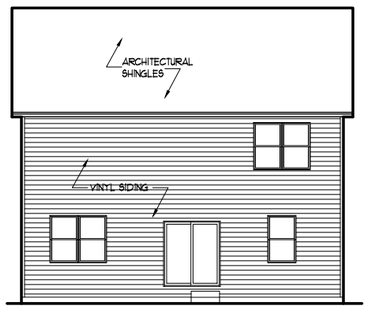


ELEVATION "B4"

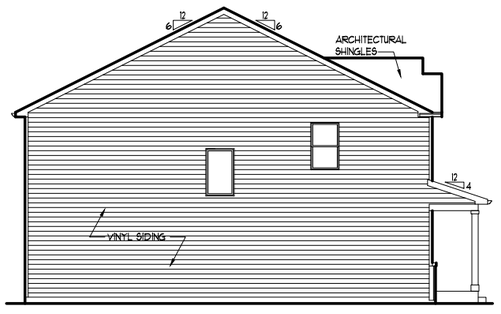
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.84 SQ. FT.
25% OF SIDEABLE AREA= 114.96 SQ. FT.
TOTAL MASONRY AREA = 187.90 SQ. FT. (40.9%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x427

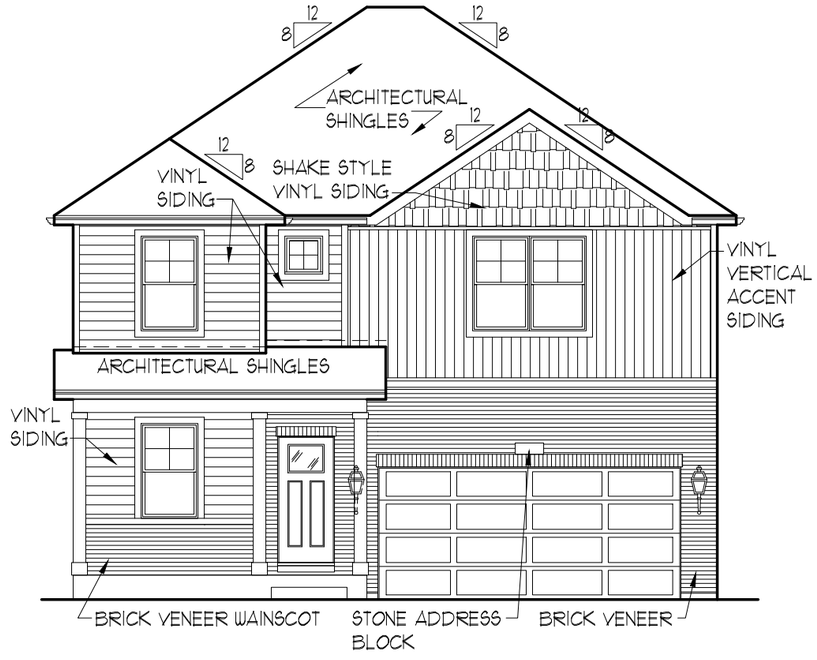
NEUSTONESHIRE
JOLIET, IL

X-SERIES

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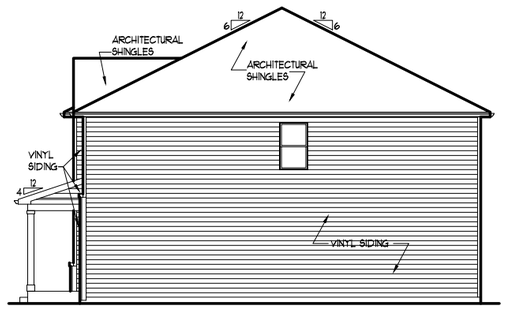
11-13-24

Premier Architecture, Inc.
1000 W. SPRING ST., SOUTH ELGIN, IL 60177 (847) 877-6150

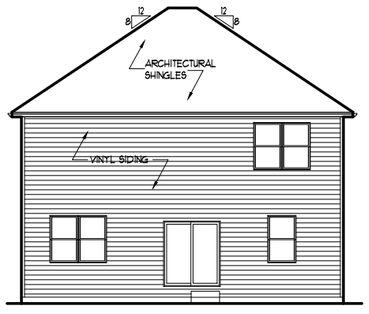


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 457.85 SQ. FT.
25% OF SIDEABLE AREA= 114.46 SQ. FT.
TOTAL MASONRY AREA = 187.90 SQ. FT. (41.0%)

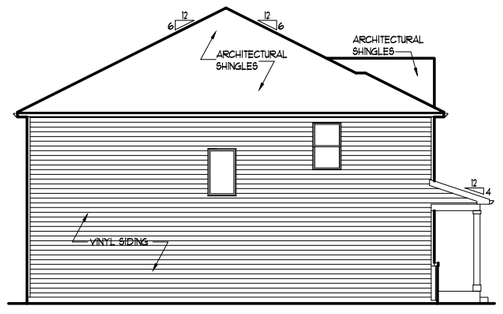
ELEVATION "D4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X427

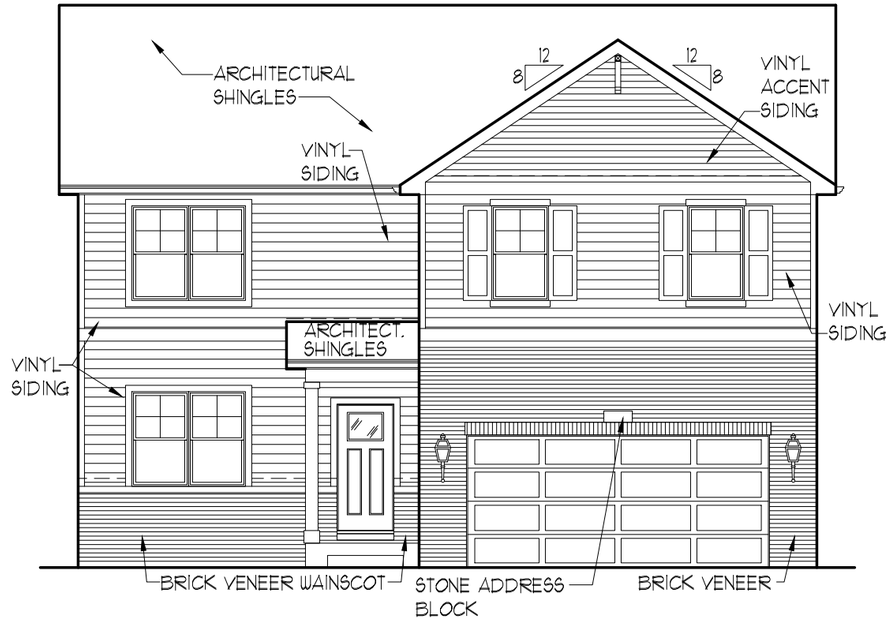
NEUSTONESHIRE
JOLIET, IL

X-SERIES

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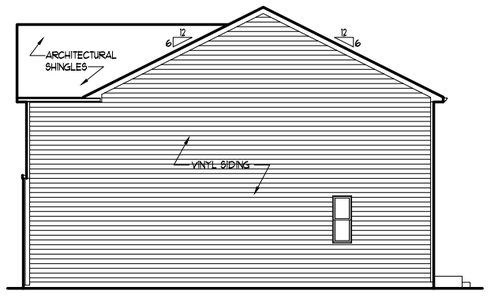
11-13-24

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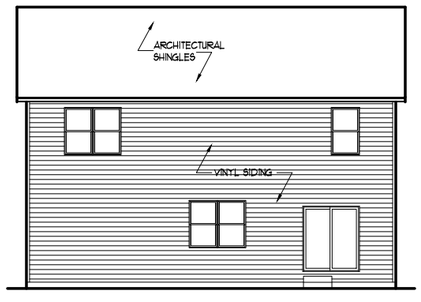


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 593.59 SQ. FT.
25% OF SIDEABLE AREA= 148.40 SQ. FT.
TOTAL MASONRY AREA = 195.46 SQ. FT. (32.9%)

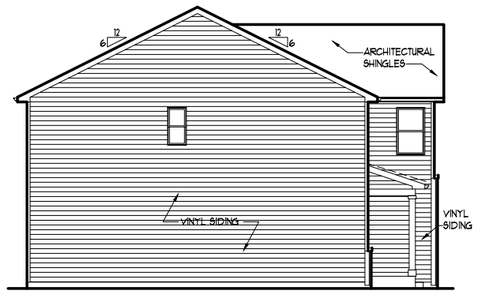
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x429

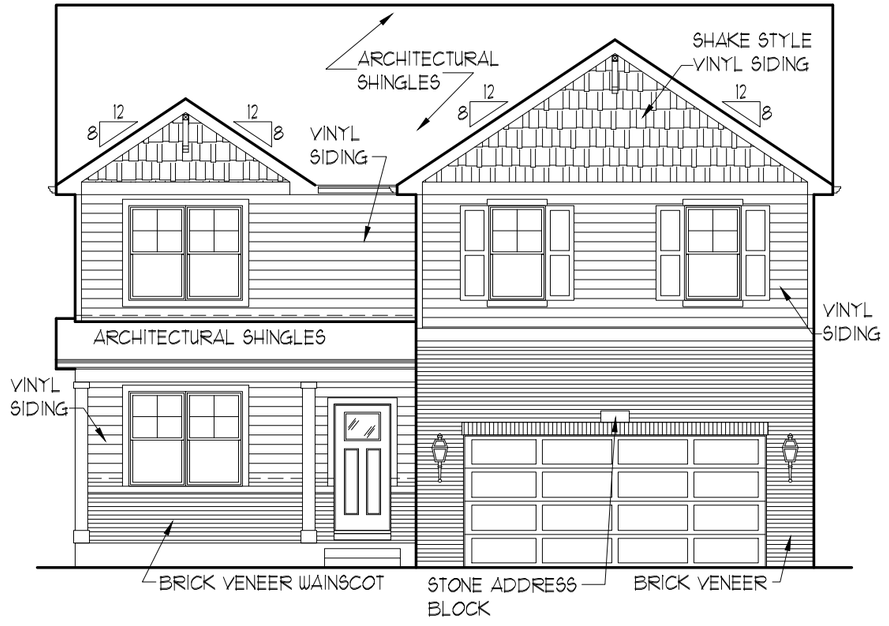
NEUSTONESHIRE
JOLIET, IL

X-SERIES

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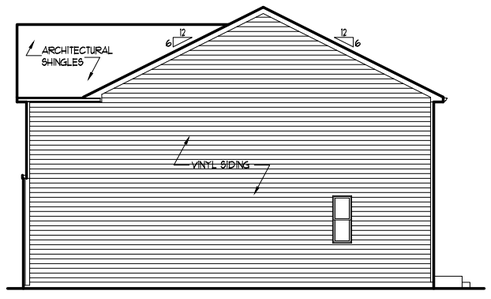
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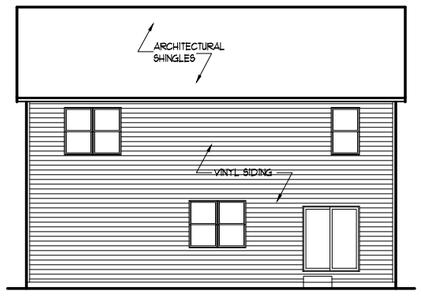


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 583.53 SQ. FT.
25% OF SIDEABLE AREA= 145.88 SQ. FT.
TOTAL MASONRY AREA = 183.96 SQ. FT. (31.5%)

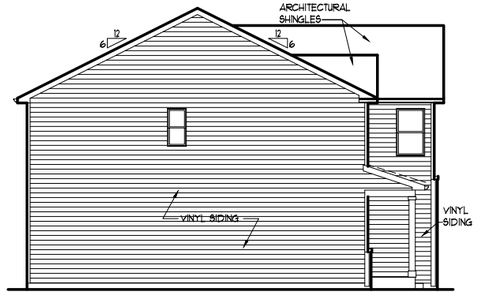
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x429

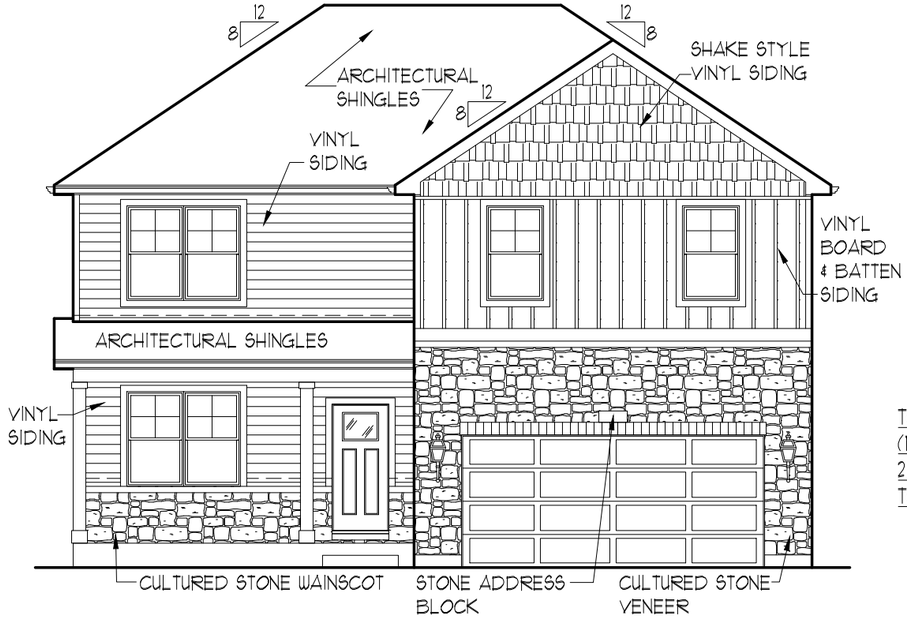
NEUSTONESHIRE
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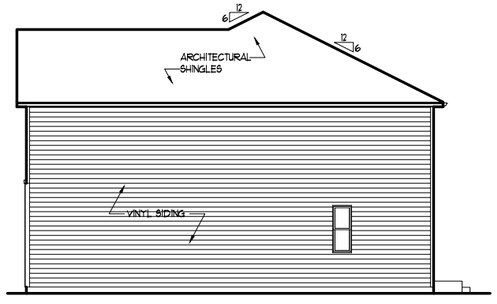
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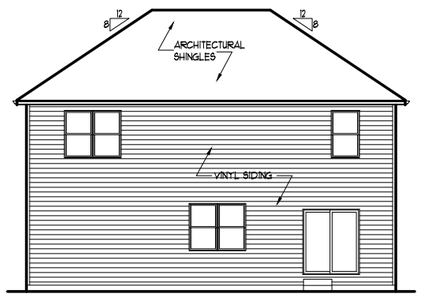


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 556.09 SQ. FT.
25% OF SIDEABLE AREA= 139.02 SQ. FT.
TOTAL MASONRY AREA = 182.29 SQ. FT. 32.8%)

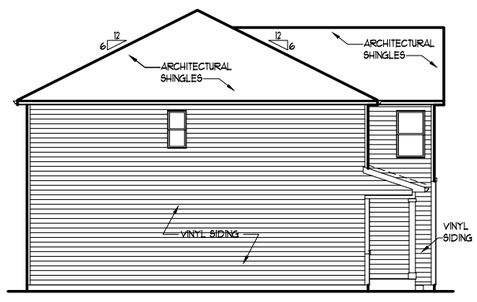
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x429

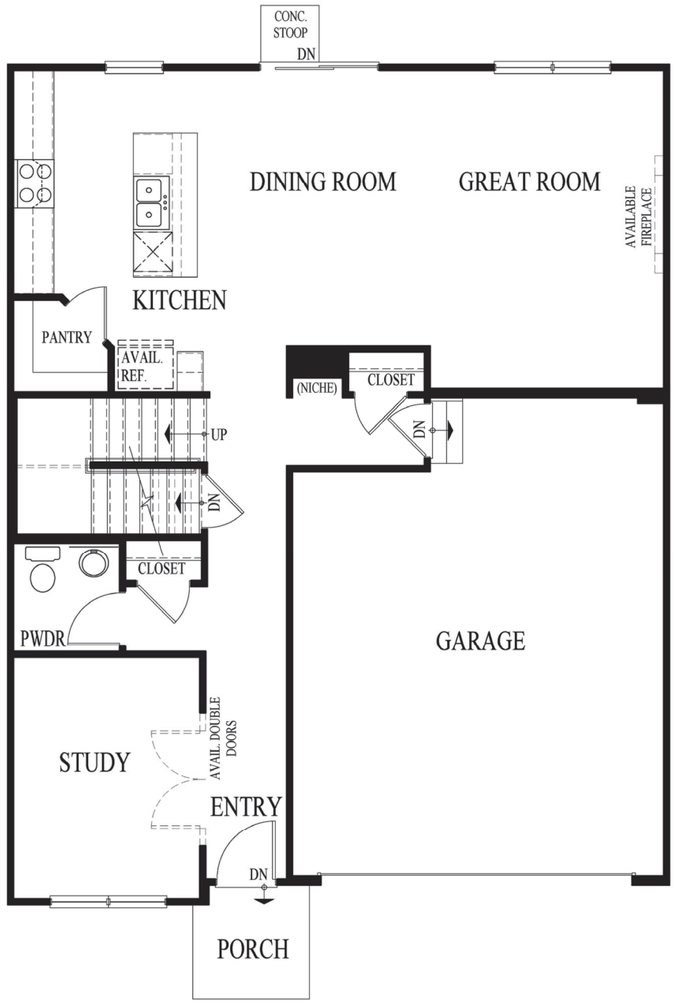
NEUSTONESHIRE
JOLIET, IL

X-SERIES

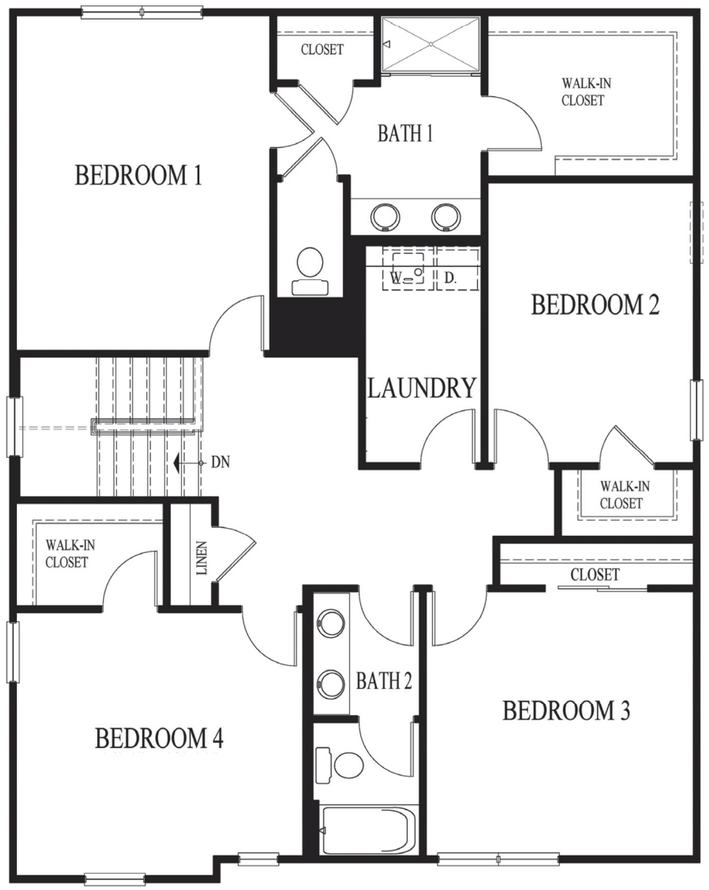
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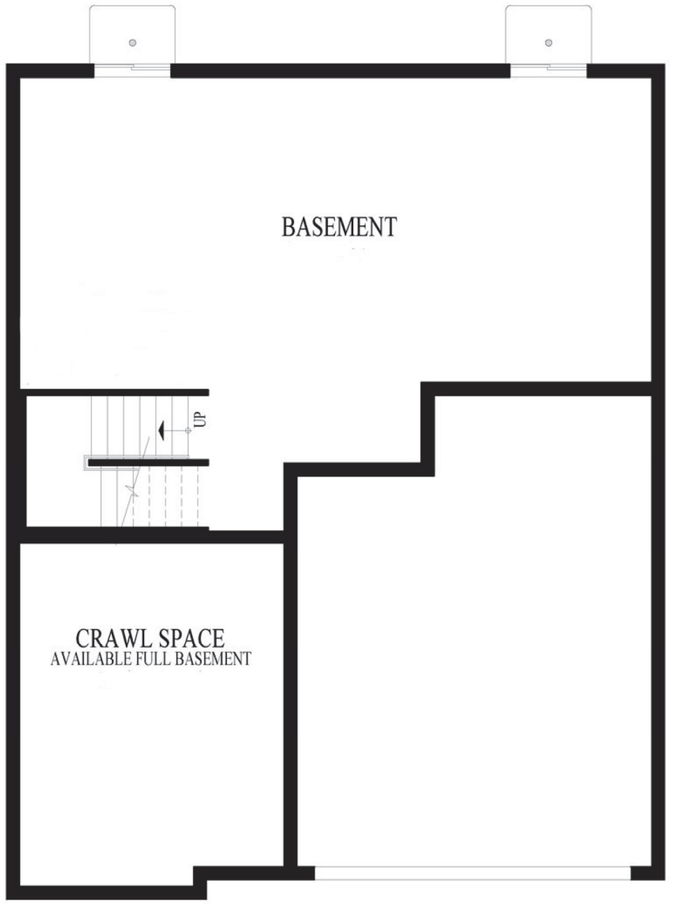
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Main Level



Upper Level



Partial Basement*

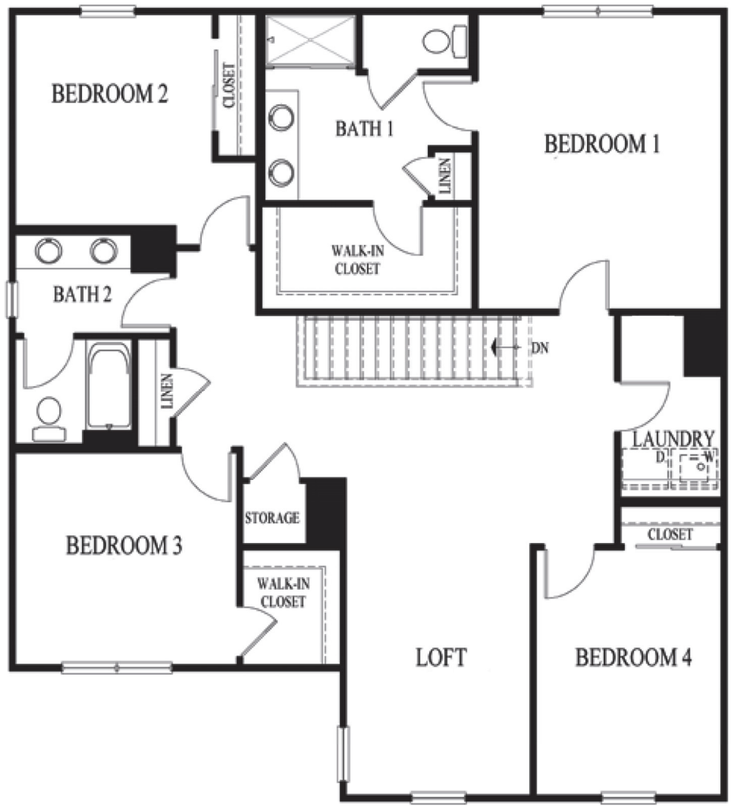
*Mechanical and window locations may vary. See a sales representative for details.

D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

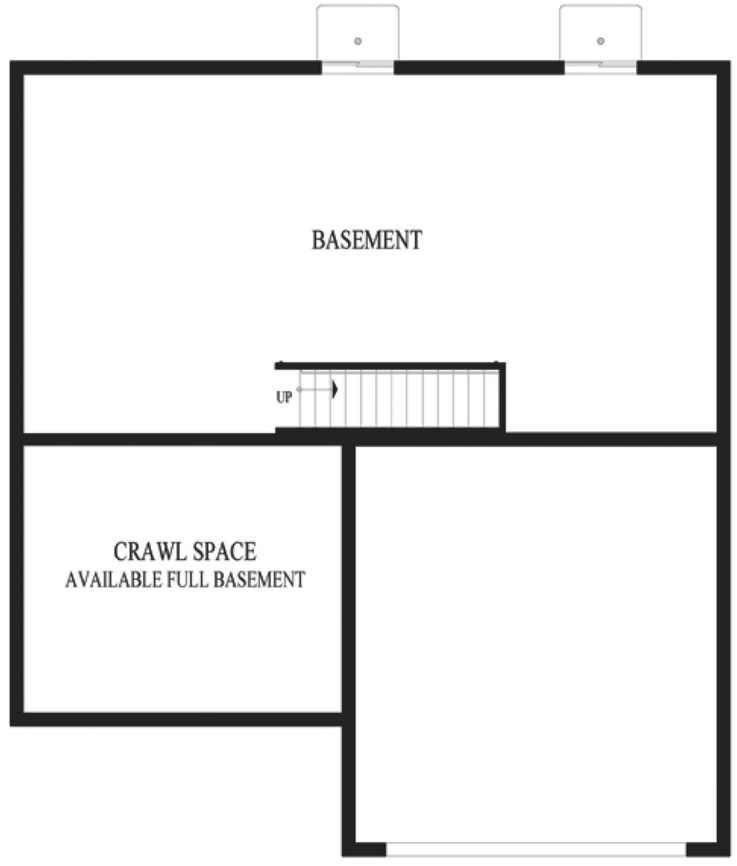
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Main Level



Upper Level

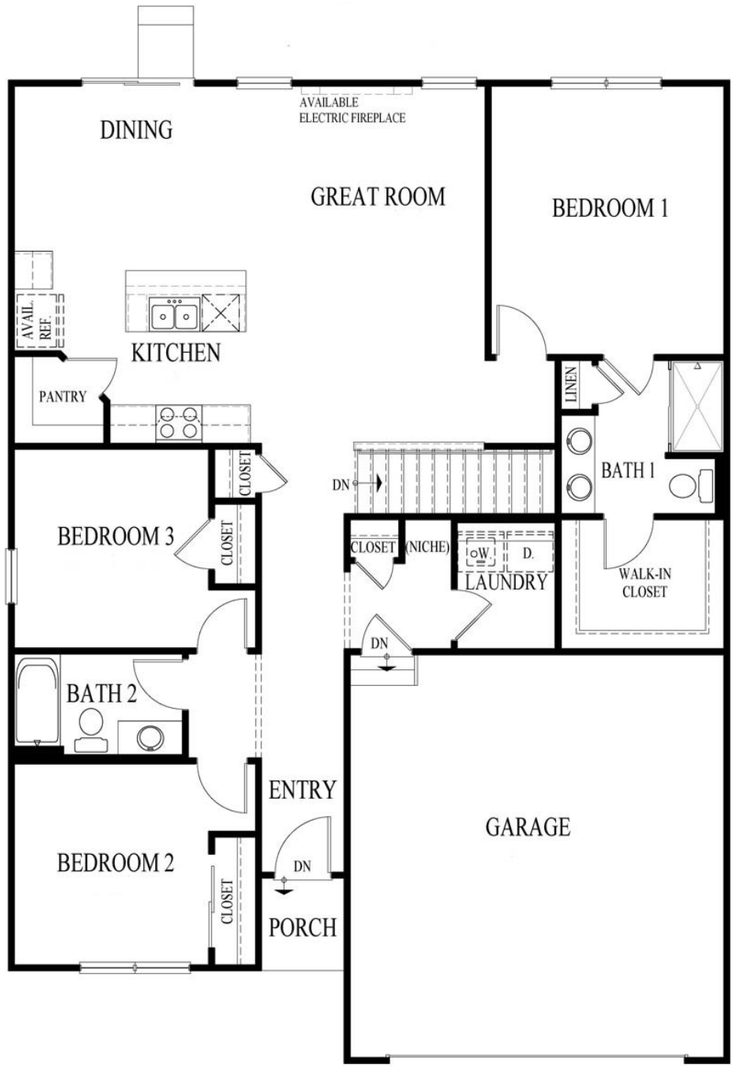


Partial Basement*

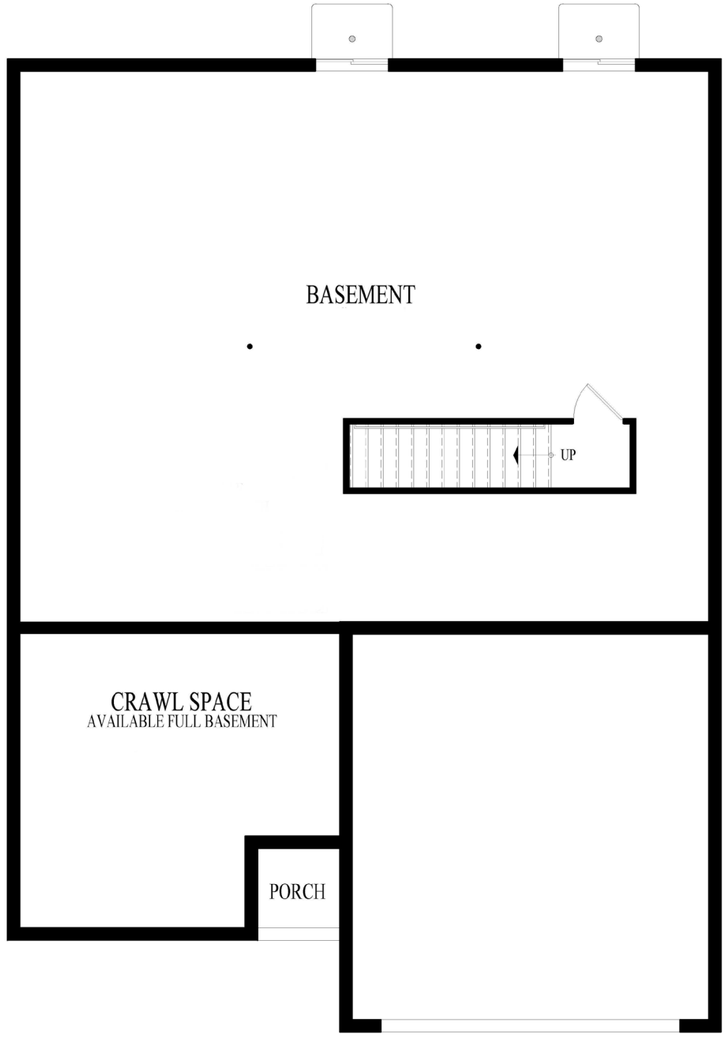
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Main Level

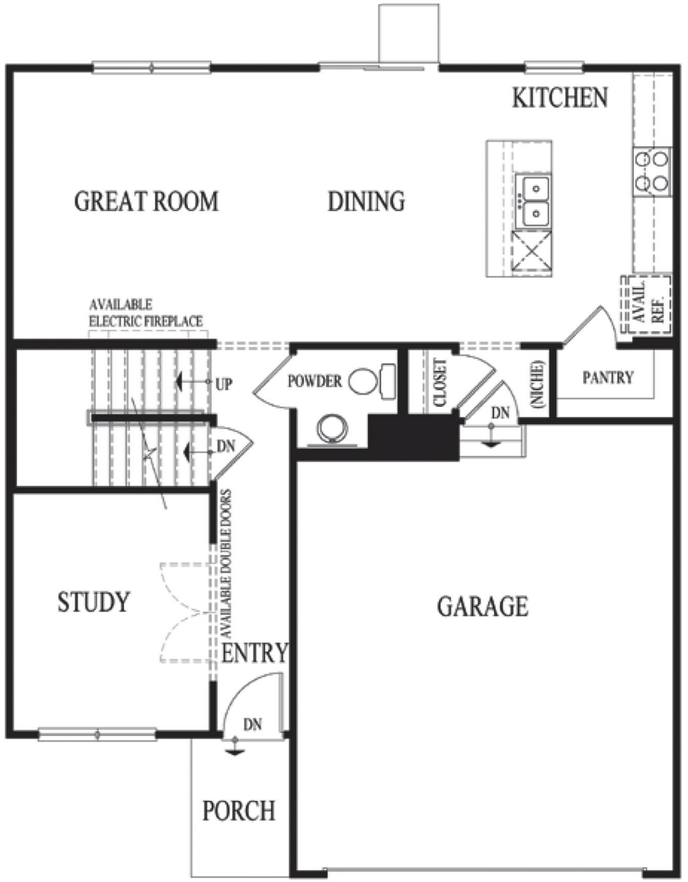


Partial Basement*

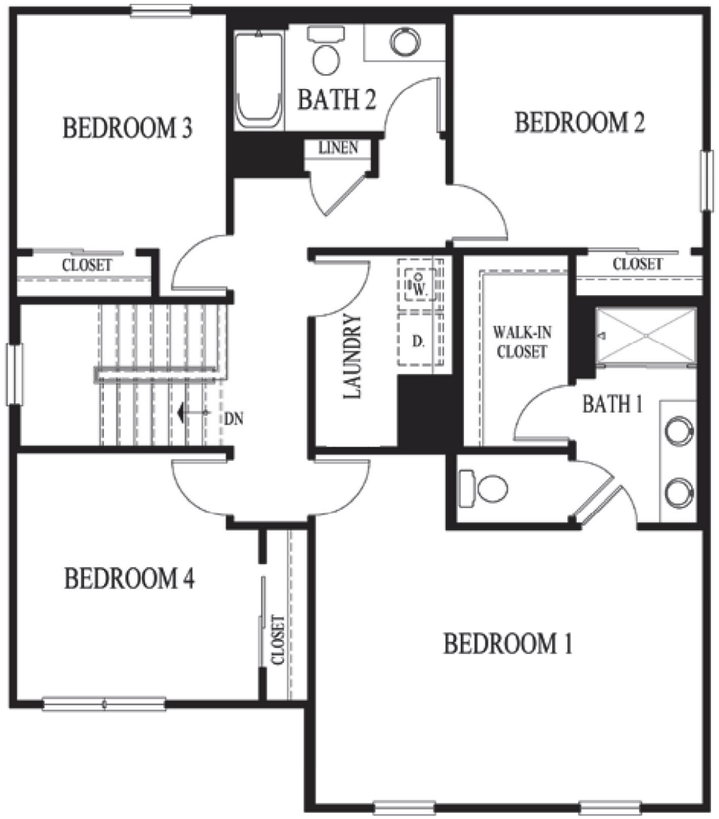
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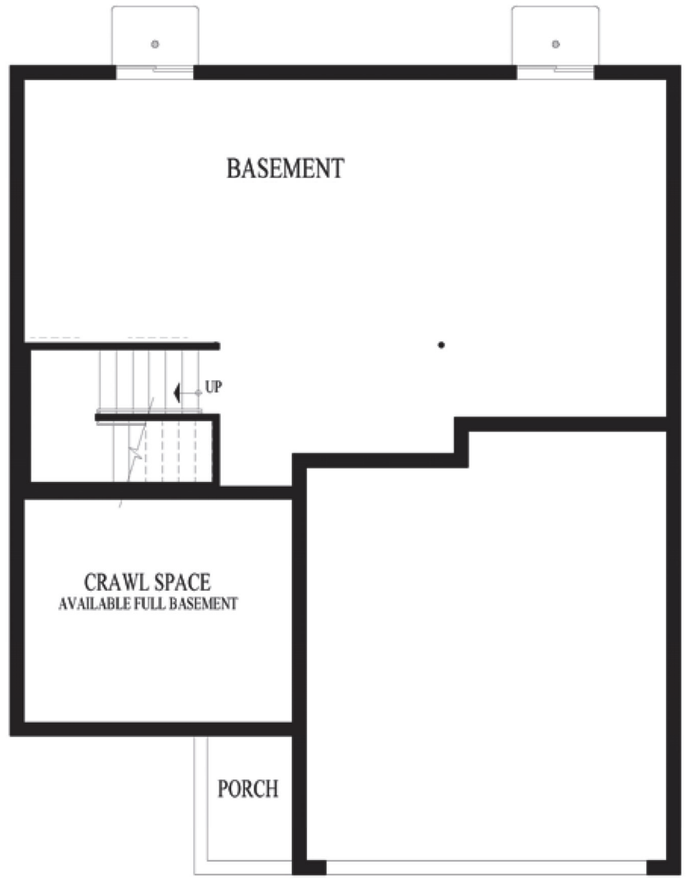
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Main Level



Upper Level

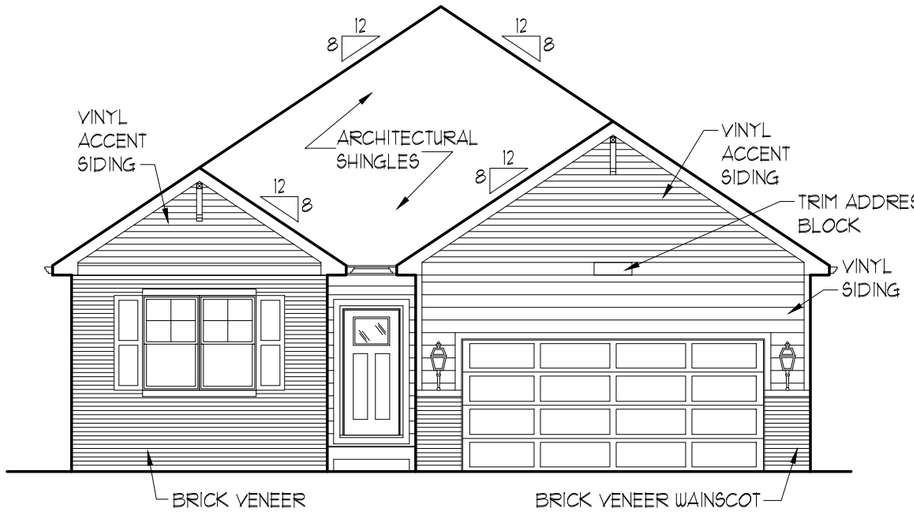


Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.

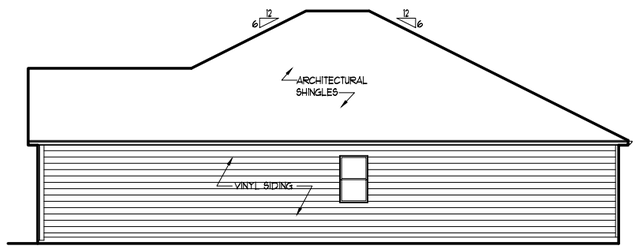
D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

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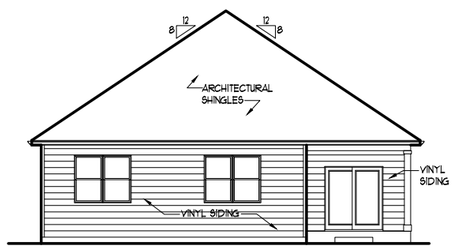


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 338.28 SQ. FT.
25% OF SIDEABLE AREA= 84.57 SQ. FT.
TOTAL MASONRY AREA = 124.69 SQ. FT. (36.9%)

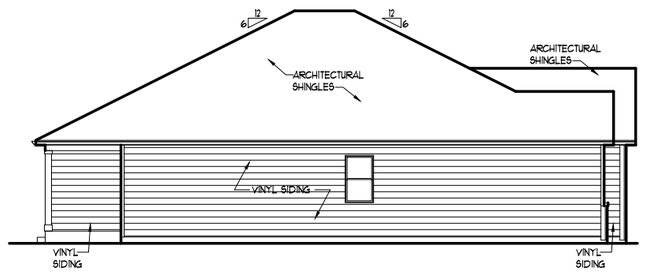
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X422

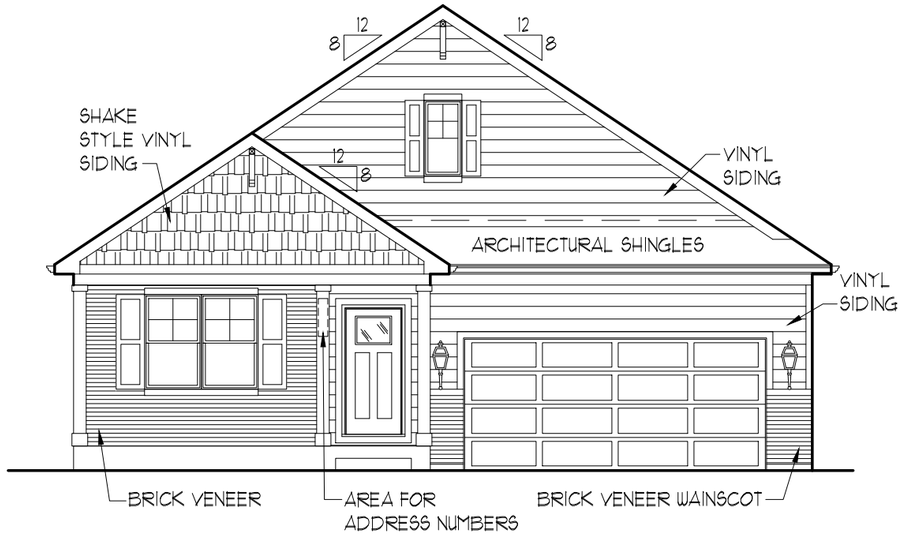
NEUSTONESHIRE
JOLIET, IL

X-SERIES

D·R·HORTON® DHI Listed NYSE
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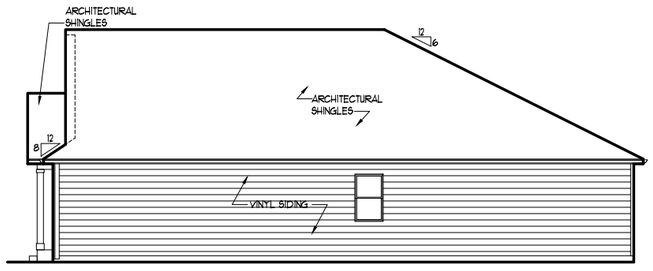
12-02-25

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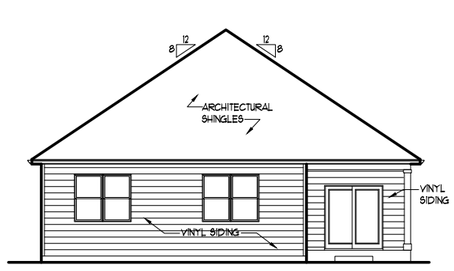


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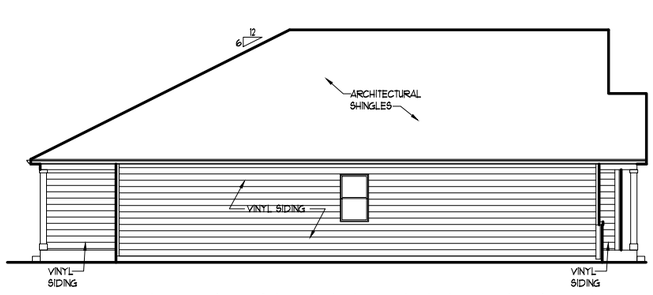
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 419.42 SQ. FT.
25% OF SIDEABLE AREA= 104.86 SQ. FT.
TOTAL MASONRY AREA = 111.12 SQ. FT. (26.5%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X422

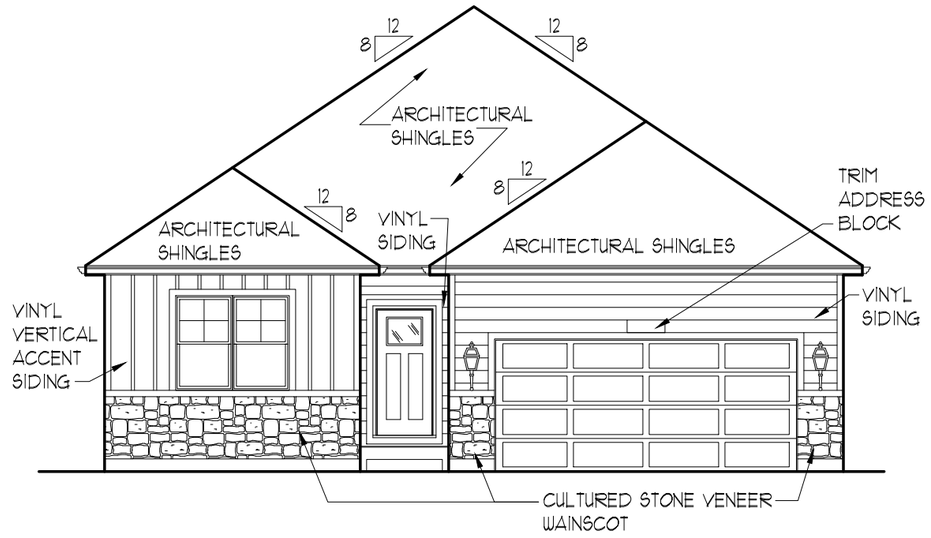
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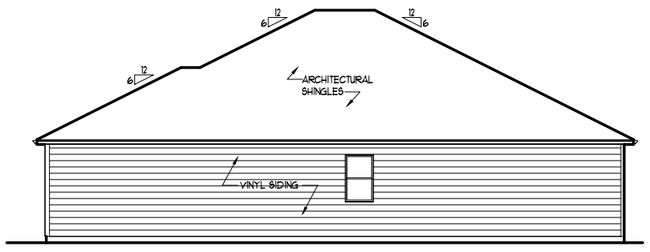
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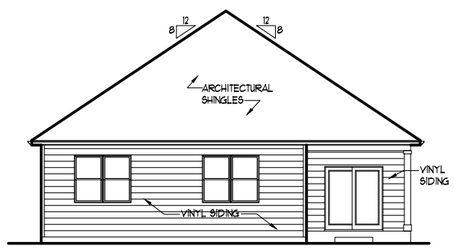


ELEVATION "C3"

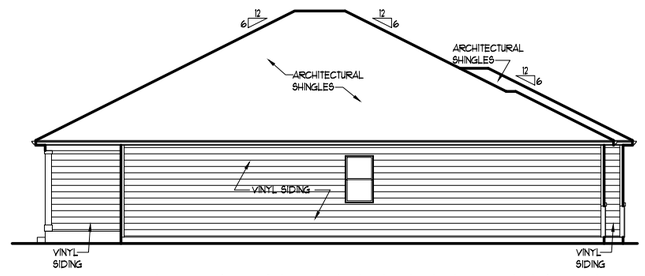
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 221.17 SQ. FT.
25% OF SIDEABLE AREA= 55.29 SQ. FT.
TOTAL MASONRY AREA = 66.46 SQ. FT. (30.5%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X422

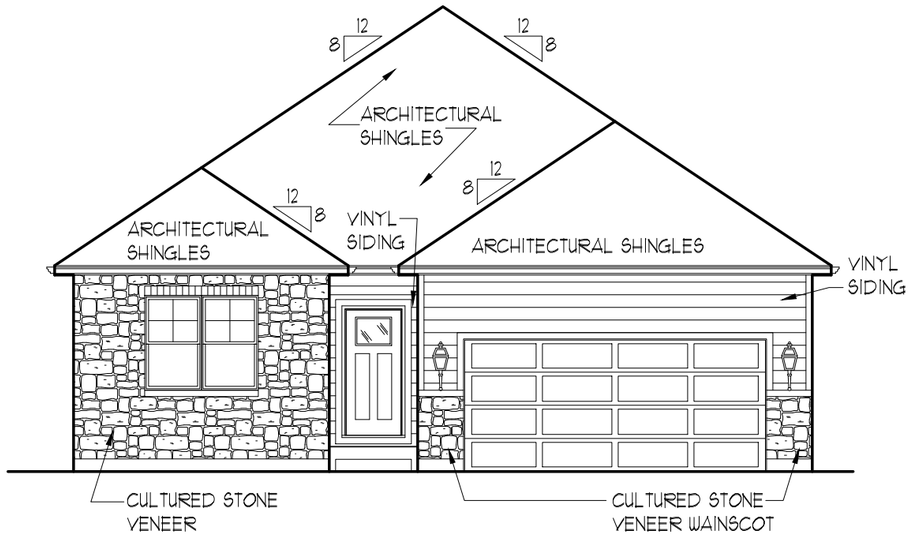
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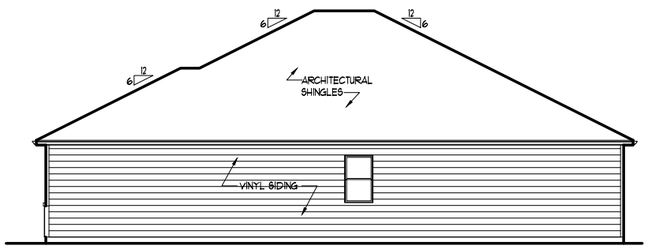
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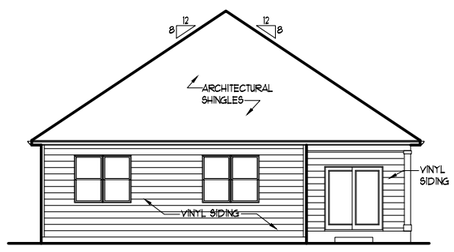


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 221.17 SQ. FT.
25% OF SIDEABLE AREA= 55.29 SQ. FT.
TOTAL MASONRY AREA = 118.58 SQ. FT. (53.6%)

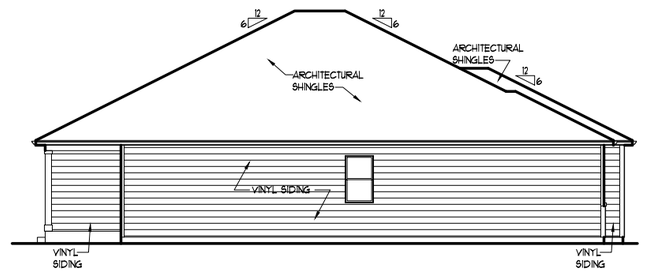
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X422

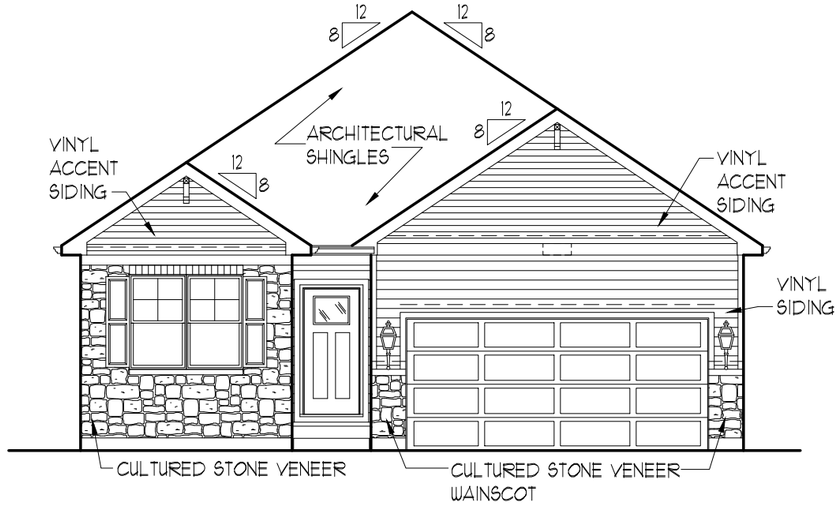
NEUSTONESHIRE
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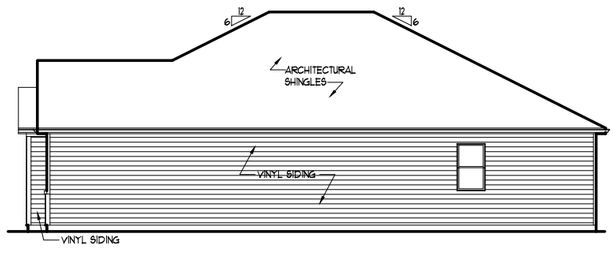
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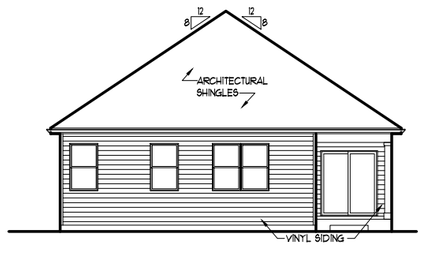


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 278.92 SQ. FT.
25% OF SIDEABLE AREA= 69.73 SQ. FT.
TOTAL MASONRY AREA = 85.18 SQ. FT. (30.5%)

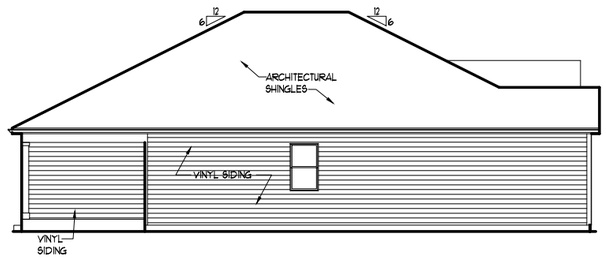
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X435

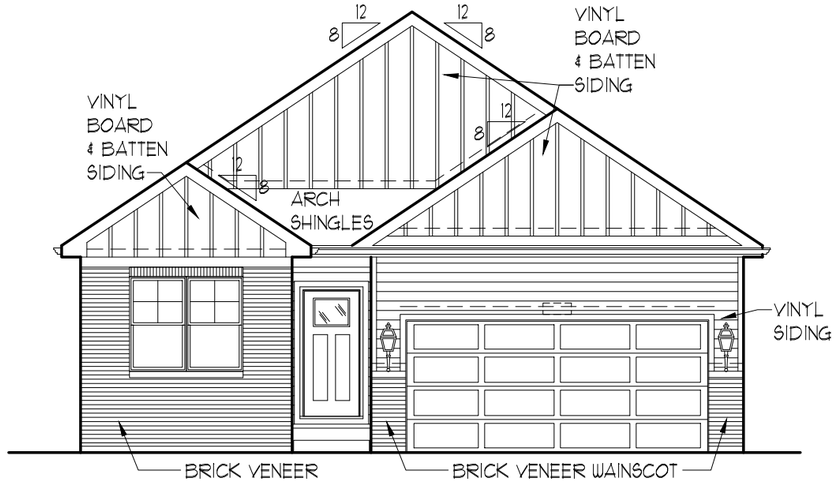
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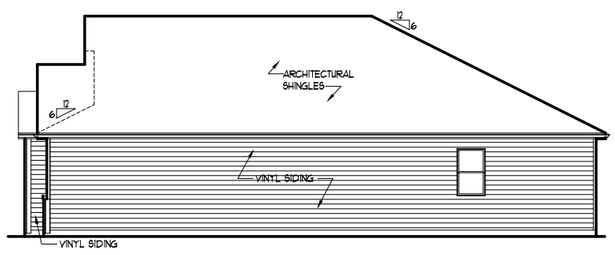
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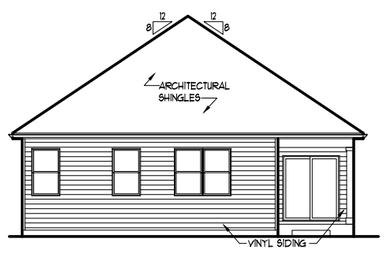


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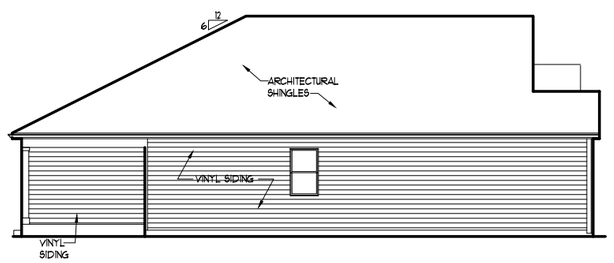
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 348.39 SQ. FT.
25% OF SIDEABLE AREA= 87.10 SQ. FT.
TOTAL MASONRY AREA = 90.12 SQ. FT. (25.9%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X435

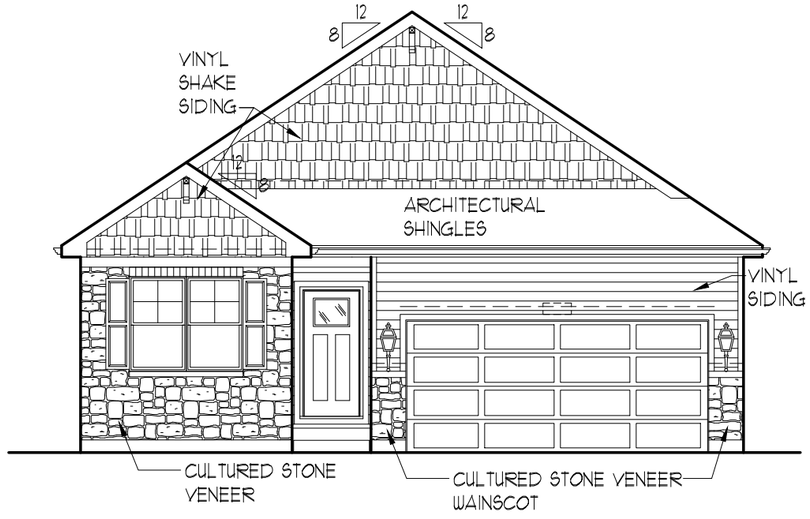
NEUSTONESHIRE
JOLIET, IL

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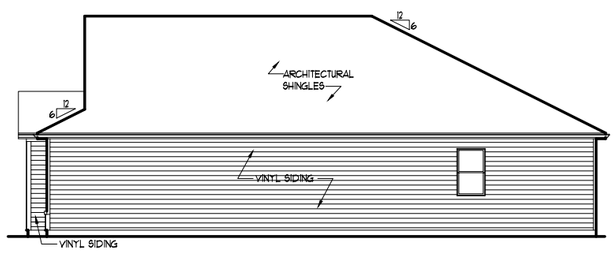
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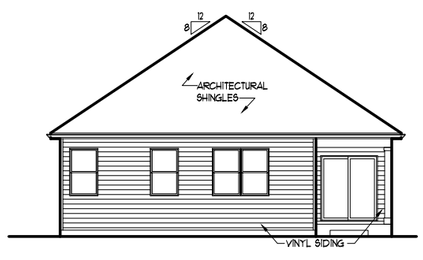


ELEVATION "C5"

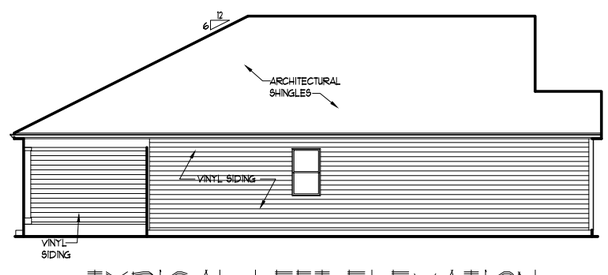
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 316.80 SQ. FT.
25% OF SIDEABLE AREA= 79.20 SQ. FT.
TOTAL MASONRY AREA = 85.18 SQ. FT. (26.9%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X435

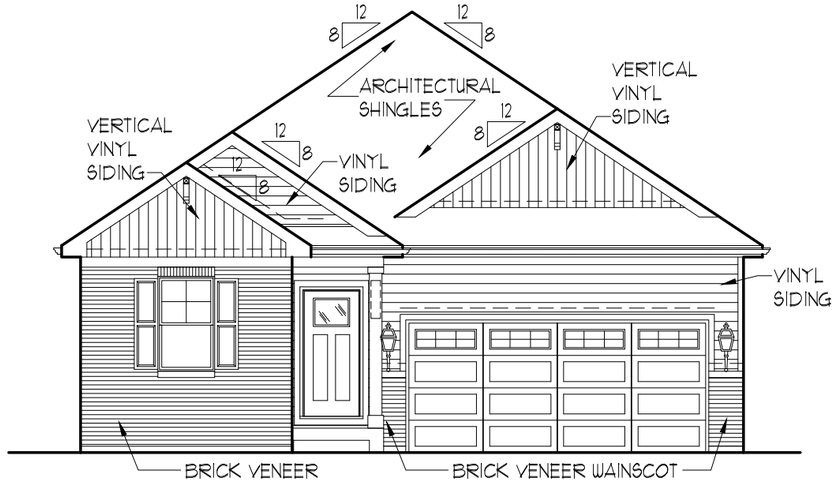
NEUSTONESHIRE
JOLIET, IL

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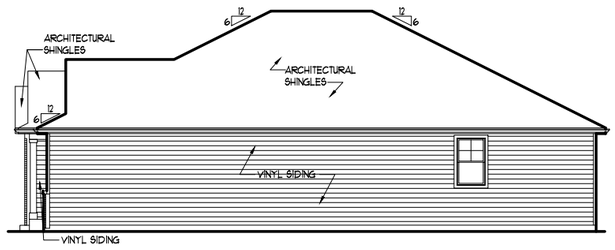
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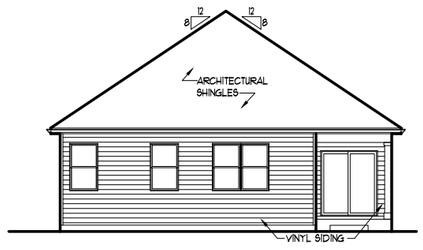


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 265.75 SQ. FT.
25% OF SIDEABLE AREA= 66.44 SQ. FT.
TOTAL MASONRY AREA = 104.49 SQ. FT. (39.3%)

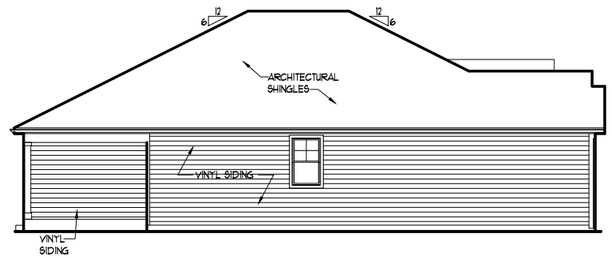
ELEVATION "D4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X435

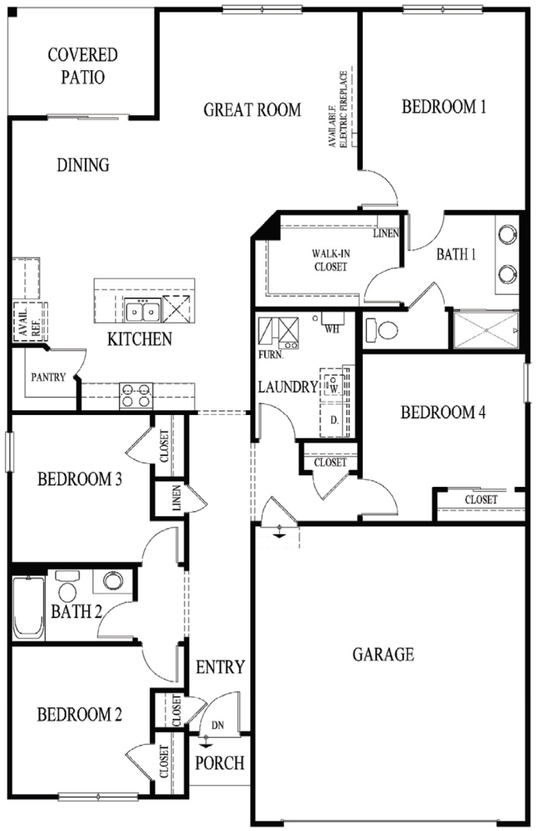
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X-SERIES

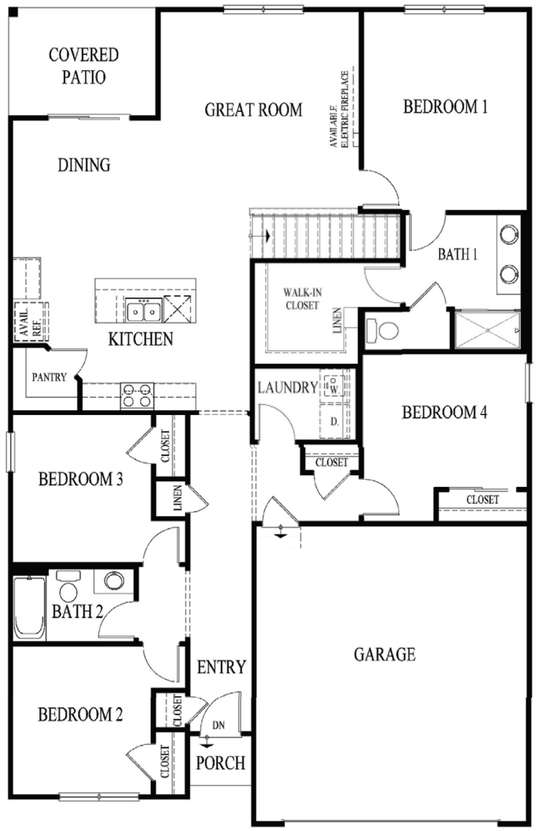
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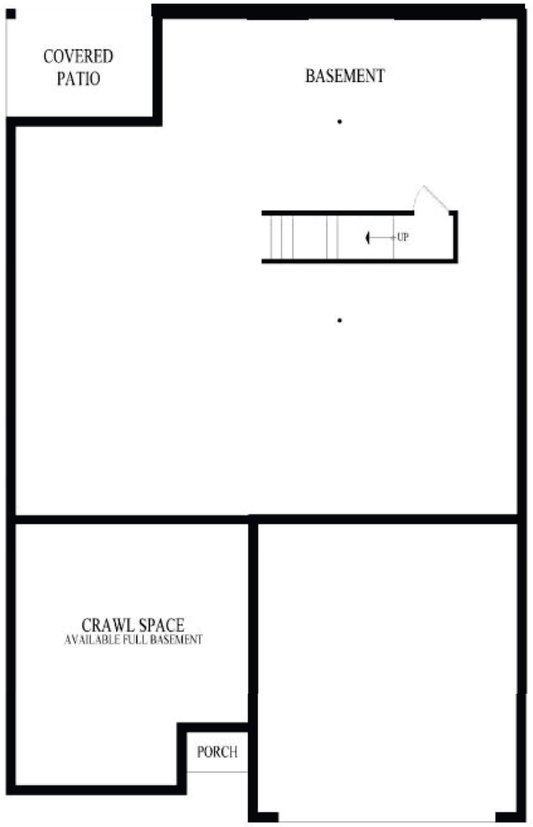
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Main Level (Slab)



Main Level (with basement)

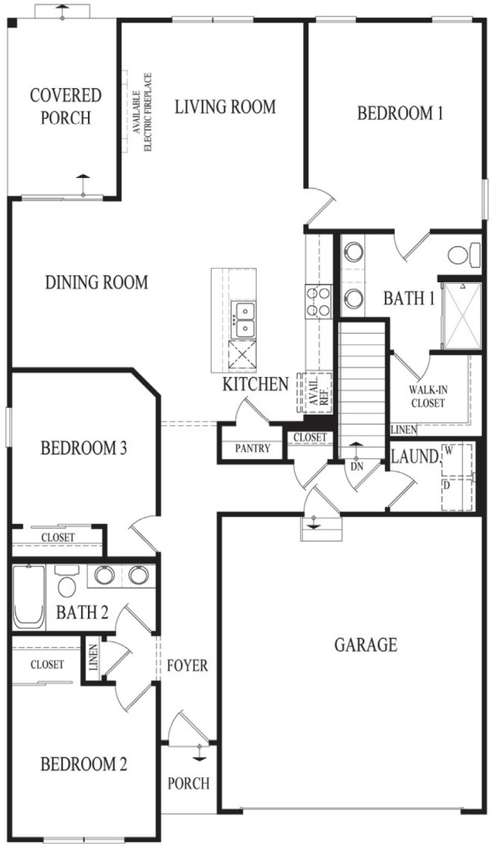


Partial Basement*

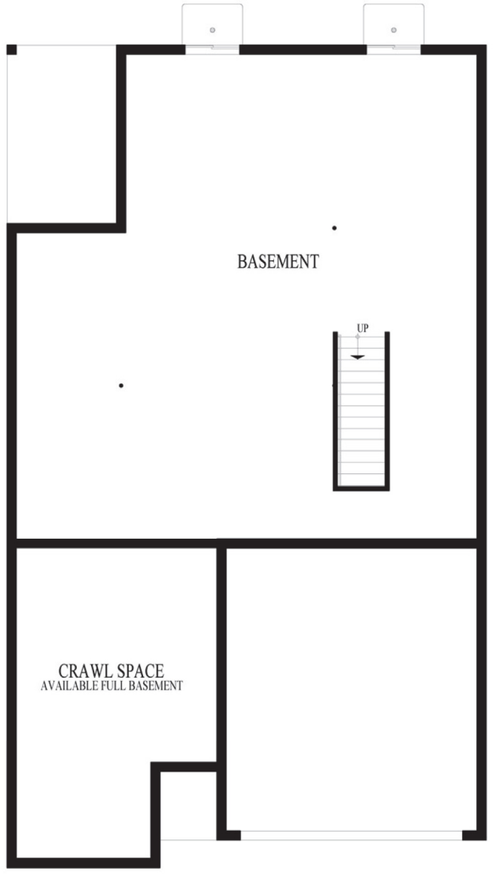
*Mechanical and window locations may vary. See a sales representative for details.

D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

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Main Level



Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.

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1 TREE PRESERVATION & REMOVALS PLAN

SCALE: 1" = 100'-0"

TREE INVENTORY

Tree	Caliper Inches	Species	Condition	(X) To Be Removed	Replacements Trees Required
1	12	Bradford Pear	Fair	X	5
2	6	Siberian Elm	Not Approved Tree List; Fair; Size Note: 6" x 2	X	0
3	10	Buckthorn	Invasive; Fair	X	0
4	8	Buckthorn	Invasive; Poor	X	0
5	8	Buckthorn	Invasive; Poor	X	0
6	12	Elm	Fair	X	5
7	6	Box Elder	Not Approved Tree List; Fair	X	0
8	6	Box Elder	Not Approved Tree List; Fair; Size Note: 6" x 4	X	0
9	8	Buckthorn	Invasive; Fair	X	0
10	8	Buckthorn	Invasive; Poor Size Note: 8" x 2	X	0
11	6	Buckthorn	Invasive; Poor	X	0
12	6	Elm	Fair. Tree Close to Property Line		
13	6	Box Elder	Fair. Tree Close to Property Line		
14	6	Buckthorn	Invasive; Poor	X	0
15	12	Cottonwood	Fair. Near Property Limits of PH1 lot. Size Note: 12" x 2		
16	12	Pine	Fair. Near Property Limits- PH1 Basin		
17	16	Cottonwood	Fair. Near Property Limits- PH1 Basin		
18	7	Box Elder	Fair. Near Property Limits- PH1 Basin		
19	7	Box Elder	Fair. Near Property Limits- PH1 Basin		
20	8	Pine	Fair. Near Property Limits- PH1 Basin		
21	7	Pine	Fair. Near Property Limits- PH1 Basin		
22	7	Cottonwood	Fair. Near Property Limits- PH1 Basin. Size Note: 7" x 3		
23	6	Box Elder	Fair. Near Property Limits- PH1 Basin		
24	12	Bradford Pear	Fair		
25	12	Bradford Pear	Fair		
26	12	Bradford Pear	Fair		
27	8	Box Elder	Invasive; Fair Size Note: 8" x 3	X	0
28	8	Box Elder	Invasive, Poor Size Note: 8" x 4	X	0
29	8	Box Elder	Invasive, Poor Size Note: 8" x 2	X	0
30	8	Box Elder	Invasive; Fair Size Note: 8" x 3	X	0
31	12	Maple	Fair	X	5
32	6	Little Leaf Linden	Good	X	3
33	10	Little Leaf Linden	Good	X	5
34	8	Box Elder	Fair	X	0
35	6	Box Elder	Fair	X	0
36	6	Box Elder	Fair	X	0

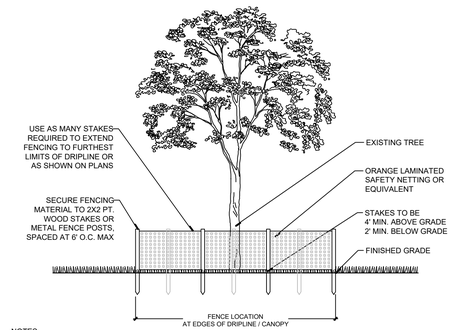
REQUIREMENTS

City of Joliet Code of Ordinances
Sec. 26-128h Tree Replacement

Removal Tree DBH (inches)	# of Replacement Trees Required
4 - 9	3
10 - 15	5
16 - 21	7
22 - 27	9
28 - 33	11
34 or greater	13

REMOVALS & REPLACEMENT

Total Existing Trees	36
Trees to be Removed (Tree 1-11, 14, 21-36)	22
Replacement Trees Required (2.0" Cal. min.)	23



NOTES:

1. TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO LAND DISTURBANCE ON SITE.
2. LOCATE FENCING AT EDGE OF DRIPLINE OR AGAINST PAVEMENT EDGES, AS PER APPROVED SITE PLANS.
3. FENCING MUST REMAIN THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES. REMOVAL OR RELOCATION OF FENCING FOR TEMPORARY ACCESS MUST BE REPLACED DAILY AND IMMEDIATELY UPON COMPLETION OF WORK REQUIRING ACCESS
4. ACTIVITIES WITHIN TREE PROTECTION AREA ARE NOT PERMITTED, INCLUDING STAGING OF MATERIALS, PARKING, PEDESTRIAN ACCESS, ETC.
5. WHERE TREE PROTECTION IS ADJACENT TO EROSION CONTROL FENCING, TREE FENCE MUST BE VISIBLE AND AT A FULL 4' HEIGHT MIN. ON THE INSIDE OF TREE SAVE AREA.
6. WHERE TREE PROTECTION FENCING ENCROACHES ON DRIPLINE OF EXISTING TREES TO REMAIN, OF ANY SIZE. IN AREAS OF CUTTING GRADE, TREE ROOTS ARE TO BE CUT BELOW GRADE TO DEPTH OF 12" WITH CLEAN SHARPENED IMPLEMENTS.

2 TREE PROTECTION FENCE DETAIL

SCALE: NTS

0' 100' 200' 400' Graphic Scale

Know what's below. Call before you dig.

Prepared By:
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
P: 630 551 3645
F: 630 551 3629
schoppedesign.com

Prepared For:
D·R·HORTON® America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Project Name:
NEUSTONESHIRE
PHASE 2
Joliet, Illinois

Sheet Name:
PRELIMINARY LANDSCAPE PLAN
PRESERVATION & REMOVALS

North

Revisions

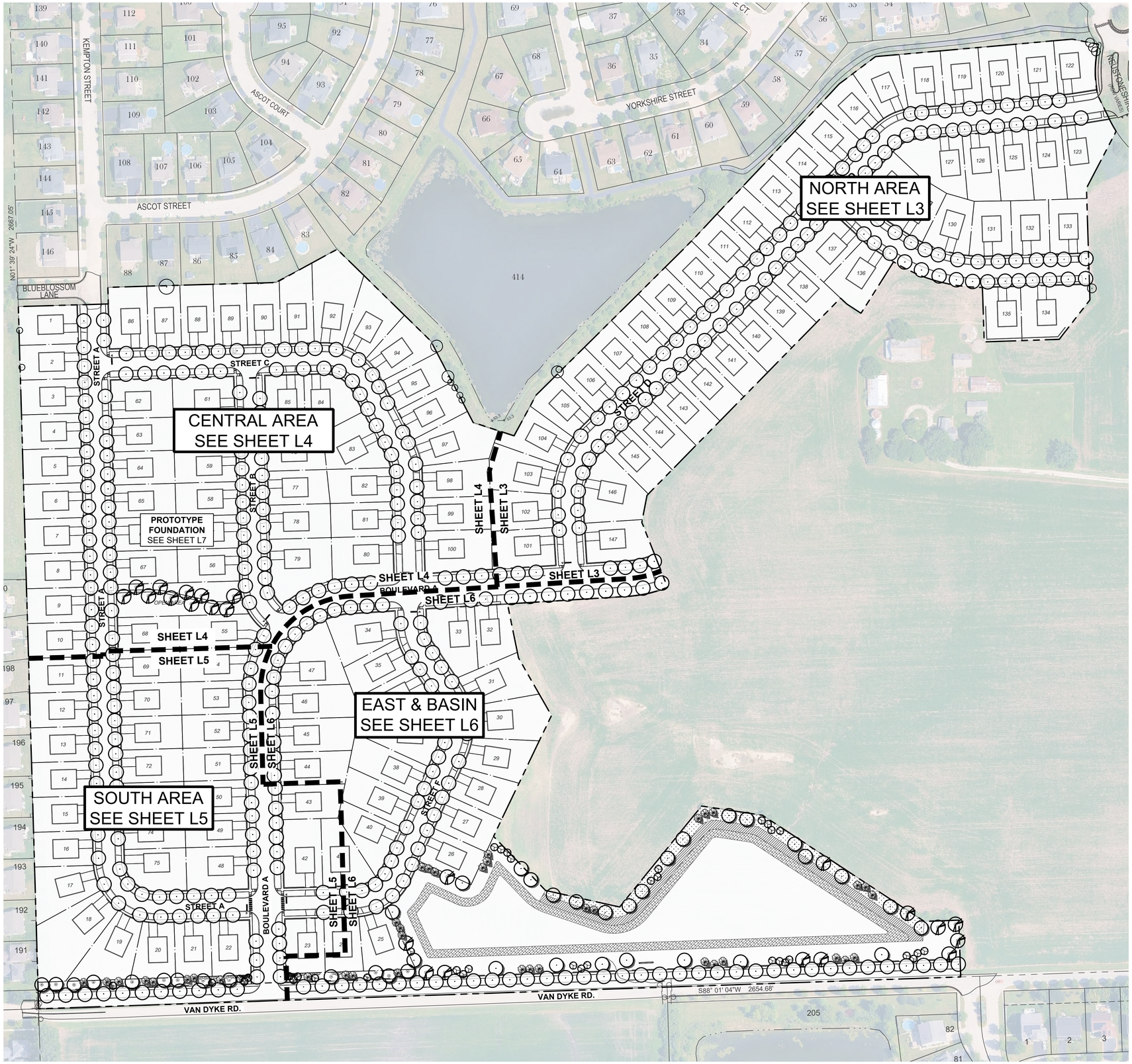
4. 02-16-26 VAN DYKE WIDENING
3. 02-03-26 RESPONSE TO CITY COMMENTS
2. 01-23-26 REVISED SITE PLAN
1. 12-9-25 ADD EMERGENT SEED
0. 11-10-25 ISSUED FOR CITY REVIEW

Date: 2025-11-10
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Job #: 346.003.02a
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File # FSIP00

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SITE DATA

Neustoneshire - Phase 2 Lot Size = 54.20 AC.

CALCULATIONS & COMPLIANCE

SECTION 47-15E LANDSCAPE AND SCREENING REGULATIONS

Section 47-15E.3 MINIMUM LANDSCAPING AND SCREENING REQUIREMENTS

Requirement: Lots improved with single-family dwellings shall also provide parkway landscaping, sodded or seeded turf grass or an approved pervious vegetative ground cover (or a combination of both); and

1. An approved shade tree with a minimum trunk size of two inches (2") in diameter as measured six inches above the ground planted within the required front yard setback; and,

2. Nine (9) evergreen or deciduous shrubs at a minimum of twenty-four inches (24") in height, planted within the required front yard setback; and,

3. Parkway landscaping including sodded or seeded turf grass, as specified above, and one approved shade tree with a minimum trunk size of two inches (2") measured six inches above the ground, evenly spaced not more than forty feet (40') apart. The total number of trees required in the parkway is the equivalent of the length of the street frontage divided by forty (40); or,

4. A landscape package approved by the City Manager or their designee provided by the developer or builder.

Compliance: On-Lot requirements 1 canopy and 9 shrubs shown on Sheet L7 Prototype, typ. Parkway landscape calculations below and proposed on preliminary landscape plan.

Section 47-15E.4 PARKWAY LANDSCAPING

Requirement: 1 Canopy per 40 linear feet (LF) of street frontage. Trees shall be 2" Cal. size, and no more than 5 same species trees planted adjacently.

Calculation: Total 16,112 LF / 40 LF of Street Frontage = **403 Parkway Trees Required**

Compliance: 403 Parkway Trees Provided.

Note: Parkway trees shall be spaced ten feet (10') from driveways, ten feet (10') from fire hydrants, twenty feet (20') from street lights, and thirty feet (30') from stop signs and traffic signals.

Section 47-15E.7 LANDSCAPING OF DETENTION AND RETENTION BASINS

Requirement: 1 Canopy, 1 Evergreen, and 1 Ornamental tree per 100 LF of High Water Line (HWL) length.

Calculation: HWL 2600 LF / 100 LF = 26 *26 x 1 Canopy, 1 Evergreen, 1 Ornamental*

26 Canopy, 26 Evergreen, and 26 Ornamental Trees Required

Compliance: 26 Canopy, 26 Evergreen, and 26 Ornamental Trees Provided

Note:

1. Native vegetation shall be required for all wet-bottom retention basins. A naturalized planting plan that documents the planting and maintenance of the native vegetation is required. Only plants adapted to temporary flooding may be planted below the high water line. Naturalized plantings are allowed to exceed heights over eight inches (8") high.

2. Aerator fountains shall be required for all wet-bottom retention basins in accordance with the standards approved by the Department of Public Works and Utilities.**

3. Only wrought-iron type fencing is allowed to surround the detention/retention basins (the use of chain-link fencing is prohibited). Installation of a decorative wood fence may be allowed if determined necessary by the City Manager or their designee.**

** *Ordinance #15718, 11/21/06*

Section 47-15E.8.B LANDSCAPING OF RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENTS ADJACENT TO MAJOR AND MINOR ARTERIAL STREETS AND MAIN SUBDIVISION COLLECTOR STREETS

Requirement: 5 Evergreen or Ornamental trees, 3 Shade trees and 10 shrubs per 100 LF of Perimeter.

Calculation: 719 LF / 100 LF = 7.19 *7.19 x 5 Evergreen or Ornamental, x3 Shade, x 10 Shrubs*

36 Evergreen or Ornamental Trees, 22 Shade Trees, 72 Shrubs Required

Note: Variance requested for a 40% reduction of the required landscape easement from 30 feet to 18 feet. Required material amounts reduced by the same percentage as the width.

Reduced Calculation: 22 Evergreen or Ornamental Trees, 13 Shade Trees, 43 Shrubs Required

Compliance: 22 Evergreen or Ornamental Trees, 13 Shade Trees, 43 Shrubs Provided

Section 47-15E.14 TREE PRESERVATION

Compliance: Sheet L1 outlines Phase 2 tree preservation and removals plan based on existing trees surveyed.

Note:

1. Grading and construction equipment and materials shall not encroach upon the dripline of any tree to be preserved.
2. Crushed limestone, or any other material harmful to trees, shall not be deposited within the drip line of any tree.
3. No materials or vehicles shall be stored, driven, or parked within the drip line of any tree to be preserved.
4. Snow fencing, or an alternative temporary barrier, shall be installed at the drip line of each tree to be preserved.
5. Trees to be preserved which may be adversely affected by construction activity shall be pruned or otherwise treated by a qualified arborist to compensate for expected root loss during construction.

NOTES

1. See engineer's plans for grading, drainage and utility information.
2. Plant species selection per Section 47-15E.15 Recommended Trees, Shrubs, and Groundcover, or comparable alternative for site.

LEGEND

EMERGENT SEED

WET TO MESIC SEED

LOW PROFILE PRAIRIE SEED

50' 200' 400'
0' 100' Graphic Scale

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LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
P: 630 551 3535
F: 630 551 3629
schoppedesign.com

Prepared For:
D·R·HORTON® America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Project Name:
NEUSTONESHIRE
PHASE 2
Joliet, Illinois

Sheet Name:
PRELIMINARY
LANDSCAPE PLAN
OVERALL PLAN
LANDSCAPE REQUIREMENTS

North

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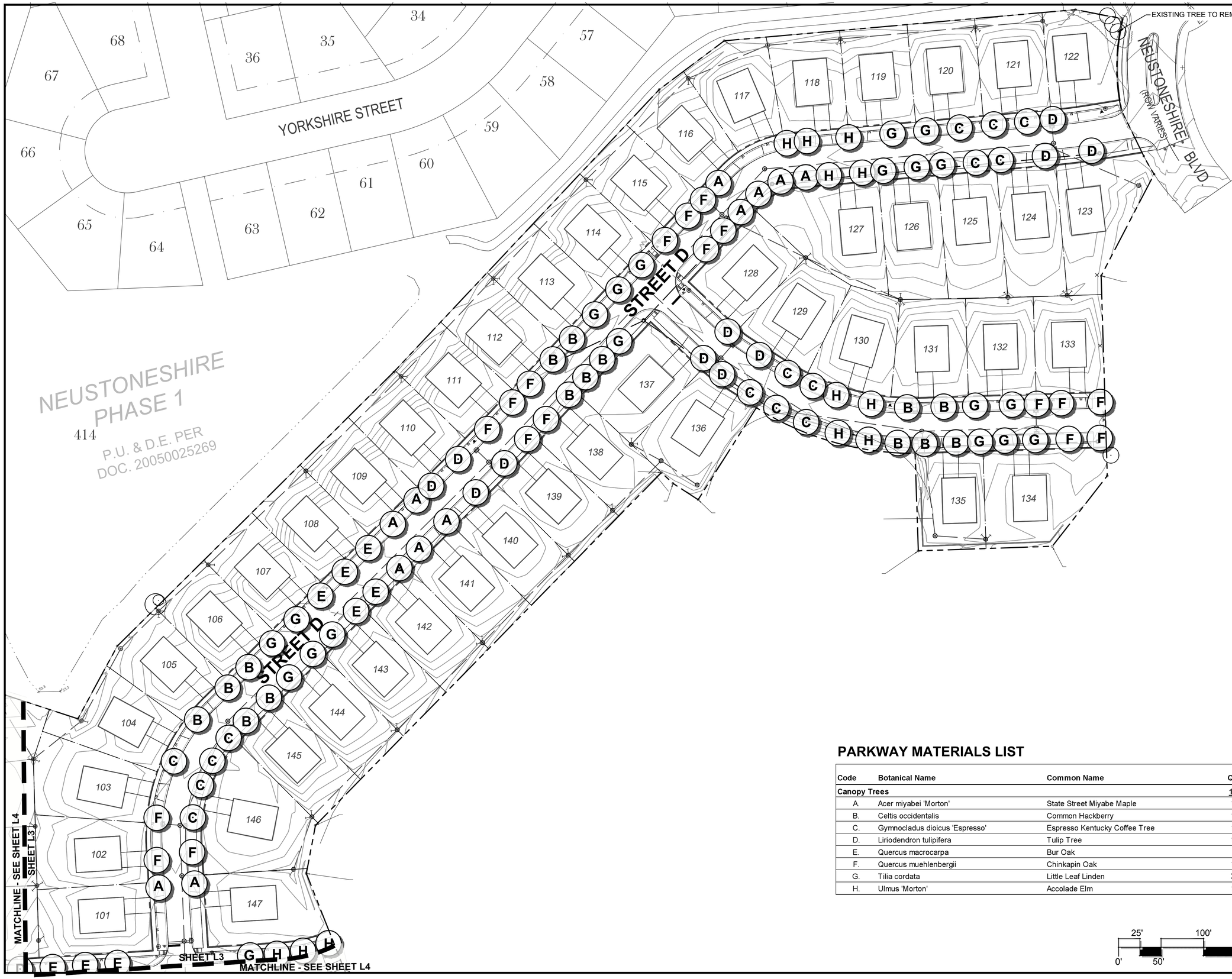
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PARKWAY MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			**109**			
A.	Acer miyabei 'Morton'	State Street Miyabe Maple	12	Each	2.0" cal.	40'
B.	Celtis occidentalis	Common Hackberry	15	Each	2.0" cal.	40'
C.	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	13	Each	2.0" cal.	40'
D.	Liriodendron tulipifera	Tulip Tree	11	Each	2.0" cal.	40'
E.	Quercus macrocarpa	Bur Oak	8	Each	2.0" cal.	40'
F.	Quercus muehlenbergii	Chinkapin Oak	18	Each	2.0" cal.	40'
G.	Tilia cordata	Little Leaf Linden	20	Each	2.0" cal.	40'
H.	Ulmus 'Morton'	Accolade Elm	12	Each	2.0" cal.	40'

25' 0' 50' 100' 200' Graphic Scale

811 Know what's below. Call before you dig.

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sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
(630) 551-3535
F: 630 551 3629
schoppedesign.net

Prepared For:
D·R·HORTON
America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Project Name:
NEUSTONESHIRE
PHASE 2
Joliet, Illinois

Sheet Name:
PRELIMINARY
LANDSCAPE PLAN
NORTH AREA

North

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PARKWAY MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			**114**			
A.	Acer miyabei 'Morton'	State Street Miyabe Maple	19	Each	2.0" cal.	40'
B.	Celtis occidentalis	Common Hackberry	21	Each	2.0" cal.	40'
C.	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	15	Each	2.0" cal.	40'
D.	Liriodendron tulipifera	Tulip Tree	18	Each	2.0" cal.	40'
E.	Quercus macrocarpa	Bur Oak	9	Each	2.0" cal.	40'
F.	Quercus muehlenbergii	Chinkapin Oak	13	Each	2.0" cal.	40'
G.	Tilia cordata	Little Leaf Linden	7	Each	2.0" cal.	40'
H.	Ulmus 'Morton'	Accolade Elm	12	Each	2.0" cal.	40'

LANDSCAPE MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size
Canopy Trees			**11**		
QMA	Quercus macrocarpa	Bur Oak	5	Each	2.0" cal.
LTI	Liriodendron tulipifera	Tulip Tree	6	Each	2.0" cal.

25' 100' 200'
0' 50'
Graphic Scale

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LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
p: 630 551-3535
f: 630 551-3539
schoppedesign.com

Prepared For:

D·R·HORTON® America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Project Name:

NEUSTONESHIRE PHASE 2
Joliet, Illinois

Sheet Name:

PRELIMINARY LANDSCAPE PLAN
CENTRAL AREA

North

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PARKWAY MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			**81**			
A.	Acer miyabei 'Morton'	State Street Miyabe Maple	13	Each	2.0" cal.	40'
B.	Celtis occidentalis	Common Hackberry	6	Each	2.0" cal.	40'
C.	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	12	Each	2.0" cal.	40'
D.	Liriodendron tulipifera	Tulip Tree	10	Each	2.0" cal.	40'
E.	Quercus macrocarpa	Bur Oak	12	Each	2.0" cal.	40'
F.	Quercus muehlenbergii	Chinkapin Oak	7	Each	2.0" cal.	40'
G.	Tilia cordata	Little Leaf Linden	5	Each	2.0" cal.	40'
H.	Ulmus 'Morton'	Accolade Elm	7	Each	2.0" cal.	40'
I.	Tilia americana 'Redmond'	Redmond Linden	5	Each	2.0" cal.	40'
J.	Gleditsia triacanthos v. inermis 'Skyline'	Skyline Honeylocust	4	Each	2.0" cal.	40'

LANDSCAPE MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size
Canopy Trees			**9**		
LTI	Liriodendron tulipifera	Tulip Tree	4	Each	2.0" cal.
TAR	Tilia cordata	Little Leaf Linden	5	Each	2.0" cal.
Evergreen Trees			**7**		
PAB	Picea abies	Norway Spruce	4	Each	6' ht.
PGL	Picea glauca	White Spruce	3	Each	6' ht.
Ornamental Trees			**5**		
CCI	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	1	Each	6' ht.
CCR	Cercis canadensis	Eastern Redbud	4	Each	6' ht.
Evergreen Shrubs			**5**		
TMD	Taxus media 'Densiformis'	Dense Yew	5	Each	24" ht.
Deciduous Shrubs			**18**		
CSI	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	10	Each	24" ht.
SPA	Syringa patula 'Miss Kim'	Miss Kim Lilac	8	Each	24" ht.

0' 25' 50' 100' 200' Graphic Scale

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Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
125 S. Main Street
Oswego, IL 60543
P: 630 551 3355
F: 630 551 3356
schoppedesign.net

Prepared For:
D·R·HORTON® America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Project Name:
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PHASE 2
Joliet, Illinois

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PRELIMINARY LANDSCAPE PLAN
SOUTH AREA

North

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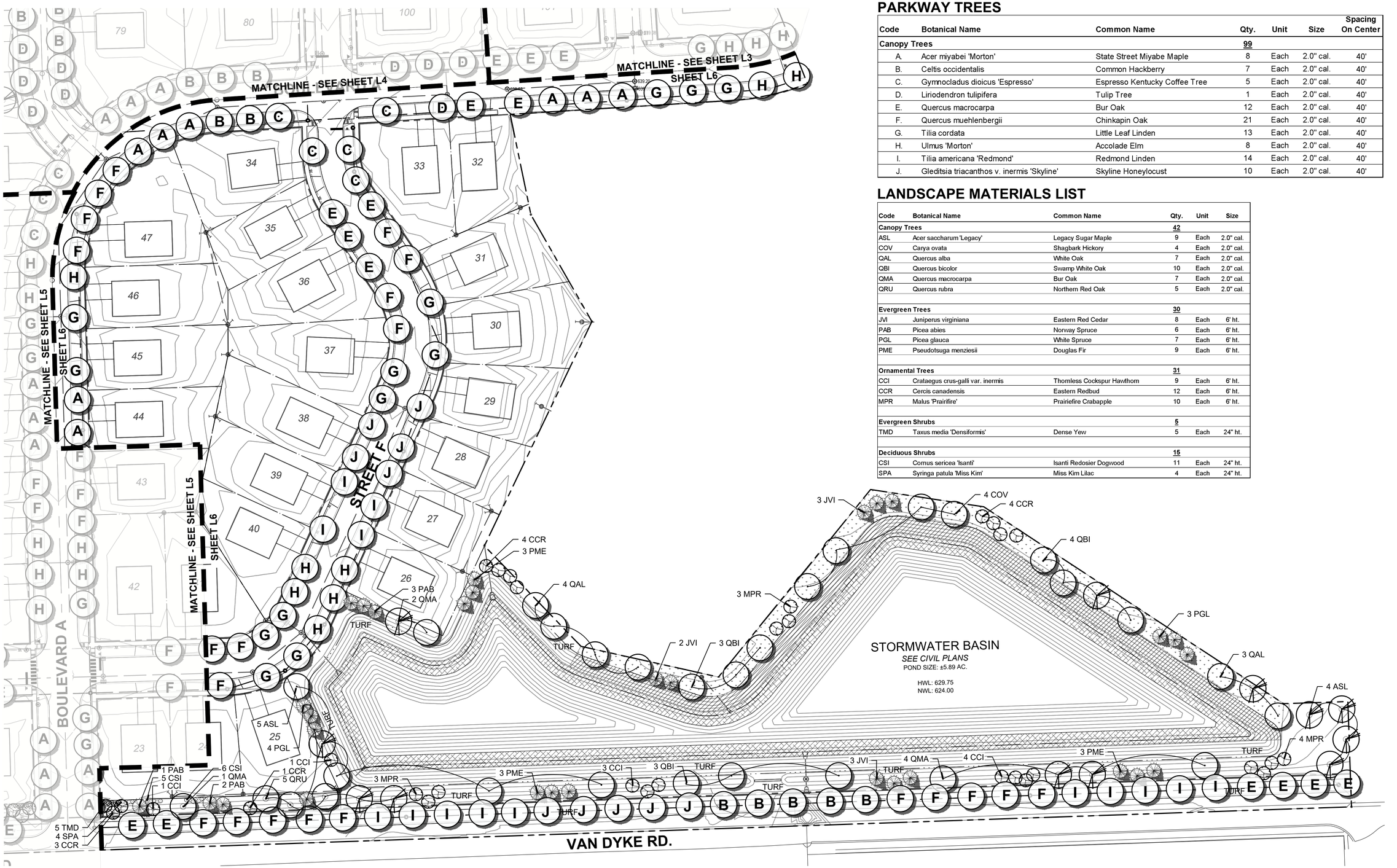
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PARKWAY TREES

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			**99**			
A.	Acer miyabei 'Morton'	State Street Miyabe Maple	8	Each	2.0" cal.	40'
B.	Celtis occidentalis	Common Hackberry	7	Each	2.0" cal.	40'
C.	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	5	Each	2.0" cal.	40'
D.	Liriodendron tulipifera	Tulip Tree	1	Each	2.0" cal.	40'
E.	Quercus macrocarpa	Bur Oak	12	Each	2.0" cal.	40'
F.	Quercus muehlenbergii	Chinkapin Oak	21	Each	2.0" cal.	40'
G.	Tilia cordata	Little Leaf Linden	13	Each	2.0" cal.	40'
H.	Ulmus 'Morton'	Accolade Elm	8	Each	2.0" cal.	40'
I.	Tilia americana 'Redmond'	Redmond Linden	14	Each	2.0" cal.	40'
J.	Gleditsia triacanthos v. inermis 'Skyline'	Skyline Honeylocust	10	Each	2.0" cal.	40'

LANDSCAPE MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size
Canopy Trees			**42**		
ASL	Acer saccharum 'Legacy'	Legacy Sugar Maple	9	Each	2.0" cal.
COV	Carya ovata	Shagbark Hickory	4	Each	2.0" cal.
QAL	Quercus alba	White Oak	7	Each	2.0" cal.
QBI	Quercus bicolor	Swamp White Oak	10	Each	2.0" cal.
QMA	Quercus macrocarpa	Bur Oak	7	Each	2.0" cal.
QRU	Quercus rubra	Northern Red Oak	5	Each	2.0" cal.
Evergreen Trees			**30**		
JVI	Juniperus virginiana	Eastern Red Cedar	8	Each	6' ht.
PAB	Picea abies	Norway Spruce	6	Each	6' ht.
PGL	Picea glauca	White Spruce	7	Each	6' ht.
PME	Pseudotsuga menziesii	Douglas Fir	9	Each	6' ht.
Ornamental Trees			**31**		
CCI	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	9	Each	6' ht.
CCR	Cercis canadensis	Eastern Redbud	12	Each	6' ht.
MPR	Malus 'Prairifire'	Prairiefire Crabapple	10	Each	6' ht.
Evergreen Shrubs			**5**		
TMD	Taxus media 'Densiformis'	Dense Yew	5	Each	24" ht.
Deciduous Shrubs			**15**		
CSI	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	11	Each	24" ht.
SPA	Syringa patula 'Miss Kim'	Miss Kim Lilac	4	Each	24" ht.



NATIVE SEED LEGEND

- EMERGENT SEED SAFETY SHELF TO 5' BEYOND NWL
- WET TO MESIC SEED 5' BEYOND NWL TO HWL
- LOW PROFILE PRAIRIE SEED HWL TO PROPERTY LINE

0' 50' 100' 200' 25'
Graphic Scale

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sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
125 S. Main Street
Oswego, IL 60543
P: 630 551 3355
F: 630 551 3356
schoppedesign.net

Prepared For:
D·R·HORTON
America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Project Name:
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PHASE 2
Joliet, Illinois

Sheet Name:
PRELIMINARY
LANDSCAPE PLAN
EAST AREA &
BASIN LANDSCAPE

North

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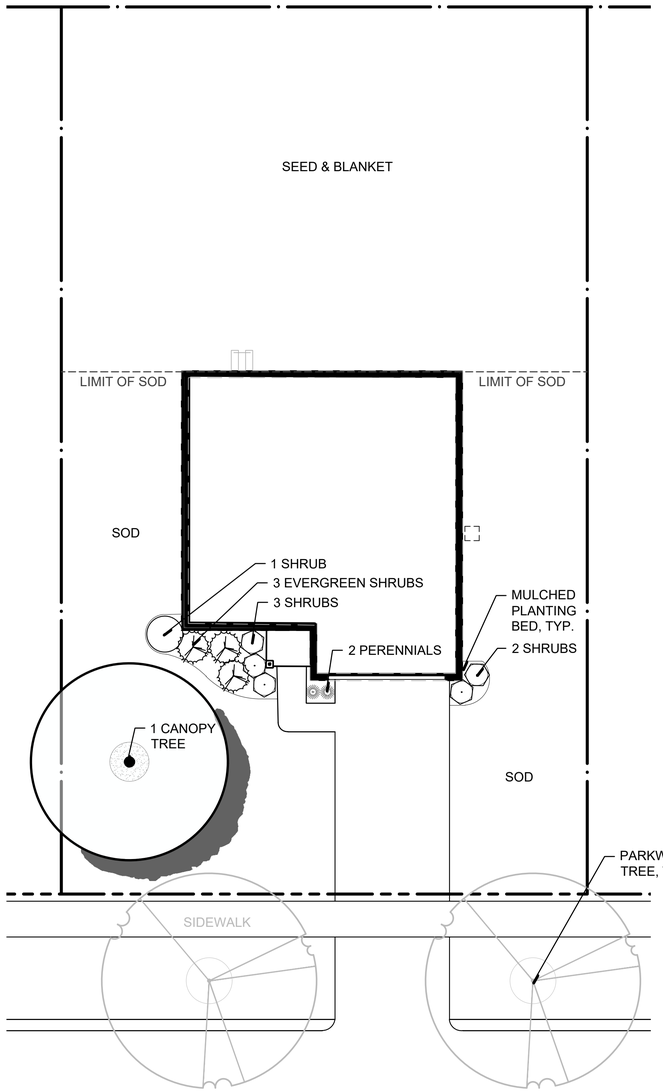
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1 Prototype Foundation Landscape Plan, Typ.

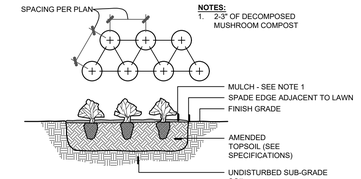
SCALE: 1" = 10'-0"

5' 20' 40'
0' 10' Graphic Scale

FOUNDATION LANDSCAPE PLAN, TYP. MATERIALS LIST

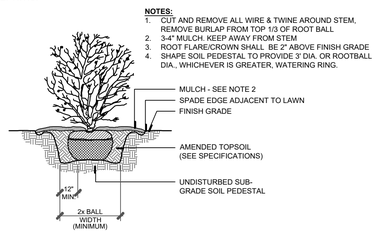
Common Name	Qty.	Unit	Size
Canopy Trees	1	Each	2.0" Cal.
Deciduous Shrubs	6	Each	3 gal. Cont.
Evergreen Shrubs	3	Each	3 gal. Cont.
Perennials	2	Each	1 gal. Cont.

LANDSCAPE DETAILS



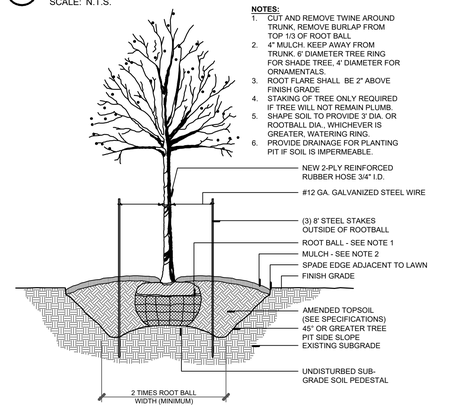
2 PERENNIAL DETAIL

SCALE: N.T.S.



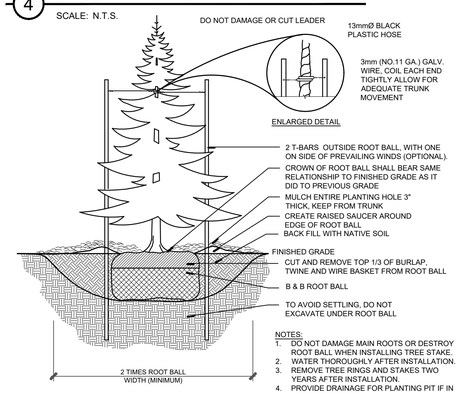
3 SHRUB DETAIL

SCALE: N.T.S.



4 CANOPY TREE DETAIL

SCALE: N.T.S.



5 EVERGREEN TREE DETAIL

SCALE: N.T.S.

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Oswego, IL 60543
(630) 551-3535
F: 630 551 3525
schoppedesign.com

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D·R·HORTON® America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

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Joliet, Illinois

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PRELIMINARY LANDSCAPE PLAN
PROTOTYPE FOUNDATION LANDSCAPE PLAN & DETAILS

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LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

1.01 DESCRIPTION

A. Provide turf, trees, shrubs, and groundcovers as shown and specified. The work includes:

1. Soil preparation.
2. Fertilizing.
3. Seeding.
4. Sod.
5. Amended topsoil.
6. Trees, Shrubs, Perennials and Ornamental Grasses.
7. Erosion control.
8. Mulch and planting accessories.
9. Maintenance and guarantee.
10. Cleaning up work area.

1.02 QUALITY ASSURANCE

A. Comply with applicable local regulations.

B. Plant names indicated comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

C. Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock." A plant shall be dimensioned as it stands in its natural position.

D. All plants shall be nursery grown in the central/northern Illinois region and/or within a 100 mile radius of the project and under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

E. Plants are subject to inspection by the Landscape Architect at the job site or nursery. The Landscape Architect reserves the right to personally select any or all nursery stock prior to digging and to reject unacceptable material at anytime during the process.

1.03 SUBMITTALS

A. Planting Schedule: Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B . Topsoil: Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirements to Owner's Representative for review and written approval.

C. Seed: Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentages of purity, germination, and weed seed for each grass species.

D. Sod: Submit sod grower's certificate of grass species. Identify source location in Bid Proposal Form.

E. Plants: If plants will not be installed in accordance with provided plans due to availability or conditions a substitution list with genus, species, variety, size and/ or quantity of plants to be substituted shall be submitted for review by the Landscape Architect.

F. Mulch and Miscellaneous: Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Owner's Representative for review and written approval.

G. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

H. Maintenance Plan - Landscape Work: Submit two (2) copies of a maintenance plan outlining procedures to be followed by the Contractor for the maintenance of landscape work for one full year following initial acceptance,The plan shall include items out lined in Sections 2.01 and 3.08. The maintenance plan shall be provided within ten (10) days of contract approval. Owner's Representative shall receive copies of all instructions when issued.

1.04 DELIVERY, STORAGE, AND HANDLING

E. Seed: Deliver seed and fertilizer materials in original unopened containers, showing weight, analysis, and name of manufacturer. Store in a manner to prevent wetting and deterioration.

F. Sod: Deliver and install sod cut within 48-hour period.

G. Deliver fertilizer materials in original, unopened, and undamaged containers showing weight, analysis, and name of manufacturer. Store in manner to prevent wetting and deterioration.

H. Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray evergreen plants and deciduous plants in foliage with and approved "Anti-Desiccant" before digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival; the certificate shall be filed with the Landscape Architect. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches or bark.

I. Cover plants transported on open vehicles with a protective covering to prevent windburnand defoliation.

1.05 PROJECT CONDITIONS

A. It shall be the contractors responsibility to protect and locate all above and below ground utilities as required by law. The contractor shall contact utility companies at least 48 hours prior to any work.

B. Work notification: Notify Landscape Architect at least 2 working days prior to start of planting or seeding operations.

C. Confirm that the quality and depth of topsoil is satisfactory prior to beginning fine grading.

D. Fine grading must be approved by Landscape Architect prior to start of seeding.

E. Perform turf work only after planting and other work affecting ground surface has been completed.

F. Install seed under favorable weather conditions unless approved by the Owner's Representative. The conditions of the guarantee apply regardless of the date of installation. The generally accepted times for seeding are:

Spring - April 1st to May 31st
Fall - August 15th to September 15th

G. A complete list of plants, including a schedule of sizes, approximate quantities, and other requirements is shown on the drawings for the convenience of the Owner. Verify and supply the quantities required to complete the work as drawn.

1.06 GUARANTEE

A. Guarantee all work for one year following the date of Final Completion.

B. At the end of the guarantee period, reseed areas with specified materials, which fail to provide a uniform stand of grass until all affected areas are accepted by the Landscape Architect.

C. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the Landscape Architect, are in an unhealthy or unsightly condition. Guarantee all replacement plants for an additional one year after installation. Replacement plants, which are dead or unacceptable within 2 years of their installation, may be replaced with unguaranteed plants, or removed, at the discretion of the Owner. Reimburse the Owner 50% of the price of each removed plant, which is not replaced.

D. Guarantee shall not include damage or loss of trees, plants, or groundcovers caused by fires, floods, freezing rains, lightening storms, or winds over 75 miles per hour, winter kill caused by extreme cold and severe winter conditions not typical of planting area; browsing or other damage cause from rodents or other animals; or acts of vandalism.

E. If within one year of final completion, settlement occurs, make all adjustments without extra cost to the Owner including the complete restoration of all damaged planting, paving, or other improvements of any kind.

1.07 PAYMENTS

A. Initial payment of 90% of installation price will be issued upon completion of the submittal outlined in section 1.03 and the installation verification by the Owner's Representative. A 10% retainer will be held at this time.

B. Final retainer amount will be released at the end of the two year maintenance period, pending the following:

1. Warranties plant material is replaced per the final punch list.
2. All areas are maintained and in good order.
3. Submittal of long-term maintenance program.
4. Final acceptance by Owner.

C. It shall be the Contractor's responsibility to notify the Owner's Representative once the final punch list is complete and to schedule the final warranty walk-through.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Seed Fertilizer:

1. Granular, non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer.
   a. Starter fertilizer with an approximate analysis of 6N, (24P205, 24K20), or similar approved composition.
   b. Post emergent fertilizer with an approximate analysis of 30-5-5.

B. Plant Fertilizer:

1. Provide a granular commercial fertilizer with an analysis of 10-10-10

C. Seed:

1. Turf Seed: Provide fresh, clean, new crop turf-type lawn seed complying with the tolerance for purity and germination established by the Association of Official Seed Analysis (AOSA) of North America. Seed shall be obtained from a reputable supplier (approved by Landscape Architect) within a 200-mile radius of the local transition zone and/or northerly regions of the project site and shall be free from Poa annua, bent grass and noxious weeds. Provide pure live seed (PLS) of grass species, proportions and maximum percentage of weed seed, as specified.

2. Turf Seed Mixture: - 6 lbs./ 1000 sq. ft.

Seed Blend Mixture:	
Kentucky Bluegrass (blend of 3 types)	50% (131 lbs./ac.)
Fine Fescue	30% (78 lbs./ac.)
Perennial Rye (blend of 2 types)	20% (52 lbs./ac.)
Weed Seed	0.3% Max.

D. Sod:

1. Provide an "Approved" nursery grown blend of improved Kentucky Bluegrass varieties that is native to the locality of the work.
2. Provide well-rooted, healthy sod, free of disease, nematodes and soil borne insects. Provide sod uniform in color, leaf texture, density

E. Plants: Provide plants typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, plants free from defects, sunscald injuries, frost cracks, abrasions of the bark, plant disease, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.

1. Dig balled and burlapped plants with firm, natural balls of earth. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock." Cracked or mushroomed balls are not acceptable. Tree spade transplanting is not acceptable.
2. Provide shade and evergreen tree species with a single main trunk unless otherwise specified or accepted.
3. Provide plants matched in form when arranged in groups.
4. Provide evergreen trees branched to the ground unless otherwise specified or accepted.
5. Provide shrubs and small plants meeting the requirements for spread and height indicated in the plant list.
   a. The measurements for height shall be taken from the ground level to the average height of the top of the plant and not the longest branch.

F. Topsoil

1. Topsoil shall be defined as a friable, loamy mixture surface soil. It shall not be extremely acid or alkaline nor contain toxic substances harmful to plant growth, and shall be of uniform color and texture.
2. Topsoil shall be free from large roots, sticks, weeds, brush, subsoil, clay lumps, or stones larger than one (1") inch in diameter, or other litter and extraneous matter undesirable to plant growth.
3. Topsoil must be inspected by the owner at the source of supply or as delivered. Topsoil shall meet the approval of the owner prior to use. Any topsoil placed without approval may be subject to removal at the discretion of the owner.

G. Subdrainage piping: Provide 4" corrugated polyurethane tubing. Provide matching reducers, adaptors, couplings, fittings, and accessory components to insure continuity of the sub-drainage system.

1. Plastic tubing: ASTM F405, corrugated perforated polyurethane tubing with filter sock.

H. Drainage fill: AASHTO M43 (3/8" to 3/8") clean uniformly graded stone or gravel.

I. Filter fabric: Dupont "Typar" or other approved non - woven porous polypropylene fabric.

J. Erosion control blanket: This section includes installation of North American Green BioNet® S75BN (or equivalent) erosion control blanket. Install per manufacturer's recommendations.

2.02 ACCESSORIES

A. Amended Topsoil for Planting Beds: A mixture of 60% topsoil and 40% mushroom compost, which have been thouroughly incorporated.

B. Mulch: 6 month old, well rotted, double shredded hardwood, cedar or cypress bark mulch, not larger than 4" in length and ½" in width, free of woodchips and sawdust.

C. Stakes for Guying: Hardwood, 2" x 4" x 36" long, or steel stakes.

D. Guying Wires: Double strand No. 12 gauge galvanized wire.

1. Turnbuckles: Galvanized steel of size and gauge required to provide tensile strength equal to that of the wire. Turnbuckle openings shall be at least 3".

E. Guying Hose: Two-ply, reinforced garden hose not less than 3/4" inside diameter.

F. Tree Wrap: Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe kraft paper weighing not less than 30 lbs. per ream.

G. Twine: Two-ply nursery jute material.

H. Sand: Coarse "torpedo" sand

PART 3 - EXECUTION

3.01 INSPECTION

A. Examine finish surfaces grades, topsoil quality, depth, and conditions of installations. Do not start planting work until unsatisfactory conditions are corrected.

B. Saturate and fill tree and shrub pits with water to test drainage before planting. Provide gravel drains at pits, when planting pits are more than half full of water after 24 hours.

3.02 PREPARATION

A. All planting techniques and methods shall be consistent with the latest edition of American Standard for Nursery Stock (ANSI Z60.1), and as detailed on these drawings.

B. Loosen topsoil of lawn areas to minimum depth of 6". Remove stones over 1" in any dimension and sticks, roots, rubbish, and extraneous matter.

C. Grade lawn areas to smooth, free draining and even surface with a loose, uniformly fine texture. Roll and rake; remove ridges and fill depressions as required to drain.

D. Restore prepared areas to specified condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding or sodding.

E. Time of Planting:

1. Evergreen material: Plant evergreen materials between September 2 and November 1 or in spring before new growth begins. If project requirements require planting at other times, spray plant with anti-desiccant prior to planting operations.
2. Deciduous material: Plant deciduous materials in a dormant condition. If deciduous trees are planted in-leaf, spray with an anti-desiccant prior to planting operations.

E. Locate plants as indicated and approved in the field by the Landscape Architect.

F. Excavate all clay and gravel in medians and planting beds to 24" depth. Backfill with amended topsoil.

G. Excavate circular plant pits with sloped sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Scarify the bottom of the pit to a depth of 4".

3.03 FERTILIZATION

A. Apply fertilizers and conditioners at the rate specified per soil tests findings. In lieu of soil test results see specifications below.

B. For seeded turf grass areas:

1. Apply starter fertilizer to indicated seed areas at a rate equal to 650 lb. per acre.
2. Apply fertilizer by mechanical rotary or drop types distributor, thoroughly and evenly incorporated with soil to a depth of 3" by disking or other approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.

C. For sodded area: Apply fertilizer at the rate of 200 pounds of actual nutrients per acre and work into the soil.

3.04 SEED INSTALLATION

A. Turf Grass:

1. Seed immediately after preparation of bed.
2. Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
3. Perform seeding operations when the soil is dry, when winds do not exceed 10 miles per hour velocity and soil temperatures are above 55 degrees fahrenheit.
4. Sow grass seed at the specified rate using the following method:
   a. Conventional Seeding:
      a.a. Apply seed with a drop or rotary type distributor. Install seed evenly by sowing equal quantities in both directions, at right angles to each other.
      a.b. After seeding, rake soil surface lightly to incorporate seed. Roll with light lawn roller.
5. For all seeded bluegrass; provide erosion control blanket within 24 hours of installation. Install per manufacturer's specification.
6. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased, but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four weeks after germination or until grass has become sufficiently established to warrant watering on an "as needed" basis.

3.05 SOD INSTALLATION

A. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of side strips. Do not overlay edges. Stagger strips to offset joints in adjacent courses. Remove excess sod to avoid smothering of adjacent grass. Provide top of sod soil flush with adjacent curbs, sidewalks, drains, and seeded areas.

B. Install initial row of sod in a straight line, beginning at bottom of slopes, perpendicular to direction of the sloped area. Place subsequent rows parallel to and tightly against previously installed row.

C. Roll with light lawn roller to ensure contact with sub-grade.

D. Water sod thoroughly with a fine spray immediately after laying.

E. Stake sod on slopes greater than 3:1 to prevent slippage. Two stakes per yard

3.06 PLANT INSTALLATION (See landscape details for additional information)

A. Trees and shrubs:

1. Set plant material in the planting pit to proper grade and alignment. Set plants upright and plumb. Set root flare of plant material 2" above the adjacent finish grade. Remove excess soil as needed from rootball above root flare. Remove burlap from top ⅓ of root ball. Remove all treated burlap (green). Cut and remove or cut and fold down upper half of wire basket, dependent upon tree size. Do not fill around trunks or stems.
2. After balled or burlapped plants are set, backfill fill all voids, tamping soil to avoid any air pockets.
3. Mix approved commercial fertilizer at 10 lbs. per cubic yard of backfill.
4. Water plants when hole is two-thirds filled with topsoil. After watering complete filling of hole thoroughly tamp to eliminate voids.
5. Remove all tags, wires, twine, and wrap from trees and shrubs immediately after planting.

B. Perennials and Ornamental Grasses:

1. Where Perennnials and Ornamental Grasses are specified on the plans, rototill entire plant bed to 12" depth using amended topsoil. Incorporate commercial 10-10-10 fertilizer into prepared soil mixture at an approximate rate of 1 lb. per square yard.
2. Space plants according to dimensions on the drawings Adjust spacing as necessary to evenly fill planting bed with indicated number of plants. Plant to within 18" of the trunks of trees and shrubs, or to the edge of the plant ball, whichever is closest. Plant to within 12" of bed edge.
3. Apply commercial pre-emergent herbicide (Preen or equal) per manufacturer's directions to entire planting bed.

C. Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material 3" deep immediately after planting. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.
2. Do not mulch within 3" radius of tree trunk.

D. Wrapping:

1. Inspect trees for injury to trunks, evidence of insect infestations, and improper pruning before wrapping.
2. Wrap trunks of all trees spirally from bottom to top with waterproof crepe tree wrap and secure with hemp cord at top and bottom.
   a. Overlap ½ the width of the tree wrap strip and cover the trunk from the ground to the height of the first branch.
   b. Secure tree wrap in place with twine wound spirally downward in opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
   c. Wrap should be removed within 1 year of installation and all twine removed to avoid damage to trunk.

E. Guying:

1. When specified, guy all trees immediately after lawn seeding or sodding operations and prior to acceptance. When high winds or other conditions, which may effect tree survival or appearance, occur, the Landscape Architect may require immediate guying.
2. Guy all deciduous trees over 3" caliper. Guy all evergreen trees over 8' tall.

F. Pruning:

1. Cut branches flush with the trunk or main branch, at a point beyond a lateral shoot or bud a distance of not less than ½ the diameter of the supporting branch. Make cut on an angle. All pruning to be in compliance with ANSI A300 Pruning Standards and International Society of Arboriculture.
2. Prune branches of deciduous stock, after planting, to preserve the natural character appropriate to the particular plant requirements. In general, remove no more than ¼ of the leaf bearing buds. Remove or cut back dead, broken, and damaged branches and asymmetrical growth of new wood.
3. Multiple leader plants: Preserve the leader which will best promote the symmetry of the plant. Cut branches flush with the trunk or main branch, at a point beyond a lateral shoot or bud a distance of not less than ½ the diameter of the supporting branch. Make a cut on angle.
4. Prune evergreens only to remove broken or damaged branches.

3.07 UNDERDRAIN INSTALLATION

A. Install minimum 4" layer of drainage fill over compacted earth base for bedding drainage pipe.

B. Lay drainpipe with perforations down, joints closed, and firmly bedded in drainage fill material. Provide full bearing for each pipe section. Provide continuous slope in the direction of flow.

C. Install underdrain drainpipe 30" below finished grade.

3.08 MAINTENANCE

A. Maintain lawn areas and plantings to ensure proper watering and mowing as required for forty-five (45) days minimum, after Final Acceptance.

B. Maintain lawn areas including watering, spot weeding, mowing, application of herbicides, fungicides, insecticides, and reseeding until a full, uniform stand of grass free of weeds, undesirable grass species, disease, and insects is achieved and receives Final Acceptance.

1. Water seed thoroughly as required to establish proper rooting.
2. Repair and rework all areas that have washed out or are eroded. Replace undesirable or dead areas with new seed.
3. Mow lawn areas as soon as top growth reached a 3" height. Cut back to 2" height. Repeat mowing as required to maintain specified height. Not more than 30% of grass leaf shall be removed at any single mowing.
4. Remove sod pegs following turf establishment.

C. Maintenance shall include pruning, cultivating, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants free of insects, weeds and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material in accordance with pruning section.
2. Tighten and repair, or remove, guy wires and stakes as required.
3. Water trees, plants, and groundcover beds within the first 24 hours of initial planting, and not less than twice per week until Final Completion.

3.09 FINAL ACCEPTANCE, INSPECTION AND COMPLETION

A. Inspection of all work will be made by the Landscape Architect upon written request by the Contractor. At that time if all work is satisfactory, that will constitute Final Acceptance and the beginning of the forty-five (45) day period of maintenance.

B. Seeded areas will be inspected at completion of installation and accepted subject to compliance with specified materials and installation requirements.

1. Seeded areas will be acceptable provided all requirements, including maintenance, have been complied with, and dense, even-colored, viable lawn is established free of weeds, undesirable grass species, disease, and insects.
2. No seeded areas shall have bare spots or unacceptable cover totaling more the 2% of the individual areas, in areas requested to be inspected.

C. Inspection of all work shall be made after the forty-five (45) day period of maintenance, upon written request of Contractor. At that time, if all work is satisfactory, that will constitute Final Completion.

D. Plants that have died or are in unhealthy or badly impaired condition upon inspection shall be treated or replaced at no additional cost to Owner.

E. Replace rejected plants in the season that is most favorable for resetting kinds of plants required, if possible within two weeks of inspection.

F. Final Acceptance of all work shall constitute the beginning of the two (2) year guarantee period.

G. Contractor's responsibility for maintenance (exclusive of replacement within guarantee period) shall terminate on date of Final Completion.

3.10 CLEANING

A. Perform cleaning during installation of the work and upon completion of the work. Remove from sites all excess materials, soil, debris, and equipment. Repair damage resulting from planting operations.

B. Leave all surfaces broom clean at the end of all work days. The contractor shall also be responsible for all damage caused by clean up activites and for the daily removal of all trash and debris from work area to the satisfaction of the Landscape Architect.

END OF SECTION

EROSION CONTROL

PART I - GENERAL

1.01 DESCRIPTION

A. This section includes installation of North American Green BioNet® S75BN (or equivalent) erosion control blanket.

1.02 QUALITY ASSURANCE

A. Qualifications of workers: provide at least one person who shall present at all times during execution of this portion of the work, who shall be thoroughly familiar with this type of work and the type of materials being used. Said person shall also direct all work performed under this section.

B. Standards: all materials used during this portion of the work shall meet or exceed applicable federal, state, county, and local laws and regulations.

1.03 SUBMITTALS

A. Materials: Prior to delivery of any materials to the site, submit to the Landscape Architect a complete list of all materials to be used during this portion of the work. Include complete data on source, quantity, and quality. This submittal will in no way be construed as permitting substitution for specific items described on the Plan set or in these Specifications unless approved in writing by the Landscape Architect.

B. Equipment: Prior to commencement of any work, submit to the Onwer a written description of all mechanical equipment and its intended use during the execution of the work.

C. After the work is complete, submit to the Landscape Architect "as built" plans including a listing of all species installed and quantities installed. Mark in red ink on the original planting plan any field changes or deviations from the original plans.

1.04 PRODUCTS

A. All areas existing as bare soil at the time of seed installation shall receive erosion control material application.

B. Slopes greater than or equal to 5:1 shall receive a machine produced mat of straw fiber covered on both sides with a photo degradable extruded plastic or woven biodegradable netting having maximum openings of 0.5" to 1.0". The blanket shall be packaged in a perforated plastic bag and conform to the following physical specifications. Minimum blanket roll width: 42", minimum. North American Green S-150 shall be utilized for all installations. Alternate materials may be utilized only with written approval from the Landscape Architect.

C. Slopes <5:1 shall receive clean, weed free native or agricultural straw mulch (oat straw will not be allowed).

PART 2 - EXECUTION

2.01 METHOD - EROSION CONTROL BLANKETS

A. Refer to the Plans or Notes for location of erosion blanket treatment areas.

B. Install seed prior to applying erosion control blankets per the native seeding specification.

C. If installation occurs between July 15th and November 1st, install cover crop and hold native seed mix until the recommended optimum seeding dates. The preferred cover crop shall be Avena sativa (Seed Oats).

D. Any day that seeding is performed the seeded area must be covered with appropriate erosion control measures. Anchor erosion control blanket at top of slope as shown on plans or as recommended by manufacturer. Install parallel to channel flow or in a diagonal cross slope pattern in short stretches where practical, and as recommended by manufacturer.

E. Erosion control blanket shall be in full intimiate contact with the topsoil but not stretched to the point where the integrity of its performance is jeopardized.

F. Secure erosion control blanket with staples as recommended by the manufacturer.

G. Overlap erosion control blanket shingle-style not less than two inches in the direction of the current and install staples over seams every 36".

END OF SECTION

SEED BED PREPARATION AND REGRADING

PART I - GENERAL

1.01 DESCRIPTION

A. This section includes preparation of soil prior to seeding and/or removal of erosion rills and disturbance in the areas of the site existing as disturbed/unvegetated soil or eroded slopes.

1.02 QUALITY ASSURANCE

A. Qualifications of workers: provide at least one person who shall be present at all times during execution of this portion of the work, who shall be thoroughly familiar with this type of work and the type of materials being used. Said person shall also direct all work performed under this section.

B. Standards: all materials used during this portion of the work shall meet or exceed applicable federal, state, county and local laws and regulations.

1.03 SUBMITTALS

A. Equipment: prior to commencement of any work, submit to the Owner a written description of mechanical equipment and its intended use during the execution of the work.

PART 2 - EXECUTION

2.01 METHOD - SOIL PREP AND REGRADING

A. SHALLOW SLOPE, UNVEGETATED - In areas existing in an unvegetated state at the inception of installation activities on the site and possessing a slope of <5:1, soil shall be dragged with a disc, harrow, landscape rake, or box grader so that soil is tilled to a minimum depth of 4". For unvegetated areas with a slope greater than 10:1, ensure that the disc tracks or furrows run parallel to the contour so as not encourage rilling.

B. SEVERE SLOPE, VEGETATED - In areas existing in a vegetated state at the inception of installation activities, possessing a slopeof ≥5:1, and having significant soil loss due to erosion rill formation, soil shall be returned to original contour using a harrow, landscape rake, or box grader. In areas where soil loss is extreme, friable topsoil (available on-site) shall be imported by the Contractor at the direction of the Landscape Architect.

C. Topsoil shall be free of stones, lumps, plants, roots, and other debris over 2" in any dimension. Topsoil must also be free of plants or plant parts of quack grass, reed canary grass, Canada thistle, or others as specified by the Landscape Architect.

D. Any irregularities or undulations resulting from tilling or grading shall be fine graded and level prior to seeding.

E. Soils shall not be compacted. A 150# person walking on soil should leave a ¼" depression. Soils shall have a measured compaction following regrading no greater than 5 psi, based on Lang or Cone penetrometer measurements at the time of seeding or planting unless otherwise stated on the Plans or the Specifications. If 10% or more of penetrometer readings are greater than 5 psi, disc, rotovate, and/or chisel plow said areas as necessary to reduce compaction.

F. Re-check soil compaction as described above after tillage. Repeat treatment as necessary until 90% or more of planting area meets the standard.

2.02 CLEAN-UP, REMOVAL, AND REPAIR

A. Clean-up: Contractor shall keep work areas free of debris. After the work is complete, clean up any remaining materials, debris, trash, etc. Avoid driving or walking over areas to minimize disturbance.

B. Removal: after work has been completed remove any tools, equipment, empty containers, and all other debris generated by the Contractor.

C. Repair: repair any damage caused by the Contractor during completion of the work described in this section.

END OF SECTION

STORMWATER BASIN SEED MIXES

Low-profile Prairie Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses:		
Bouteloua curtipendula	Side-Oats Grama	16.00
Carex spp.	Prairie Sedge Species	4.00
Elymus canadensis	Canada Wild Rye	32.00
Koeleria macrantha	June Grass	1.00
Panicum virgatum	Switch Grass	1.00
Schizachyrium scoparium	Little Bluestem	36.00
	Total	**90.00**
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	**460.00**
Forbs:		
Amorpha canescens	Lead Plant	0.50
Asclepias syriaca	Common Milkweed	2.00
Asclepias tuberosa	Butterfly Weed	2.00
Baptisia alba	White Wild Indigo	2.00
Chamaecrista fasciculata	Partridge Pea	10.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Coreopsis palmata	Prairie Coreopsis	1.00
Dalea candida	White Prairie Clover	1.50
Dalea purpurea	Purple Prairie Clover	1.50
Desmanthus illinoensis	Illinois Sensitive Plant	3.00
Echinacea purpurea	Broad-Leaved Purple Coneflower	8.00
Eryngium yuccifolium	Rattlesnake Master	2.00
Lespedeza capitata	Round-Headed Bush Clover	2.00
Liatris aspera	Rough Blazing Star	0.50
Lupinus perennis v. occidentalis	Wild Lupine	4.00
Monarda fistulosa	Wild Bergamot	0.50
Oligoneuron rigidum	Stiff Goldenrod	1.00
Parthenium integrifolium	Wild Quinine	1.00
Penstemon digitalis	Foxglove Beard Tongue	0.50
Penstemon hirsutus	Hairy Beard Tongue	1.00
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	5.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Silphium terebinthinaceum	Prairie Dock	1.00
Solidago speciosa	Showy Goldenrod	0.50
Symphyotrichum ericoides	Heath Aster	0.25
Symphyotrichum laeve	Smooth Blue Aster	1.00
Symphyotrichum novae-angliae	New England Aster	0.50
Tradescantia ohiensis	Common Spiderwort	1.00
Verbena stricta	Hoary Vervain	1.00
Vernonia gigantea	Smooth Tall Ironweed	1.50
Veronicastrum virginicum	Culver's Root	0.25
	Total	**66.00**

Wet-to-Mesic Prairie Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses:		
Andropogon gerardii	Big Bluestem	16.00
Calamagrostis canadensis	Bluejoint Grass	1.00
Carex lurida	Bottlebrush Sedge	3.00
Carex stricta	Common Tussock Sedge	1.00
Carex vulpinoidea	Brown Fox Sedge	1.00
Elymus virginicus	Virginia Wild Rye	24.00
Juncus canadensis	Canadian Rush	0.50
Panicum virgatum	Switch Grass	2.00
Scirpus cyperinus	Wool Grass	0.50
Sorghastrum nutans	Indian Grass	8.00
Spartina pectinata	Prairie Cord Grass	3.00
	Total	**60.00**
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	**460.00**
Forbs:		
Asclepias syriaca	Common Milkweed	2.00
Baptisia alba	White Wild Indigo	1.00
Chamaecrista fasciculata	Partridge Pea	10.00
Coreopsis lanceolata	Sand Coreopsis	4.00
Coreopsis tripteris	Tall Coreopsis	2.00
Desmodium illinoense	Illinois Tick Trefoil	0.50
Doellingeria umbellata	Flat-Top Aster	0.50
Echinacea purpurea	Broad-Leaved Purple Coneflower	4.00
Eryngium yuccifolium	Rattlesnake Master	2.00
Helenium autumnale	Sneezeweed	2.00
Helianthus grosseserratus	Sawtooth Sunflower	0.50
Lespedeza capitata	Round-Headed Bush Clover	1.50
Liatris spicata	Marsh Blazing Star	1.00
Monarda fistulosa	Wild Bergamot	1.00
Oligoneuron rigidum	Stiff Goldenrod	1.00
Parthenium integrifolium	Wild Quinine	1.00
Physostegia virginiana	Obedient Plant	0.25
Pycnanthemum virginianum	Common Mountain Mint	0.50
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	4.00
Rudbeckia laciniata	Wild Golden Glow	1.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.50
Senna hebecarpa	Wild Senna	2.25
Silphium integrifolium	Rosin Weed	1.00
Silphium laciniatum	Compass Plant	2.00
Silphium perfoliatum	Cup Plant	2.00
Silphium terebinthinaceum	Prairie Dock	3.00
Solidago juncea	Early Goldenrod	0.25
Solidago rugosa	Rough Goldenrod	0.25
Symphyotrichum novae-angliae	New England Aster	0.50
Tradescantia ohiensis	Common Spiderwort	1.25
Vernonia fasciculata	Common Ironweed	3.00
Veronicastrum virginicum	Culver's Root	0.25
Zizia aurea	Golden Alexanders	1.00
	Total	**59.00**

Emergent Wetland Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
Bolboschoenus fluviatilis	River Bulrush	1.00
Carex comosa	Bristly Sedge	2.50
Carex lacustris	Common Lake Sedge	0.50
Carex lurida	Bottlebrush Sedge	4.00
Carex stricta	Common Tussock Sedge	1.00
Carex vulpinoidea	Brown Fox Sedge	2.00
Eleocharis palustris	Great Spike Rush	1.00
Juncus effusus	Common Rush	1.00
Leersia oryzoides	Rice Cut Grass	3.00
Schoenoplectus acutus	Hard-Stemmed Bulrush	2.50
Schoenoplectus pungens	Chairmaker's Rush	1.50
Schoenoplectus tabernaemontani	Great Bulrush	6.00
	Total	**26.00**
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	**460.00**
Forbs:		
Acorus americanus	Sweet Flag	1.00
Alisma subcordatum	Common Water Plantain	2.00
Asclepias incarnata	Swamp Milkweed	1.00
Boehmeria cylindrica	False Nettle	1.00
Cephalanthus occidentalis	Buttonbush	6.00
Decodon verticillatus	Swamp Loosestrife	0.50
Eutrochium maculatum	Spotted Joe-Pye Weed	0.50
Hibiscus spp.	Rose Mallow Species	4.00
Iris virginica v. shrevei	Blue Flag	6.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue Lobelia	0.25
Lycopus americanus	Common Water Horehound	1.00
Mimulus ringens	Monkey Flower	1.00
Peltandra virginica	Arrow Arum	16.00
Penthorum sedoides	Ditch Stonecrop	0.50
Persicaria spp.	Pinkweed Species	2.00
Pontederia cordata	Pickerel Weed	4.00
Sagittaria latifolia	Common Arrowhead	2.00
Sparganium eurycarpum	Common Bur Reed	6.00
Verbena hastata	Blue Vervain	1.00
	Total	**56.00**

Prepared By:
sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
t. 630 551 3535
f. 630 551 3639
schoppedesign.net

Prepared For:
D·R·HORTON®
America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Project Name:
NEUSTONESHIRE
PHASE 2
Joliet, Illinois

Sheet Name:
PRELIMINARY
LANDSCAPE PLAN
SPECIFICATIONS & MATERIALS LIST

Revisions

4.	02-17-26 VAN DYKE WIDENING
3.	02-03-26 RESPONSE TO CITY COMMENTS
2.	01-23-26 REVISED SITE PLAN
1.	12-9-25 ADD EMERGENT SEED
0.	11-10-25 ISSUED FOR CITY REVIEW

Date: 2025-11-10
Scale: AS NOTED
Job #: 346.003.02a
Drawn:
File # PSIP00

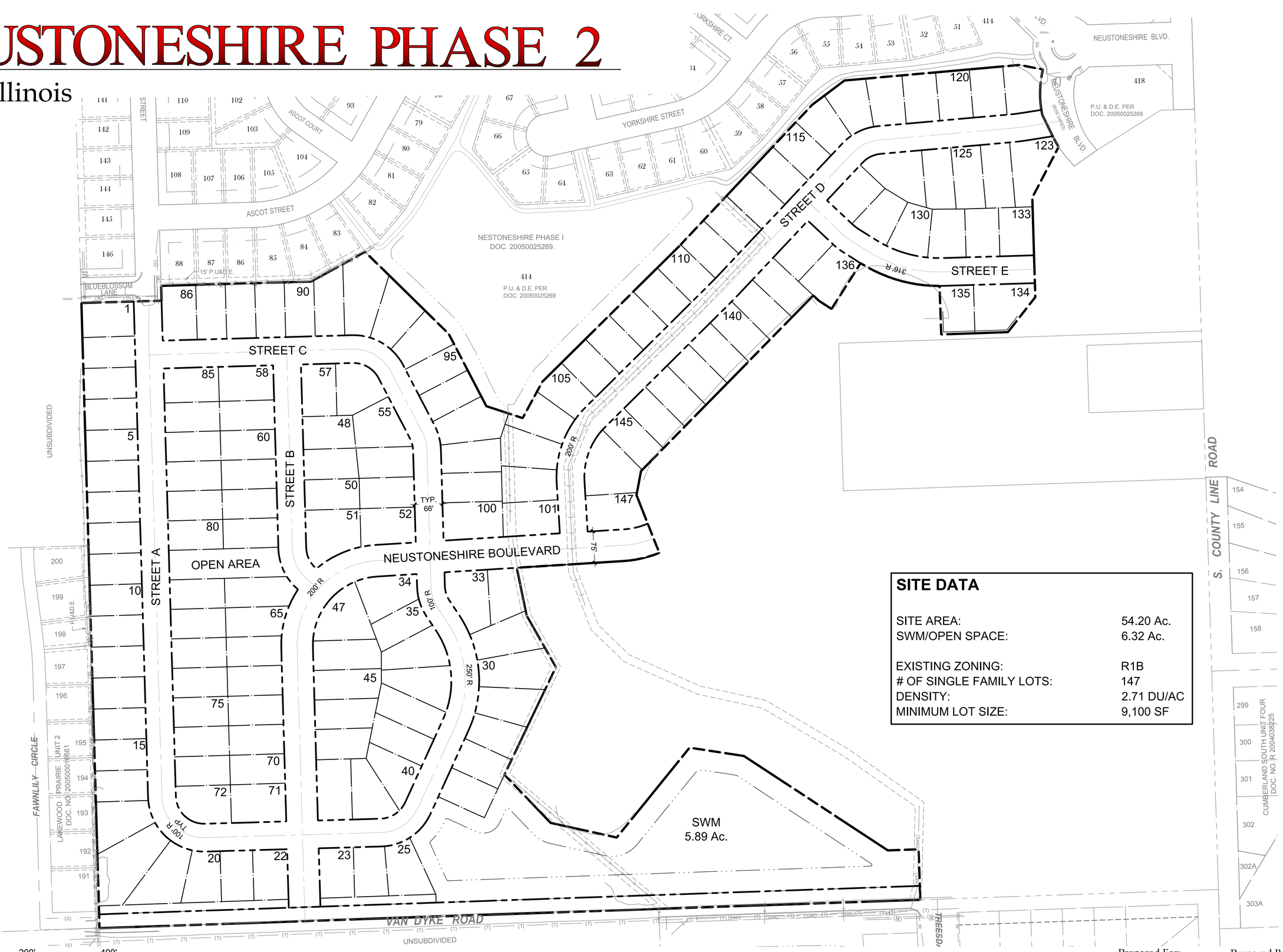
SHEET:
L8

Know what's below. Call before you dig.

PATH: P:\346 D.R. HORTON\346.004\DWGS\3. PRELIM PLANS\PSIP\DWG\346.004-PS

NEUSTONESHIRE PHASE 2

Joliet, Illinois



SITE DATA

SITE AREA:	54.20 Ac.
SWM/OPEN SPACE:	6.32 Ac.
EXISTING ZONING:	R1B
# OF SINGLE FAMILY LOTS:	147
DENSITY:	2.71 DU/AC
MINIMUM LOT SIZE:	9,100 SF

North

0' 50' 100' 200' 400'

Graphic Scale

Date: Jan. 22, 2026

Scale: 1" = 100'

DIR: P:\346 D.R. HORTON\346.004\DWGS\4. FINAL PLANS\FDP\DWG\346.004_FDP_001.dwg

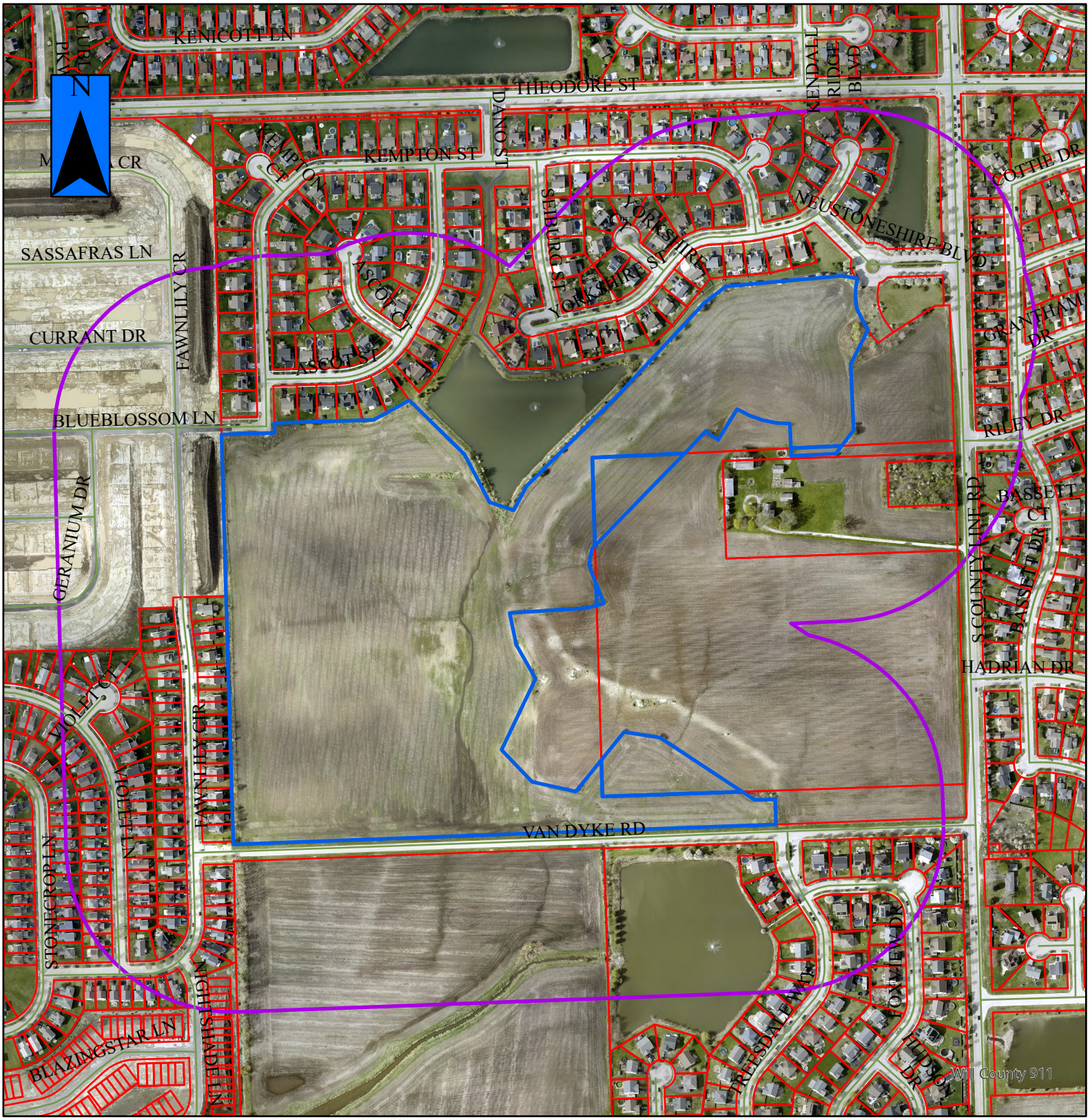
SITE PLAN

Prepared For:

D·R·HORTON America's Builder

Prepared By:

sda Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
p: 630 551-3355
f: 630 551 3109
sdoppedesign1.com

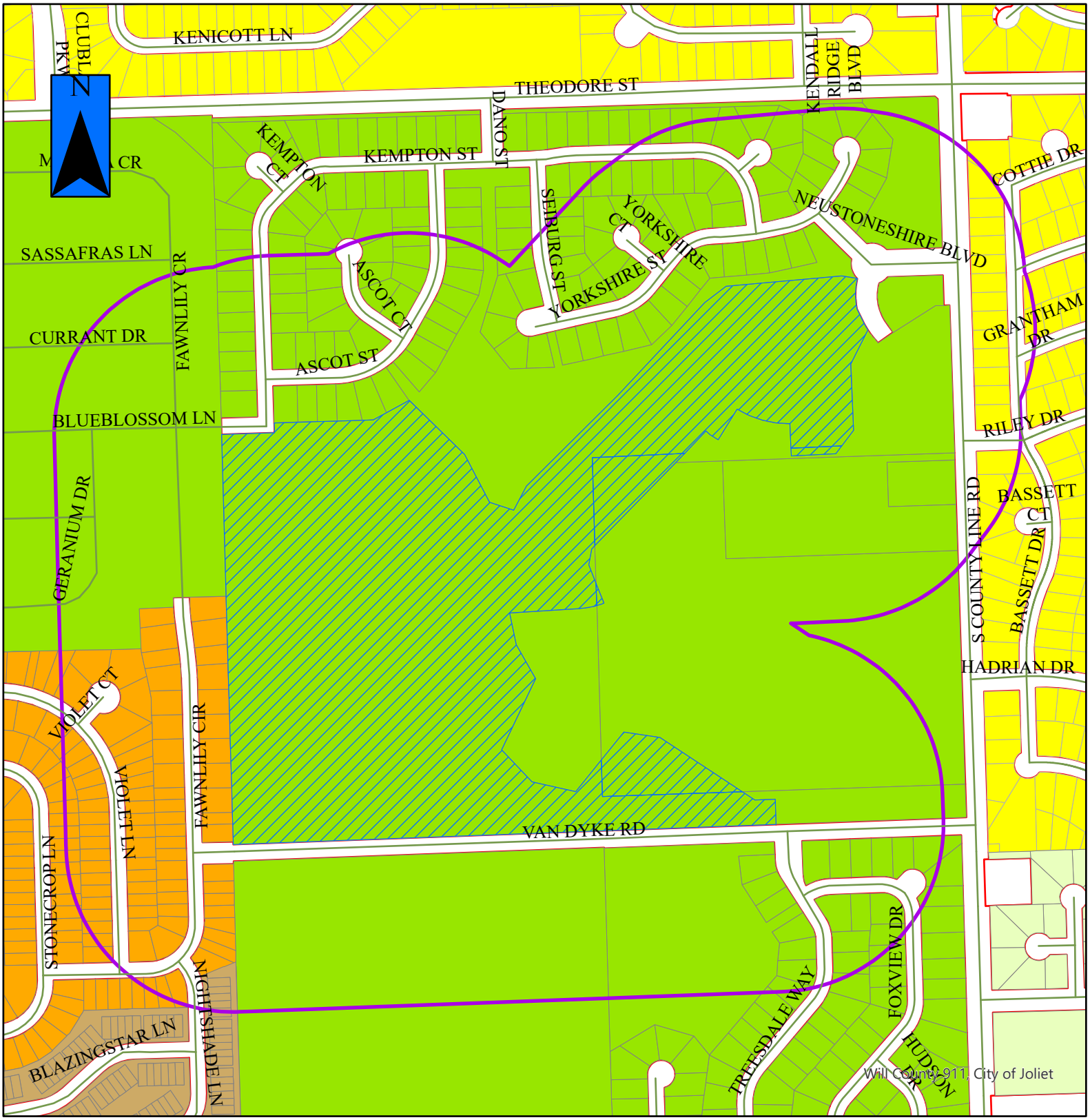


PUD-2-26a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



PUD-2-26

JOLIET PLANNING DIVISION

= 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

Figure 1: Proposed Planned Unit Development of Neustoneshire Phase Two (2025)



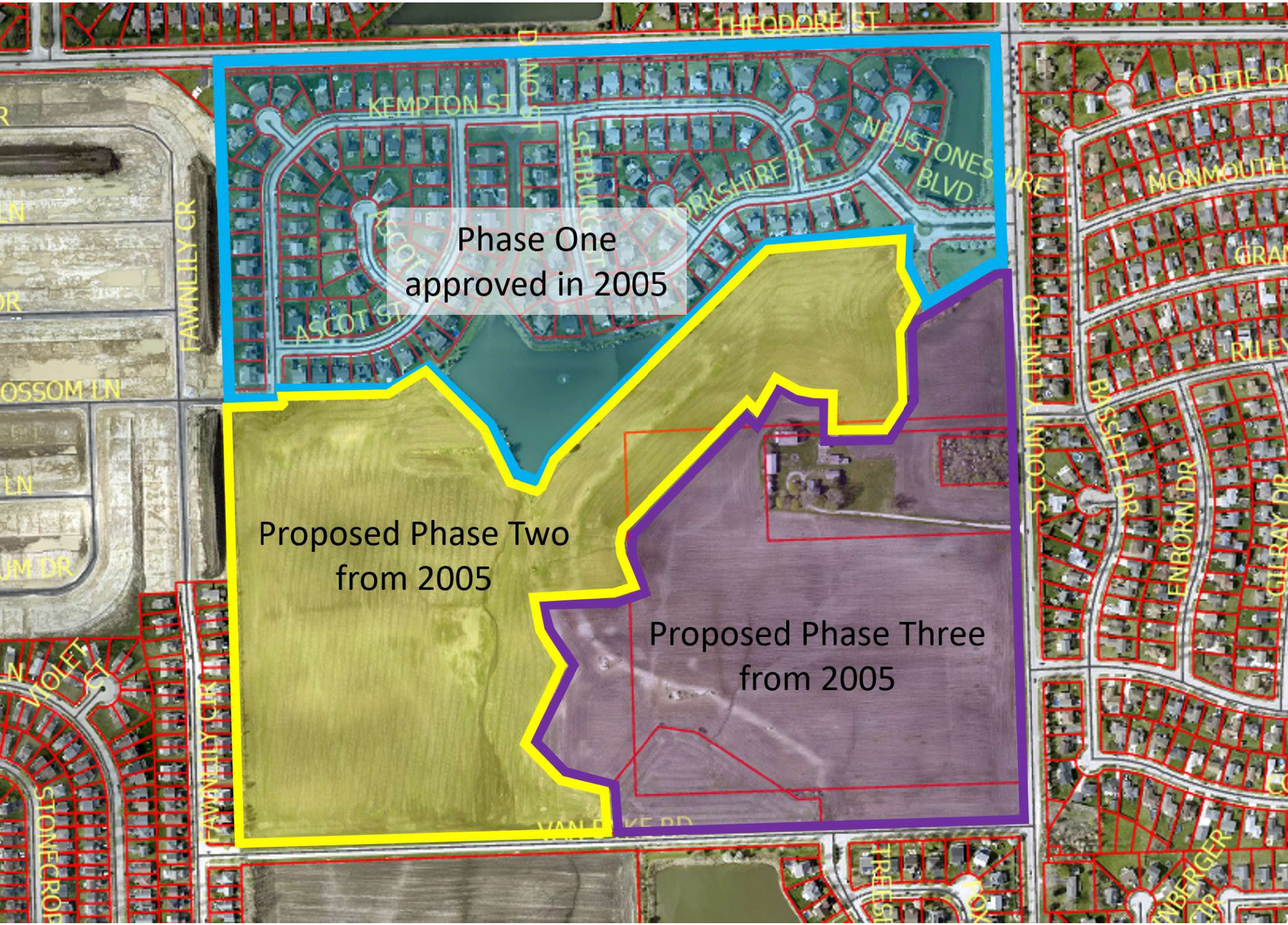

Phase One
approved in 2005
Proposed Phase Two
from 2005
Proposed Phase Three
from 2005
THEODORE ST
KEMPTON ST
ASCOT ST
YORKSHIRE ST
NEWSTONES BLVD
FAWNLILY CR
COTTIE DR
MONMOUTH
S COUNTY LINE RD
BASSETT DR
ENBORN DR
RILEY
VIOLET CT

Figure 2: Subject site, view northwest from Van Dyke Road (May 2025)



Figure 3: Existing stormwater area and landscaping for Kearney Glen (right) adjacent to Van Dyke Road, across from proposed stormwater area for the subject site (left), view east down Van Dyke Road (May 2025)



Figure 4: West end of Van Dyke Road where it terminates at Fawnlily Circle in Lakewood Prairie Subdivision, view east from Fawnlily Circle (May 2025)



Figure 5: Existing roundabout for Neustoneshire Boulevard off County Line Road, view southwest (April 2025)



Figure 6: Existing residences in NeuStoneshire Phase One (2023, 2025)











DATE: March 12, 2026

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: PUD-2-26: Preliminary Planned Unit Development of Neustoneshire Phase Two

GENERAL INFORMATION:

APPLICANT:	D.R. Horton, Inc. - Midwest
STATUS OF APPLICANT:	Contract Purchaser / Builder
OWNER:	Light Real Estate LLC (Trust Number 8002354094)
REQUESTED ACTION:	Approval of a preliminary Planned Unit Development for a residential subdivision
PURPOSE:	To create 147 residential lots
EXISTING ZONING:	R-1B (single-family residential)
LOCATION:	North of Van Dyke Road and West of County Line Road (00-09-01-200-014-0000, 00-09-01-200-015-0000, 00-09-01-200-017-0000, 00-09-01-200-016-0000, and 00-09-01-200-019-0000) (Council District #3)
SUBDIVISION SIZE:	54.2 acres
EXISTING LAND USE:	Undeveloped / Agricultural

SURROUNDING LAND USE & ZONING:

NORTH: Residential (NeuStoneshire Phase One subdivision), R-1B (single-family residential)
SOUTH: Undeveloped / agricultural and residential (Kearney Glen subdivision), R-1B (single-family residential)
EAST: Agricultural and farmstead, R-1B (single-family residential)
WEST: Residential (Lakewood Prairie subdivision), R-1B (single-family residential) and R-3 (one- and two-family residential)

SITE HISTORY: The subject site contains 54 acres of land that is zoned R-1B (single-family residential). The subject site was included with the preliminary plat for the original Neustoneshire Subdivision in 2004 but was never developed as a phase of that subdivision. Instead, the land continued to be used for agricultural purposes until the present. Currently, the homebuilder D.R. Horton is under contract to purchase the site to develop it as a residential subdivision.

The preliminary plat for the original Neustoneshire subdivision included the 162 acres located west of County Line Road between Theodore Street and Van Dyke Road. That land was annexed in 2004 and zoned R-1B to become a unified residential subdivision with 411 single-family lots. The subdivision was to be built out in three phases, but only Phase One was recorded and developed. NeuStoneshire Phase One is located directly south of Theodore Street and contains 146 developed single-family lots, as well as two storm detention areas. The 54-acre subject site contains the land that would have been Phase Two, located north of Van Dyke Road and east of Lakewood Prairie Subdivision. Phase Three would have been the property at the northwest corner of County Line Road and Van Dyke Road, which is under separate ownership from the subject site and not part of this petition.

Proposed final plat phases of original Neustoneshire subdivision from 2005



The road network for the original subdivision included a collector street that branched off the Neustoneshire Boulevard roundabout at County Line Road and curved through Phases Two and Three to connect to Van Dyke Road at the south end. While this street was never constructed, a public sanitary sewer main was installed along its intended path

as part of the development of Phase One, to connect Phase One to the City sewer system. Part of this existing sewer main is located on the subject property, and the petitioner has incorporated the sewer location into their proposed plans.

SPECIAL INFORMATION: The preliminary Planned Unit Development of Neustoneshire Phase Two consists of 147 single-family lots on approximately 54 acres. The lots will need to meet the requirements of the R-1B zoning district, which include a minimum lot area of 9,100 square feet and a minimum lot width of 70 feet. Storm detention for the subdivision will be on the south side of the property, adjacent to Van Dyke Road. There will be no park site within the subdivision, as the Joliet Park District has requested a cash contribution in lieu of a park land dedication. While the proposed Planned Unit Development contains Neustoneshire in its name, it is a separate development from NeuStoneshire Phase One that will have its own set of house plans and its own separate homeowners' association.

The proposed subdivision meets the average lot size and width requirements for the R-1B district, with an average lot size of 10,096 square feet and an average lot width of 78 feet. All lots except two meet the minimum lot area; Lots 21 and 24 are slightly under the required area at 8,978 and 8,886 square feet respectively. The depths of these lots were slightly reduced to create space for a wider right-of-way dedication for Van Dyke Road. The City originally requested a 33-foot right-of-way dedication, which the petitioner included in their initial plans. However, the City recently requested a 40-foot dedication to better match the existing 80-foot right-of-way for Van Dyke Road at its west end, where it terminates at Fawnlily Circle within the Lakewood Prairie subdivision. Based on this updated request, the petitioner modified their plans and included a 38-foot right-of-way dedication for Van Dyke Road on the preliminary plat. The preliminary PUD includes a variation to reduce the minimum lot size for Lots 21 and 24, which staff supports due to the need for a greater right-of-way dedication than originally anticipated.

The proposed street layout is generally consistent with the 2004 preliminary plat, with road connections to Kempton Street in NeuStoneshire Phase One at the northwest corner, to the Neustoneshire Boulevard roundabout off County Line Road at the northeast corner, and to Van Dyke Road at the southwest corner. The original plans from 2004 included an extension of Neustoneshire Boulevard off the south side of the roundabout; though the street extension was never constructed, the roundabout contains an existing curb cut on its south side. The proposed plans include a short extension of Neustoneshire Boulevard in this location. Proposed Street D will connect to this extension and then follow the path of the existing sanitary sewer main that was installed with Phase One.

The proposed house plans include five models: three two-story models with ten total elevations, and two one-story models with eight total elevations. The two-story homes will have approximately 2,000 to 2,600 square feet of living area and include four to five bedrooms and two-and-a-half bathrooms. The one-story models will have either 1,500 or 1,700 square feet of living area and contain either three or four bedrooms. All models will include an attached two-car garage. The proposed homes are compatible with the existing homes in the surrounding residential subdivisions. NeuStoneshire Phase One contains mostly two-story homes with two- to three-car garages, as well as some one-story homes. Examples of existing homes in Phase One are shown in Figure 6. The proposed elevations and floor plans for the Planned Unit Development of Neustoneshire Phase Two are included as an attachment in the staff report packet.

As part of the Planned Unit Development, the petitioner is requesting a variation from the residential design standards in the Zoning Ordinance, which require 50 percent of the front elevations of at least 50 percent of the detached single-family dwelling units to be comprised of brick or stone. The petitioner proposes that 100 percent of the dwelling units will have at least 25 percent brick or stone on the front elevation. The attached elevations include between 25 percent and 41 percent brick or stone. Staff supports this request as the design of the proposed elevations is consistent with similar developments in the area.

The proposed Planned Unit Development includes a preliminary landscape plan that shows parkway trees, landscape outlots along Van Dyke Road, and landscaping around the stormwater area. The Zoning Ordinance requires new residential developments to provide a 30-foot-wide landscape area adjacent to a main collector street, such as Van Dyke Road. As part of the PUD, the petitioner is requesting a variation to reduce the landscape area adjacent to Van Dyke Road to 18 feet in order to accommodate the proposed lot layout and stormwater area. Staff supports this request because it is consistent with the existing landscaping along Van Dyke Road near County Line Road for the Kearney Glen subdivision, and because it allows the petitioner to dedicate an appropriate amount of right-of-way for Van Dyke Road. The landscape lots 149 and 150, the open area lot 148, and the stormwater lot 151 will be owned and maintained by a homeowners' association, to be established in the future as part of the development of the subdivision.

The attached project narrative outlines the phasing, financial, and marketing plans for the development. According to the petitioner, the development will be completed in one phase with full buildout projected to take approximately three years. Public improvements, water and sewer connection fees, school impact fees, and development impact fees will be required for this subdivision. The developer is currently working with the Joliet Park

District to determine the amount for a cash contribution in lieu of a park land donation. Future approval of the final Planned Unit Development is still required.

RECOMMENDED ACTION: Staff recommends that the Plan Commission recommend approval of the preliminary Planned Unit Development of Neustoneshire Phase Two. The site was intended to be developed as a residential subdivision, and the proposed Planned Unit Development is consistent with the lot requirements for the existing R-1B zoning district. The subdivision includes connections to the existing street network and provides a right-of-way dedication for further development of Van Dyke Road. The proposed house plans are compatible with the adjacent residential subdivisions, and the proposed subdivision will have its own homeowners' association to maintain all common areas.

Figure 1: Proposed Planned Unit Development of Neustoneshire Phase Two (2025)



Figure 2: Subject site, view northwest from Van Dyke Road (May 2025)



Figure 3: Existing stormwater area and landscaping for Kearney Glen (right) adjacent to Van Dyke Road, across from proposed stormwater area for the subject site (left), view east down Van Dyke Road (May 2025)



Figure 4: West end of Van Dyke Road where it terminates at Fawnlily Circle in Lakewood Prairie Subdivision, view east from Fawnlily Circle (May 2025)



Figure 5: Existing roundabout for Neustoneshire Boulevard off County Line Road, view southwest (April 2025)



Figure 6: Existing residences in NeuStoneshire Phase One (2023, 2025)

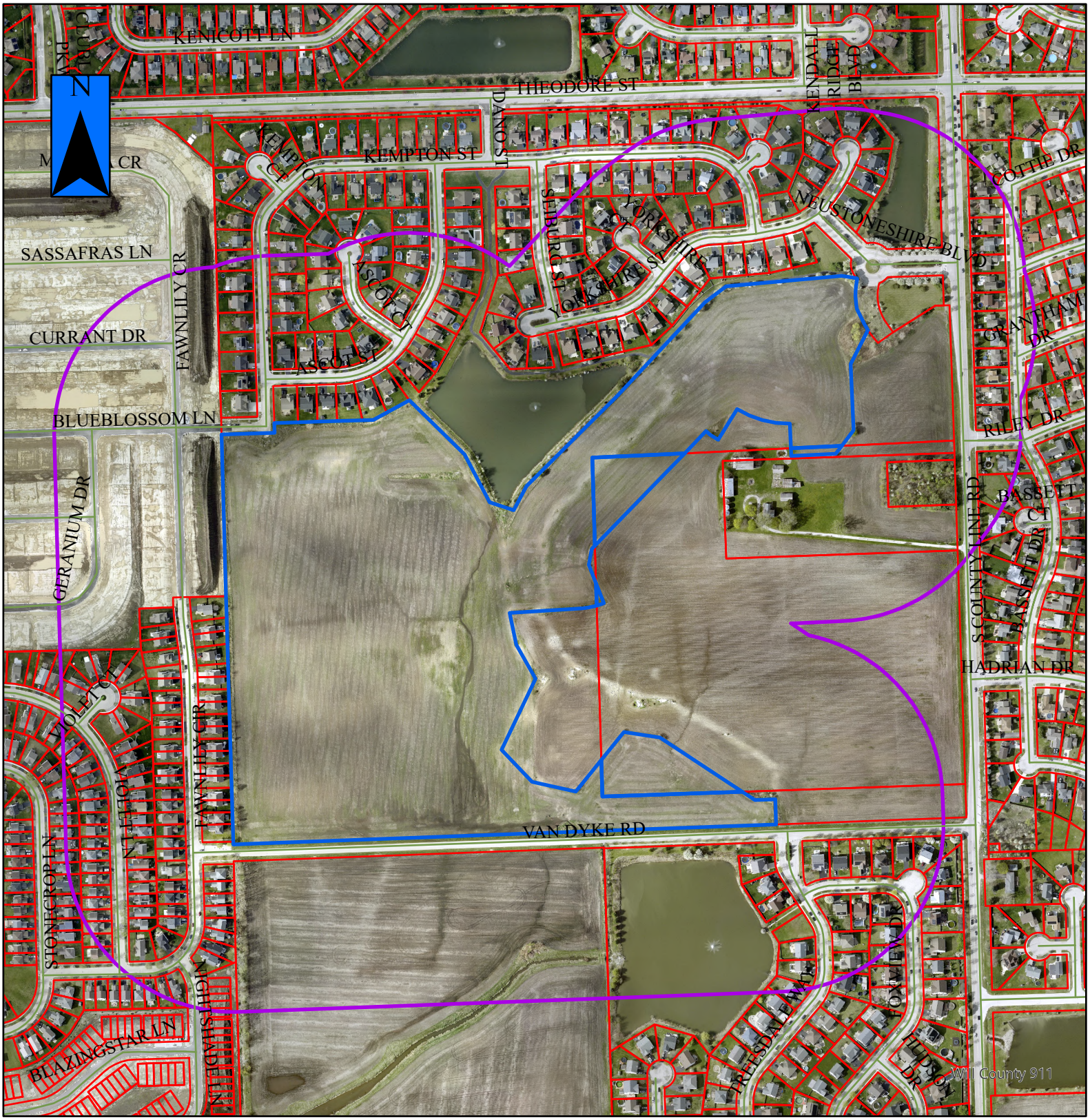










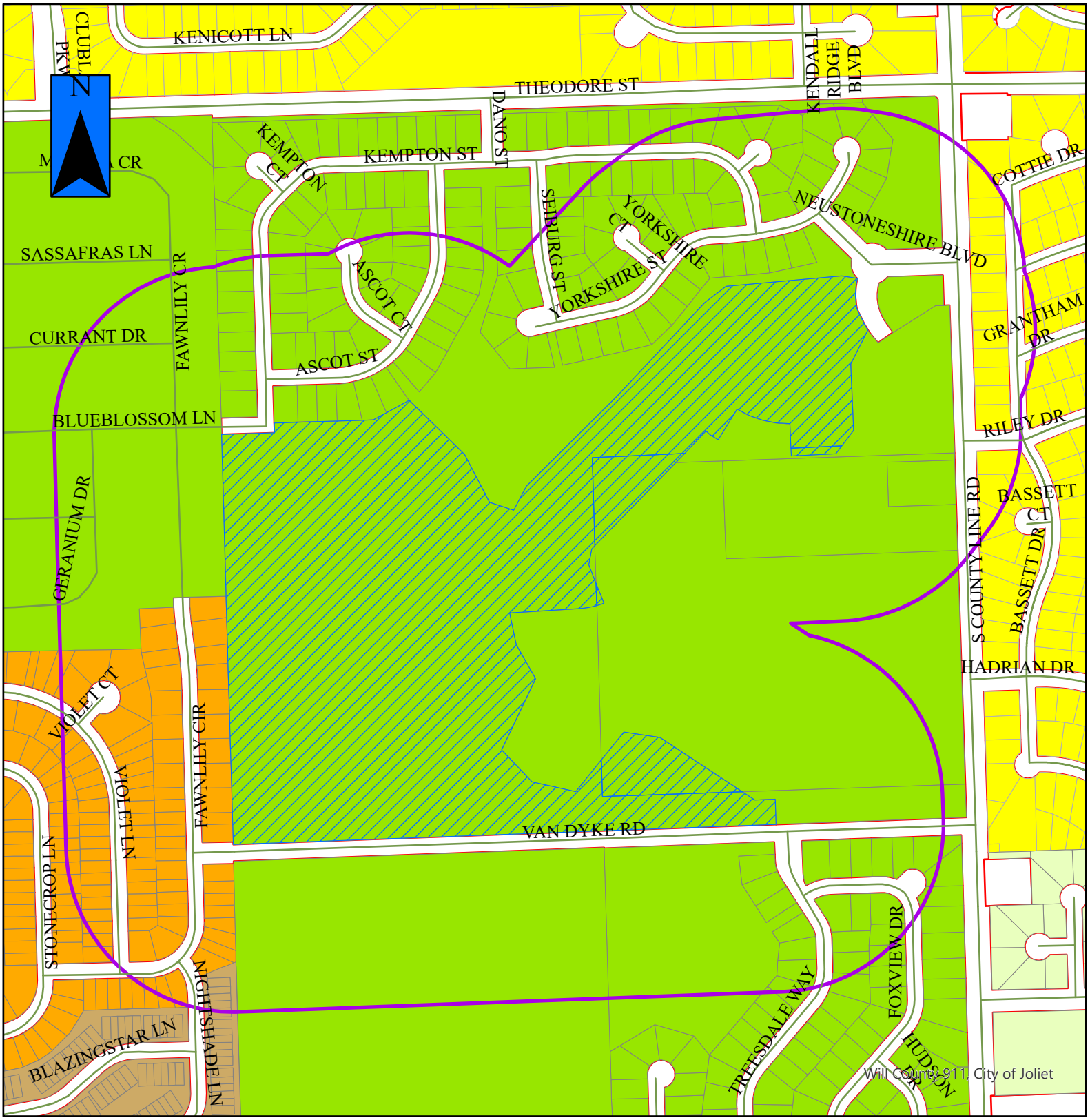


PUD-2-26a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



PUD-2-26

JOLIET PLANNING DIVISION

= 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

THIS PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17093C0145H) EFFECTIVE DATE 1/8/2014.

TOPOGRAPHY

TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES. FIELD WORK WAS COMPLETED ON 7/7/2025. DRAFTING WAS COMPLETED ON 07/11/2025.

VARIANCES

1. EXCEPTION FROM THE RESIDENTIAL DESIGN STANDARDS TO ALLOW 25% OF THE FRONT ELEVATIONS OF 100% OF THE SINGLE-FAMILY DWELLING UNITS TO BE COMPRISED OF BRICK OR STONE.
2. EXCEPTION FROM THE PUBLIC WORKS CONSTRUCTION STANDARDS TO ALLOW THE EXISTING SANITARY SEWER TO BE LOCATED UNDER THE ROADWAY PAVEMENT.
3. EXCEPTION FROM THE ZONING ORDINANCE REQUIRING A 30-FOOT LANDSCAPE OUTLOT ADJACENT TO MAIN COLLECTOR STREETS TO ALLOW A 18-FOOT LANDSCAPE OUTLOT.
4. EXCEPTION FROM THE ZONING ORDINANCE TO ALLOW LOTS 21 AND 24 TO BE LESS THAN THE MINIMUM 9,100 SF.

GENERAL NOTES

1. PARKWAYS, NEW DITCHES AND DETENTION AREAS SHALL RECEIVE MINIMUM 4" TOPSOIL AND SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE KENDALL COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE.
2. SCHOOL, PARK AND LIBRARY DONATION SHALL BE PROVIDED.
3. STREET SIGNS SHALL BE PROVIDED AT EACH INTERSECTION.
4. AN EROSION CONTROL PLAN MEETING THE REQUIREMENTS OF THE ILLINOIS EPA AND THE ILLINOIS PROCEDURES FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL MANUAL WILL BE PROVIDED.
5. THE MAINTENANCE OF ALL COMMON AREAS AND DETENTION POND AREAS ARE TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41-32-48.15866 N
LONGITUDE: 88-15-52.99581 W
ELLIPSOIDAL HEIGHT: 544.043 SFT
GROUND SCALE FACTOR: 1.0000506077
ALL MEASUREMENTS ARE ON THE GROUND.

PRELIMINARY PLAT OF NEUSTONESHIRE PHASE 2 A PLANNED UNIT DEVELOPMENT

THIS PLAT IS NOT FOR RECORD

THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH 1 DEGREE 39 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 1484.04 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 36 SECONDS EAST 190.00 FEET; THENCE NORTH 01 DEGREES 39 MINUTES 24 SECONDS WEST, 35.13 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 36 SECONDS EAST, 355.36 FEET; THENCE NORTH 61 DEGREES 25 MINUTES 36 SECONDS EAST, 146.64 FEET; THENCE SOUTH 45 DEGREES 33 MINUTES 57 SECONDS EAST 277.22 FEET; THENCE SOUTH 27 DEGREES 27 MINUTES 26 SECONDS EAST, 193.59 FEET; THENCE SOUTH 71 DEGREES 54 MINUTES 34 SECONDS EAST, 90.64 FEET; THENCE NORTH 28 DEGREES 26 MINUTES 11 SECONDS EAST 97.62 FEET; THENCE NORTH 45 DEGREES 13 MINUTES 52 SECONDS EAST, 459.94 FEET; THENCE NORTH 43 DEGREES 13 MINUTES 10 SECONDS EAST, 457.72 FEET; THENCE NORTH 53 DEGREES 03 MINUTES 06 SECONDS EAST 95.90 FEET; THENCE NORTH 84 DEGREES 55 MINUTES 23 SECONDS EAST, 416.51 FEET; THENCE SOUTH 79 DEGREES 00 MINUTES 56 SECONDS EAST, 56.49 FEET; THENCE SOUTH 11 DEGREES 20 MINUTES 10 SECONDS WEST, 10.47 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 240.00 FEET, HAVING A CHORD BEARING OF SOUTH 00 DEGREES 22 MINUTES 08 SECONDS EAST, 98.06 FEET TO A NONTANGENT LINE; THENCE SOUTH 25 DEGREES 58 MINUTES 09 SECONDS EAST 60.90 FEET TO A NONTANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 233.00 FEET, HAVING A CHORD BEARING OF SOUTH 29 DEGREES 47 MINUTES 25 SECONDS EAST 24.56 FEET TO A NONTANGENT LINE; THENCE SOUTH 27 DEGREES 30 MINUTES 58 SECONDS WEST 135.49 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 14 SECONDS EAST 236.26 FEET; THENCE SOUTH 37 DEGREES 55 MINUTES 19 SECONDS WEST, 105.50 FEET; THENCE SOUTH 88 DEGREES 02 MINUTES 05 SECONDS WEST, 158.30 FEET; THENCE NORTH 01 DEGREES 57 MINUTES 55 SECONDS WEST 115.18 FEET TO A NONTANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 348.87 FEET, HAVING A CHORD BEARING OF NORTH 73 DEGREES 54 MINUTES 40 SECONDS WEST 197.59 FEET TO A NONTANGENT LINE; THENCE SOUTH 32 DEGREES 18 MINUTES 52 SECONDS WEST 128.62 FEET; THENCE NORTH 57 DEGREES 06 MINUTES 12 SECONDS WEST 35.33 FEET; THENCE NORTH 46 DEGREES 46 MINUTES 51 SECONDS WEST, 18.72 FEET; THENCE SOUTH 44 DEGREES 25 MINUTES 57 SECONDS WEST, 583.54 FEET; THENCE SOUTH 10 DEGREES 44 MINUTES 32 SECONDS WEST, 58.00 FEET; THENCE SOUTH 21 DEGREES 33 MINUTES 16 SECONDS EAST, 147.57 FEET TO A NONTANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 283.00 FEET, HAVING A CHORD BEARING OF SOUTH 77 DEGREES 25 MINUTES 25 SECONDS WEST, 88.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 86 DEGREES 24 MINUTES 37 SECONDS WEST, 252.26 FEET; THENCE SOUTH 11 DEGREES 37 MINUTES 08 SECONDS EAST, 116.33 FEET; THENCE SOUTH 29 DEGREES 41 MINUTES 51 SECONDS EAST 140.24 FEET; THENCE SOUTH 25 DEGREES 35 MINUTES 37 SECONDS WEST, 282.94 FEET; THENCE SOUTH 43 DEGREES 49 MINUTES 12 SECONDS EAST, 158.48 FEET; THENCE SOUTH 77 DEGREES 25 MINUTES 02 SECONDS EAST 160.31 FEET; THENCE NORTH 39 DEGREES 01 MINUTES 50 SECONDS EAST 274.65 FEET; THENCE SOUTH 81 DEGREES 38 MINUTES 39 SECONDS EAST 130.29 FEET; THENCE SOUTH 56 DEGREES 42 MINUTES 04 SECONDS EAST 408.06 FEET; THENCE NORTH 88 DEGREES 01 MINUTES 11 SECONDS EAST, 73.01 FEET; THENCE SOUTH 01 DEGREES 58 MINUTES 48 SECONDS EAST, 119.92 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 88 DEGREES 01 MINUTES 04 SECONDS WEST ALONG SAID SOUTH LINE 1947.37 FEET TO THE PLACE OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

ZONING

EXISTING SINGLE FAMILY ZONING: R-1B SINGLE FAMILY RESIDENTIAL
PROPOSED SINGLE FAMILY ZONING: R-1B SINGLE FAMILY RESIDENTIAL

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: D.R. HORTON, INC. - MIDWEST;
CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 23, 2009 AND KNOWN AS TRUST NUMBER 8002354094 BY DEED FILED FOR RECORD DECEMBER 31, 2009 AND RECORDED IN DOCUMENT NUMBER 200900027748 OF THE KENDALL COUNTY RECORDS;
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 11(a), 11(b) AND 18 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

THE FIELD WORK WAS COMPLETED ON JULY 7, 2025.

DATED THIS 14TH DAY OF JULY, A.D., 2025.

[redacted]

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ 35-3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

PROJECT TEAM

OWNER/DEVELOPER
D.R. Horton
1750 E. Golf Road, Suite 925
Schaumburg, Illinois 60173
847 984 4420

ENGINEER
V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200

SURVEYOR
V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200



VICINITY MAP
NO SCALE

BENCHMARK

SOURCE:

TRIMBLE VRS NETWORK WITH PROJECT ORIGIN AT:
LATITUDE: 41-32-48.15866 N
LONGITUDE: 88-15-52.99581 W
ELLIPSOIDAL HEIGHT: 544.043 SFT
GROUND SCALE FACTOR: 1.0000506077.
ALL MEASUREMENTS ARE ON THE GROUND.

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 07-02-25

ELEVATION: 649.40 (MEASURED)
DATUM: NAVD88
DESCRIPTION: WSW BOLT ON FIRE HYDRANT AT WEST SIDE OF NEUSTONESHIRE BLVD., NORTH OF NORTHEAST CORNER OF SITE.

STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 07-02-25

ELEVATION: 652.44 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SE BOLT ON FIRE HYDRANT AT SOUTH SIDE OF BLUEBLOSSOM LANE, NORTH OF THE NORTHWEST CORNER OF SITE.

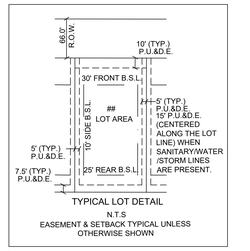
THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

SITE DATA- FULL SITE

SITE AREA	=	54.20 AC.
STORMWATER MANAGEMENT AREA	=	5.76 AC.
OPEN AREAS	=	0.73 AC.
R.O.W. DEDICATION	=	13.64 AC.
GROSS LAND USE (LOTS + ROW)	=	47.71 AC.
NET LAND USE (LOTS W/OUT ROW)	=	34.07 AC.
SINGLE FAMILY DENSITY (147/54.20)	=	2.71 DU/AC
MINIMUM LOT SIZE	=	8,886 SF
MAXIMUM LOT SIZE	=	18,845 SF
AVERAGE LOT SIZE	=	10,096 SF
AVERAGE LOT WIDTH	=	78.0'
MIN. LOT WIDTH	=	70.0'



TYPICAL LOT DETAIL
N.T.S
EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

NOTE :
SIDE YARD SET BACKS FOR 1-1.5 STORY UNITS NEEDS TO BE A MINIMUM OF 6' AND FOR 2-2.5 STORY UNITS NEEDS TO BE A MINIMUM OF 8'. THE SUM OF SIDE YARD SET BACK FOR 1-1.5 STORY UNITS NEEDS TO BE 15' AND FOR 2-2.5 STORY UNITS NEEDS TO BE 20'. 10' SIDE YARD SET BACKS WERE USED TO ACHIEVE THE 20' SUM FOR ALL UNITS REGARDLESS OF TYPE.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
OH	OH	OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
		FLOW PATH/HIGH POINTS
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER
		DRIVEWAY
		LIGHT POLE

DESIGN CRITERIA

SANITARY SEWERS:
PIPE MATERIAL - PVC PIPE - SDR 26, ASTM-3034
MAXIMUM MANHOLE SPACING: 400'
SEWER SERVICES - 6" PVC - OVERHEAD SEWERS REQUIRED

WATER MAINS:
PIPE MATERIAL - DUCTILE IRON PIPE - CLASS 52, ANSI 21.51, PUSH-ON JOINTS - PVC C900
MAXIMUM FIRE HYDRANT SPACING: 300'
WATER SERVICES - 1" TYPE "K" COPPER (MIN.)

STORM SEWERS:
PIPE MATERIAL - REINFORCED CONCRETE PIPE - ASTM C-76
JOINTS - GASKETED BELL & SPIGOT, ASTM C-361
TRENCH BACKFILL - CA-6
MAXIMUM CURB INLET SPACING: 300'
ALL LOTS TO HAVE ACCESS TO STORM SEWER FOR SUMP PUMP CONNECTION

STREET LIGHTS:
COMMONWEALTH EDISON CO. STANDARDS - 25' POLE LENGTH
LOCAL STREETS: 250' SPACING - NO STAGGER REQUIRED

STORMWATER MANAGEMENT DESIGN CRITERIA:
STORM SEWER DESIGN PERIOD - 10 YEARS (PIPE-FULL CONDITION - NO SURCHARGE) 4.0" RAINFALL
DETENTION BASIN DESIGN PERIOD - 100-YEAR, 24-HOUR 8.57" RAINFALL, 0.15 CFS/ACRE RELEASE
2-YEAR, 24-HOUR 3.20" RAINFALL, 0.40 CFS/ACRE RELEASE

ABBREVIATIONS

BLDG	BUILDING
BM	BENCHMARK
DIA	DIAMETER
DWG	DRAWING
E	EAST OR ELECTRIC OR EDGE
EJ	EXPANSION JOINT
ELEV	ELEVATION
E/P	EDGE OF PAVEMENT
EX.	EXISTING
F-F	FACE TO FACE OF CURB
F/G	FINISHED GRADE
FH	FIRE HYDRANT
F/L	FLOW LINE
G	GAS LINE
HDW	HEADWALL
HOR	HORIZONTAL
HP	HIGH POINT
HWL	HIGH WATER LEVEL
IE	INVERT ELEVATION
IN	INLET
LF	LINEAL FEET
LP	LOW POINT OR LIGHT POLE
L	LEFT
ME	MATCH EXISTING
N	NORTH
NIC	NOT IN CONTRACT / NOT INCLUDED
NWL	NORMAL WATER LEVEL
OC	ON CENTER
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS OR RIGHT
ROW	RIGHT OF WAY
S	SLOPE OR SOUTH
SAN	SANITARY
SFM	SANITARY FORCE MAIN
SHT	SHEET
SHW	SUBMERGED HEADWALL
SMH	SANITARY MANHOLE
STA	STATION
T	TANGENT LENGTH OR TELEPHONE
TIC	TOP OF CURB
T/W	TOP OF WALL
TY	TYPE
TYP	TYPICAL
W	WEST

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED AND ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AT A MEETING HELD THE ____ DAY OF _____, A.D., 2025.

APPROVED BY ORDINANCE NO. _____

_____
MAYOR

_____
CITY CLERK

PLAN COMMISSION CERTIFICATE

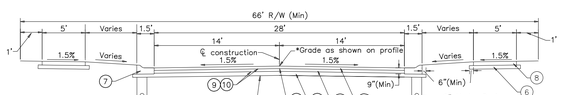
STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE PLAN COMMISSION OF THE CITY OF JOLIET, WILL COUNTY, ILLINOIS

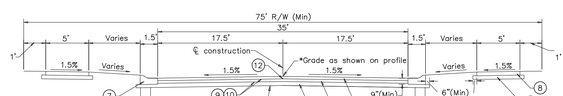
THIS ___ DAY OF _____, A.D., 2025.

_____
CHAIRMAN OF THE PLAN COMMISSION

_____
SECRETARY



Sub-Grade Soil Modifications per Geotechnical Report & as directed by the City of Joliet
LOCAL RESIDENTIAL STREETS — Not to scale.



Sub-Grade Soil Modifications per Geotechnical Report & as directed by the City of Joliet
COLLECTOR STREETS — Not to scale.

PAVEMENT LEGEND

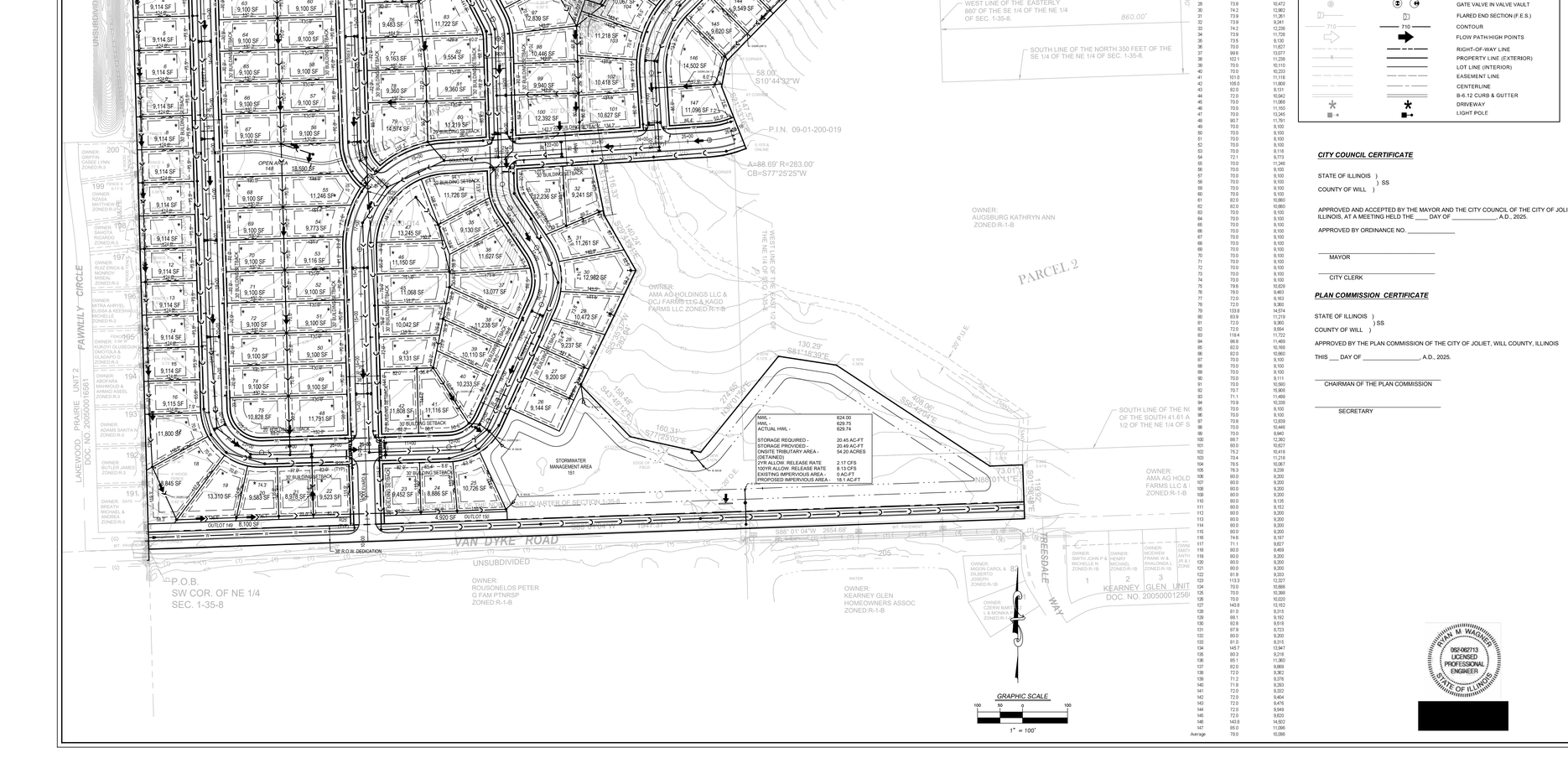
1. Hot-Mix Asphalt, Surface Course, IL-9.5, Mix "D", N50, 1.5"
2. Hot-Mix Asphalt, Binder Course, IL-19.0, N50, 2.5"
3. Hot-Mix Asphalt, Binder Course, IL-19.0, N50, 4"
4. Sub-Base Granular Material, Type B, CA-06, 10"
5. Sub-Base Granular Material, Type B, CA-06, 6"
6. Sub-Base Granular Material, Type B, CA-06, 4"
7. Combination Concrete Curb & Gutter, Type B6.12 / M3.12
8. Portland Cement Concrete Sidewalk, 5" Thick
9. Bituminous Material Prime Coat
10. Aggregate Prime Coat
11. Strip Reflective Crack Control Treatment (as required)
12. Longitudinal Joint Sealant (LJS)

HOT-MIX ASPHALT MIXTURE REQUIREMENTS		
MIXTURE TYPE	AIR VOIDS @ Nmax	
FLEXIBLE PAVEMENT		
HOT-MIX ASPHALT, SURFACE COURSE, MIX "D", N50 (IL-9.5mm), 1.5"	4% @ 50 Gyr.	
HOT-MIX ASPHALT, BINDER COURSE, IL-19.0, N50, 2"	4% @ 50 Gyr.	
DRIVEWAYS		
HOT-MIX ASPHALT, SURFACE COURSE, MIX "D", N50 (IL-9.5mm)	4% @ 50 Gyr.	

THE WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/SQ. YD/IN.

THE "AC TYPE" FOR POLYMERIZED HMA MIXES SHALL BE " SBS/SBR PG70-22" AND FOR NON-POLYMERIZED HMA THE "AC TYPE" SHALL BE "PG 64-22" UNLESS MODIFIED BY DISTRICT ONE

SPECIAL PROVISIONS: FOR "PERCENT OF RAP" SEE IDOT DISTRICT ONE SPECIAL PROVISIONS.



GRAPHIC SCALE
100 50 0 100
1" = 100'

PEGGY M. WAGNER 062-062713 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

[redacted]

REVISIONS		
NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:	
NO.	DATE	DESCRIPTION

PROJECT NO. 241015
PROJECT MANAGER: RMW
DESIGNED BY: MD
DRAWN BY: DB

PRELIMINARY PLANNED UNIT DEVELOPMENT
NEUSTONESHIRE PHASE 2 A PLANNED UNIT DEVELOPMENT
JOLIET ILLINOIS

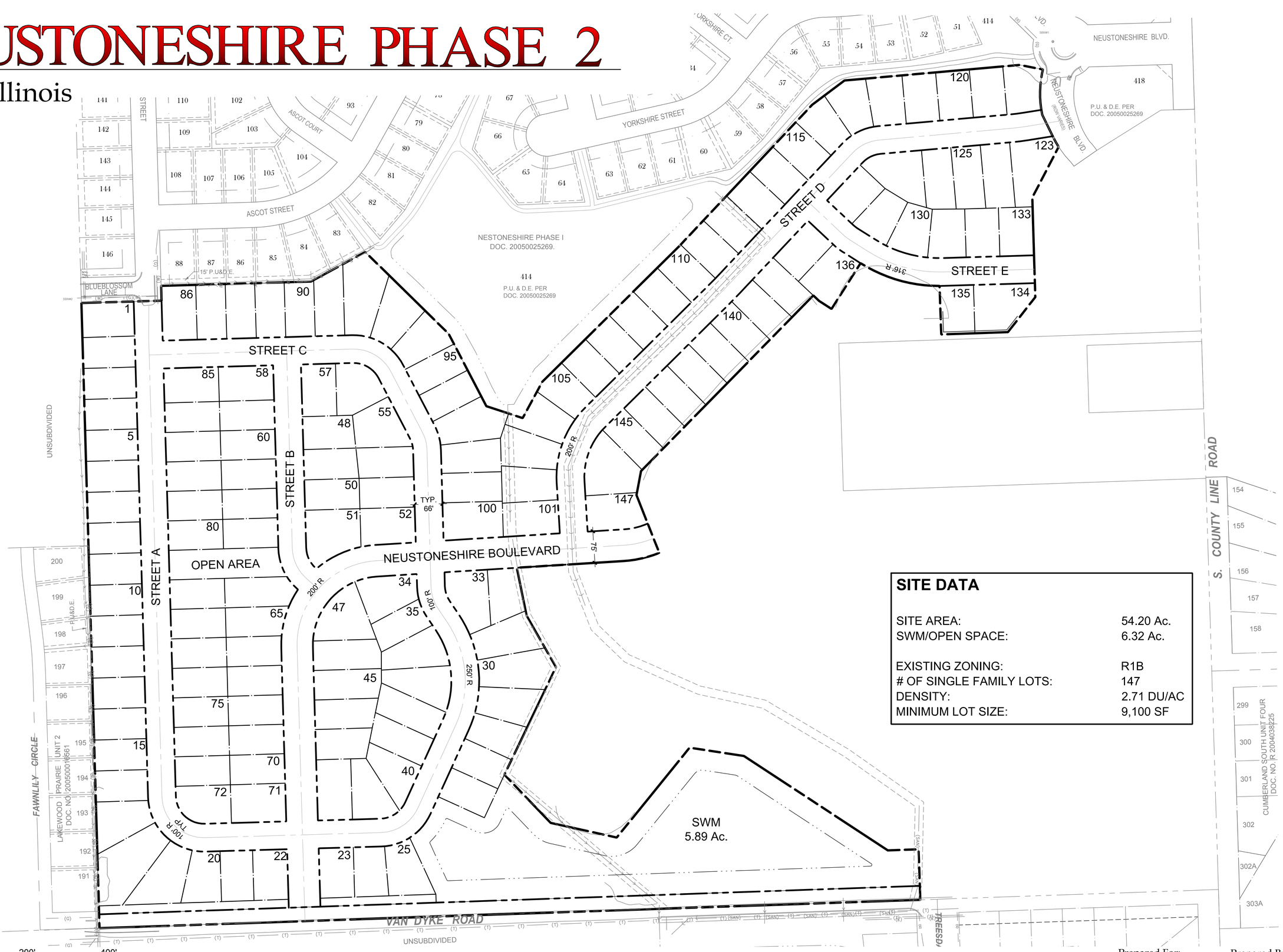
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
1.0

N:\2004\04151\04151.DRH\Drawings\ACAD\LDIS04\Misc Drawings\PrelimPlat04151.DRH.dwg 2/17/2026

NEUSTONESHIRE PHASE 2

Joliet, Illinois



SITE DATA

SITE AREA:	54.20 Ac.
SWM/OPEN SPACE:	6.32 Ac.
EXISTING ZONING:	R1B
# OF SINGLE FAMILY LOTS:	147
DENSITY:	2.71 DU/AC
MINIMUM LOT SIZE:	9,100 SF

North

0' 50' 100' 200' 400'

Graphic Scale

Date: Jan. 22, 2026

Scale: 1" = 100'

DIR: P:\346 D.R. HORTON\346.004\DWGS\4. FINAL PLANS\FDP\DWG\346.004_FDP_001.dwg

SITE PLAN

Prepared For:

D·R·HORTON America's Builder

Prepared By:

sda Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
p: 630 551-3355
f: 630 551 3109
sdoppedesign1.com

LANDSCAPE PLANS

Planned Unit Development of Neustoneshire Phase Two



1 TREE PRESERVATION & REMOVALS PLAN

SCALE: 1" = 100'-0"

TREE INVENTORY

Tree	Caliper Inches	Species	Condition	(X) To Be Removed	Replacements Trees Required
1	12	Bradford Pear	Fair	X	5
2	6	Siberian Elm	Not Approved Tree List; Fair; Size Note: 6" x 2	X	0
3	10	Buckthorn	Invasive; Fair	X	0
4	8	Buckthorn	Invasive; Poor	X	0
5	8	Buckthorn	Invasive; Poor	X	0
6	12	Elm	Fair	X	5
7	6	Box Elder	Not Approved Tree List; Fair	X	0
8	6	Box Elder	Not Approved Tree List; Fair; Size Note: 6" x 4	X	0
9	8	Buckthorn	Invasive; Fair	X	0
10	8	Buckthorn	Invasive; Poor Size Note: 8" x 2	X	0
11	6	Buckthorn	Invasive; Poor	X	0
12	6	Elm	Fair. Tree Close to Property Line		
13	6	Box Elder	Fair. Tree Close to Property Line		
14	6	Buckthorn	Invasive; Poor	X	0
15	12	Cottonwood	Fair. Near Property Limits of PH1 lot. Size Note: 12" x 2		
16	12	Pine	Fair. Near Property Limits- PH1 Basin		
17	16	Cottonwood	Fair. Near Property Limits- PH1 Basin		
18	7	Box Elder	Fair. Near Property Limits- PH1 Basin		
19	7	Box Elder	Fair. Near Property Limits- PH1 Basin		
20	8	Pine	Fair. Near Property Limits- PH1 Basin		
21	7	Pine	Fair. Near Property Limits- PH1 Basin		
22	7	Cottonwood	Fair. Near Property Limits- PH1 Basin. Size Note: 7" x 3		
23	6	Box Elder	Fair. Near Property Limits- PH1 Basin		
24	12	Bradford Pear	Fair		
25	12	Bradford Pear	Fair		
26	12	Bradford Pear	Fair		
27	8	Box Elder	Invasive; Fair Size Note: 8" x 3	X	0
28	8	Box Elder	Invasive, Poor Size Note: 8" x 4	X	0
29	8	Box Elder	Invasive, Poor Size Note: 8" x 2	X	0
30	8	Box Elder	Invasive; Fair Size Note: 8" x 3	X	0
31	12	Maple	Fair	X	5
32	6	Little Leaf Linden	Good	X	3
33	10	Little Leaf Linden	Good	X	5
34	8	Box Elder	Fair	X	0
35	6	Box Elder	Fair	X	0
36	6	Box Elder	Fair	X	0

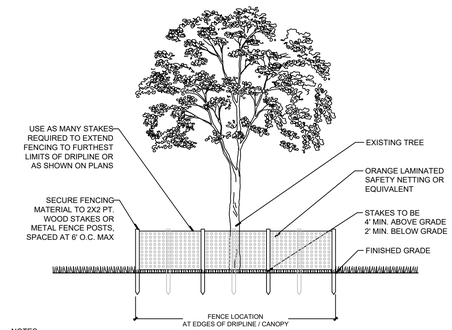
REQUIREMENTS

City of Joliet Code of Ordinances
Sec. 26-128h Tree Replacement

Removal Tree DBH (inches)	# of Replacement Trees Required
4 - 9	3
10 - 15	5
16 - 21	7
22 - 27	9
28 - 33	11
34 or greater	13

REMOVALS & REPLACEMENT

Total Existing Trees	36
Trees to be Removed (Tree 1-11, 14, 21-36)	22
Replacement Trees Required (2.0" Cal. min.)	23



NOTES:

1. TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO LAND DISTURBANCE ON SITE.
2. LOCATE FENCING AT EDGE OF DRIPLINE OR AGAINST PAVEMENT EDGES, AS PER APPROVED SITE PLANS.
3. FENCING MUST REMAIN THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES. REMOVAL OR RELOCATION OF FENCING FOR TEMPORARY ACCESS MUST BE REPLACED DAILY AND IMMEDIATELY UPON COMPLETION OF WORK REQUIRING ACCESS
4. ACTIVITIES WITHIN TREE PROTECTION AREA ARE NOT PERMITTED, INCLUDING STAGING OF MATERIALS, PARKING, PEDESTRIAN ACCESS, ETC.
5. WHERE TREE PROTECTION IS ADJACENT TO EROSION CONTROL FENCING, TREE FENCE MUST BE VISIBLE AND AT A FULL 4' HEIGHT MIN. ON THE INSIDE OF TREE SAVE AREA.
6. WHERE TREE PROTECTION FENCING ENCROACHES ON DRIPLINE OF EXISTING TREES TO REMAIN, OF ANY SIZE. IN AREAS OF CUTTING GRADE, TREE ROOTS ARE TO BE CUT BELOW GRADE TO DEPTH OF 12" WITH CLEAN SHARPENED IMPLEMENTS.

2 TREE PROTECTION FENCE DETAIL

SCALE: NTS

0' 100' 200' 400' Graphic Scale

Know what's below. Call before you dig.

Prepared By:
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
P: 630 551 3645
F: 630 551 3629
schoppedesign.com

Prepared For:
D·R·HORTON® America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Project Name:
NEUSTONESHIRE
PHASE 2
Joliet, Illinois

Sheet Name:
PRELIMINARY LANDSCAPE PLAN
PRESERVATION & REMOVALS

North

Revisions

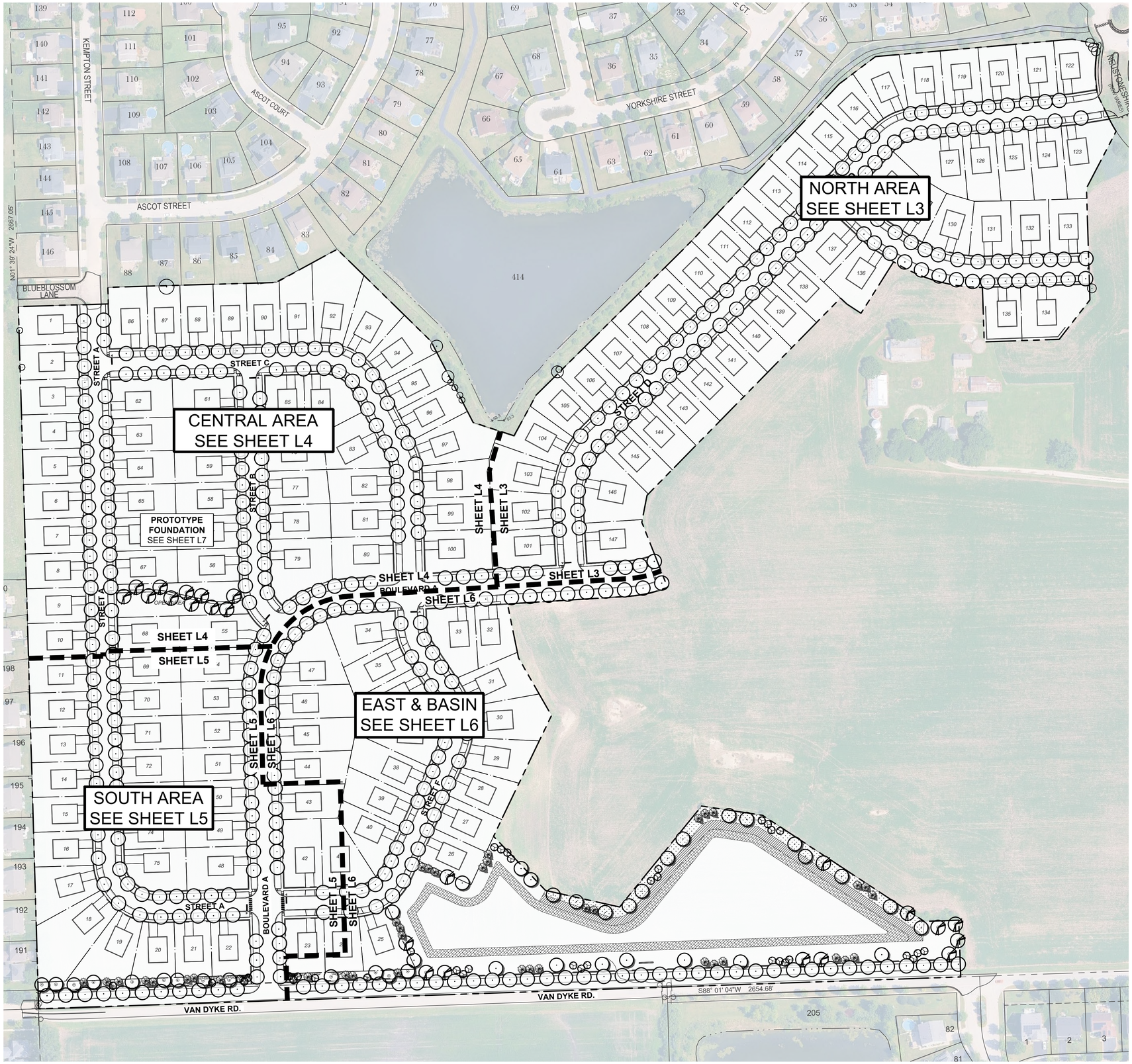
4. 02-16-26 VAN DYKE WIDENING
3. 02-03-26 RESPONSE TO CITY COMMENTS
2. 01-23-26 REVISED SITE PLAN
1. 12-9-25 ADD EMERGENT SEED
0. 11-10-25 ISSUED FOR CITY REVIEW

Date: 2025-11-10
Scale: 1" = 100'-0"
Job #: 346.003.02a
Drawn:
File # FSIP00

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L1

PATH: P:\346 D.R. HORTON\346.004\DWGS\3. PRELIM PLANS\PSIP\DWG\346.004-PSIP04-Neustoneshire PH2.dwg

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SITE DATA

Neustoneshire - Phase 2 Lot Size = 54.20 AC.

CALCULATIONS & COMPLIANCE

SECTION 47-15E LANDSCAPE AND SCREENING REGULATIONS

Section 47-15E.3 MINIMUM LANDSCAPING AND SCREENING REQUIREMENTS

Requirement: Lots improved with single-family dwellings shall also provide parkway landscaping, sodded or seeded turf grass or an approved pervious vegetative ground cover (or a combination of both); and

1. An approved shade tree with a minimum trunk size of two inches (2") in diameter as measured six inches above the ground planted within the required front yard setback; and,

2. Nine (9) evergreen or deciduous shrubs at a minimum of twenty-four inches (24") in height, planted within the required front yard setback; and,

3. Parkway landscaping including sodded or seeded turf grass, as specified above, and one approved shade tree with a minimum trunk size of two inches (2") measured six inches above the ground, evenly spaced not more than forty feet (40') apart. The total number of trees required in the parkway is the equivalent of the length of the street frontage divided by forty (40); or,

4. A landscape package approved by the City Manager or their designee provided by the developer or builder.

Compliance: On-Lot requirements 1 canopy and 9 shrubs shown on Sheet L7 Prototype, typ. Parkway landscape calculations below and proposed on preliminary landscape plan.

Section 47-15E.4 PARKWAY LANDSCAPING

Requirement: 1 Canopy per 40 linear feet (LF) of street frontage. Trees shall be 2" Cal. size, and no more than 5 same species trees planted adjacently.

Calculation: Total 16,112 LF / 40 LF of Street Frontage = **403 Parkway Trees Required**

Compliance: 403 Parkway Trees Provided.

Note: Parkway trees shall be spaced ten feet (10') from driveways, ten feet (10') from fire hydrants, twenty feet (20') from street lights, and thirty feet (30') from stop signs and traffic signals.

Section 47-15E.7 LANDSCAPING OF DETENTION AND RETENTION BASINS

Requirement: 1 Canopy, 1 Evergreen, and 1 Ornamental tree per 100 LF of High Water Line (HWL) length.

Calculation: HWL 2600 LF / 100 LF = 26 *26 x 1 Canopy, 1 Evergreen, 1 Ornamental*

26 Canopy, 26 Evergreen, and 26 Ornamental Trees Required

Compliance: 26 Canopy, 26 Evergreen, and 26 Ornamental Trees Provided

Note:

1. Native vegetation shall be required for all wet-bottom retention basins. A naturalized planting plan that documents the planting and maintenance of the native vegetation is required. Only plants adapted to temporary flooding may be planted below the high water line. Naturalized plantings are allowed to exceed heights over eight inches (8") high.

2. Aerator fountains shall be required for all wet-bottom retention basins in accordance with the standards approved by the Department of Public Works and Utilities.**

3. Only wrought-iron type fencing is allowed to surround the detention/retention basins (the use of chain-link fencing is prohibited). Installation of a decorative wood fence may be allowed if determined necessary by the City Manager or their designee.**

** *Ordinance #15718, 11/21/06*

Section 47-15E.8.B LANDSCAPING OF RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENTS ADJACENT TO MAJOR AND MINOR ARTERIAL STREETS AND MAIN SUBDIVISION COLLECTOR STREETS

Requirement: 5 Evergreen or Ornamental trees, 3 Shade trees and 10 shrubs per 100 LF of Perimeter.

Calculation: 719 LF / 100 LF = 7.19 *7.19 x 5 Evergreen or Ornamental, x3 Shade, x 10 Shrubs*

36 Evergreen or Ornamental Trees, 22 Shade Trees, 72 Shrubs Required

Note: Variance requested for a 40% reduction of the required landscape easement from 30 feet to 18 feet. Required material amounts reduced by the same percentage as the width.

Reduced Calculation: 22 Evergreen or Ornamental Trees, 13 Shade Trees, 43 Shrubs Required

Compliance: 22 Evergreen or Ornamental Trees, 13 Shade Trees, 43 Shrubs Provided

Section 47-15E.14 TREE PRESERVATION

Compliance: Sheet L1 outlines Phase 2 tree preservation and removals plan based on existing trees surveyed.

Note:

1. Grading and construction equipment and materials shall not encroach upon the dripline of any tree to be preserved.
2. Crushed limestone, or any other material harmful to trees, shall not be deposited within the drip line of any tree.
3. No materials or vehicles shall be stored, driven, or parked within the drip line of any tree to be preserved.
4. Snow fencing, or an alternative temporary barrier, shall be installed at the drip line of each tree to be preserved.
5. Trees to be preserved which may be adversely affected by construction activity shall be pruned or otherwise treated by a qualified arborist to compensate for expected root loss during construction.

NOTES

1. See engineer's plans for grading, drainage and utility information.
2. Plant species selection per Section 47-15E.15 Recommended Trees, Shrubs, and Groundcover, or comparable alternative for site.

LEGEND

EMERGENT SEED

WET TO MESIC SEED

LOW PROFILE PRAIRIE SEED

50' 200' 400'
0' 100' Graphic Scale

Know what's below. Call before you dig.

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Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
P: 630 551 3535
F: 630 551 3629
schoppedesign.com

Prepared For:
D·R·HORTON® America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Project Name:
NEUSTONESHIRE
PHASE 2
Joliet, Illinois

Sheet Name:
PRELIMINARY
LANDSCAPE PLAN
OVERALL PLAN
LANDSCAPE REQUIREMENTS

North

Revisions

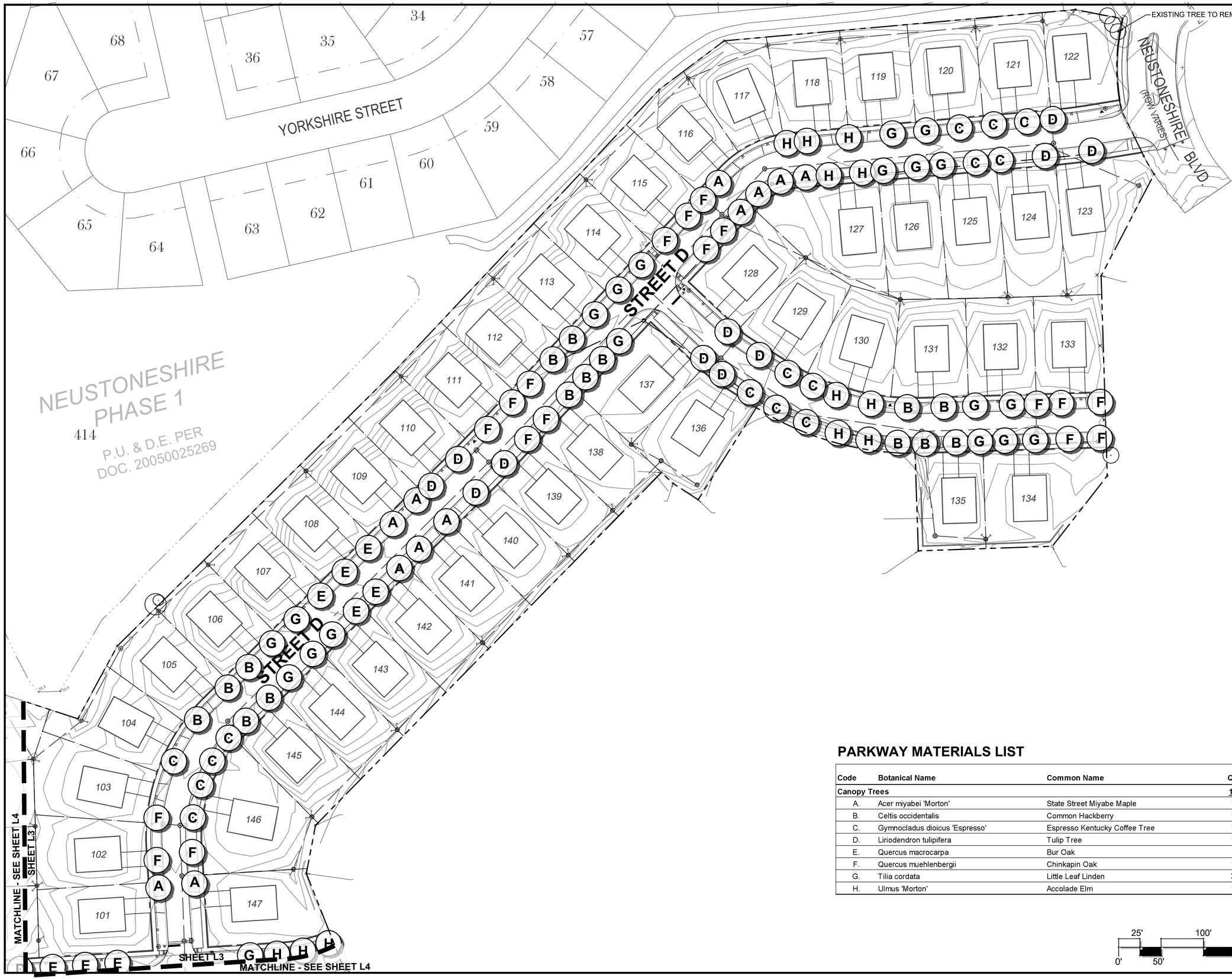
4. 02-17-26 VAN DYKE WIDENING
3. 02-03-26 RESPONSE TO CITY COMMENTS
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PARKWAY MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			**109**			
A.	Acer miyabei 'Morton'	State Street Miyabe Maple	12	Each	2.0" cal.	40'
B.	Celtis occidentalis	Common Hackberry	15	Each	2.0" cal.	40'
C.	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	13	Each	2.0" cal.	40'
D.	Liriodendron tulipifera	Tulip Tree	11	Each	2.0" cal.	40'
E.	Quercus macrocarpa	Bur Oak	8	Each	2.0" cal.	40'
F.	Quercus muehlenbergii	Chinkapin Oak	18	Each	2.0" cal.	40'
G.	Tilia cordata	Little Leaf Linden	20	Each	2.0" cal.	40'
H.	Ulmus 'Morton'	Accolade Elm	12	Each	2.0" cal.	40'

25' 0' 50' 100' 200' Graphic Scale

811 Know what's below. Call before you dig.

Prepared By:
sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
(630) 551-3535
F: 630 551 3629
schoppedesign.net

Prepared For:
D·R·HORTON
America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Project Name:
NEUSTONESHIRE
PHASE 2
Joliet, Illinois

Sheet Name:
PRELIMINARY
LANDSCAPE PLAN
NORTH AREA

North

Revisions
4. 02-17-26 VAN DYKE WIDENING
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PARKWAY MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			**114**			
A.	Acer miyabei 'Morton'	State Street Miyabe Maple	19	Each	2.0" cal.	40'
B.	Celtis occidentalis	Common Hackberry	21	Each	2.0" cal.	40'
C.	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	15	Each	2.0" cal.	40'
D.	Liriodendron tulipifera	Tulip Tree	18	Each	2.0" cal.	40'
E.	Quercus macrocarpa	Bur Oak	9	Each	2.0" cal.	40'
F.	Quercus muehlenbergii	Chinkapin Oak	13	Each	2.0" cal.	40'
G.	Tilia cordata	Little Leaf Linden	7	Each	2.0" cal.	40'
H.	Ulmus 'Morton'	Accolade Elm	12	Each	2.0" cal.	40'

LANDSCAPE MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size
Canopy Trees			**11**		
QMA	Quercus macrocarpa	Bur Oak	5	Each	2.0" cal.
LTI	Liriodendron tulipifera	Tulip Tree	6	Each	2.0" cal.

25' 100' 200'
0' 50'
Graphic Scale

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Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
p: 630 551-3535
f: 630 551-3539
schoppedesign.com

Prepared For:

D·R·HORTON® America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Project Name:

NEUSTONESHIRE PHASE 2
Joliet, Illinois

Sheet Name:

PRELIMINARY LANDSCAPE PLAN
CENTRAL AREA

North

Revisions

4. 02-17-26 VAN DYKE WIDENING
3. 02-03-26 RESPONSE TO CITY COMMENTS
2. 01-23-26 REVISED SITE PLAN
1. 12-0-25 ADD EMERGENT SEED
0. 11-10-25 ISSUED FOR CITY REVIEW

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PARKWAY MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			**81**			
A.	Acer miyabei 'Morton'	State Street Miyabe Maple	13	Each	2.0" cal.	40'
B.	Celtis occidentalis	Common Hackberry	6	Each	2.0" cal.	40'
C.	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	12	Each	2.0" cal.	40'
D.	Liriodendron tulipifera	Tulip Tree	10	Each	2.0" cal.	40'
E.	Quercus macrocarpa	Bur Oak	12	Each	2.0" cal.	40'
F.	Quercus muehlenbergii	Chinkapin Oak	7	Each	2.0" cal.	40'
G.	Tilia cordata	Little Leaf Linden	5	Each	2.0" cal.	40'
H.	Ulmus 'Morton'	Accolade Elm	7	Each	2.0" cal.	40'
I.	Tilia americana 'Redmond'	Redmond Linden	5	Each	2.0" cal.	40'
J.	Gleditsia triacanthos v. inermis 'Skyline'	Skyline Honeylocust	4	Each	2.0" cal.	40'

LANDSCAPE MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size
Canopy Trees			**9**		
LTI	Liriodendron tulipifera	Tulip Tree	4	Each	2.0" cal.
TAR	Tilia cordata	Little Leaf Linden	5	Each	2.0" cal.
Evergreen Trees			**7**		
PAB	Picea abies	Norway Spruce	4	Each	6' ht.
PGL	Picea glauca	White Spruce	3	Each	6' ht.
Ornamental Trees			**5**		
CCI	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	1	Each	6' ht.
CCR	Cercis canadensis	Eastern Redbud	4	Each	6' ht.
Evergreen Shrubs			**5**		
TMD	Taxus media 'Densiformis'	Dense Yew	5	Each	24" ht.
Deciduous Shrubs			**18**		
CSI	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	10	Each	24" ht.
SPA	Syringa patula 'Miss Kim'	Miss Kim Lilac	8	Each	24" ht.

0' 25' 50' 100' 200' Graphic Scale

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Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
125 S. Main Street
Oswego, IL 60543
P: 630 551 3355
F: 630 551 3356
schoppedesign.net

Prepared For:
D·R·HORTON® America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Project Name:
NEUSTONESHIRE
PHASE 2
Joliet, Illinois

Sheet Name:
PRELIMINARY LANDSCAPE PLAN
SOUTH AREA

North

Revisions
4. 02-17-26 VAN DYKE WIDENING
3. 02-03-26 RESPONSE TO CITY COMMENTS
2. 01-23-26 REVISED SITE PLAN
1. 12-9-25 ADD EMERGENT SEED
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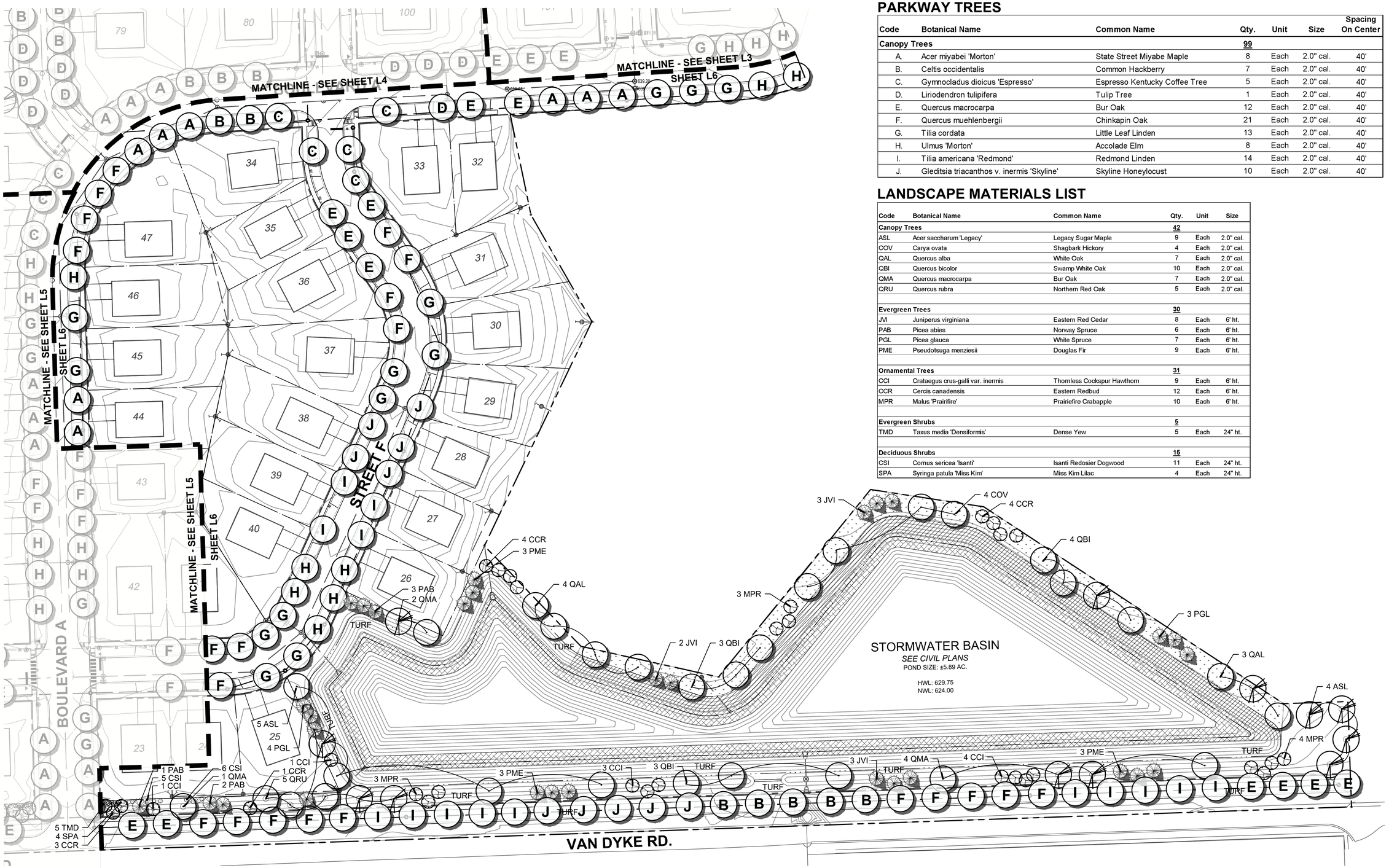
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PARKWAY TREES

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			**99**			
A.	Acer miyabei 'Morton'	State Street Miyabe Maple	8	Each	2.0" cal.	40'
B.	Celtis occidentalis	Common Hackberry	7	Each	2.0" cal.	40'
C.	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	5	Each	2.0" cal.	40'
D.	Liriodendron tulipifera	Tulip Tree	1	Each	2.0" cal.	40'
E.	Quercus macrocarpa	Bur Oak	12	Each	2.0" cal.	40'
F.	Quercus muehlenbergii	Chinkapin Oak	21	Each	2.0" cal.	40'
G.	Tilia cordata	Little Leaf Linden	13	Each	2.0" cal.	40'
H.	Ulmus 'Morton'	Accolade Elm	8	Each	2.0" cal.	40'
I.	Tilia americana 'Redmond'	Redmond Linden	14	Each	2.0" cal.	40'
J.	Gleditsia triacanthos v. inermis 'Skyline'	Skyline Honeylocust	10	Each	2.0" cal.	40'

LANDSCAPE MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size
Canopy Trees			**42**		
ASL	Acer saccharum 'Legacy'	Legacy Sugar Maple	9	Each	2.0" cal.
COV	Carya ovata	Shagbark Hickory	4	Each	2.0" cal.
QAL	Quercus alba	White Oak	7	Each	2.0" cal.
QBI	Quercus bicolor	Swamp White Oak	10	Each	2.0" cal.
QMA	Quercus macrocarpa	Bur Oak	7	Each	2.0" cal.
QRU	Quercus rubra	Northern Red Oak	5	Each	2.0" cal.
Evergreen Trees			**30**		
JVI	Juniperus virginiana	Eastern Red Cedar	8	Each	6' ht.
PAB	Picea abies	Norway Spruce	6	Each	6' ht.
PGL	Picea glauca	White Spruce	7	Each	6' ht.
PME	Pseudotsuga menziesii	Douglas Fir	9	Each	6' ht.
Ornamental Trees			**31**		
CCI	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	9	Each	6' ht.
CCR	Cercis canadensis	Eastern Redbud	12	Each	6' ht.
MPR	Malus 'Prairifire'	Prairiefire Crabapple	10	Each	6' ht.
Evergreen Shrubs			**5**		
TMD	Taxus media 'Densiformis'	Dense Yew	5	Each	24" ht.
Deciduous Shrubs			**15**		
CSI	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	11	Each	24" ht.
SPA	Syringa patula 'Miss Kim'	Miss Kim Lilac	4	Each	24" ht.



NATIVE SEED LEGEND

- EMERGENT SEED SAFETY SHELF TO 5' BEYOND NWL
- WET TO MESIC SEED 5' BEYOND NWL TO HWL
- LOW PROFILE PRAIRIE SEED HWL TO PROPERTY LINE

0' 50' 100' 200' 25'
Graphic Scale

811 Know what's below. Call before you dig.

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sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
125 S. Main Street
Oswego, IL 60543
P: 630 551 3355
F: 630 551 3356
schoppedesign.net

Prepared For:
D·R·HORTON
America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Project Name:
NEUSTONESHIRE
PHASE 2
Joliet, Illinois

Sheet Name:
PRELIMINARY
LANDSCAPE PLAN
EAST AREA &
BASIN LANDSCAPE

North

Revisions

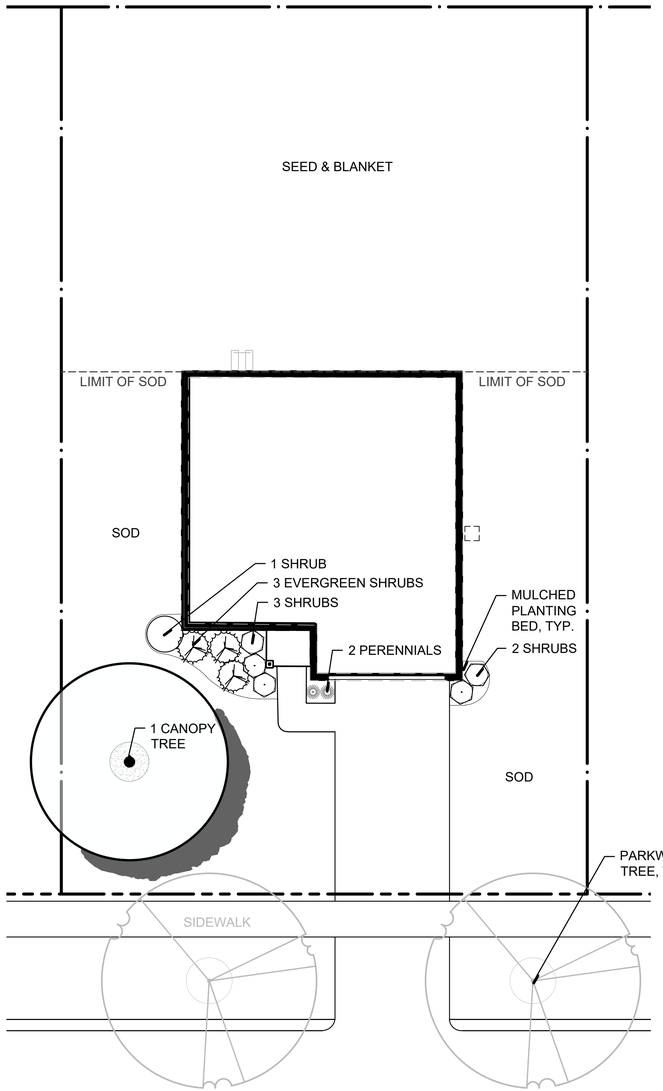
4. 02-17-26 VAN DYKE WIDENING
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1 Prototype Foundation Landscape Plan, Typ.

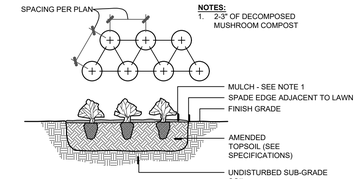
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5' 20' 40'
0' 10' Graphic Scale

FOUNDATION LANDSCAPE PLAN, TYP. MATERIALS LIST

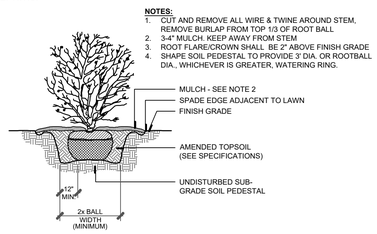
Common Name	Qty.	Unit	Size
Canopy Trees	1	Each	2.0" Cal.
Deciduous Shrubs	6	Each	3 gal. Cont.
Evergreen Shrubs	3	Each	3 gal. Cont.
Perennials	2	Each	1 gal. Cont.

LANDSCAPE DETAILS



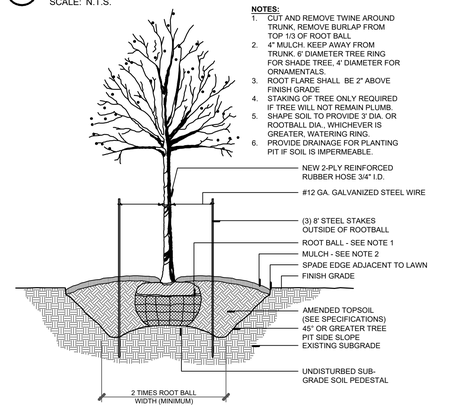
2 PERENNIAL DETAIL

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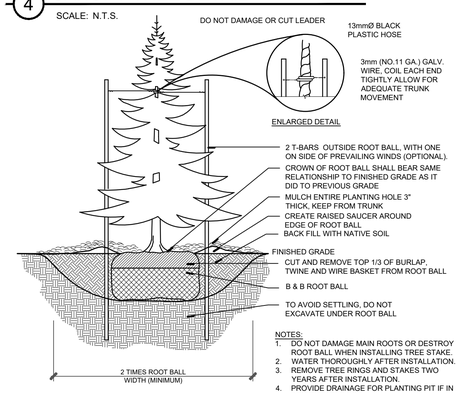
3 SHRUB DETAIL

SCALE: N.T.S.



4 CANOPY TREE DETAIL

SCALE: N.T.S.



5 EVERGREEN TREE DETAIL

SCALE: N.T.S.

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LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
(630) 551-3535
F: 630 551 3525
schoppedesign.com

Prepared For:
D·R·HORTON® America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Project Name:
NEUSTONESHIRE
PHASE 2
Joliet, Illinois

Sheet Name:
PRELIMINARY LANDSCAPE PLAN
PROTOTYPE FOUNDATION LANDSCAPE PLAN & DETAILS

Revisions
4. 02-17-26 VAN DYKE WIDENING
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LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

1.01 DESCRIPTION

A. Provide turf, trees, shrubs, and groundcovers as shown and specified. The work includes:

1. Soil preparation.
2. Fertilizing.
3. Seeding.
4. Sod.
5. Amended topsoil.
6. Trees, Shrubs, Perennials and Ornamental Grasses.
7. Erosion control.
8. Mulch and planting accessories.
9. Maintenance and guarantee.
10. Cleaning up work area.

1.02 QUALITY ASSURANCE

A. Comply with applicable local regulations.

B. Plant names indicated comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

C. Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock." A plant shall be dimensioned as it stands in its natural position.

D. All plants shall be nursery grown in the central/northern Illinois region and/or within a 100 mile radius of the project and under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

E. Plants are subject to inspection by the Landscape Architect at the job site or nursery. The Landscape Architect reserves the right to personally select any or all nursery stock prior to digging and to reject unacceptable material at anytime during the process.

1.03 SUBMITTALS

A. Planting Schedule: Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B . Topsoil: Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirements to Owner's Representative for review and written approval.

C. Seed: Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentages of purity, germination, and weed seed for each grass species.

D. Sod: Submit sod grower's certificate of grass species. Identify source location in Bid Proposal Form.

E. Plants: If plants will not be installed in accordance with provided plans due to availability or conditions a substitution list with genus, species, variety, size and/ or quantity of plants to be substituted shall be submitted for review by the Landscape Architect.

F. Mulch and Miscellaneous: Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Owner's Representative for review and written approval.

G. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

H. Maintenance Plan - Landscape Work: Submit two (2) copies of a maintenance plan outlining procedures to be followed by the Contractor for the maintenance of landscape work for one full year following initial acceptance,The plan shall include items out lined in Sections 2.01 and 3.08. The maintenance plan shall be provided within ten (10) days of contract approval. Owner's Representative shall receive copies of all instructions when issued.

1.04 DELIVERY, STORAGE, AND HANDLING

E. Seed: Deliver seed and fertilizer materials in original unopened containers, showing weight, analysis, and name of manufacturer. Store in a manner to prevent wetting and deterioration.

F. Sod: Deliver and install sod cut within 48-hour period.

G. Deliver fertilizer materials in original, unopened, and undamaged containers showing weight, analysis, and name of manufacturer. Store in manner to prevent wetting and deterioration.

H. Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray evergreen plants and deciduous plants in foliage with and approved "Anti-Desiccant" before digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival; the certificate shall be filed with the Landscape Architect. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches or bark.

I. Cover plants transported on open vehicles with a protective covering to prevent windburnand defoliation.

1.05 PROJECT CONDITIONS

A. It shall be the contractors responsibility to protect and locate all above and below ground utilities as required by law. The contractor shall contact utility companies at least 48 hours prior to any work.

B. Work notification: Notify Landscape Architect at least 2 working days prior to start of planting or seeding operations.

C. Confirm that the quality and depth of topsoil is satisfactory prior to beginning fine grading.

D. Fine grading must be approved by Landscape Architect prior to start of seeding.

E. Perform turf work only after planting and other work affecting ground surface has been completed.

F. Install seed under favorable weather conditions unless approved by the Owner's Representative. The conditions of the guarantee apply regardless of the date of installation. The generally accepted times for seeding are:

Spring - April 1st to May 31st
Fall - August 15th to September 15th

G. A complete list of plants, including a schedule of sizes, approximate quantities, and other requirements is shown on the drawings for the convenience of the Owner. Verify and supply the quantities required to complete the work as drawn.

1.06 GUARANTEE

A. Guarantee all work for one year following the date of Final Completion.

B. At the end of the guarantee period, reseed areas with specified materials, which fail to provide a uniform stand of grass until all affected areas are accepted by the Landscape Architect.

C. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the Landscape Architect, are in an unhealthy or unsightly condition. Guarantee all replacement plants for an additional one year after installation. Replacement plants, which are dead or unacceptable within 2 years of their installation, may be replaced with unguaranteed plants, or removed, at the discretion of the Owner. Reimburse the Owner 50% of the price of each removed plant, which is not replaced.

D. Guarantee shall not include damage or loss of trees, plants, or groundcovers caused by fires, floods, freezing rains, lightening storms, or winds over 75 miles per hour, winter kill caused by extreme cold and severe winter conditions not typical of planting area; browsing or other damage cause from rodents or other animals; or acts of vandalism.

E. If within one year of final completion, settlement occurs, make all adjustments without extra cost to the Owner including the complete restoration of all damaged planting, paving, or other improvements of any kind.

1.07 PAYMENTS

A. Initial payment of 90% of installation price will be issued upon completion of the submittal outlined in section 1.03 and the installation verification by the Owner's Representative. A 10% retainer will be held at this time.

B. Final retainer amount will be released at the end of the two year maintenance period, pending the following:

1. Warranties plant material is replaced per the final punch list.
2. All areas are maintained and in good order.
3. Submittal of long-term maintenance program.
4. Final acceptance by Owner.

C. It shall be the Contractor's responsibility to notify the Owner's Representative once the final punch list is complete and to schedule the final warranty walk-through.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Seed Fertilizer:

1. Granular, non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer.
   a. Starter fertilizer with an approximate analysis of 6N, (24P205, 24K20), or similar approved composition.
   b. Post emergent fertilizer with an approximate analysis of 30-5-5.

B. Plant Fertilizer:

1. Provide a granular commercial fertilizer with an analysis of 10-10-10

C. Seed:

1. Turf Seed: Provide fresh, clean, new crop turf-type lawn seed complying with the tolerance for purity and germination established by the Association of Official Seed Analysis (AOSA) of North America. Seed shall be obtained from a reputable supplier (approved by Landscape Architect) within a 200-mile radius of the local transition zone and/or northerly regions of the project site and shall be free from Poa annua, bent grass and noxious weeds. Provide pure live seed (PLS) of grass species, proportions and maximum percentage of weed seed, as specified.

2. Turf Seed Mixture: - 6 lbs./ 1000 sq. ft.

Seed Blend Mixture:	
Kentucky Bluegrass (blend of 3 types)	50% (131 lbs./ac.)
Fine Fescue	30% (78 lbs./ac.)
Perennial Rye (blend of 2 types)	20% (52 lbs./ac.)
Weed Seed	0.3% Max.

D. Sod:

1. Provide an "Approved" nursery grown blend of improved Kentucky Bluegrass varieties that is native to the locality of the work.
2. Provide well-rooted, healthy sod, free of disease, nematodes and soil borne insects. Provide sod uniform in color, leaf texture, density

E. Plants: Provide plants typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, plants free from defects, sunscald injuries, frost cracks, abrasions of the bark, plant disease, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.

1. Dig balled and burlapped plants with firm, natural balls of earth. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock." Cracked or mushroomed balls are not acceptable. Tree spade transplanting is not acceptable.
2. Provide shade and evergreen tree species with a single main trunk unless otherwise specified or accepted.
3. Provide plants matched in form when arranged in groups.
4. Provide evergreen trees branched to the ground unless otherwise specified or accepted.
5. Provide shrubs and small plants meeting the requirements for spread and height indicated in the plant list.
   a. The measurements for height shall be taken from the ground level to the average height of the top of the plant and not the longest branch.

F. Topsoil

1. Topsoil shall be defined as a friable, loamy mixture surface soil. It shall not be extremely acid or alkaline nor contain toxic substances harmful to plant growth, and shall be of uniform color and texture.
2. Topsoil shall be free from large roots, sticks, weeds, brush, subsoil, clay lumps, or stones larger than one (1") inch in diameter, or other litter and extraneous matter undesirable to plant growth.
3. Topsoil must be inspected by the owner at the source of supply or as delivered. Topsoil shall meet the approval of the owner prior to use. Any topsoil placed without approval may be subject to removal at the discretion of the owner.

G. Subdrainage piping: Provide 4" corrugated polyurethane tubing. Provide matching reducers, adaptors, couplings, fittings, and accessory components to insure continuity of the sub-drainage system.

1. Plastic tubing: ASTM F405, corrugated perforated polyurethane tubing with filter sock.

H. Drainage fill: AASHTO M43 (3/8" to 3/8") clean uniformly graded stone or gravel.

I. Filter fabric: Dupont "Typar" or other approved non - woven porous polypropylene fabric.

J. Erosion control blanket: This section includes installation of North American Green BioNet® S75BN (or equivalent) erosion control blanket. Install per manufacturer's recommendations.

2.02 ACCESSORIES

A. Amended Topsoil for Planting Beds: A mixture of 60% topsoil and 40% mushroom compost, which have been thouroughly incorporated.

B. Mulch: 6 month old, well rotted, double shredded hardwood, cedar or cypress bark mulch, not larger than 4" in length and ½" in width, free of woodchips and sawdust.

C. Stakes for Guying: Hardwood, 2" x 4" x 36" long, or steel stakes.

D. Guying Wires: Double strand No. 12 gauge galvanized wire.

1. Turnbuckles: Galvanized steel of size and gauge required to provide tensile strength equal to that of the wire. Turnbuckle openings shall be at least 3".

E. Guying Hose: Two-ply, reinforced garden hose not less than 3/4" inside diameter.

F. Tree Wrap: Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe kraft paper weighing not less than 30 lbs. per ream.

G. Twine: Two-ply nursery jute material.

H. Sand: Coarse "torpedo" sand

PART 3 - EXECUTION

3.01 INSPECTION

A. Examine finish surfaces grades, topsoil quality, depth, and conditions of installations. Do not start planting work until unsatisfactory conditions are corrected.

B. Saturate and fill tree and shrub pits with water to test drainage before planting. Provide gravel drains at pits, when planting pits are more than half full of water after 24 hours.

3.02 PREPARATION

A. All planting techniques and methods shall be consistent with the latest edition of American Standard for Nursery Stock (ANSI Z60.1), and as detailed on these drawings.

B. Loosen topsoil of lawn areas to minimum depth of 6". Remove stones over 1" in any dimension and sticks, roots, rubbish, and extraneous matter.

C. Grade lawn areas to smooth, free draining and even surface with a loose, uniformly fine texture. Roll and rake; remove ridges and fill depressions as required to drain.

D. Restore prepared areas to specified condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding or sodding.

E. Time of Planting:

1. Evergreen material: Plant evergreen materials between September 2 and November 1 or in spring before new growth begins. If project requirements require planting at other times, spray plant with anti-desiccant prior to planting operations.
2. Deciduous material: Plant deciduous materials in a dormant condition. If deciduous trees are planted in-leaf, spray with an anti-desiccant prior to planting operations.

E. Locate plants as indicated and approved in the field by the Landscape Architect.

F. Excavate all clay and gravel in medians and planting beds to 24" depth. Backfill with amended topsoil.

G. Excavate circular plant pits with sloped sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Scarify the bottom of the pit to a depth of 4".

3.03 FERTILIZATION

A. Apply fertilizers and conditioners at the rate specified per soil tests findings. In lieu of soil test results see specifications below.

B. For seeded turf grass areas:

1. Apply starter fertilizer to indicated seed areas at a rate equal to 650 lb. per acre.
2. Apply fertilizer by mechanical rotary or drop types distributor, thoroughly and evenly incorporated with soil to a depth of 3" by disking or other approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.

C. For sodded area: Apply fertilizer at the rate of 200 pounds of actual nutrients per acre and work into the soil.

3.04 SEED INSTALLATION

A. Turf Grass:

1. Seed immediately after preparation of bed.
2. Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
3. Perform seeding operations when the soil is dry, when winds do not exceed 10 miles per hour velocity and soil temperatures are above 55 degrees fahrenheit.
4. Sow grass seed at the specified rate using the following method:
   a. Conventional Seeding:
      a.a. Apply seed with a drop or rotary type distributor. Install seed evenly by sowing equal quantities in both directions, at right angles to each other.
      a.b. After seeding, rake soil surface lightly to incorporate seed. Roll with light lawn roller.
5. For all seeded bluegrass; provide erosion control blanket within 24 hours of installation. Install per manufacturer's specification.
6. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased, but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four weeks after germination or until grass has become sufficiently established to warrant watering on an "as needed" basis.

3.05 SOD INSTALLATION

A. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of side strips. Do not overlay edges. Stagger strips to offset joints in adjacent courses. Remove excess sod to avoid smothering of adjacent grass. Provide top of sod soil flush with adjacent curbs, sidewalks, drains, and seeded areas.

B. Install initial row of sod in a straight line, beginning at bottom of slopes, perpendicular to direction of the sloped area. Place subsequent rows parallel to and tightly against previously installed row.

C. Roll with light lawn roller to ensure contact with sub-grade.

D. Water sod thoroughly with a fine spray immediately after laying.

E. Stake sod on slopes greater than 3:1 to prevent slippage. Two stakes per yard

3.06 PLANT INSTALLATION (See landscape details for additional information)

A. Trees and shrubs:

1. Set plant material in the planting pit to proper grade and alignment. Set plants upright and plumb. Set root flare of plant material 2" above the adjacent finish grade. Remove excess soil as needed from rootball above root flare. Remove burlap from top ⅓ of root ball. Remove all treated burlap (green). Cut and remove or cut and fold down upper half of wire basket, dependent upon tree size. Do not fill around trunks or stems.
2. After balled or burlapped plants are set, backfill fill all voids, tamping soil to avoid any air pockets.
3. Mix approved commercial fertilizer at 10 lbs. per cubic yard of backfill.
4. Water plants when hole is two-thirds filled with topsoil. After watering complete filling of hole thoroughly tamp to eliminate voids.
5. Remove all tags, wires, twine, and wrap from trees and shrubs immediately after planting.

B. Perennials and Ornamental Grasses:

1. Where Perennnials and Ornamental Grasses are specified on the plans, rototill entire plant bed to 12" depth using amended topsoil. Incorporate commercial 10-10-10 fertilizer into prepared soil mixture at an approximate rate of 1 lb. per square yard.
2. Space plants according to dimensions on the drawings Adjust spacing as necessary to evenly fill planting bed with indicated number of plants. Plant to within 18" of the trunks of trees and shrubs, or to the edge of the plant ball, whichever is closest. Plant to within 12" of bed edge.
3. Apply commercial pre-emergent herbicide (Preen or equal) per manufacturer's directions to entire planting bed.

C. Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material 3" deep immediately after planting. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.
2. Do not mulch within 3" radius of tree trunk.

D. Wrapping:

1. Inspect trees for injury to trunks, evidence of insect infestations, and improper pruning before wrapping.
2. Wrap trunks of all trees spirally from bottom to top with waterproof crepe tree wrap and secure with hemp cord at top and bottom.
   a. Overlap ½ the width of the tree wrap strip and cover the trunk from the ground to the height of the first branch.
   b. Secure tree wrap in place with twine wound spirally downward in opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
   c. Wrap should be removed within 1 year of installation and all twine removed to avoid damage to trunk.

E. Guying:

1. When specified, guy all trees immediately after lawn seeding or sodding operations and prior to acceptance. When high winds or other conditions, which may effect tree survival or appearance, occur, the Landscape Architect may require immediate guying.
2. Guy all deciduous trees over 3" caliper. Guy all evergreen trees over 8' tall.

F. Pruning:

1. Cut branches flush with the trunk or main branch, at a point beyond a lateral shoot or bud a distance of not less than ½ the diameter of the supporting branch. Make cut on an angle. All pruning to be in compliance with ANSI A300 Pruning Standards and International Society of Arboriculture.
2. Prune branches of deciduous stock, after planting, to preserve the natural character appropriate to the particular plant requirements. In general, remove no more than ¼ of the leaf bearing buds. Remove or cut back dead, broken, and damaged branches and asymmetrical growth of new wood.
3. Multiple leader plants: Preserve the leader which will best promote the symmetry of the plant. Cut branches flush with the trunk or main branch, at a point beyond a lateral shoot or bud a distance of not less than ½ the diameter of the supporting branch. Make a cut on angle.
4. Prune evergreens only to remove broken or damaged branches.

3.07 UNDERDRAIN INSTALLATION

A. Install minimum 4" layer of drainage fill over compacted earth base for bedding drainage pipe.

B. Lay drainpipe with perforations down, joints closed, and firmly bedded in drainage fill material. Provide full bearing for each pipe section. Provide continuous slope in the direction of flow.

C. Install underdrain drainpipe 30" below finished grade.

3.08 MAINTENANCE

A. Maintain lawn areas and plantings to ensure proper watering and mowing as required for forty-five (45) days minimum, after Final Acceptance.

B. Maintain lawn areas including watering, spot weeding, mowing, application of herbicides, fungicides, insecticides, and reseeding until a full, uniform stand of grass free of weeds, undesirable grass species, disease, and insects is achieved and receives Final Acceptance.

1. Water seed thoroughly as required to establish proper rooting.
2. Repair and rework all areas that have washed out or are eroded. Replace undesirable or dead areas with new seed.
3. Mow lawn areas as soon as top growth reached a 3" height. Cut back to 2" height. Repeat mowing as required to maintain specified height. Not more than 30% of grass leaf shall be removed at any single mowing.
4. Remove sod pegs following turf establishment.

C. Maintenance shall include pruning, cultivating, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants free of insects, weeds and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material in accordance with pruning section.
2. Tighten and repair, or remove, guy wires and stakes as required.
3. Water trees, plants, and groundcover beds within the first 24 hours of initial planting, and not less than twice per week until Final Completion.

3.09 FINAL ACCEPTANCE, INSPECTION AND COMPLETION

A. Inspection of all work will be made by the Landscape Architect upon written request by the Contractor. At that time if all work is satisfactory, that will constitute Final Acceptance and the beginning of the forty-five (45) day period of maintenance.

B. Seeded areas will be inspected at completion of installation and accepted subject to compliance with specified materials and installation requirements.

1. Seeded areas will be acceptable provided all requirements, including maintenance, have been complied with, and dense, even-colored, viable lawn is established free of weeds, undesirable grass species, disease, and insects.
2. No seeded areas shall have bare spots or unacceptable cover totaling more the 2% of the individual areas, in areas requested to be inspected.

C. Inspection of all work shall be made after the forty-five (45) day period of maintenance, upon written request of Contractor. At that time, if all work is satisfactory, that will constitute Final Completion.

D. Plants that have died or are in unhealthy or badly impaired condition upon inspection shall be treated or replaced at no additional cost to Owner.

E. Replace rejected plants in the season that is most favorable for resetting kinds of plants required, if possible within two weeks of inspection.

F. Final Acceptance of all work shall constitute the beginning of the two (2) year guarantee period.

G. Contractor's responsibility for maintenance (exclusive of replacement within guarantee period) shall terminate on date of Final Completion.

3.10 CLEANING

A. Perform cleaning during installation of the work and upon completion of the work. Remove from sites all excess materials, soil, debris, and equipment. Repair damage resulting from planting operations.

B. Leave all surfaces broom clean at the end of all work days. The contractor shall also be responsible for all damage caused by clean up activites and for the daily removal of all trash and debris from work area to the satisfaction of the Landscape Architect.

END OF SECTION

EROSION CONTROL

PART I - GENERAL

1.01 DESCRIPTION

A. This section includes installation of North American Green BioNet® S75BN (or equivalent) erosion control blanket.

1.02 QUALITY ASSURANCE

A. Qualifications of workers: provide at least one person who shall present at all times during execution of this portion of the work, who shall be thoroughly familiar with this type of work and the type of materials being used. Said person shall also direct all work performed under this section.

B. Standards: all materials used during this portion of the work shall meet or exceed applicable federal, state, county, and local laws and regulations.

1.03 SUBMITTALS

A. Materials: Prior to delivery of any materials to the site, submit to the Landscape Architect a complete list of all materials to be used during this portion of the work. Include complete data on source, quantity, and quality. This submittal will in no way be construed as permitting substitution for specific items described on the Plan set or in these Specifications unless approved in writing by the Landscape Architect.

B. Equipment: Prior to commencement of any work, submit to the Onwer a written description of all mechanical equipment and its intended use during the execution of the work.

C. After the work is complete, submit to the Landscape Architect "as built" plans including a listing of all species installed and quantities installed. Mark in red ink on the original planting plan any field changes or deviations from the original plans.

1.04 PRODUCTS

A. All areas existing as bare soil at the time of seed installation shall receive erosion control material application.

B. Slopes greater than or equal to 5:1 shall receive a machine produced mat of straw fiber covered on both sides with a photo degradable extruded plastic or woven biodegradable netting having maximum openings of 0.5" to 1.0". The blanket shall be packaged in a perforated plastic bag and conform to the following physical specifications. Minimum blanket roll width: 42", minimum. North American Green S-150 shall be utilized for all installations. Alternate materials may be utilized only with written approval from the Landscape Architect.

C. Slopes <5:1 shall receive clean, weed free native or agricultural straw mulch (oat straw will not be allowed).

PART 2 - EXECUTION

2.01 METHOD - EROSION CONTROL BLANKETS

A. Refer to the Plans or Notes for location of erosion blanket treatment areas.

B. Install seed prior to applying erosion control blankets per the native seeding specification.

C. If installation occurs between July 15th and November 1st, install cover crop and hold native seed mix until the recommended optimum seeding dates. The preferred cover crop shall be Avena sativa (Seed Oats).

D. Any day that seeding is performed the seeded area must be covered with appropriate erosion control measures. Anchor erosion control blanket at top of slope as shown on plans or as recommended by manufacturer. Install parallel to channel flow or in a diagonal cross slope pattern in short stretches where practical, and as recommended by manufacturer.

E. Erosion control blanket shall be in full intimiate contact with the topsoil but not stretched to the point where the integrity of its performance is jeopardized.

F. Secure erosion control blanket with staples as recommended by the manufacturer.

G. Overlap erosion control blanket shingle-style not less than two inches in the direction of the current and install staples over seams every 36".

END OF SECTION

SEED BED PREPARATION AND REGRADING

PART I - GENERAL

1.01 DESCRIPTION

A. This section includes preparation of soil prior to seeding and/or removal of erosion rills and disturbance in the areas of the site existing as disturbed/unvegetated soil or eroded slopes.

1.02 QUALITY ASSURANCE

A. Qualifications of workers: provide at least one person who shall be present at all times during execution of this portion of the work, who shall be thoroughly familiar with this type of work and the type of materials being used. Said person shall also direct all work performed under this section.

B. Standards: all materials used during this portion of the work shall meet or exceed applicable federal, state, county and local laws and regulations.

1.03 SUBMITTALS

A. Equipment: prior to commencement of any work, submit to the Owner a written description of mechanical equipment and its intended use during the execution of the work.

PART 2 - EXECUTION

2.01 METHOD - SOIL PREP AND REGRADING

A. SHALLOW SLOPE, UNVEGETATED - In areas existing in an unvegetated state at the inception of installation activities on the site and possessing a slope of <5:1, soil shall be dragged with a disc, harrow, landscape rake, or box grader so that soil is tilled to a minimum depth of 4". For unvegetated areas with a slope greater than 10:1, ensure that the disc tracks or furrows run parallel to the contour so as not encourage rilling.

B. SEVERE SLOPE, VEGETATED - In areas existing in a vegetated state at the inception of installation activities, possessing a slopeof ≥5:1, and having significant soil loss due to erosion rill formation, soil shall be returned to original contour using a harrow, landscape rake, or box grader. In areas where soil loss is extreme, friable topsoil (available on-site) shall be imported by the Contractor at the direction of the Landscape Architect.

C. Topsoil shall be free of stones, lumps, plants, roots, and other debris over 2" in any dimension. Topsoil must also be free of plants or plant parts of quack grass, reed canary grass, Canada thistle, or others as specified by the Landscape Architect.

D. Any irregularities or undulations resulting from tilling or grading shall be fine graded and level prior to seeding.

E. Soils shall not be compacted. A 150# person walking on soil should leave a ¼" depression. Soils shall have a measured compaction following regrading no greater than 5 psi, based on Lang or Cone penetrometer measurements at the time of seeding or planting unless otherwise stated on the Plans or the Specifications. If 10% or more of penetrometer readings are greater than 5 psi, disc, rotovate, and/or chisel plow said areas as necessary to reduce compaction.

F. Re-check soil compaction as described above after tillage. Repeat treatment as necessary until 90% or more of planting area meets the standard.

2.02 CLEAN-UP, REMOVAL, AND REPAIR

A. Clean-up: Contractor shall keep work areas free of debris. After the work is complete, clean up any remaining materials, debris, trash, etc. Avoid driving or walking over areas to minimize disturbance.

B. Removal: after work has been completed remove any tools, equipment, empty containers, and all other debris generated by the Contractor.

C. Repair: repair any damage caused by the Contractor during completion of the work described in this section.

END OF SECTION

STORMWATER BASIN SEED MIXES

Low-profile Prairie Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses:		
Bouteloua curtipendula	Side-Oats Grama	16.00
Carex spp.	Prairie Sedge Species	4.00
Elymus canadensis	Canada Wild Rye	32.00
Koeleria macrantha	June Grass	1.00
Panicum virgatum	Switch Grass	1.00
Schizachyrium scoparium	Little Bluestem	36.00
	Total	**90.00**
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	**460.00**
Forbs:		
Amorpha canescens	Lead Plant	0.50
Asclepias syriaca	Common Milkweed	2.00
Asclepias tuberosa	Butterfly Weed	2.00
Baptisia alba	White Wild Indigo	2.00
Chamaecrista fasciculata	Partridge Pea	10.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Coreopsis palmata	Prairie Coreopsis	1.00
Dalea candida	White Prairie Clover	1.50
Dalea purpurea	Purple Prairie Clover	1.50
Desmanthus illinoensis	Illinois Sensitive Plant	3.00
Echinacea purpurea	Broad-Leaved Purple Coneflower	8.00
Eryngium yuccifolium	Rattlesnake Master	2.00
Lespedeza capitata	Round-Headed Bush Clover	2.00
Liatris aspera	Rough Blazing Star	0.50
Lupinus perennis v. occidentalis	Wild Lupine	4.00
Monarda fistulosa	Wild Bergamot	0.50
Oligoneuron rigidum	Stiff Goldenrod	1.00
Parthenium integrifolium	Wild Quinine	1.00
Penstemon digitalis	Foxglove Beard Tongue	0.50
Penstemon hirsutus	Hairy Beard Tongue	1.00
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	5.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Silphium terebinthinaceum	Prairie Dock	1.00
Solidago speciosa	Showy Goldenrod	0.50
Symphyotrichum ericoides	Heath Aster	0.25
Symphyotrichum laeve	Smooth Blue Aster	1.00
Symphyotrichum novae-angliae	New England Aster	0.50
Tradescantia ohiensis	Common Spiderwort	1.00
Verbena stricta	Hoary Vervain	1.00
Vernonia gigantea	Smooth Tall Ironweed	1.50
Veronicastrum virginicum	Culver's Root	0.25
	Total	**66.00**

Wet-to-Mesic Prairie Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses:		
Andropogon gerardii	Big Bluestem	16.00
Calamagrostis canadensis	Bluejoint Grass	1.00
Carex lurida	Bottlebrush Sedge	3.00
Carex stricta	Common Tussock Sedge	1.00
Carex vulpinoidea	Brown Fox Sedge	1.00
Elymus virginicus	Virginia Wild Rye	24.00
Juncus canadensis	Canadian Rush	0.50
Panicum virgatum	Switch Grass	2.00
Scirpus cyperinus	Wool Grass	0.50
Sorghastrum nutans	Indian Grass	8.00
Spartina pectinata	Prairie Cord Grass	3.00
	Total	**60.00**
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	**460.00**
Forbs:		
Asclepias syriaca	Common Milkweed	2.00
Baptisia alba	White Wild Indigo	1.00
Chamaecrista fasciculata	Partridge Pea	10.00
Coreopsis lanceolata	Sand Coreopsis	4.00
Coreopsis tripteris	Tall Coreopsis	2.00
Desmodium illinoense	Illinois Tick Trefoil	0.50
Doellingeria umbellata	Flat-Top Aster	0.50
Echinacea purpurea	Broad-Leaved Purple Coneflower	4.00
Eryngium yuccifolium	Rattlesnake Master	2.00
Helenium autumnale	Sneezeweed	2.00
Helianthus grosseserratus	Sawtooth Sunflower	0.50
Lespedeza capitata	Round-Headed Bush Clover	1.50
Liatris spicata	Marsh Blazing Star	1.00
Monarda fistulosa	Wild Bergamot	1.00
Oligoneuron rigidum	Stiff Goldenrod	1.00
Parthenium integrifolium	Wild Quinine	1.00
Physostegia virginiana	Obedient Plant	0.25
Pycnanthemum virginianum	Common Mountain Mint	0.50
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	4.00
Rudbeckia laciniata	Wild Golden Glow	1.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.50
Senna hebecarpa	Wild Senna	2.25
Silphium integrifolium	Rosin Weed	1.00
Silphium laciniatum	Compass Plant	2.00
Silphium perfoliatum	Cup Plant	2.00
Silphium terebinthinaceum	Prairie Dock	3.00
Solidago juncea	Early Goldenrod	0.25
Solidago rugosa	Rough Goldenrod	0.25
Symphyotrichum novae-angliae	New England Aster	0.50
Tradescantia ohiensis	Common Spiderwort	1.25
Vernonia fasciculata	Common Ironweed	3.00
Veronicastrum virginicum	Culver's Root	0.25
Zizia aurea	Golden Alexanders	1.00
	Total	**59.00**

Emergent Wetland Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
Bolboschoenus fluviatilis	River Bulrush	1.00
Carex comosa	Bristly Sedge	2.50
Carex lacustris	Common Lake Sedge	0.50
Carex lurida	Bottlebrush Sedge	4.00
Carex stricta	Common Tussock Sedge	1.00
Carex vulpinoidea	Brown Fox Sedge	2.00
Eleocharis palustris	Great Spike Rush	1.00
Juncus effusus	Common Rush	1.00
Leersia oryzoides	Rice Cut Grass	3.00
Schoenoplectus acutus	Hard-Stemmed Bulrush	2.50
Schoenoplectus pungens	Chairmaker's Rush	1.50
Schoenoplectus tabernaemontani	Great Bulrush	6.00
	Total	**26.00**
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	**460.00**
Forbs:		
Acorus americanus	Sweet Flag	1.00
Alisma subcordatum	Common Water Plantain	2.00
Asclepias incarnata	Swamp Milkweed	1.00
Boehmeria cylindrica	False Nettle	1.00
Cephalanthus occidentalis	Buttonbush	6.00
Decodon verticillatus	Swamp Loosestrife	0.50
Eutrochium maculatum	Spotted Joe-Pye Weed	0.50
Hibiscus spp.	Rose Mallow Species	4.00
Iris virginica v. shrevei	Blue Flag	6.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue Lobelia	0.25
Lycopus americanus	Common Water Horehound	1.00
Mimulus ringens	Monkey Flower	1.00
Peltandra virginica	Arrow Arum	16.00
Penthorum sedoides	Ditch Stonecrop	0.50
Persicaria spp.	Pinkweed Species	2.00
Pontederia cordata	Pickerel Weed	4.00
Sagittaria latifolia	Common Arrowhead	2.00
Sparganium eurycarpum	Common Bur Reed	6.00
Verbena hastata	Blue Vervain	1.00
	Total	**56.00**

Prepared By:
sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
t. 630 551 3535
f. 630 551 3639
schoppedesign.net

Prepared For:
D·R·HORTON®
America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Project Name:
NEUSTONESHIRE
PHASE 2
Joliet, Illinois

Sheet Name:
PRELIMINARY
LANDSCAPE PLAN
SPECIFICATIONS & MATERIALS LIST

Revisions

4.	02-17-26 VAN DYKE WIDENING
3.	02-03-26 RESPONSE TO CITY COMMENTS
2.	01-23-26 REVISED SITE PLAN
1.	12-9-25 ADD EMERGENT SEED
0.	11-10-25 ISSUED FOR CITY REVIEW

Date: 2025-11-10
Scale: AS NOTED
Job #: 346.003.02a
Drawn:
File # PSIP00

SHEET:
L8

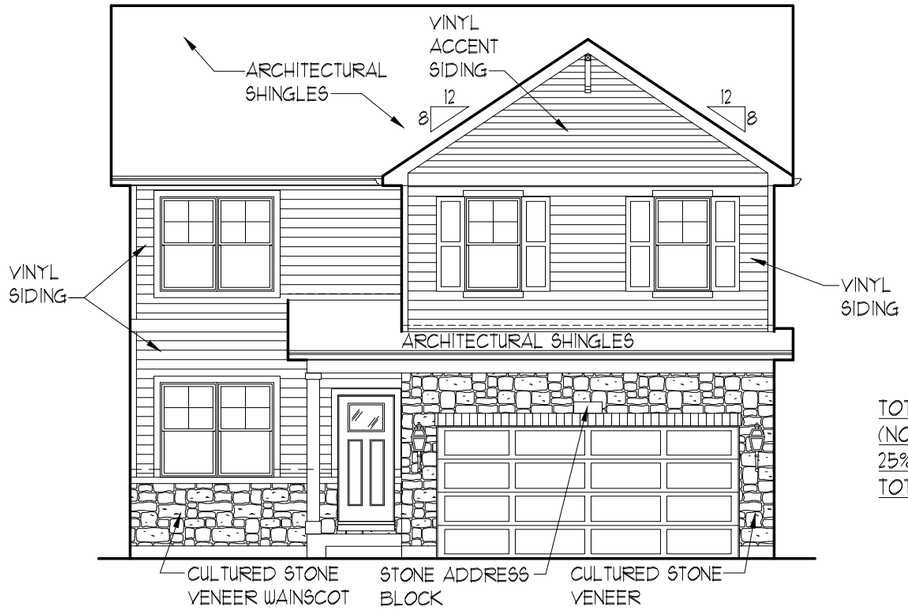
Know what's below. Call before you dig.

PATH: P:\346 D.R. HORTON\346.004\DWGS\3. PRELIM PLANS\PSIP\DWG\346.004-PS

HOUSE MODELS

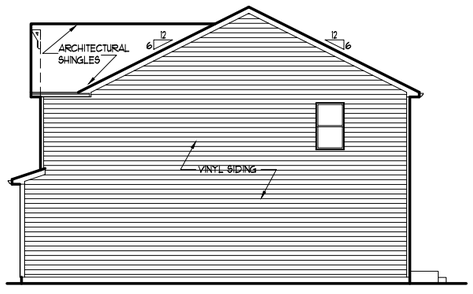
TWO-STORY

Planned Unit Development of Neustoneshire Phase Two

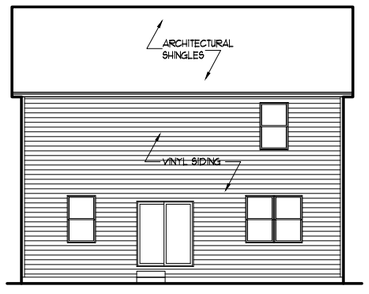


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.16 SQ. FT.
25% OF SIDEABLE AREA= 114.79 SQ. FT.
TOTAL MASONRY AREA = 133.00 SQ. FT. (29.0%)

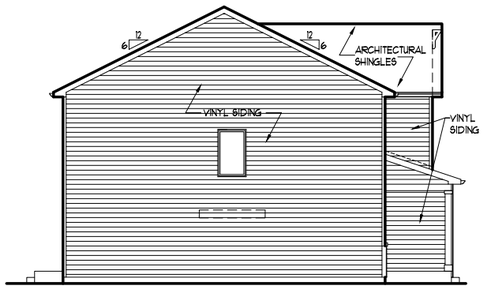
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x424

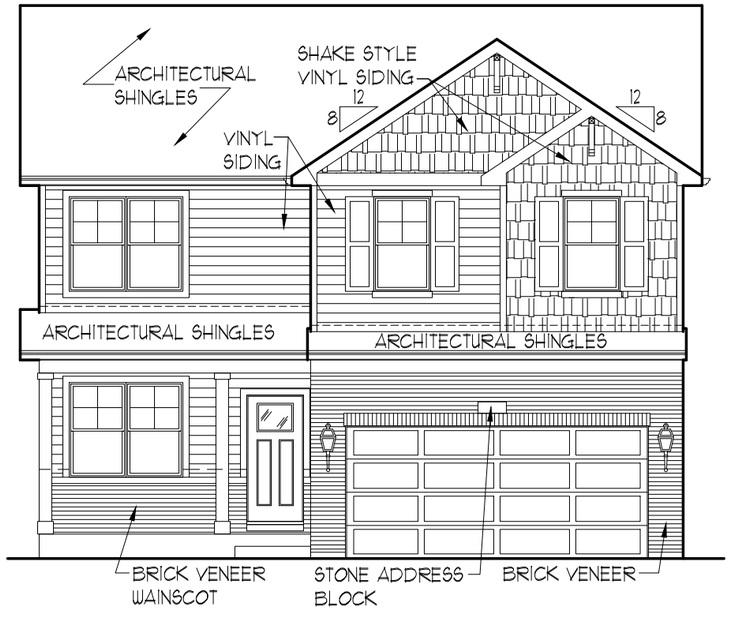
NEUSTONESHIRE
JOLIET, IL

X-SERIES

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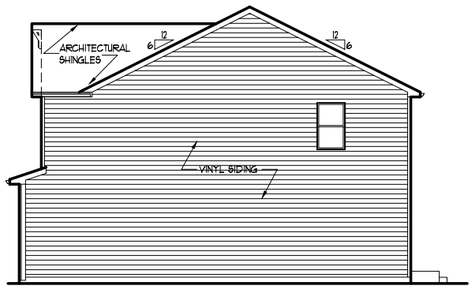
11-13-24

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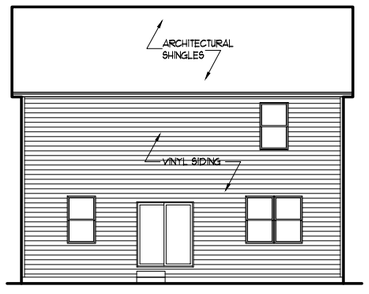


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 428.99 SQ. FT.
25% OF SIDEABLE AREA= 107.25 SQ. FT.
TOTAL MASONRY AREA = 128.39 SQ. FT. (29.9%)

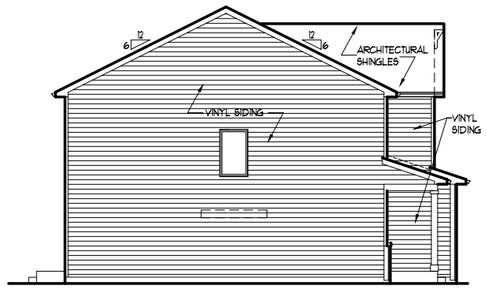
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x424

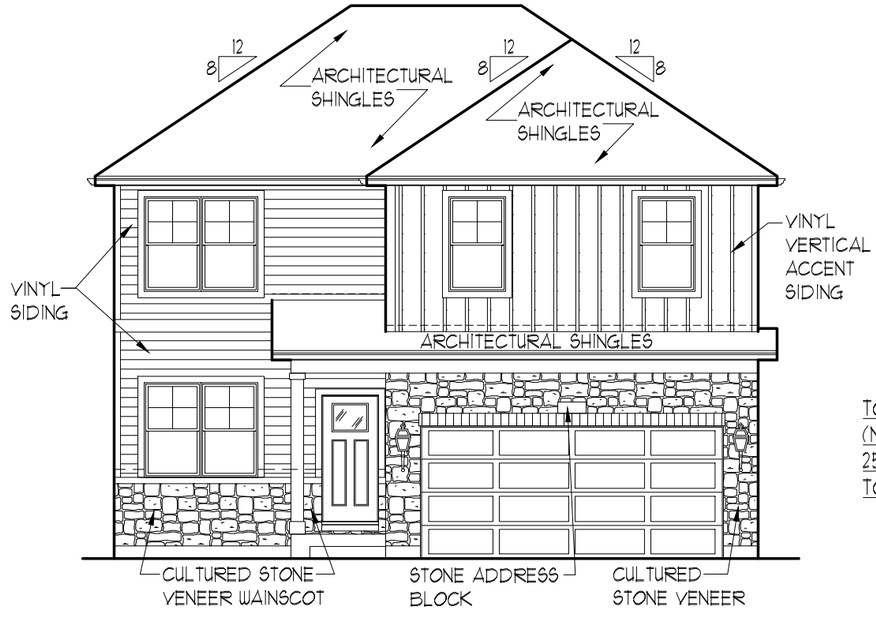
NEUSTONESHIRE
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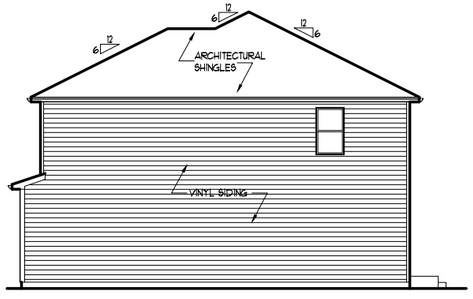
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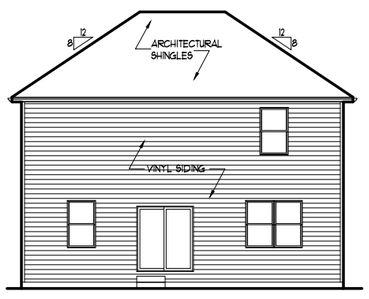


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 386.40 SQ. FT.
25% OF SIDEABLE AREA= 96.60 SQ. FT.
TOTAL MASONRY AREA = 133.00 SQ. FT. (34.4%)

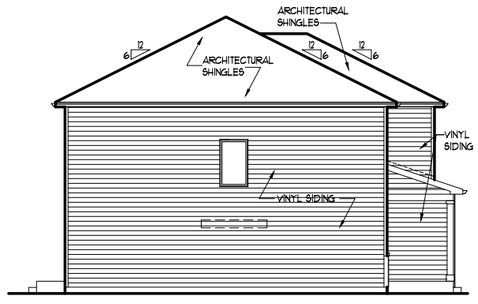
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x424

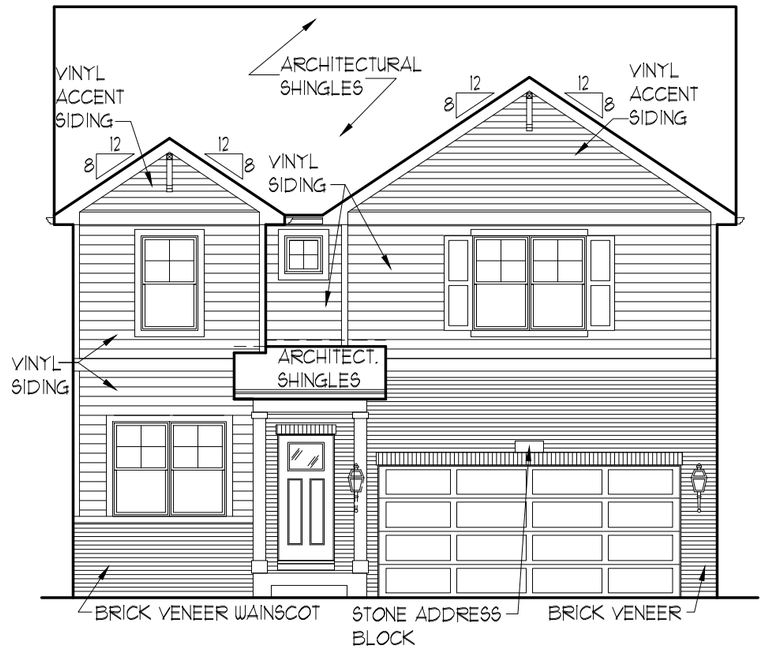
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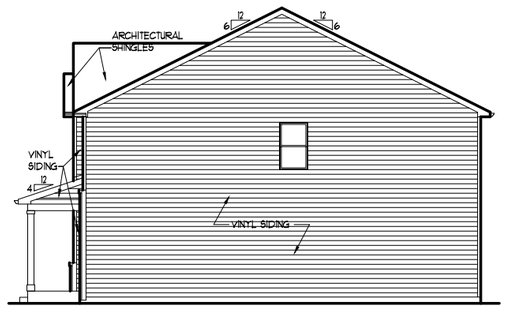
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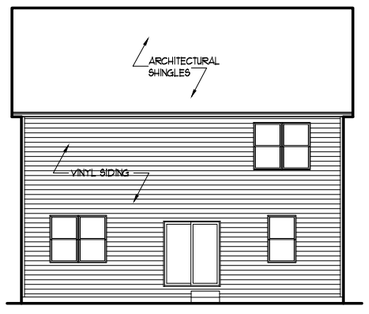


ELEVATION "A4"

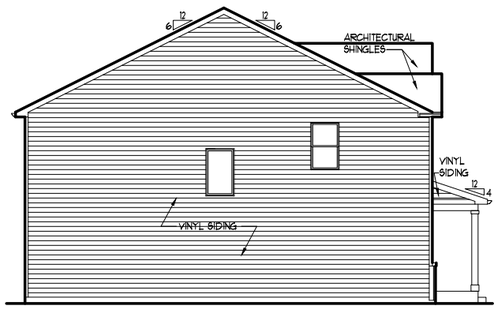
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
25% OF SIDEABLE AREA= 130.26 SQ. FT.
TOTAL MASONRY AREA = 197.00 SQ. FT. (37.8%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x427

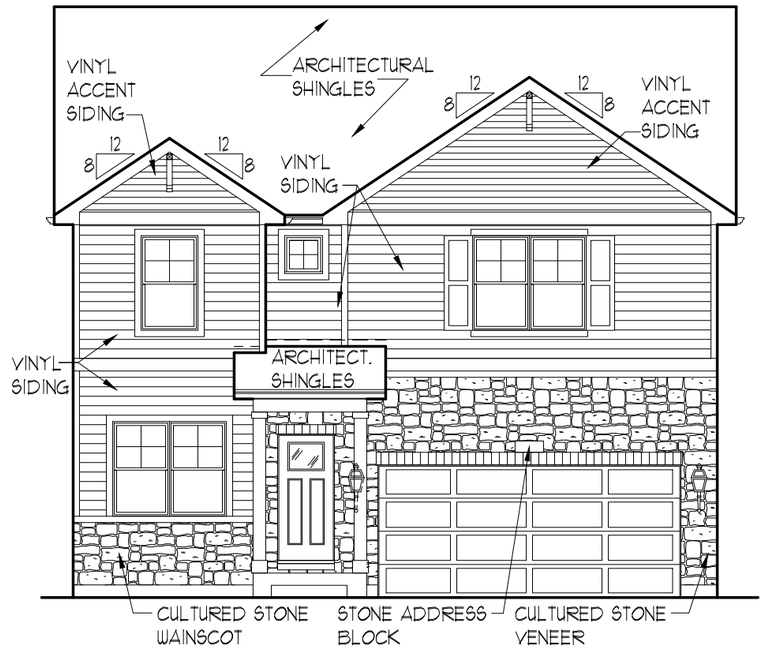
NEUSTONESHIRE
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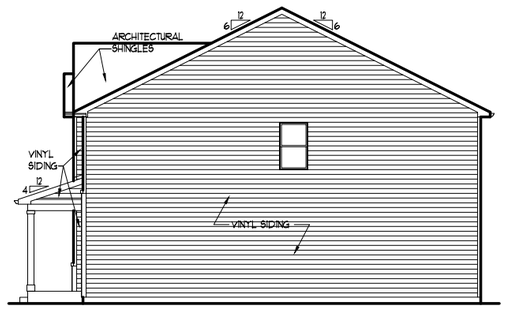
11-13-24

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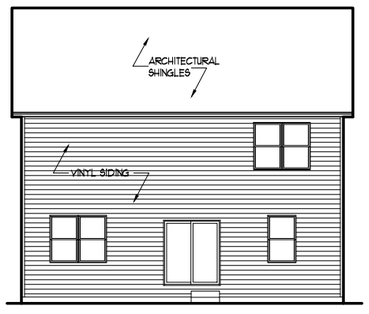


ELEVATION "A5"

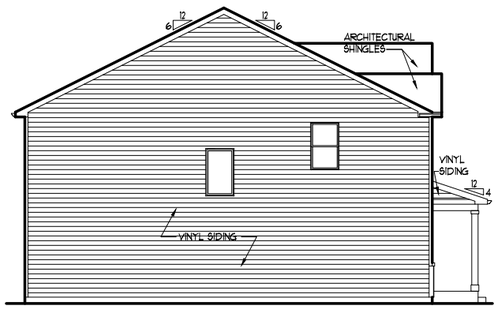
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
25% OF SIDEABLE AREA= 130.26 SQ. FT.
TOTAL MASONRY AREA = 193.00 SQ. FT. (37.0%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X427

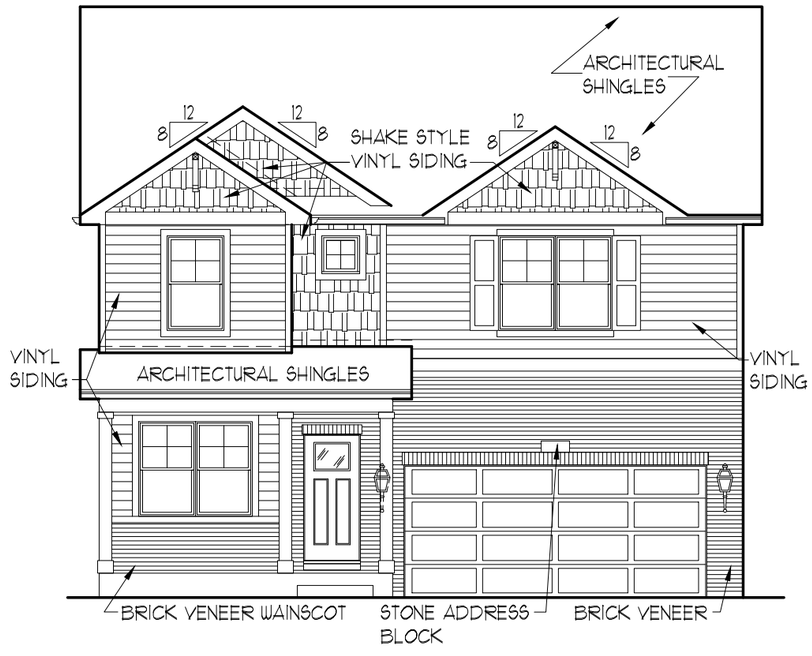
NEUSTONESHIRE
JOLIET, IL

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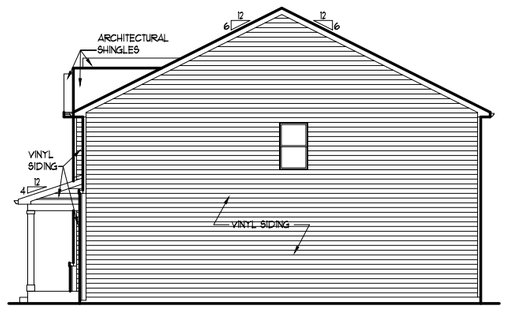
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Premier Architecture, Inc.
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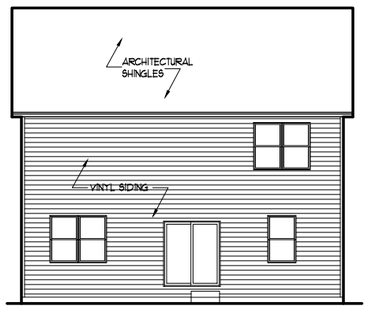


ELEVATION "B4"

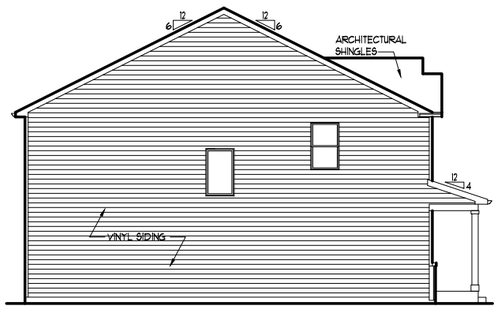
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.84 SQ. FT.
25% OF SIDEABLE AREA= 114.96 SQ. FT.
TOTAL MASONRY AREA = 187.90 SQ. FT. (40.9%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x427

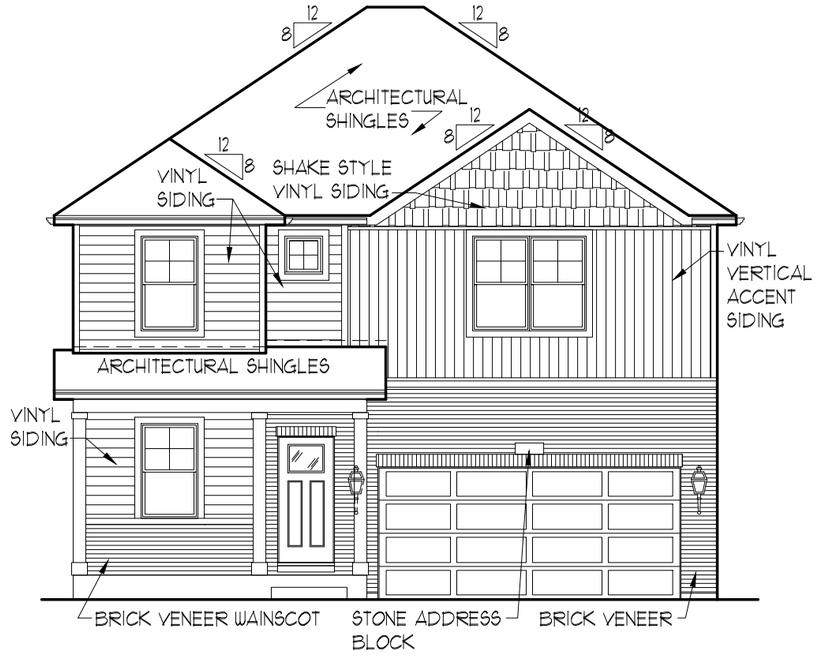
NEUSTONESHIRE
JOLIET, IL

X-SERIES

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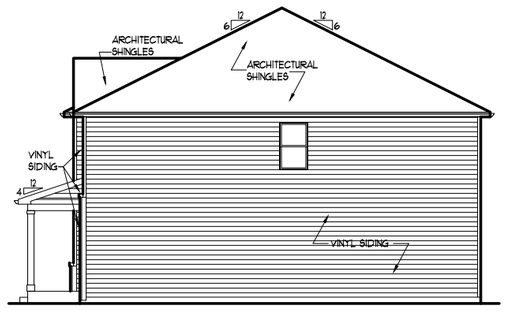
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Premier Architecture, Inc.
1000 W. SPRING ST., SOUTH ELGIN, IL 60177 (847) 877-6150

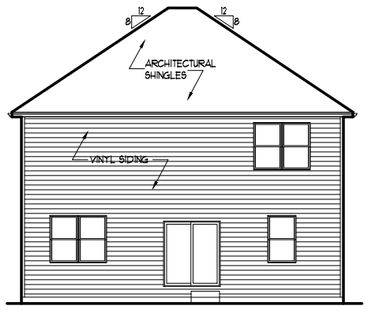


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 457.85 SQ. FT.
25% OF SIDEABLE AREA= 114.46 SQ. FT.
TOTAL MASONRY AREA = 187.90 SQ. FT. (41.0%)

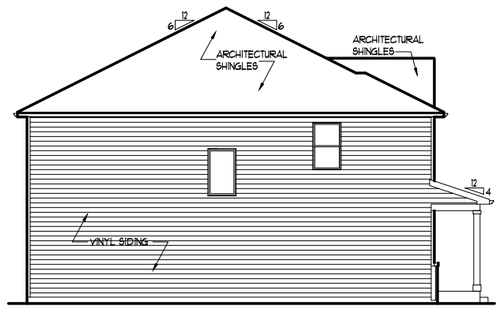
ELEVATION "D4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X427

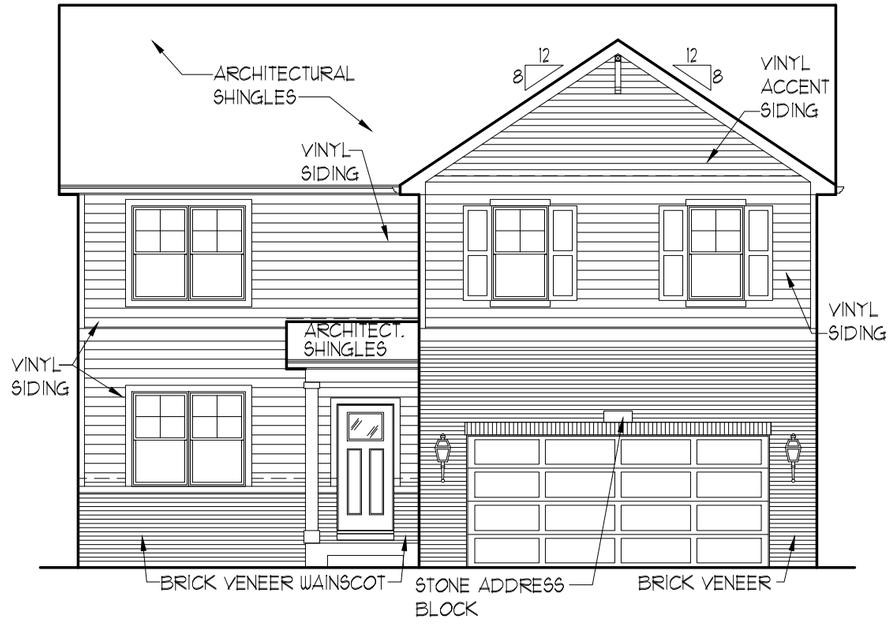
NEUSTONESHIRE
JOLIET, IL

X-SERIES

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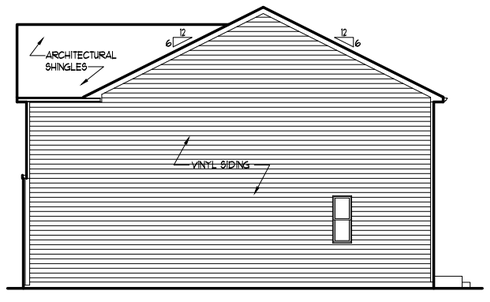
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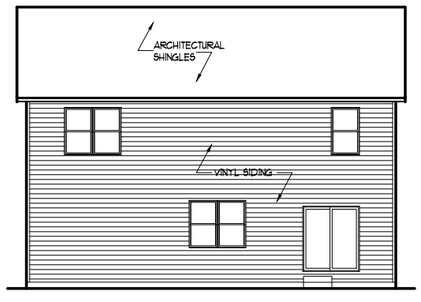


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 593.59 SQ. FT.
25% OF SIDEABLE AREA= 148.40 SQ. FT.
TOTAL MASONRY AREA = 195.46 SQ. FT. (32.9%)

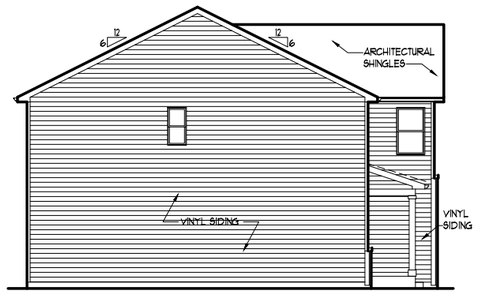
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x429

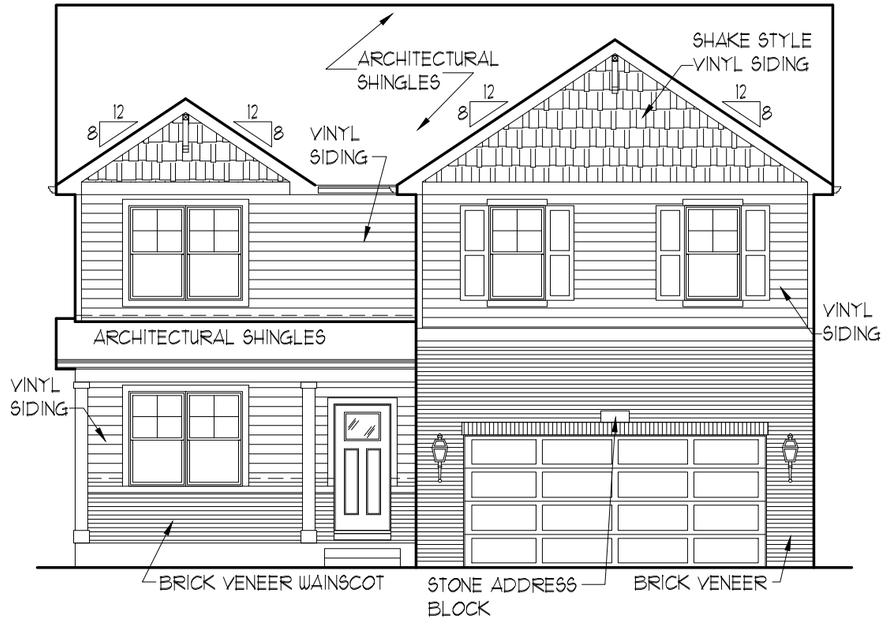
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JOLIET, IL

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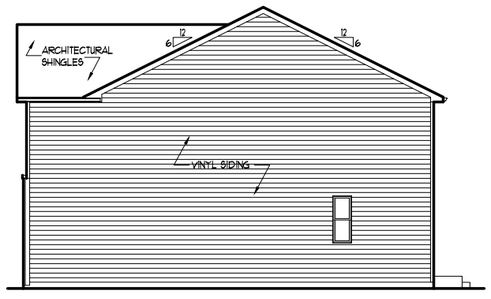
11-13-24

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1000 W SPRING ST., SOUTH ELGIN, IL 60177 (847) 877-6150

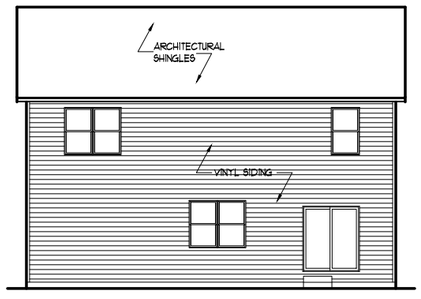


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 583.53 SQ. FT.
25% OF SIDEABLE AREA= 145.88 SQ. FT.
TOTAL MASONRY AREA = 183.96 SQ. FT. (31.5%)

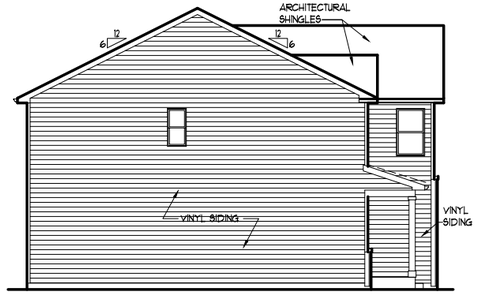
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x429

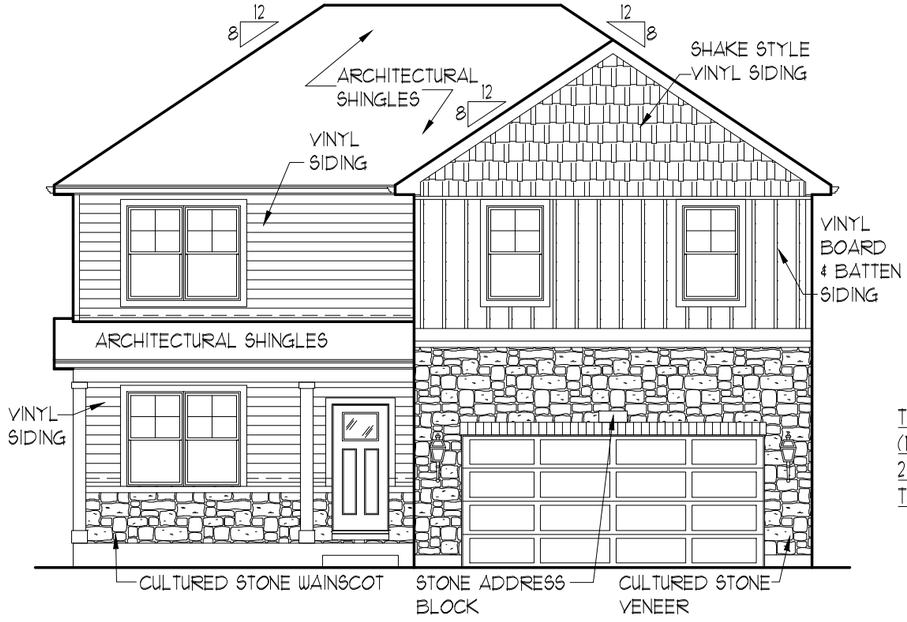
NEUSTONESHIRE
JOLIET, IL

X-SERIES

D·R·HORTON® DHI Listed NYSE
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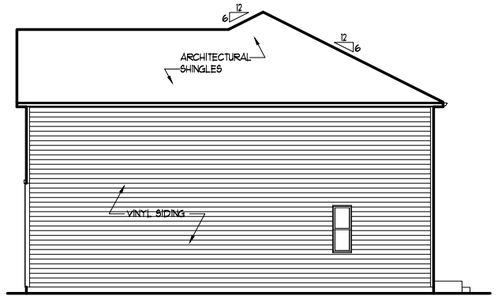
11-13-24

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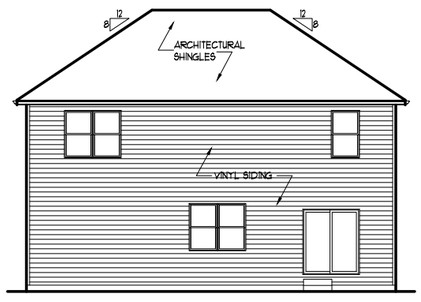


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 556.09 SQ. FT.
25% OF SIDEABLE AREA= 139.02 SQ. FT.
TOTAL MASONRY AREA = 182.29 SQ. FT. 32.8%)

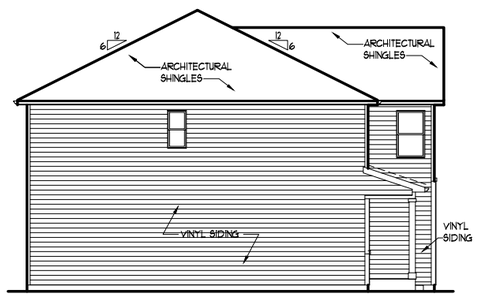
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x429

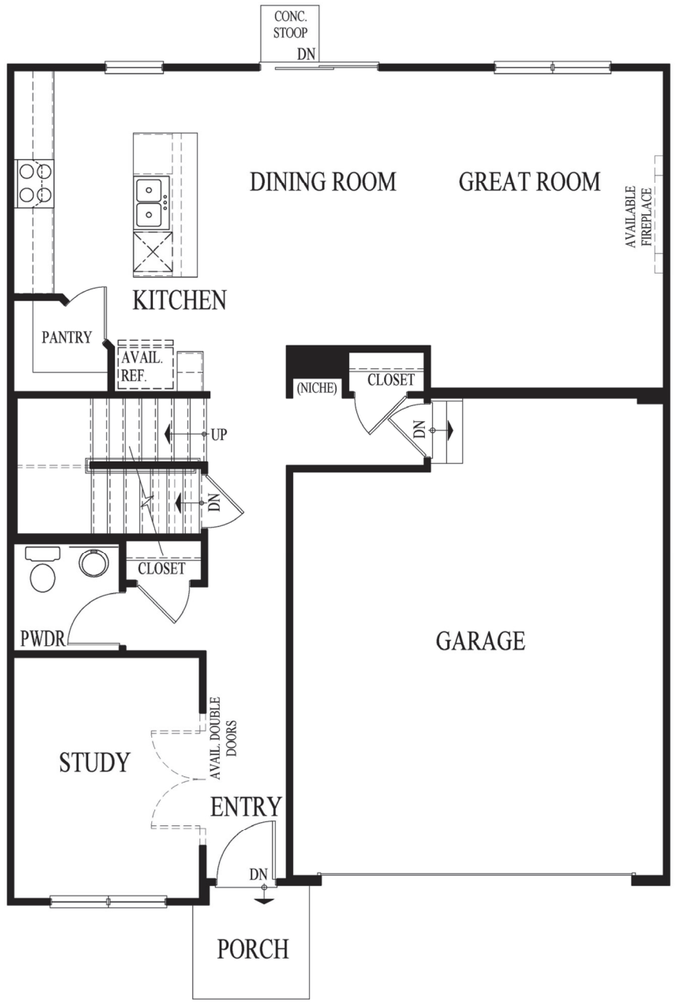
NEUSTONESHIRE
JOLIET, IL

X-SERIES

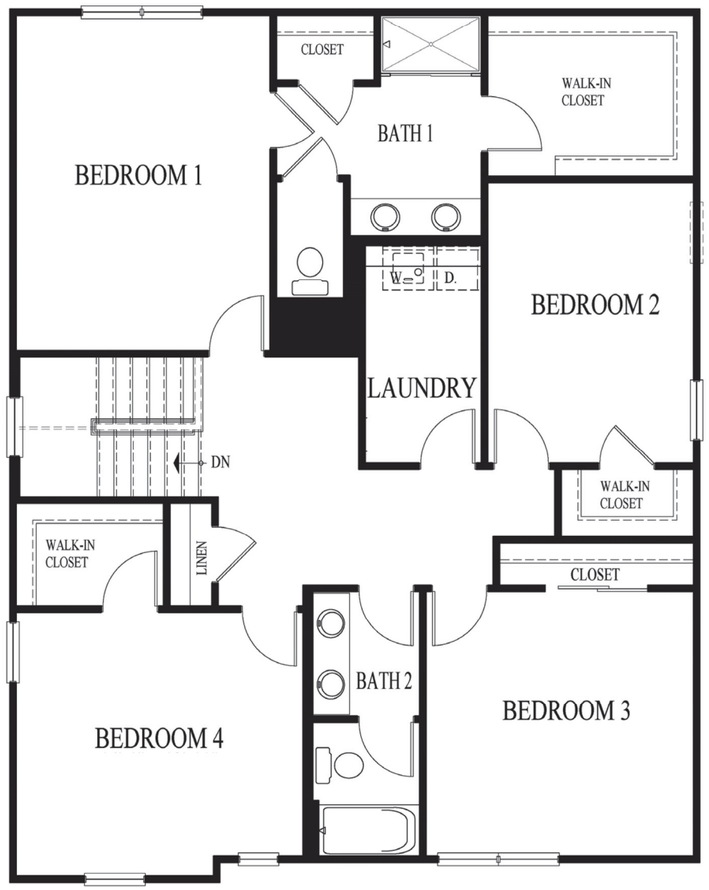
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11-13-24

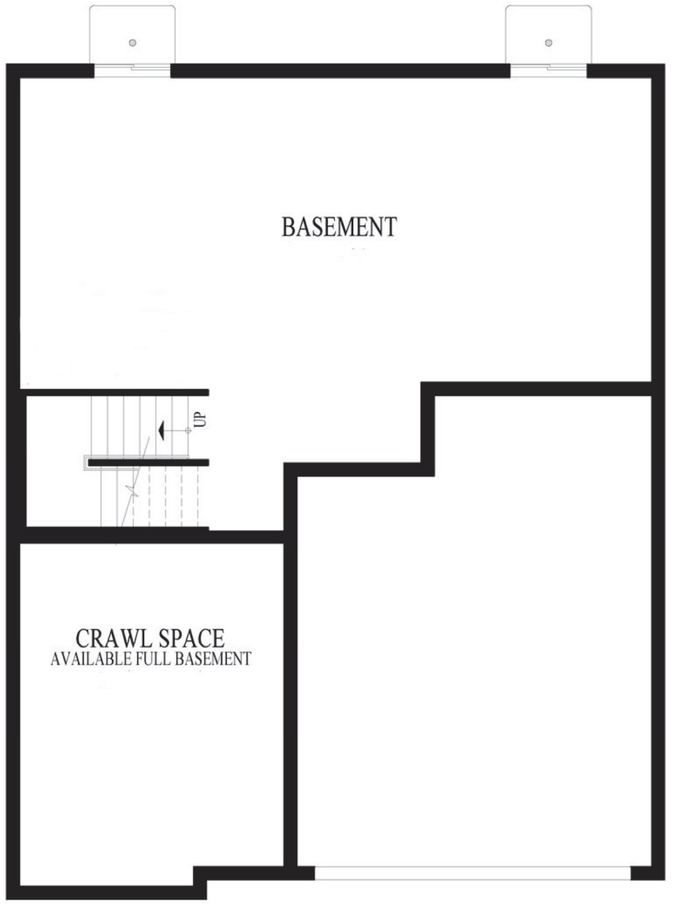
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Main Level



Upper Level



Partial Basement*

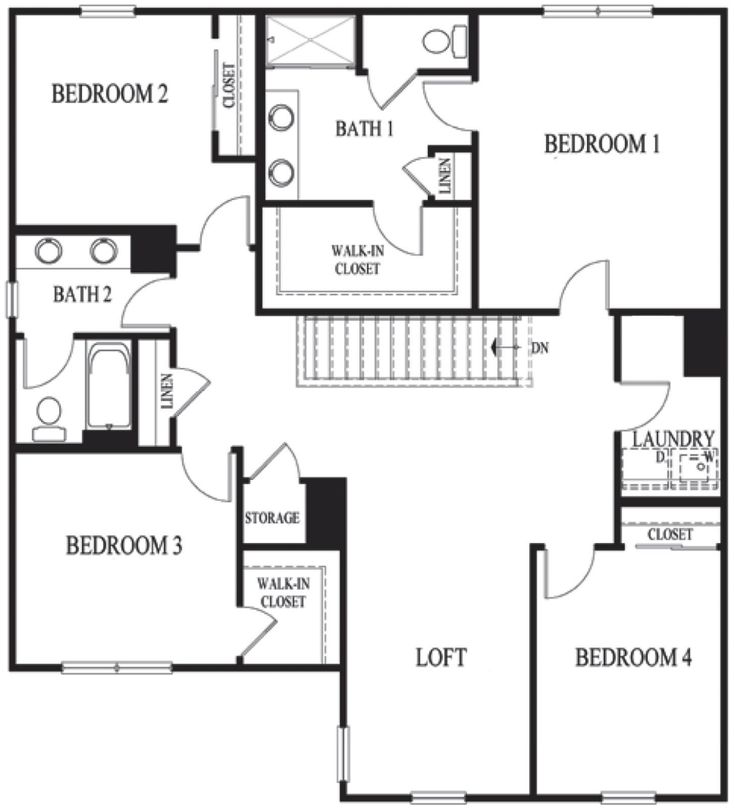
*Mechanical and window locations may vary. See a sales representative for details.

D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

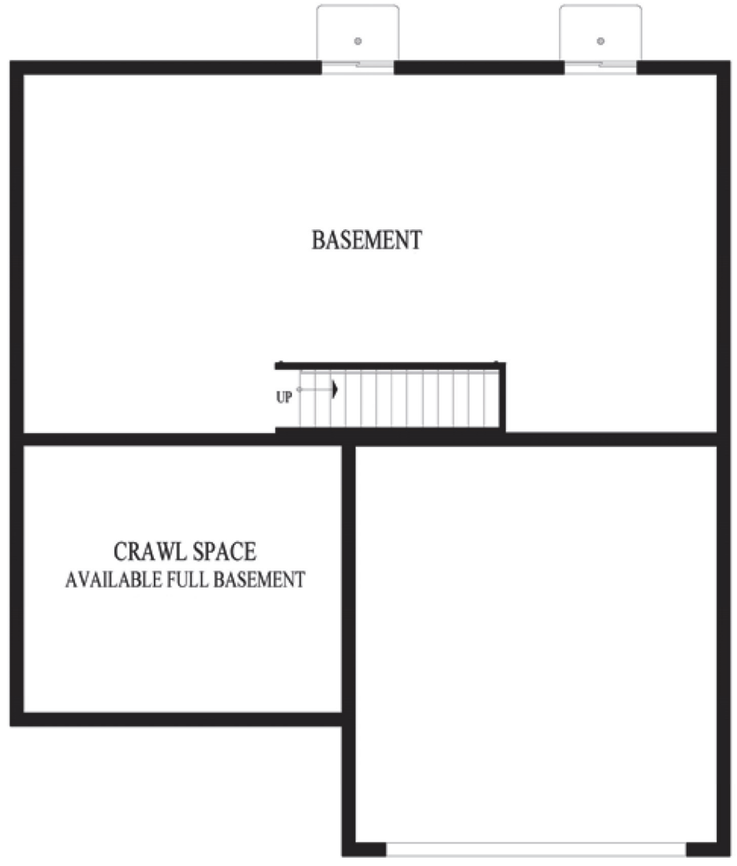
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Main Level



Upper Level

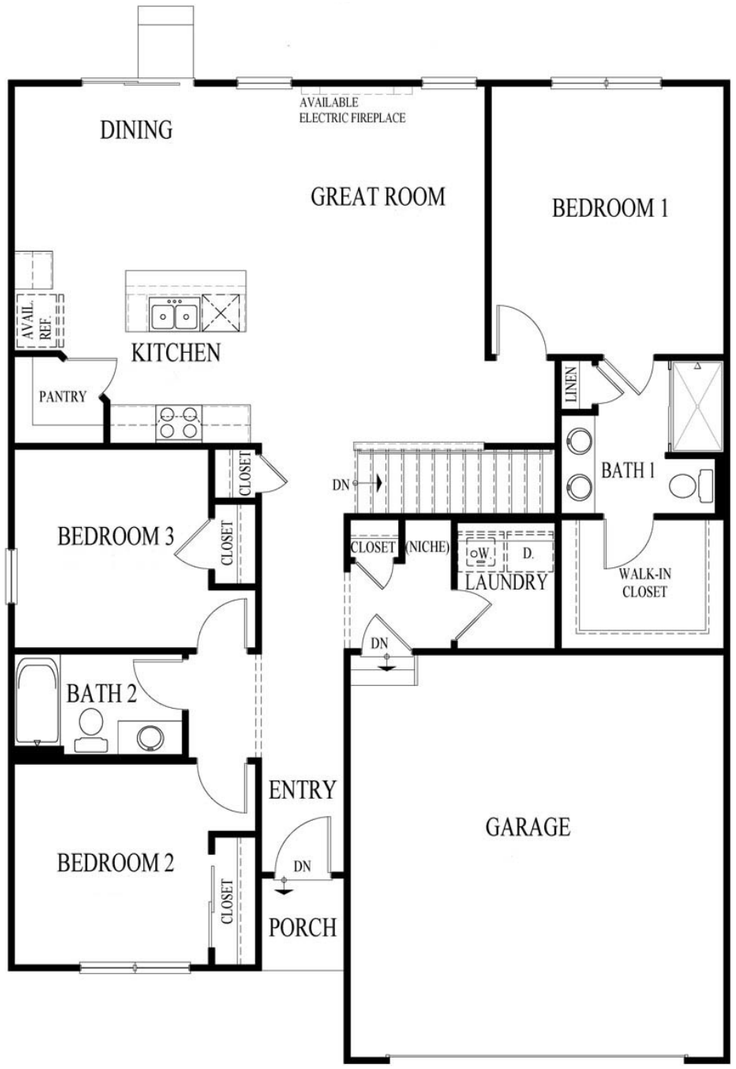


Partial Basement*

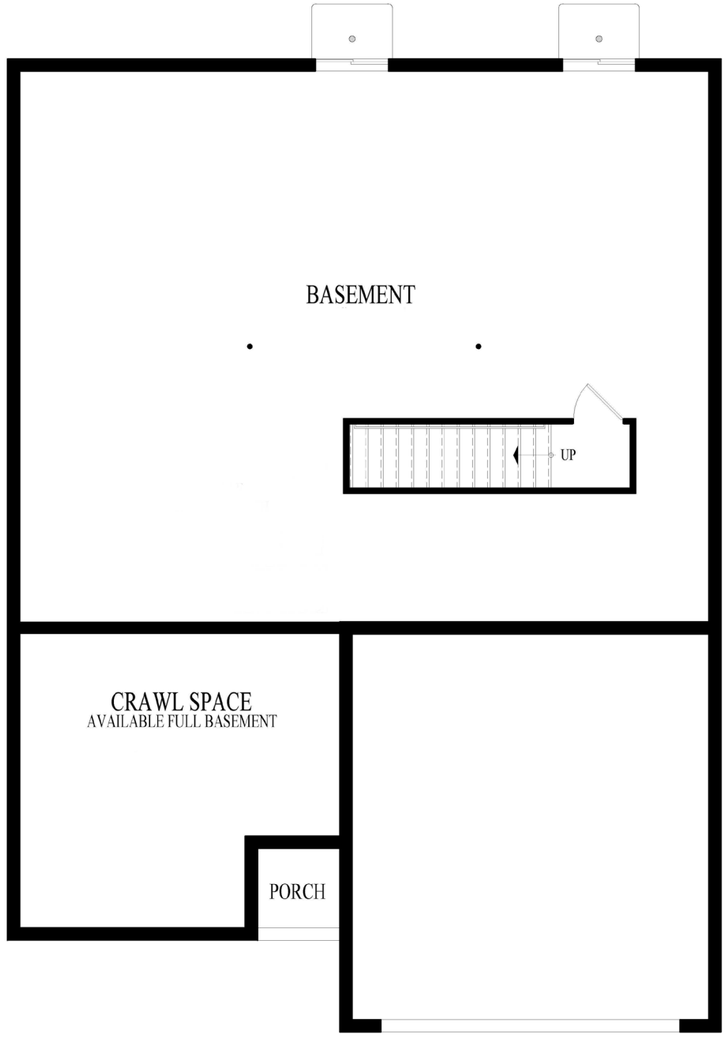
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Main Level

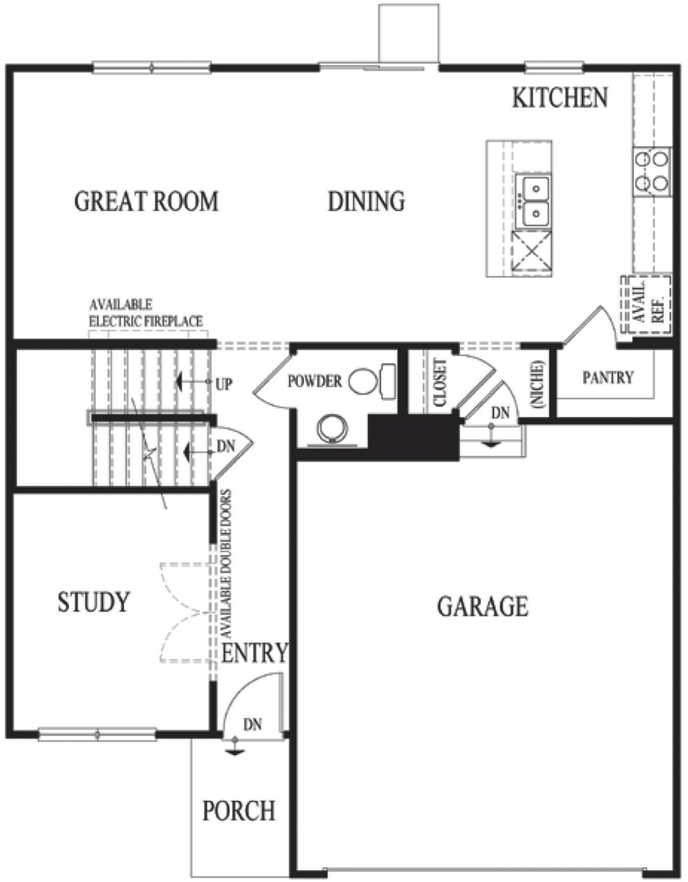


Partial Basement*

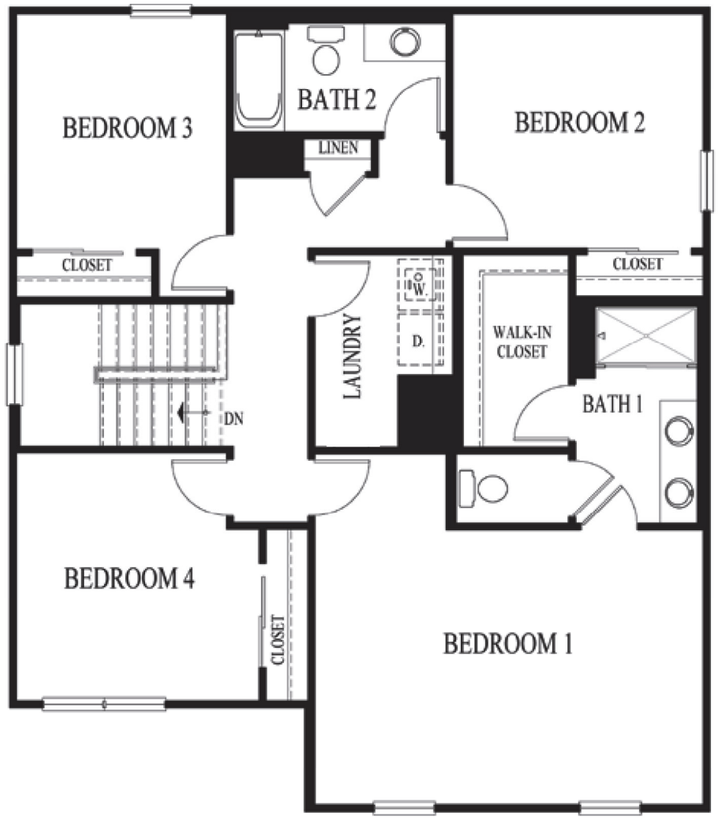
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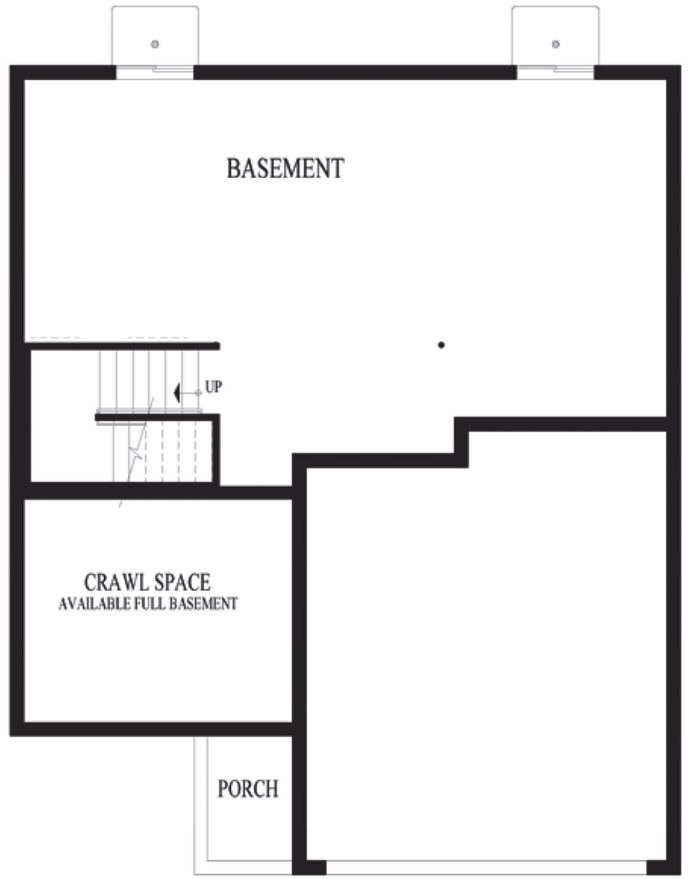
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Main Level



Upper Level



Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.

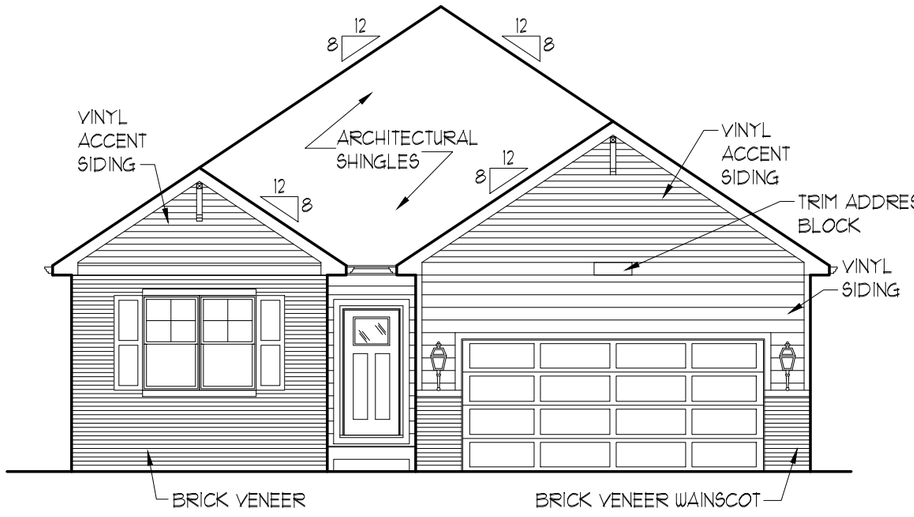
D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

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HOUSE MODELS

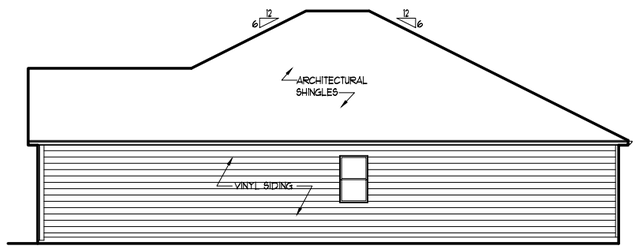
ONE-STORY

Planned Unit Development of Neustoneshire Phase Two

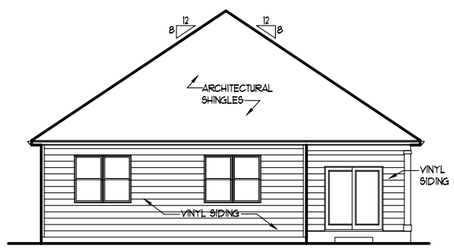


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 338.28 SQ. FT.
25% OF SIDEABLE AREA= 84.57 SQ. FT.
TOTAL MASONRY AREA = 124.69 SQ. FT. (36.9%)

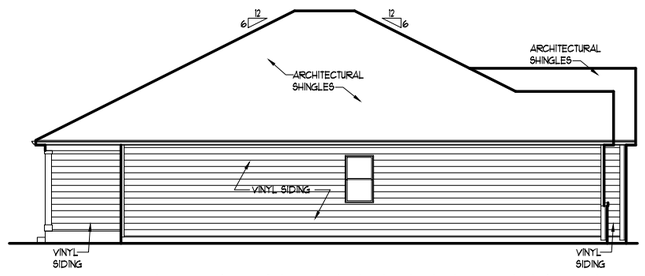
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X422

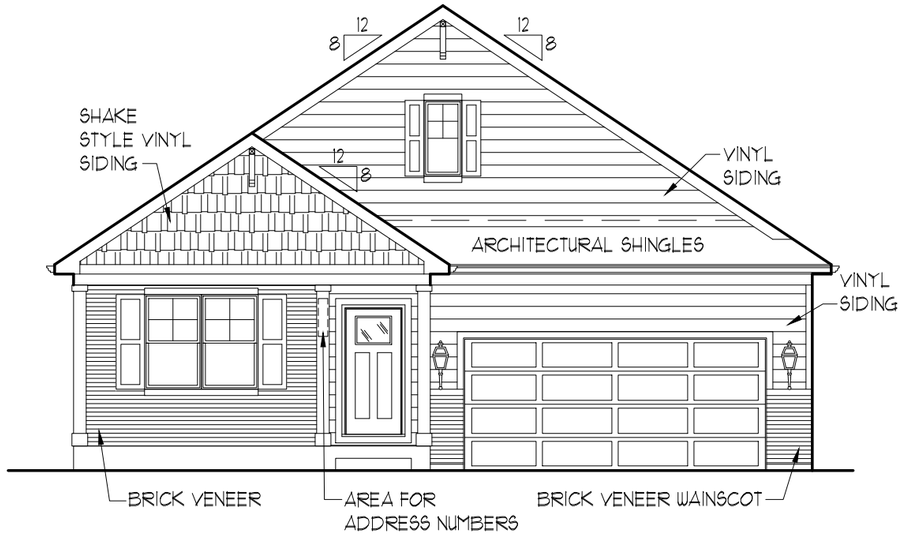
NEUSTONESHIRE
JOLIET, IL

X-SERIES

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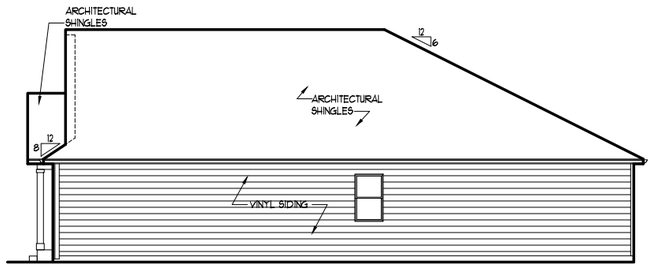
12-02-25

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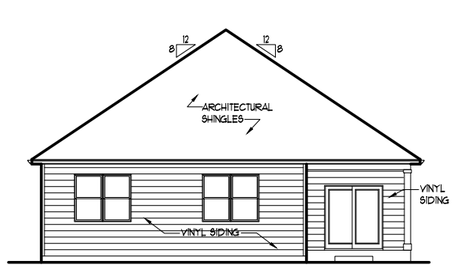


ELEVATION "B4"

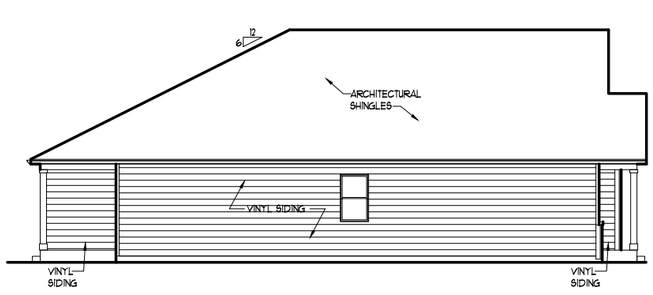
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 419.42 SQ. FT.
25% OF SIDEABLE AREA= 104.86 SQ. FT.
TOTAL MASONRY AREA = 111.12 SQ. FT. (26.5%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X422

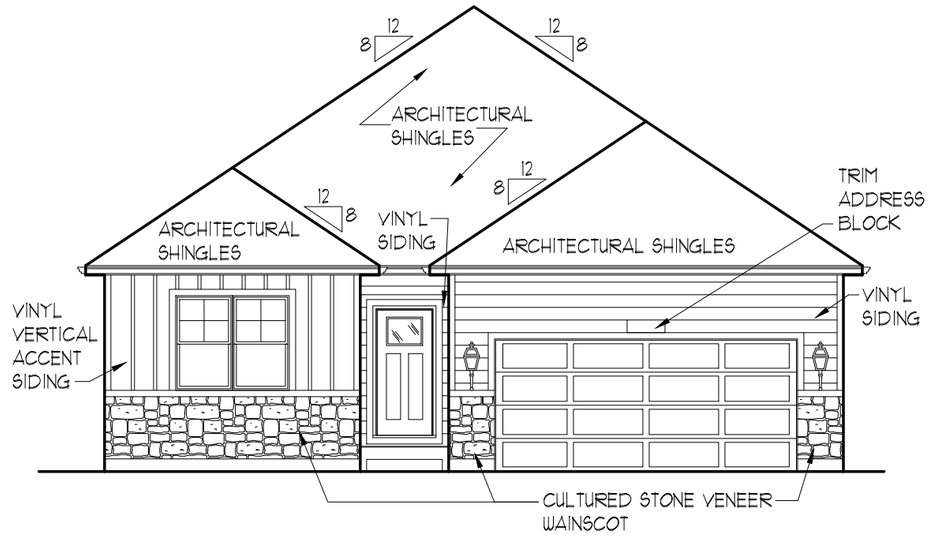
NEUSTONESHIRE
JOLIET, IL

X-SERIES

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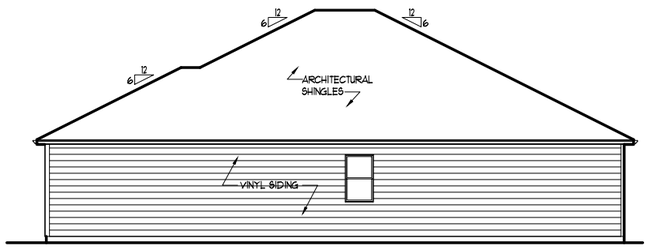
12-02-25

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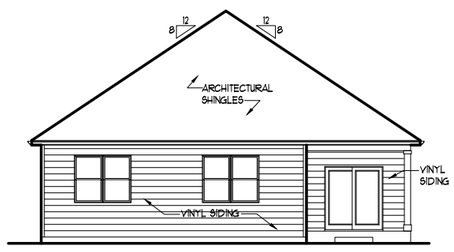


ELEVATION "C3"

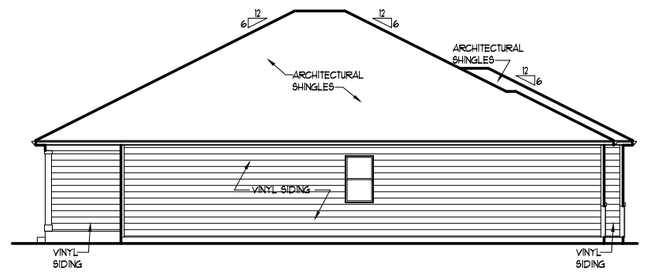
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 221.17 SQ. FT.
25% OF SIDEABLE AREA= 55.29 SQ. FT.
TOTAL MASONRY AREA = 66.46 SQ. FT. (30.5%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X422

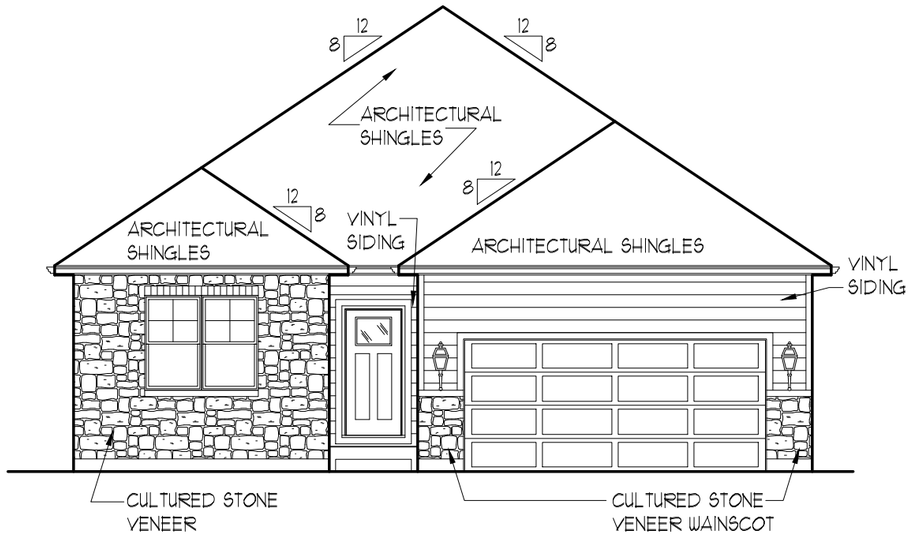
NEUSTONESHIRE
JOLIET, IL

X-SERIES

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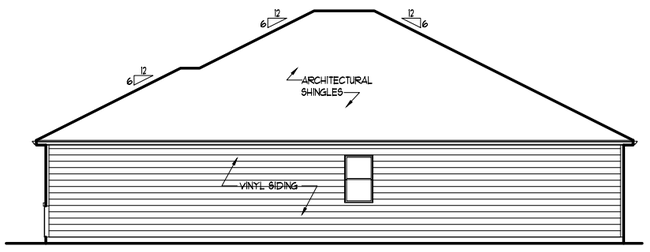
12-02-25

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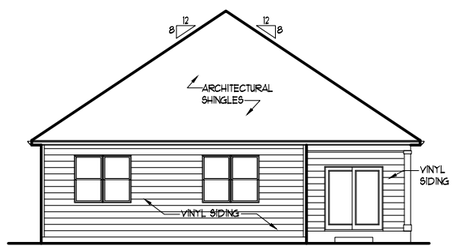


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 221.17 SQ. FT.
25% OF SIDEABLE AREA= 55.29 SQ. FT.
TOTAL MASONRY AREA = 118.58 SQ. FT. (53.6%)

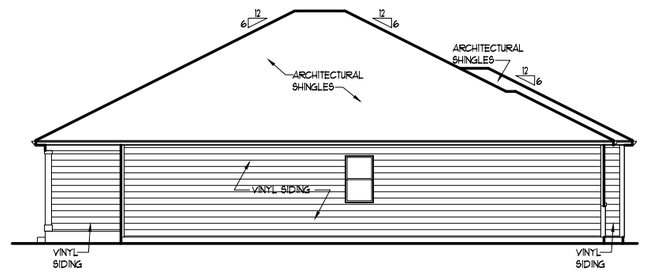
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X422

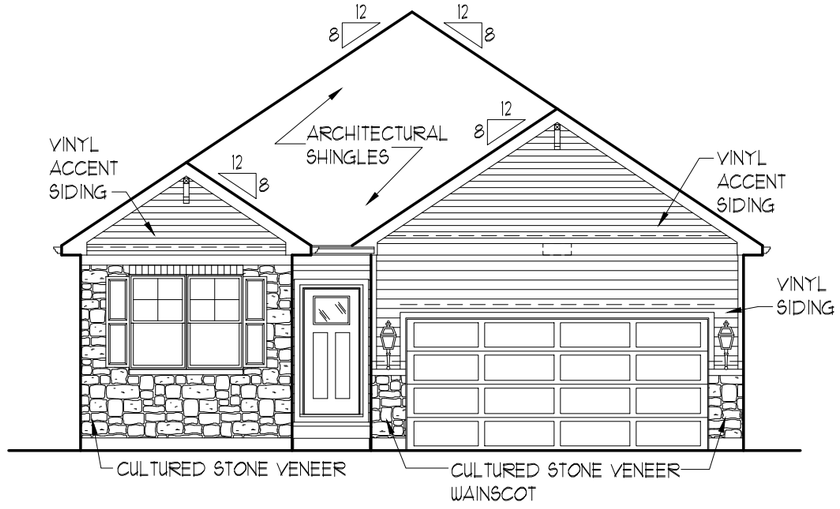
NEUSTONESHIRE
JOLIET, IL

X-SERIES

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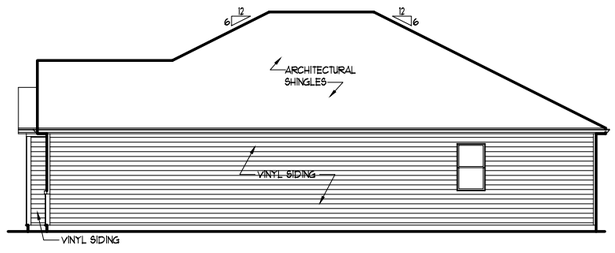
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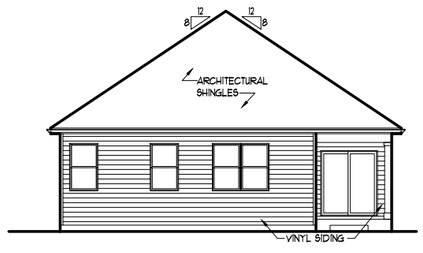


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 278.92 SQ. FT.
25% OF SIDEABLE AREA= 69.73 SQ. FT.
TOTAL MASONRY AREA = 85.18 SQ. FT. (30.5%)

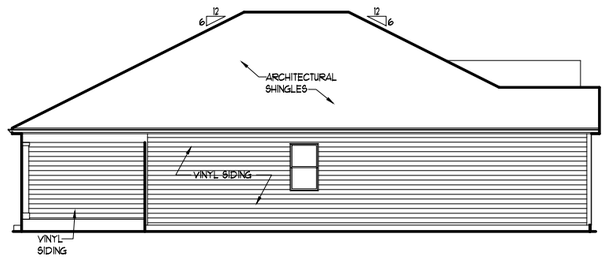
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X435

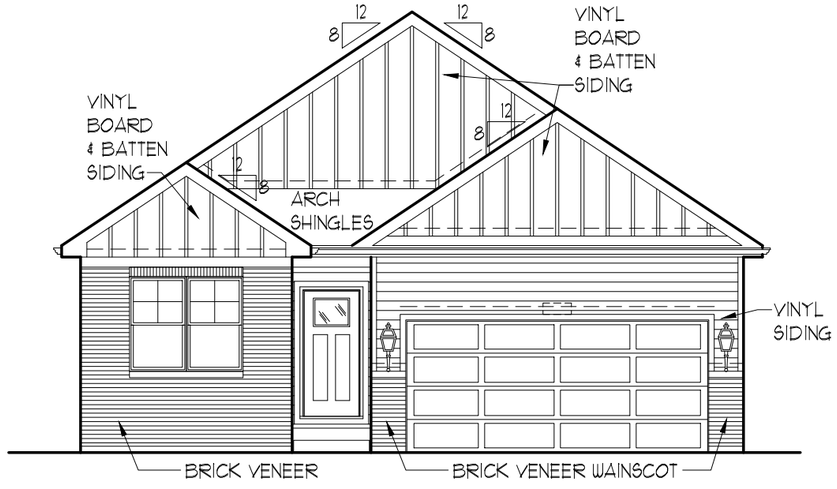
NEUSTONESHIRE
JOLIET, IL

X-SERIES

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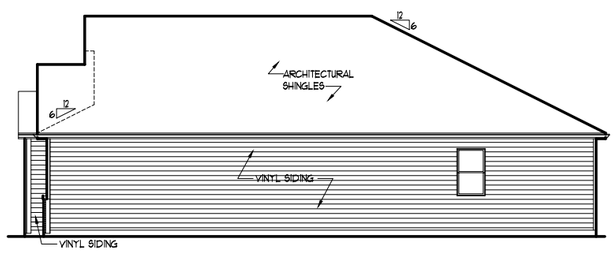
12-02-25

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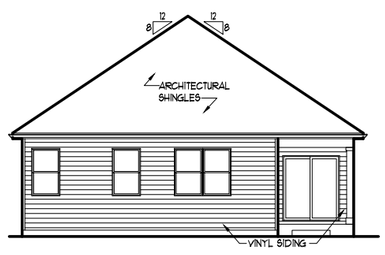


ELEVATION "B4"

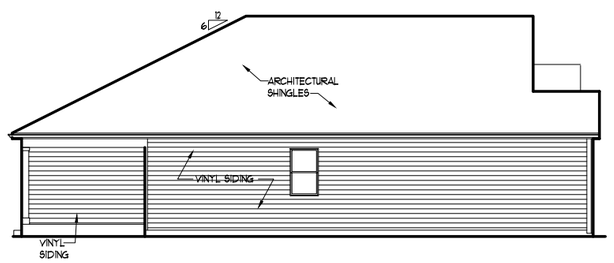
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 348.39 SQ. FT.
25% OF SIDEABLE AREA= 87.10 SQ. FT.
TOTAL MASONRY AREA = 90.12 SQ. FT. (25.9%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X435

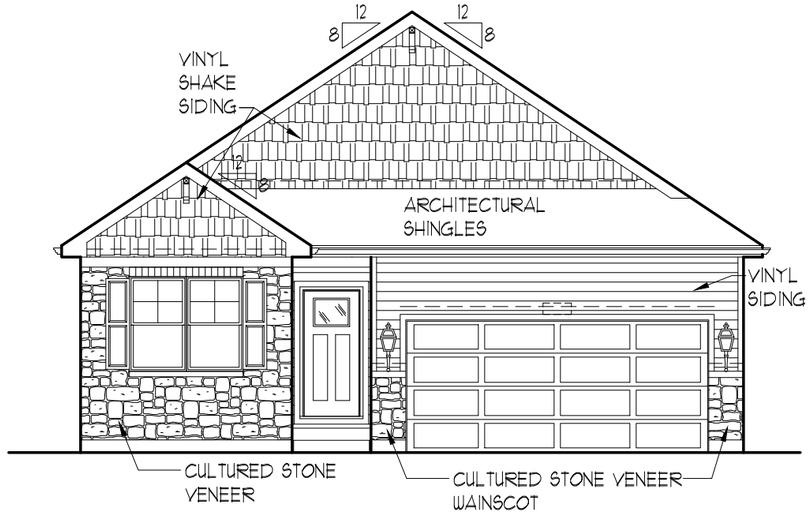
NEUSTONESHIRE
JOLIET, IL

X-SERIES

D·R·HORTON® DHI Listed NYSE
America's Builder

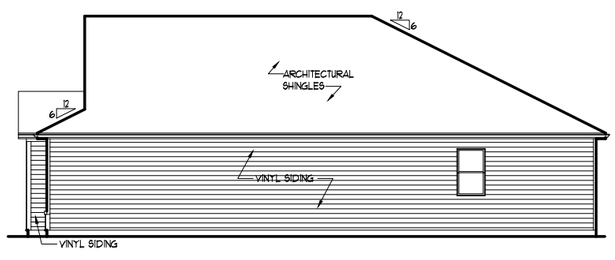
12-02-25

Premier Architecture, Inc.
1000 W. SPRING ST., SOUTH ELGIN, IL 60177 (847) 877-6150

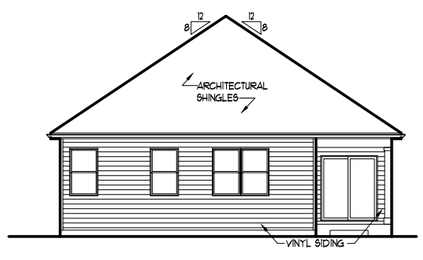


ELEVATION "C5"

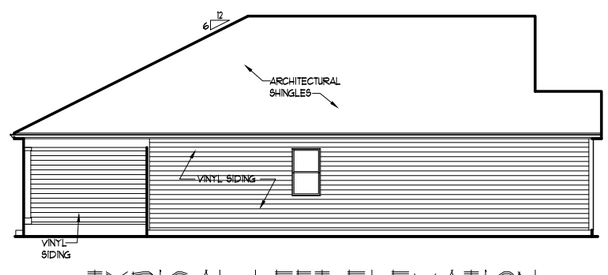
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 316.80 SQ. FT.
25% OF SIDEABLE AREA= 79.20 SQ. FT.
TOTAL MASONRY AREA = 85.18 SQ. FT. (26.9%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X435

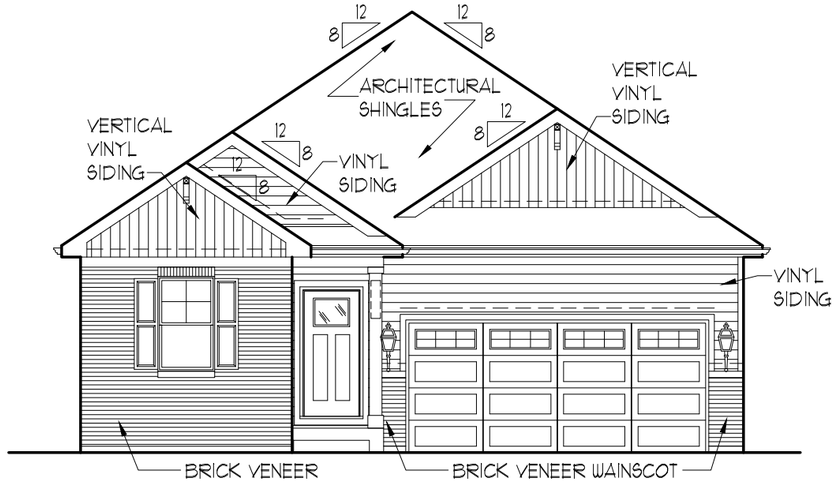
NEUSTONESHIRE
JOLIET, IL

X-SERIES

D·R·HORTON® DHI Listed NYSE
America's Builder

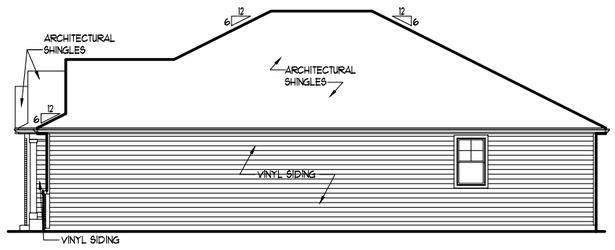
12-02-25

Premier Architecture, Inc.
1000 W. SPRING ST., SOUTH ELGIN, IL 60177 (847) 877-6150

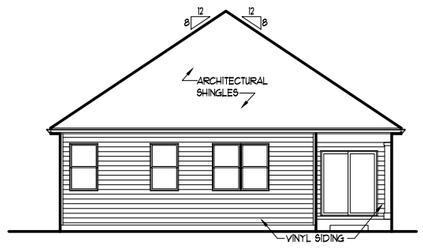


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 265.75 SQ. FT.
25% OF SIDEABLE AREA= 66.44 SQ. FT.
TOTAL MASONRY AREA = 104.49 SQ. FT. (39.3%)

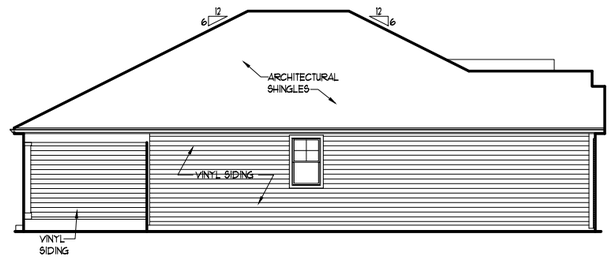
ELEVATION "D4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X435

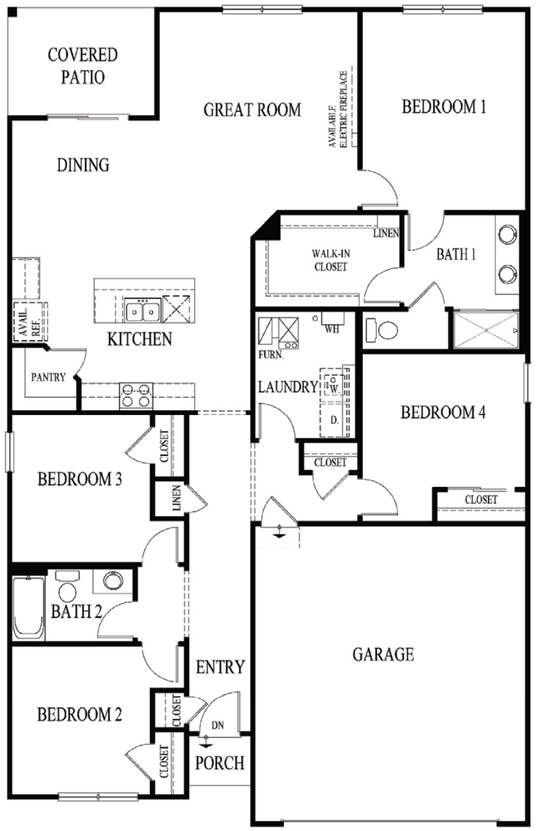
NEUSTONESHIRE
JOLIET, IL

X-SERIES

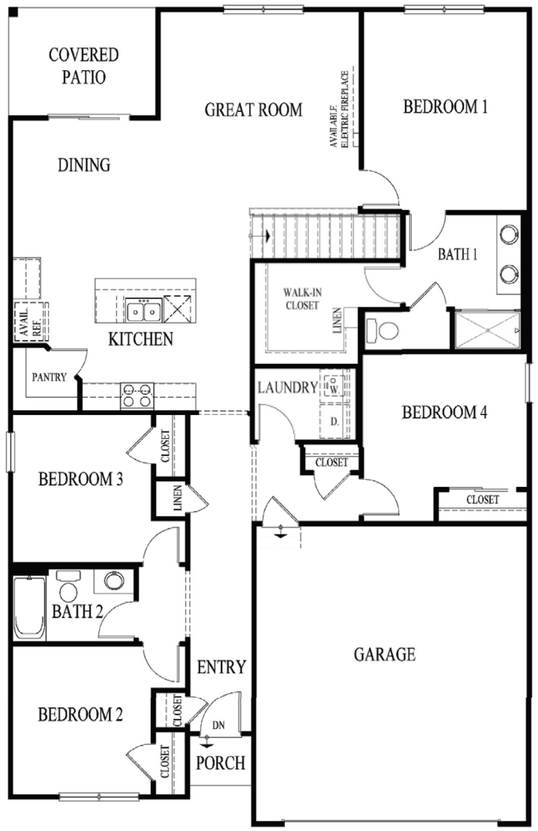
D·R·HORTON® DHI Listed NYSE
America's Builder

12-02-25

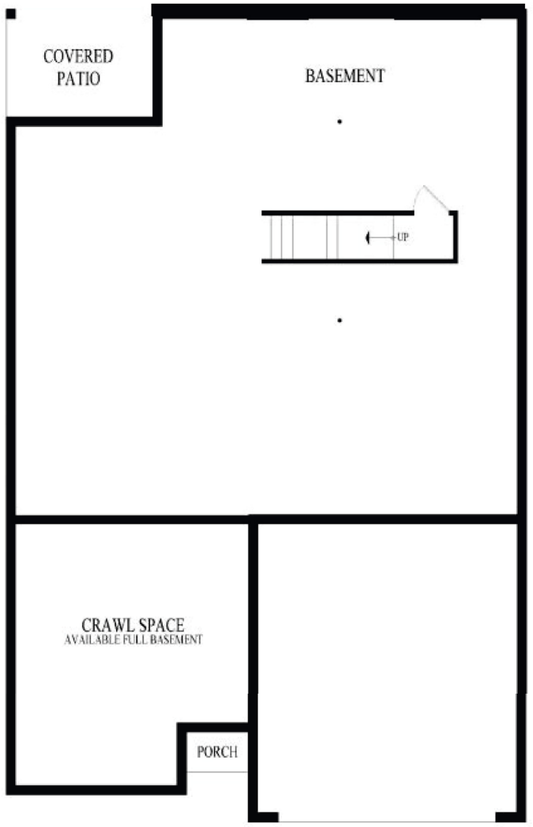
Premier Architecture, Inc.
1000 W. SPRING ST., SOUTH ELGIN, IL 60177 (847) 877-6150



Main Level (Slab)



Main Level (with basement)

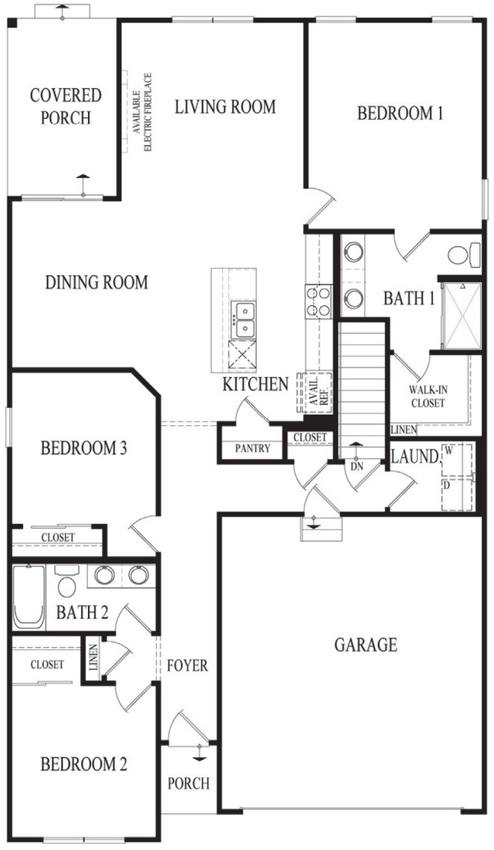


Partial Basement*

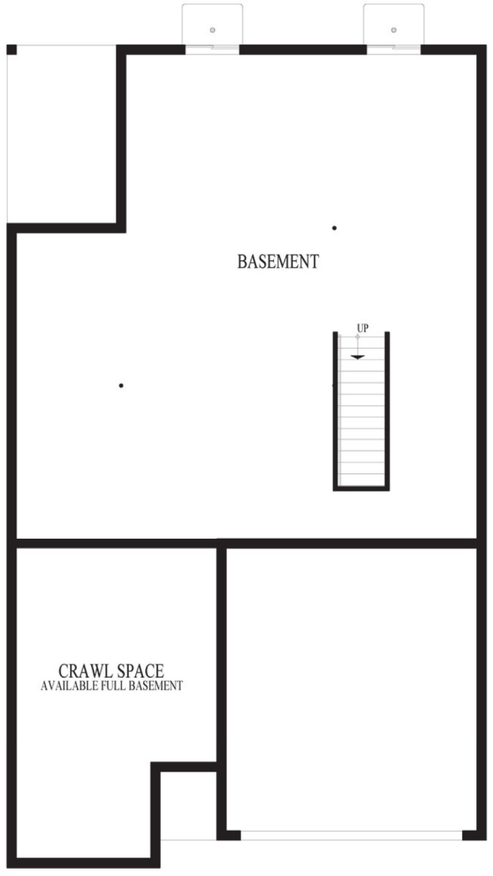
*Mechanical and window locations may vary. See a sales representative for details.

D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

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Main Level



Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.

D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

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November 14, 2025

Neustoneshire Phase 2 – Planned Unit Development

Phasing for Neustoneshire Phase 2:

DRH plans to develop Neustoneshire Phase 2 as a single, streamlined phase. Site work will begin in early spring 2026, with first home starts by September 2026. Sales are scheduled to begin in December 2026. We anticipate an absorption rate of 3–4 homes per month, with full buildout completed in approximately three years.

Financial Plan:

DRH will partner with a site development entity to deliver finished lots for Neustoneshire Phase 2. All lots will then be purchased by DRH for home construction. DRH will utilize internal financing to fund the project and does not require any external capital.

Marketing Strategy:

For Neustoneshire Phase 2, DRH will use its established in-house market analysis process rather than engaging an external consulting firm. By reviewing regional and local sales performance, we determine market pace, pricing strategy, and demand indicators. Our internal sales and marketing team will lead all outreach and positioning efforts to support consistent buyer traffic and steady absorption.

CASE NO. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR A PLANNED UNIT DEVELOPMENT
(Check One)

____X____ **Preliminary**
____X____ **Final**

NAME OF PUD: NEUSTONESHIRE UNIT 2

NAME OF PETITIONER: D.R. HORTON, INC. - MIDWEST

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: [redacted] **E-MAIL**: [redacted]

BUSINESS ADDRESS: 1750 E Golf Rd, Suite 925

CITY, STATE, ZIP: Schaumburg, IL 60173

BUSINESS PHONE: _____

INTEREST OF PETITIONER: Contract Purchaser

NAME OF LOCAL AGENT: Chris Funkhouser

ADDRESS: 1750 E Golf Rd, Suite 925 PHONE: [redacted]

OWNER: Light Real Estate LLC (Trust Number 8002354094)

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: _____ **E-MAIL**: [redacted]

BUSINESS ADDRESS: 104 S. Wynstone Park Drive PHONE: [redacted]

CITY, STATE, ZIP: N. Barrington, IL 60010

BUSINESS PHONE: _____

ENGINEER: V3 Companies

ADDRESS: 7325 Janes Avenue • Woodridge, IL 60517 PHONE: [redacted]

LAND SURVEYOR: V3 Companies

ADDRESS: 7325 Janes Avenue • Woodridge, IL 60517 PHONE: [redacted]

ATTORNEY: _____

ADDRESS: _____ PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: See attached Legal description

COMMON ADDRESS: N/A

PERMANENT INDEX NUMBER (Tax No.): 09-01-200-014, 09-01-200-015, 09-01-200-017, 09-01-200-016, and 09-01-200-019

SIZE: 54.20 ac.

NO. OF LOTS: 147

PRESENT USE: Vacant Agricultural EXISTING ZONING: R-1B

USES OF SURROUNDING PROPERTIES: North: R-1B (Single Family Residential)

South: R-1B (Single Family Residential)

East: R-2 (Single Family Residential)

West: R-1B (Single Fam. Res.) & R-3 (one & two fam. Res.)

Name of Park District: Joliet Park District

Date Contacted Park District: July 14th 2025

Is any open space/park site being offered as part of a preliminary PUD? No

If yes, what amount? 0.0 ac.

(Acknowledgment by Park District Official) Brad Staab - Executive Director

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes _____ No X If yes, list the Case number and name: _____

Is any variance from the Subdivision Regulations being requested? Yes X No _____

If yes, describe: See Preliminary PUD for list of variances.

Attach ten (10) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: 09-01-200-014, 09-01-200-015, 09-01-200-017, 09-01-200-016, and 09-01-200-019

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, CHRIS FUNKHOUSER, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 11/10/2025 [redacted]
Petitioner's Name

Subscribed and sworn to before me this 10th day of November, 20 25

[redacted]
Notary Public

March 19, 2029
My Commission Expires:

Official Seal
LISA C KENNEDY
Notary Public, State of Illinois
Commission No. 1006838
My Commission Expires March 19, 2029

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:

Southwest corner of County Line Road and Neustoneshire Blvd.

PIN(s): 09-01-200-014, 09-01-200-015, 09-01-200-017, 09-01-200-016, and 09-01-200-019

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

Light Real Estate LLC (Trust Number 8002354094)

E-MAIL: [redacted] **FAX:**

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

D.R. Horton, Inc. – Midwest ("Petitioner") is a California corporation (i) authorized to transact business in the State of Illinois under Illinois Secretary of State business services file number 60318468, (ii) having a principal place of business located at 1750 E. Golf Road, Suite 925, Schaumburg, Illinois 60173 and (iii) a wholly owned subsidiary of D.R. Horton CA2, Inc., a California corporation, having its principal place of business at 1341 Horton Circle, Arlington, Texas 76011, which latter corporation is a wholly owned subsidiary of D.R. Horton, Inc., a Delaware corporation ("DHI"), having its principal place of business at 1341 Horton Circle, Arlington, Texas 76011. DHI is a publicly traded company dual listed on each of the New York Stock Exchange and NYSE Texas.

The name and address of the corporate officers of Petitioner are as follows: President – Paul J. Romanowski, 1341 Horton Circle, Arlington, Texas 76011; Secretary – Thomas B. Montano, 1341 Horton Circle, Arlington, Texas 76011.

E-MAIL: [redacted] **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: [redacted]

DATE: 12/02/2025

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Chris Funkhouser - Land Acquisition Project Manager

Phone: [redacted]

PRINT

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Wednesday, April 8, 2026

4:00 PM

***Special Meeting* City Hall, Council Chambers**

Plan Commission

Commission Members
Jason Cox
Jeff Crompton
Mike Eulitz
Scott R. Hammac
John Kella
Wendell Martin
Debbie Radakovich
Michael F. Turk

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 Jason Cox, Jeff Crompton, John Kella, Wendell Martin, Debbie Radakovich, Michael F. Turk and Scott R. Hammac

Absent Mike Eulitz

APPROVAL OF MINUTES

ID-2238-20

Attachments: Plan Commission Meeting Minutes 02-19-26.pdf

A motion was made by Jason Cox, seconded by Debbie Radakovich, to approve Plan Commission Meeting Minutes 2-19-26. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

ID-2239-20

Attachments: Plan Commission Special Meeting Minutes 03-05-26.pdf

A motion was made by Jason Cox, seconded by Michael F. Turk, to approve Plan Commission Special Meeting Minutes 3-5-26. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

ID-2240-20

Attachments: PUD-2-26 (Neustoneshire Phase Two) Staff Report Packet.pdf

Planner Raymond Heitner read the staff report into the record. Steve Bauer with D.R. Horton, Inc. Midwest appeared on behalf of the petition and presented information about the proposed development.

Ms. Radakovich inquired about the price of the homes, the anticipated date for work to begin, and the traffic route that would be used during construction. Mr. Bauer responded.

Mr. Cox inquired if the development project would alleviate flooding on County Line Rd. Deputy Director of Public Works Sean Mikos responded.

No one from the public spoke in favor of or in opposition to the petition.

After the vote, Mr. Heitner explained the PUD-2-26 agenda item would tentatively go to the April 21, 2026 City Council meeting with a recommendation for approval.

A motion was made by Jeff Crompton, seconded by Michael F. Turk, to approve PUD-2-26: Preliminary Planned Unit Development of Neustoneshire Phase Two (North of Van Dyke Road and West of County Line Road) (PIN # 00-09-01-200-014-0000, 00-09-01-200-015-0000, 00-09-01-200-017-0000, 00-09-01-200-016-0000, and 00-09-01-200-019-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

ID-2241-20

Attachments: PUD-3-26 (Amendment to JJC PUD) Staff Report Packet.pdf
Ordinance 13226_Redacted.pdf

Mr. Heitner read the staff report into the record. Mr. Andrew Scott representing Midwest REO V LLC appeared on behalf of the petition and provided a brief summary of their request for an amendment to the ordinance.

Mr. Turk inquired about Exhibit A Letter C, and Planner Helen Miller responded.

Mr. Martin inquired if there were any known issues surrounding the current residents of the subdivision. Director of Planning Jayne Bernhard responded, informing the commission that there are no known issues.

Mr. Cox inquired if there were any plans to add more units to the site. Mr. Scott responded.

Ms. Radakovich inquired about occupancy and the rent price. Mr. Scott responded.

No one from the public spoke in favor of or in opposition to the petition.

After the vote, Mr. Heitner explained PUD-3-26 agenda item would tentatively go to the April 21, 2026 City Council meeting with the recommendation for approval.

A motion was made by Wendell Martin, seconded by Michael F. Turk, to

approve PUD-3-26: Amendment to the Preliminary and Final PUD of Joliet Junior College Student Housing Subdivision (Ord. 13226) (1524 Richard T Rivera Way) (PIN # 05-06-23-304-004-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS

None

NEW BUSINESS

None

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Jason Cox, seconded by Debbie Radakovich, to approve adjournment The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

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: 224-26

File ID: 224-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/09/2026

Final Action:

Title: Ordinance Approving the Preliminary Planned Unit Development of Neustoneshire Phase Two (PUD-2-26)

Attachments: Ordinance - Preliminary PUD Neustoneshire Phase Two.docx, Preliminary Plat Neustoneshire Phase Two_redacted.pdf, Elevations and Floor Plans Neustoneshire Phase Two.pdf, Preliminary Landscape Plans Neustoneshire Phase Two.pdf, Site Plan PUD-2-26.pdf, Maps and Photos PUD-2-26.pdf, Plan Commission Staff Report Packet PUD-2-26.pdf, Plan Commission Meeting Minutes 04-08-26.pdf, Approver Report

Entered by: hmiller@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/14/2026	Dustin Anderson	Delegated	
Notes:	Delegated: Out Of Office				
1	2	4/14/2026	Jayne Bernhard	Approve	4/16/2026
1	3	4/14/2026	Todd Lenzie	Approve	4/16/2026
1	4	4/17/2026	Beth Beatty	Approve	4/16/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 225-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinance Approving an Amendment to the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision (Ordinance #13226) (PUD-3-26)

BACKGROUND:
The petitioner and contract purchaser, Midwest REO V LLC, is requesting to amend the conditions of Ordinance #13226, which approved the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision in June 2001. The requested amendment would remove conditions A and D related to tenant eligibility and occupancy to allow non-JJC-affiliated tenants within the existing residential development at 1524 Richard T. Rivera Way. The amendment would not change any physical aspects of the development, including the number of units and the exterior appearance.

The Planned Unit Development of Joliet Junior College Student Housing Subdivision was approved in June 2001. The 15-acre lot was developed with a 128-unit multi-family housing development. The development contains six residential buildings and one clubhouse building. The site is located to the southeast of the main campus for Joliet Junior College (JJC) and is accessed by a private road, Richard T. Rivera Way, that is owned and maintained by JJC.

As outlined in the 2001 staff report and PUD materials, the development was to be owned by the Joliet Junior College Foundation and to be occupied by people affiliated with JJC, such as students, faculty, and staff. Following its construction, the development operated under these tenancy conditions for many years. In 2017, foreclosure was filed for the mortgage held by the Foundation. In 2019, the property was sold to the current owner. At some point in its history, the development also began serving tenants not affiliated with JJC. According to the petitioner, it is currently occupied by a mix of JJC-affiliated tenants and non-JJC-affiliated tenants.

Approval of the PUD amendment would formally remove the tenant eligibility requirements included under Condition D of the ordinance. According to the petitioner, the development is not viable if tenancy is limited to individuals affiliated with JJC due to demonstrated limited demand from JJC students, staff, and faculty. However, the petitioner states that general market demand exists for these rental units.

Additionally, the requested amendment would remove Condition A, which regulates the number of occupants of each unit by bedroom count. Residential occupancy is already regulated based on bedroom and dwelling square footage by the International Property Maintenance Code through the Neighborhood Services Division. Removal of this condition would allow this development to function

like any other multi-family residential development within the City. According to the petitioner, the total occupancy of the development is not expected to significantly change due to removal of this condition, and the development will continue to function with similar occupancy as it has now.

As an original ordinance condition, the development was required to participate in the Neighborhood Services Division's Rental Inspection Program. The development is currently enrolled in the program and will continue to be required to participate in the program. The Neighborhood Services Division is aware that the development already serves non-JJC-affiliated tenants and does not have any concerns with this request to amend the PUD conditions.

The petitioner has reached out to the JJC administration to discuss this request. According to the petitioner, they are in the process of finalizing a separate private agreement with JJC related to maintenance of Richard T. Rivera Way.

Approval of the amendment to Ordinance #13226 to remove conditions A and D will allow the existing multi-family development to serve tenants that are not affiliated with Joliet Junior College. The amendment will not change any physical aspects of the development, including the number of units and the exterior appearance. Due to current market conditions, the development may not be financially viable if the current tenant eligibility requirements remain.

PLAN COMMISSION PUBLIC HEARING:
The Plan Commission held a public hearing on this matter at their special meeting on April 8, 2026. Andrew Scott, attorney for the petitioner, represented the petition. No one spoke in favor of or in opposition to the petition. Meeting minutes are attached.

RECOMMENDATION OF THE PLAN COMMISSION:
Wendell Martin moved that the Plan Commission recommend approval of the amendment to the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision (Ordinance #13226), located at 1524 Richard T. Rivera Way.

Michael F. Turk seconded the motion, which passed with seven (7) aye votes and zero (0) nay votes. Voting aye were: Cox, Crompton, Hammac, Kella, Martin, Radakovich, and Turk. Voting nay were: none. Absent were: Eulitz.

RECOMMENDATION:
Staff concurs with the recommendation of the Plan Commission and recommends that the Mayor and City Council approve the following:

1. Ordinance Approving an Amendment to the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision (Ordinance #13226)

ORDINANCE NO. _____

AN ORDINANCE GRANTING AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT
(Joliet Junior College Student Housing Subdivision)

WHEREAS, the City of Joliet adopted Ordinance No. 13226 on June 18, 2001, which approved the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision, located at 1524 Richard T. Rivera Way (formerly Centennial Drive); and

WHEREAS, the Ordinance included condition D related to tenant eligibility which required that tenants be affiliated with Joliet Junior College, including students, faculty, and staff of the college; and

WHEREAS, the Ordinance included condition A related to occupancy which established total occupancy of the units based on bedroom count in anticipation of serving the college student population; and

WHEREAS, the development was originally owned by the Joliet Junior College Foundation but is now under private ownership not affiliated with Joliet Junior College; and

WHEREAS, the prospective owner wishes to remove conditions A and D to allow tenants not affiliated with Joliet Junior College to occupy the development.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: The first amendment to the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision to remove conditions A and D is hereby approved, subject to the conditions set forth in Exhibit “A” if any.

SECTION 2: 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 3: This Ordinance shall be in effect upon its passage.

PASSED this ___ day of _____, 2026

_____ _____

MAYOR **CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

SUBDIVISION: Joliet Junior College Student Housing Subdivision, a Planned Unit Development
PIN: 05-06-23-304-004-0000
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: No
CED DOC. NO.: PUD-3-26

ORDINANCE NO. 13226

AN ORDINANCE APPROVING A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT (PUD)

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: The attached preliminary and final planned unit development (PUD) is hereby approved subject to the conditions set forth on the plat or in Exhibit A, if any.

SECTION 2: 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 3: This Ordinance shall be in effect upon its passage.

PASSED this 18th day of June, 2001.

[redacted]
MAYOR

[redacted]
CITY CLERK

VOTING YES MAYOR SCHULTZ and COUNCILMEN BROPHY, DORRIS, GIARRANTE, HACKER, LEDESMA, SHETINA and TURK.

VOTING NO NONE.

NOT VOTING COUNCILMAN UREMOVIC (abstained).

SUBDIVISION: Joliet Jr. College Student Housing Subdivision
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: Yes
CED DOC. NO.: PUD-4-01

EXHIBIT "A"

The approval of the recording plat of Joliet Junior College Subdivision is subject to the following conditions:

A. That occupancy for units at this location not exceed 296 people and that
    a. Four-units only be rented to four people or less;
    b. Two-units only be rented to two people or less;
    c. Efficiency units only be rented to two people or less; and
    d. The Manager unit only be rented to Manager and immediate family (four people or less).
B. That the property participates in the Neighborhood Services Division, Rental Inspection Program.
C. That the berm to be installed, by agreement between Industrial Development International, Inc., (IDI) and Joliet Junior College, in the Rock Run Business Park on the southern border of Joliet Junior College's property be completed before September 1, 2002.
D. That the information provided as, "Planned Unit Development, Written Materials Submission, City of Joliet, Joliet Junior College New Student Housing" including addendums, restrictions and commitments for items such as tenant eligibility, security, unit occupancy, initial rental rates, staffing, management, marketing, balconies for each unit, etc. be adhered too.
E. Payment of all required building permit and tap-on fees prior to commencement of construction.

ORDINANCE NO. 13226

AN ORDINANCE APPROVING A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT (PUD)

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: The attached preliminary and final planned unit development (PUD) is hereby approved subject to the conditions set forth on the plat or in Exhibit A, if any.

SECTION 2: 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 3: This Ordinance shall be in effect upon its passage.

PASSED this 18th day of June, 2001.

[redacted]
MAYOR

[redacted]
CITY CLERK

VOTING YES MAYOR SCHULTZ and COUNCILMEN BROPHY, DORRIS, GIARRANTE, HACKER, LEDESMA, SHETINA and TURK.

VOTING NO NONE.

NOT VOTING COUNCILMAN UREMOVIC (abstained).

SUBDIVISION: Joliet Jr. College Student Housing Subdivision
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: Yes
CED DOC. NO.: PUD-4-01

EXHIBIT "A"

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E. Payment of all required building permit and tap-on fees prior to commencement of construction.

PUD-4-01: PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT OF JOLIET JUNIOR COLLEGE STUDENT HOUSING SUBDIVISION
P-10-01: PRELIMINARY PLAT OF JOLIET JUNIOR COLLEGE SUBDIVISION

Mr. Haller gave the planning staff report.

J.D. Ross, President of Joliet Junior College, 1-19 Inwood Drive, Joliet, appeared on behalf of the petition. He then gave a short presentation describing Joliet Junior College, it's programs and why housing for Joliet Junior College students is needed.

Michael McGrill, Chairman of the Culinary Arts/Hotel-Restaurant Management Program, explained that their program is the fourth oldest culinary arts program in the U.S. He said students choose JJC because it's more inexpensive than other culinary arts programs, so it attracts students from a great distance. Parents are concerned about where their college students will live when attending Joliet Junior College.

Dr. Jim Ethridge, 710 Dover Way, Shorewood, IL, Chairman of the Agriculture and Horticulture Sciences and Veterinary Medical Technology, stated he has been at JJC since 1972. At that time there were 9 people in horticulture, there are currently 400. This junior college district recruits students from far away due to lack of these programs in their areas. The Veterinary program is brand new and state-of-the-art. There is a need in the Chicago 6 collar counties for 5,000 employees trained in veterinary technology immediately. JJC is currently training 36 students a year with one coming from Poland next year. One of the major challenges is finding affordable housing for the students in these programs, especially coming from rural areas and finding the rents so high in this area.

Dr. Ross said the Joliet Jr. College Foundation has set up a Limited Liability Corporation (LLC), which will work with Century Development Corporation to construct and manage the property. He introduced Jim Short, president of Century Campus Housing Management.

Mr. Short, Houston, Texas, spoke of how the project will be operated. There will be a security gate and a pedestrian gate. They bring a lot of student development theories to the management of the housing. They will be directed by JJC in regard to their policies. They will have on-site professional management.

Vince Spencer, Century Development, explained the history of that company. They will be the project managers, construction management and provide post construction services. He then described the construction materials that will be used, and provided pictures of some of their other projects, including public areas and student living areas.

Dr. Ross said the goal of this project is to provide safe, affordable housing for their students. Through their R.F.P. they narrowed this project down to Century because of their capability to manage both construction and management of this type of housing.

Mr. Strader asked various questions regarding construction materials and the timetable for construction. Century explained that they would have the facilities inspected periodically to maintain construction integrity.

Mr. Gerl inquired about the security and safety of the students living here.

Mr. Short said there would be two adult managers living on-site and a student staff (RA's) each assigned a certain area of students. It will be their responsibility to be on-call for any problems that could arise. The JJC Campus Police will be available if needed. The Joliet Police Department will provide mutual aide. Alcohol will be prohibited from the facility.

The City of Joliet will inspect the buildings.

Mr. Kella asked about funding.

Mr. Spencer explained that Will County will be issuing the bonds through Foundation Housing LLC, and those private funds will fund this project. Foundation Housing LLC will own the property. Century has no ownership stake in this project.

Mr. Millsap asked about sewer and water tap on fees, school site contributions and park site donations.

Mr. Haller said they have requested a waiver because this is a school project, and won't impact the school districts. There will be Forest Preserve accessibility and the sports complex at the college. Therefore, the school site contribution and park donation ordinances will be waived. There will also be a waiver to the anti-monotony ordinance and the density usually allowed in our developments. All of these things will be covered under the PUD process. He said there would be a new road constructed to get to this property from Olympic Drive, which is a dedicated street. This will create a new access to JJC that will relieve traffic congestion to JJC. The City is working on a new traffic signal at this entrance at Houbolt and Olympic.

Mr. Pasteris asked about the storm water drainage.

Jerry Papesh said the property has quite a bit of relief from east to west. He pointed out the storm water detention basin and how the water drains into Rock Run Creek.

No one appeared in opposition to the petition.

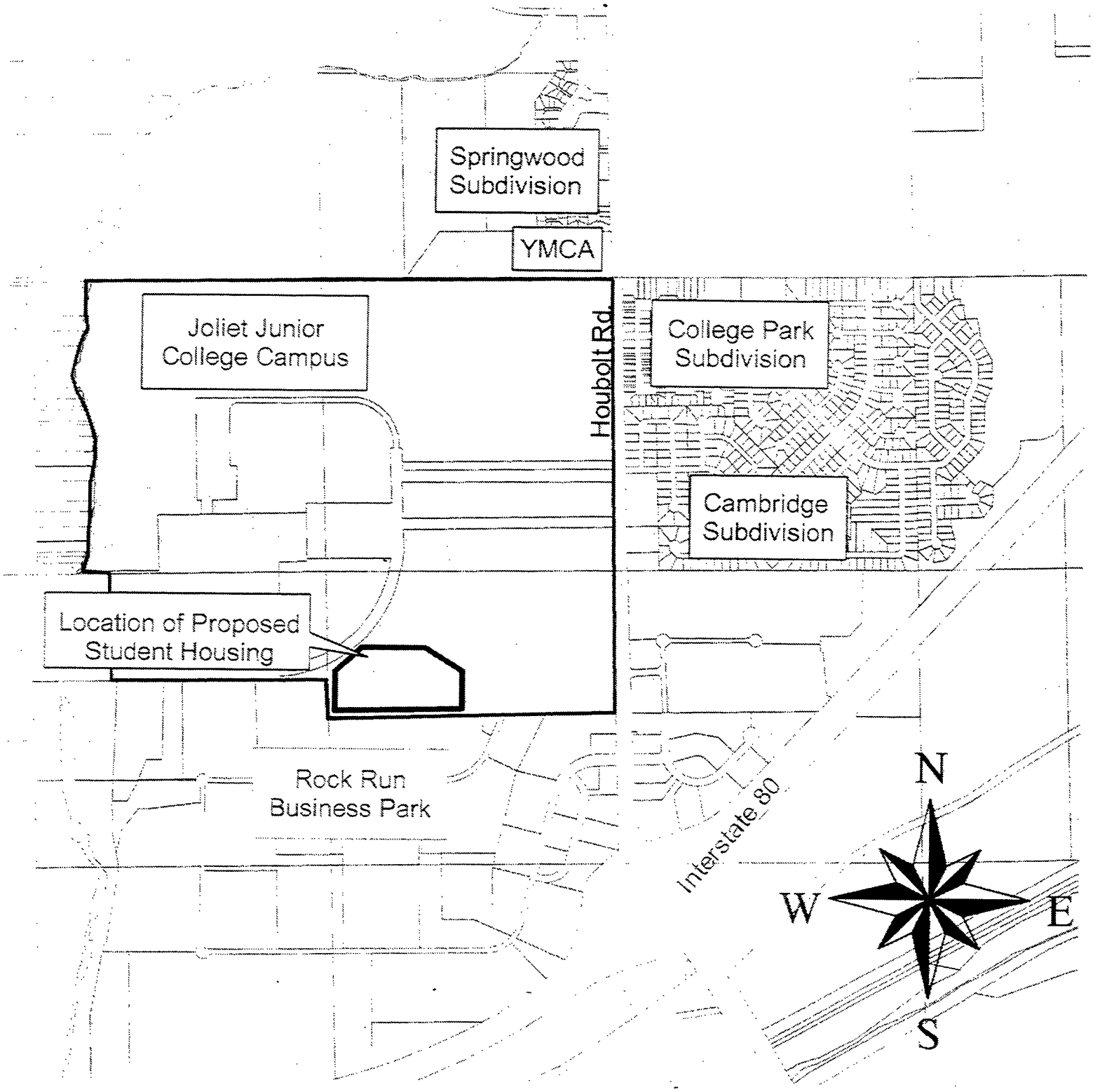
Mr. Kella moved that the Plan Commission recommend the City Council approve the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision and the Preliminary Plat of Joliet Junior College Subdivision and the Preliminary Plat of Joliet Junior College Subdivision. Ms. Thomas seconded the

motion which passed unanimously with eight aye votes. Voting aye were: Susner, Thomas, Gerl, Kella, Millsap, Plyer, Strader and Pasteris.

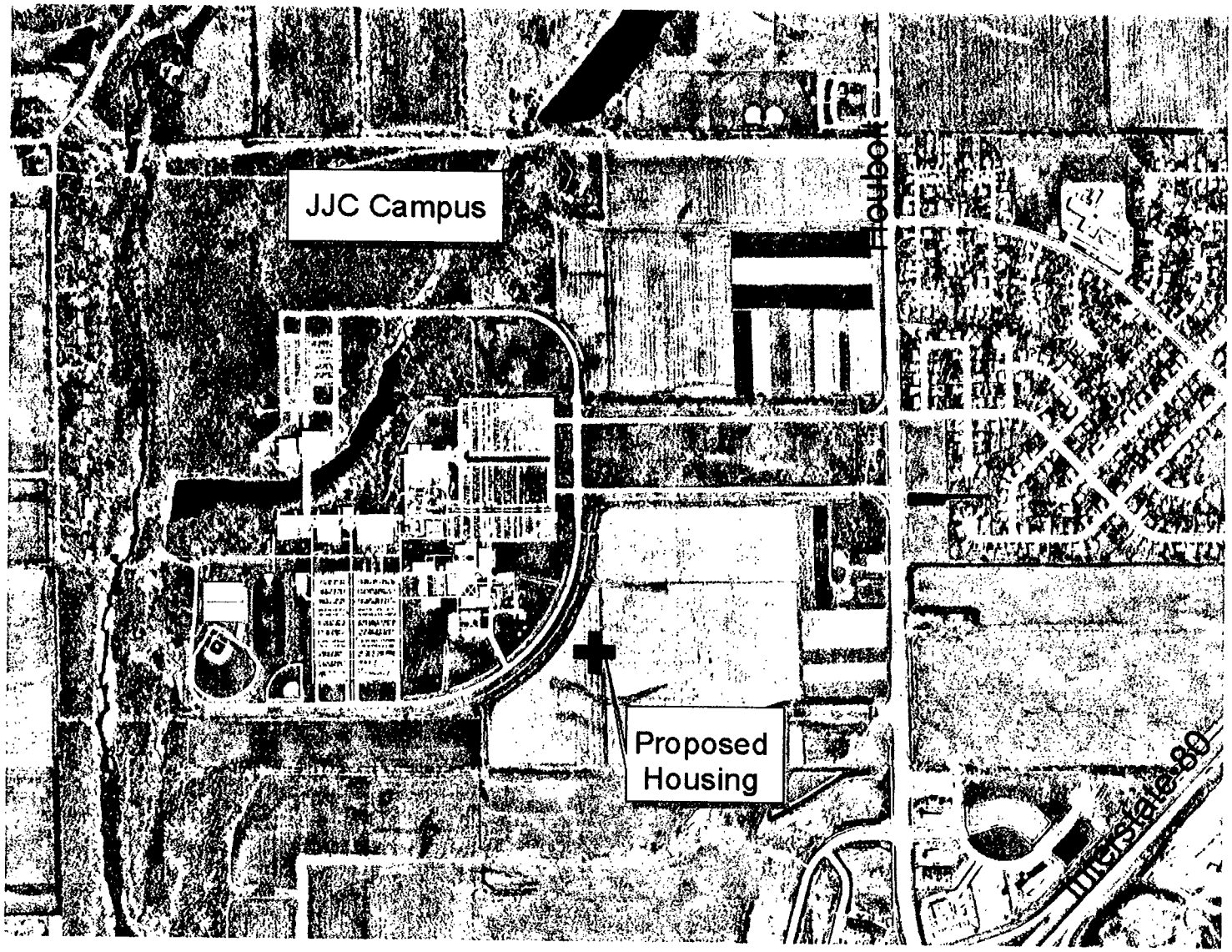
Area in Question Map

PUD-4-01:Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision

P-10-01: Preliminary Plat of Joliet Junior College Subdivision



PUD-4-01
P-10-01

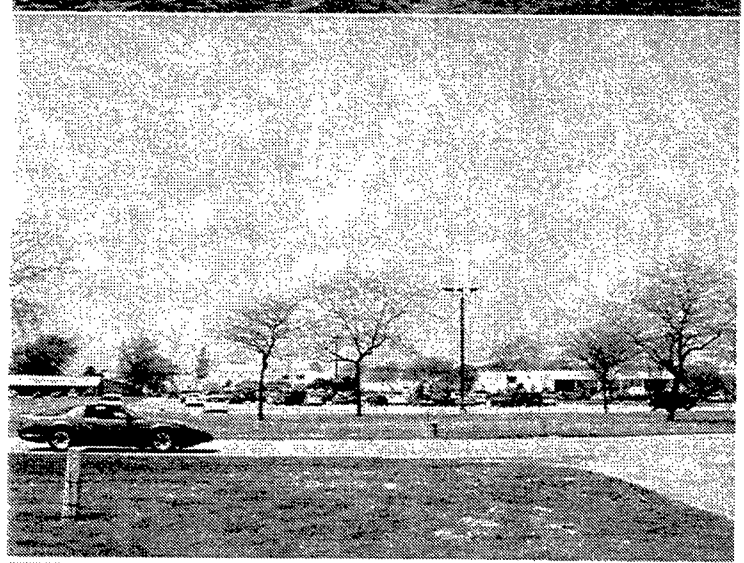


Joliet Junior College

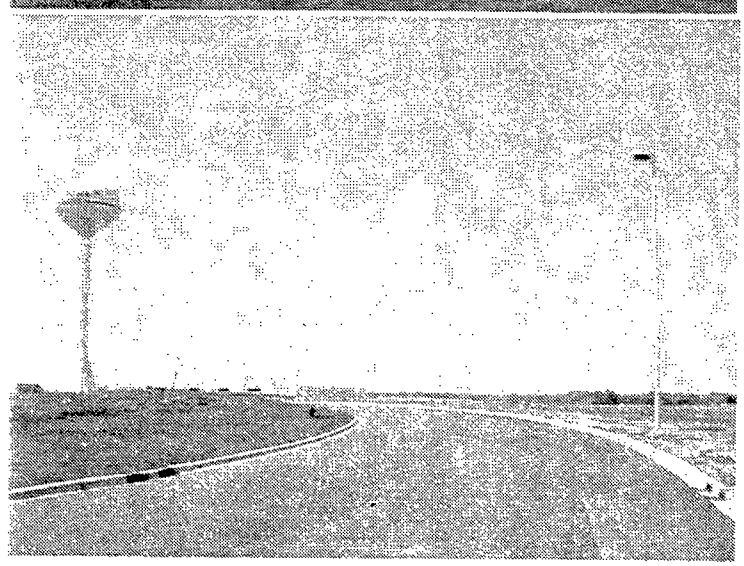
View of Site



View of JJC



View of Site From Olympic Blvd



JOLIET Junior College

Reach for the Promise of Tomorrow

June 6, 2001

Mr. Alfredo Melesio
City of Joliet - Planning
150 W. Jefferson
Joliet, IL 60432

Dear Alfredo,

Per your telephone call this morning, this is to advise you that Industrial Development International, Inc. has agreed to complete construction of the berm south of the planned Student Housing Complex at Joliet Junior College prior to the anticipated housing occupancy date of August 2002.

If you have any questions, please call me.

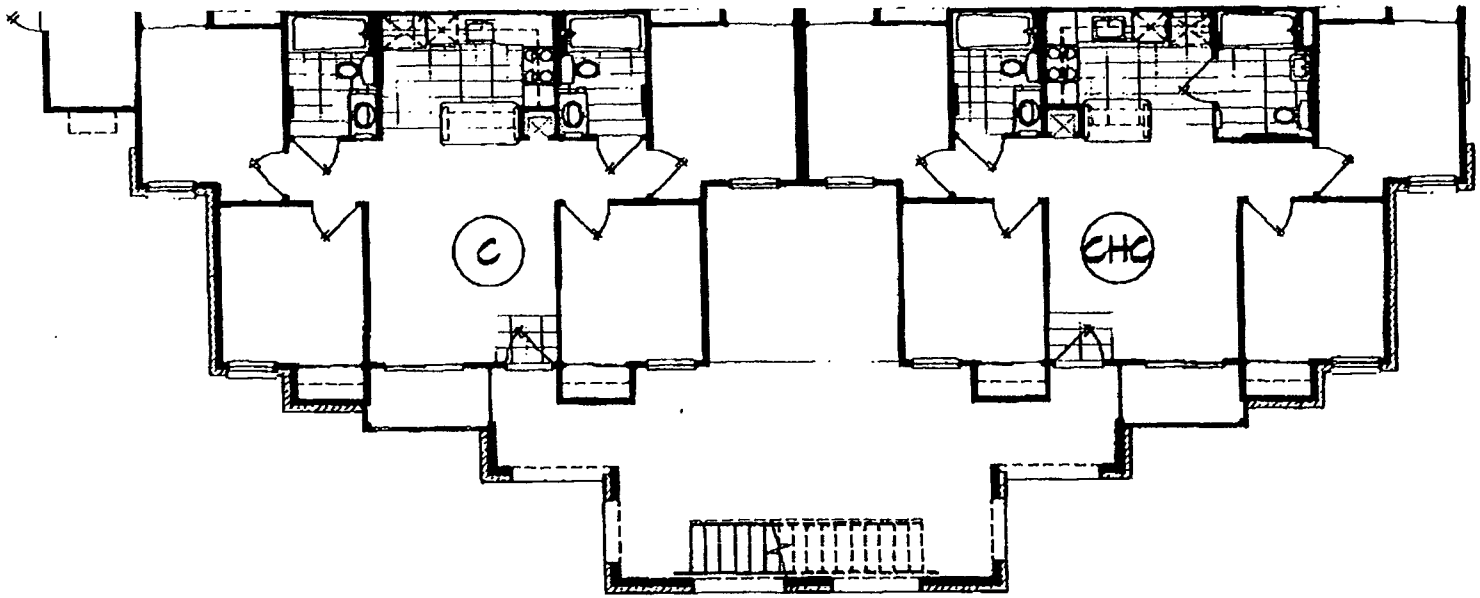
Sincerely,

[redacted]

Seaver A. Tarulis
Director of Physical Plant

SAT/sa

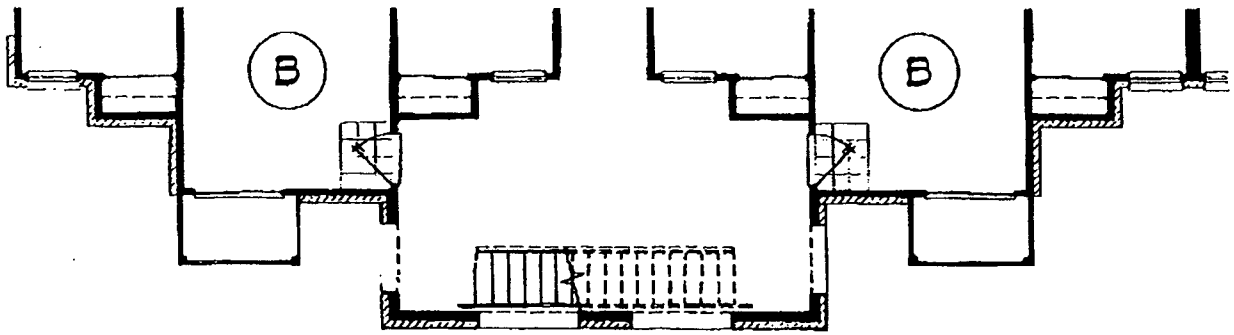
Pc: J. D. Ross





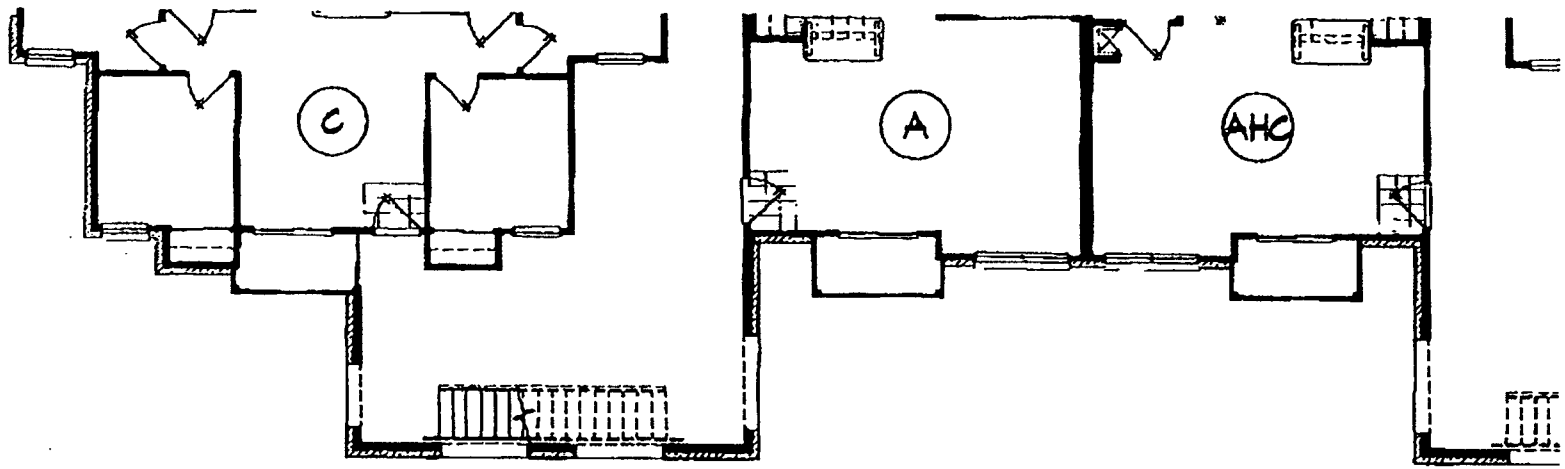
STREET SIDE ELEVATION - BUILDING TYPE I

1





STREET SIDE ELEVATION - BUILDING TYPE II





STREET SIDE ELEVATION - BUILDING TYPE III

CENTURY DEVELOPMENT

TWO POST OAK CENTRAL
[redacted]

Tuesday, May 29, 2001

Mr. Alfredo Meleslo Jr.
City of Joliet - Planning Division
150 West Jefferson Street
Joliet, IL 60435

RE: Planned Unit Development Application
Joliet Junior College

Mr. Meleslo:

Since our last letter dated Wednesday May 23, 2001, we have further discussed items pertaining to the new student housing project at Joliet Junior College. We have listed the items the project will encompass per our conversation on Friday May 25, 2001.

PERIMETER WAINSCOTING
The request for the entire perimeter of all buildings to be wainscoted is hereby granted. This will include the telecommunications closets.

SHUTTERS FOR TWO-STORY BUILDING
In the last letter to the planning commission we stated and provided a sample of the end elevation to each building. We did not include the two-story building elevation. We will include shutters on the end elevation to the two-story building.

BERM AROUND PERIMETER
In our last conversation, we came to the agreement that a six-foot berm around the perimeter was not necessary for the project. The solution discussed involved an approximate two-foot to four-foot high berm for the north, west and east side of the complex. The project will include this type of berm. The south side of the complex will be addressed with a berm built by the neighboring company, IDI, by August 2002. Joliet Junior College will supply additional information on this matter.

If you have any questions concerning the above information please call me at (713) 871 5168.

Best regards,

[redacted]

Vincent Spencer
CENTURY DEVELOPMENT

CC: Wayne Sramek
Richard Mays
Pam Thayer
Al Hardersen
Seaver Tarulis

CENTURY DEVELOPMENT

TWO POST OAK CENTRAL
[redacted]

Wednesday, May 23, 2001

Mr. Alfredo Melesio Jr.
City of Joliet - Planning Division
150 West Jefferson Street
Joliet, IL 60435

RE: Planned Unit Development Application
Joliet Junior College

Mr. Melesio:

We have enjoyed working the City of Joliet and respect the structure and experience of all the staff. During the course of the Planned Unit Development application process, we have received additional requests from your department concerning the new student housing project at Joliet Junior College. Joliet Junior College and Century Development have reviewed the requests and have supplied the following responses.

OCCUPANCY FOR UNITS

The unit mix and respective occupancy for the proposed student housing project is as follows:

Four bedroom / 2 bath	Maximum of four persons
Two bedroom / 2 bath	Maximum of two persons
Manager's Unit	Maximum of four persons
Efficiency	Maximum of two persons *

*The efficiency usually rents to a single occupant. Sometimes, married couples reside in the units and rarely, under a special case if leasing is not favorable, the unit is used for double occupancy. If the efficiency were used as double occupancy, the 296-student total would not be surpassed.

PICTURES OF EXISTING PROPOSED BUILDINGS

A compact disk was supplied to your attention via federal express containing approximately twenty garden style student housing projects.

COLOR SCHEMES

We have attached pictures of existing stone colors on the campus of Joliet Junior College. **The new student housing will use brick, not stone or granite, for the wainscoting.** The brick color will compliment the color of the stone on the campus building. Also, the exterior color of the buildings will be some variation of white that will also blend with the campus vernacular. We have attached many samples of white for your review and of these samples; the College would make the final decision.

PERIMETER WAINSCOTING

The request for the entire perimeter of all buildings to be wainscoted is closely associated with the request of the evaluation of the ends of the buildings. We believe that the proposed solution will resolve the appearance of the ends of the buildings.

EVALUATION OF THE ENDS OF LONG BUILDINGS

We have attached the proposed solution for the ends of the long buildings. Our solution encompasses adding shutters to the ends, creating the appearance of windows. This solution breaks up the siding exterior and blends with the entire project. We decided not to pursue adding windows due to the fact that it would directly affect the bedroom furniture plan. The bed for the individual bedroom is located along the long wall. If a window was added, privacy is compromised and the bed is placed in an awkward position in the room. Finally, if one bedroom has two windows, this creates a management problem in that a student having one window would want a discount from the bedroom with two windows. Please keep in mind that the entire project debt is paid by student rents and student cannot afford luxury housing. The project has been designed with the student's functional and budgetary needs.

BUILDING ELEVATIONS OF ALL FOUR SIDES

We have attached building elevations of all four slides of each building type except for the clubhouse (provided earlier). These elevations include the shutters at the ends of the long buildings.

EVALUATION OF WINDOWS AT SOUTH ELEVATION OF CLUBHOUSE

The windows proposed at the south end of the clubhouse, in the clubroom, are located at a higher elevation than other windows in the clubhouse. In addition, the windows are smaller than other windows. We have tried to create a space to accommodate all needs of the students and management. Some of the functions that the clubroom facilitates are meeting space, lounging, entertainment, tutoring, and marketing to name a few. Having one wall for the placement of a big screen television and furniture will maximize the efficiency of the room. Finally, planted landscaping will reach the bottom of these windows to balance the facade.

BERM AROUND PERIMETER

It has been requested that the perimeter of the site be surrounded by a six-foot high berm. We believe that this element would be counter productive to the atmosphere and well being of the complex. A main concern of the complex is to provide for the safety and well being of the students who will reside in the complex. A man-made barrier between the College and the complex and the complex and the hike and bike trail would compromise security. A person of average height cannot see on the other side of the berm, and thus cannot avoid a dangerous situation. Finally, campus police patrolling the area would not be able to see into the campus if a situation arose and they would not be able act quickly to prevent the situation.

MONUMENT SIGNAGE

The signage for the new student housing complex will resemble the attached photograph from another recent project. The sign will be designed with Joliet Junior College input and incorporate the same brick used on the exterior of the complex buildings. The signage will also be lighted from the ground for 24-hour visibility.

In summary, we would like state that the new student housing project at Joliet Junior College is for JJC students. The students will enjoy many amenities, a state of the art living environment, convenience to campus, great quality of life and most importantly, affordable housing. Finally, the College will reap the benefits of the student housing through capturing an untapped student base providing growth to College programs and future expansion.

Best regards,

[redacted]

Vincent Spencer
CENTURY DEVELOPMENT

Enclosure

CC: Wayne Sramek
Richard Mays
Pam Thayer
Al Hardersen
Seaver Tarulis

PLANNED UNIT DEVELOPMENT

WRITTEN MATERIAL SUBMISSION

CITY OF JOLIET

JOLIET JUNIOR COLLEGE
NEW STUDENT HOUSING

Table of Contents

Scope of Development

Financial Plan

Marketing Plan

Security Plan

Ownership

SCOPE OF DEVELOPMENT

Century's proposed new campus housing for Joliet Junior College is carefully planned to have a strong residential character and a design that will complement current facilities. The 128 units of the residential community consist of 19 four bedroom/two bath apartment units, 96 two bedroom/two bath apartment units, 12 efficiency apartment units and 1 two bedroom/one bath Manager's Unit. The total project will accommodate a maximum of 296 students in state of the art college housing.

Site Development

The approximate 10-acre site creates a unique building design opportunity that works with the terrain rather than against it. Five apartment buildings are three stories, one building is two stories and the clubhouse is one story. The buildings are situated on the site so as to create a park in the center which will open to the campus on the north. The buildings will be located near the north end of the site, preserving the remaining site for park land and future development.

The site creates spacious green areas throughout the park-like setting. The buildings will be located so as to create a sense of community and ambiance for a home away from home. Consideration has been given to creating usable and attractive open spaces between the buildings. The orientation of the buildings will provide each building a combination of privacy, sun exposure, view, adaptation to the site, relationship to adjacent buildings and cross ventilation.

The property is entered from Joliet Junior College's loop road with the Clubhouse and management offices conveniently located for prospective tenants and residents alike. Well lighted parking for each resident is only a short distance from car to apartment; we have provided parking for approximately 105% of the students. Visitor and short term parking is provided in front of the Clubhouse. Parking for handicapped persons shall be adjacent to apartment buildings that are accessible to the ground floor ADA units.

Safety awareness is an important design consideration. Lighting the site and providing good visibility allows the residents to visually monitor all areas of the site. The main entrance, as well as individual apartment building entrances and corridors will also be well lighted.

The Community

Project amenities include a courtyard area for passive outdoor recreation and a centralized laundry facility within the clubhouse. Additional amenities will include a pool, jacuzzi, sand volleyball court, barbecue grilles, and a picnic pavilion.

Every apartment unit is fully furnished (except the efficiencies) and includes a fully equipped kitchen with a refrigerator with icemaker, electric range, oven, garbage disposal, dishwasher and smoke detectors. Carpeted living areas in all residences feature finishes, fixtures, accessories and colors selected for contemporary student living. The units will also incorporate sound resistant materials to help ensure a quiet atmosphere for social living, rest and study activities.

All units will have electric resistance central heat, air conditioning, and individual electrical meters. A hot water loop, centralized in the clubhouse with a redundant back-up system, will be used to provide continual "on demand" domestic hot water circulation throughout the project. Additional unit amenities include a spacious closet for each student.

Mailboxes and laundry facilities have been centrally located in the community building. This building also includes one large group meeting room capable of holding 100 to 150 people, office space for an on-site management team, study area, maintenance room, and large package storage.

Telecommunications and Data

Century Development and Anixter have formed a proprietary relationship for student housing nationwide. Anixter, a NYSE traded company, is the industry leader in the design and development of communication and data networks. Century will provide the design and consulting services of the entire Anixter team to design and specify, with the staff, the standards for the student-housing network.

Century's proprietary state-of-the-art telecommunications system provides personal computer cabling in each bedroom. This system is designed to integrate into the College's telecommunications network providing students with high-speed direct connection to the College and the World Wide Web.

Unit Types

The types of apartments offered are based on Century's previous student housing experience with major consideration given the stated housing requirements.

Planned residential units include the following:

UNIT TYPE	UNIT SQ. FT.	NO. OF UNITS	TOTAL SQ. FT.	MAX. OCCUPANTS
Efficiency	495	12	5,940	24
2 Bedroom / 2 Bath Apt.	610	96	58,560	192
4 Bedroom / 2 Bath Apt.	873	19	16,587	76
Manager's Unit	873	1	873	4
Community Center	5000		5,000	
Totals		128	86,960	296

Efficiency - 495 square feet

An unfurnished efficiency apartment with a bedroom/living area, full kitchen facilities, an eating bar, and private entry. This unit will appeal to those students who desire privacy at an affordable price.

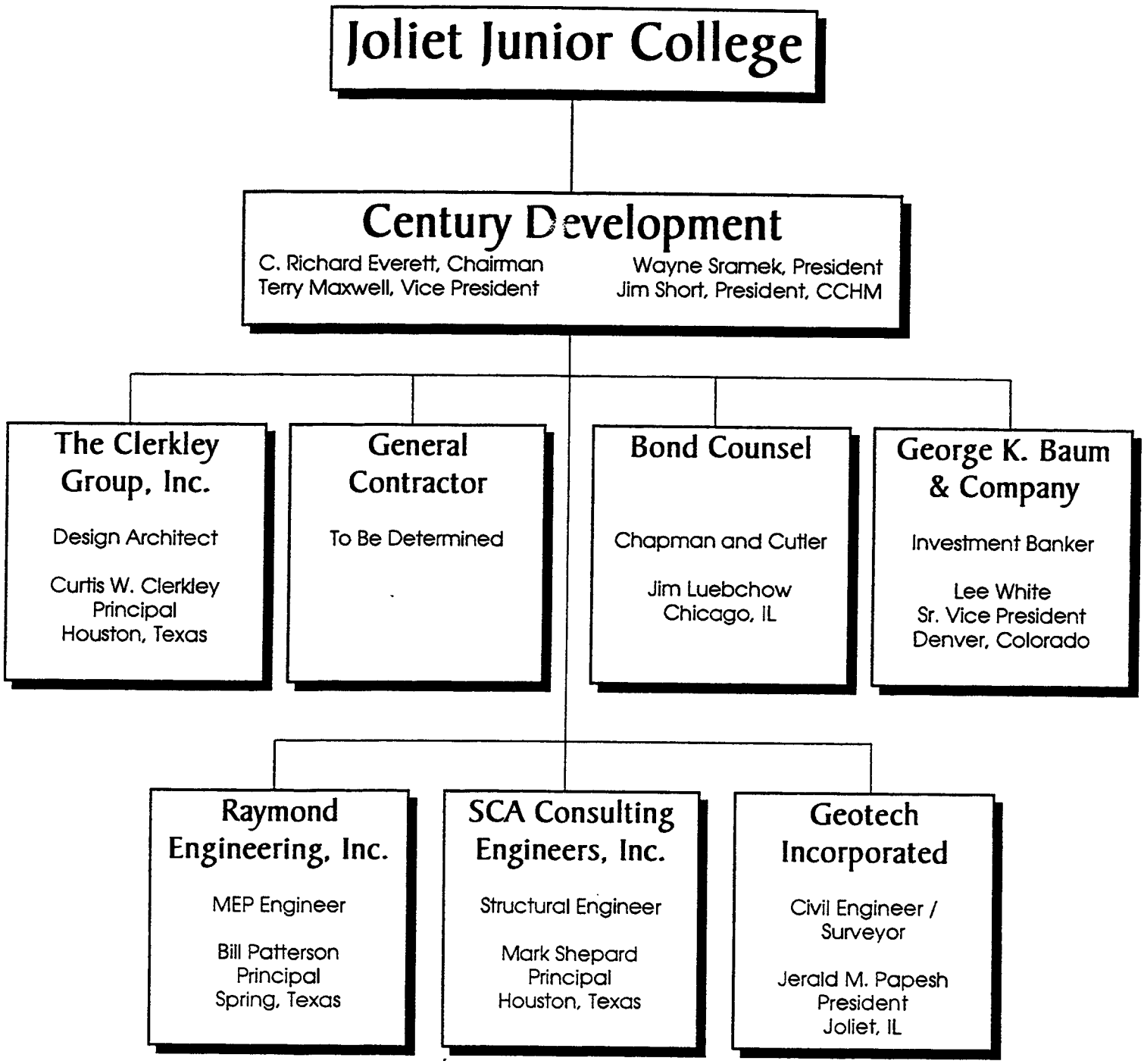
Two Bedroom/Two Bath - 610 square feet

A two bedroom apartment with two baths, full kitchen, dining area, living room, and common balcony. This unit will appeal to two students who desire a shared living arrangement, but with each having a private bedroom and bath.

Four Bedroom/Two Bath - 873 square foot

A four bedroom apartment with two baths, full kitchen, dining area, living room, and common balcony. Each of the four bedrooms will have access to the two full baths. This unit will appeal to underclassman wanting a shared living arrangement, but with the unique feature of a private bedroom for each student.

TEAM IDENTITY



ROLES OF EACH PRINCIPAL

Century Development – Houston, TX, in conjunction with the General Contractor, will manage the construction of the project for a guaranteed maximum price. Century will also coordinate all team members for the entire duration of design and construction. Century will also provide all on-site property management services after completion of construction, through its student housing subsidiary, Century Campus Housing Management, L.P. (CCHM).

George K. Baum & Company – Denver, CO, Investment Banker, will be responsible for arranging the tax exempt financing for the transaction. Century has completed $500 million of successful student housing project financings, and we have never failed to finance a project as proposed.

The **General Contractor** will be responsible for the preconstruction services and construction phase of the project. The General Contractor will construct the project on time and within budget. Payment and performance bonds will also be provided to ensure timely completion and payment to all subcontractors and suppliers.

The Clerkley Group, Inc. – Houston, TX, will be the design architect responsible for the regulatory and physical constraints of the student housing project and will communicate with other consultants and coordinate design.

Chapman and Cutler – Chicago, IL, bond counsel, will be responsible for drafting the bond indenture and loan documents for a transaction, providing an opinion that the transaction and its covenants conform to all state and federal law requirements and finally, provide an opinion that the bonds are tax exempt.

SCA Engineers, Inc. – Spring, TX, structural engineer, will design the buildings structural integrity insuring the most appropriate foundation system and produce a set of drawings for the contractor explaining that system in detail.

Raymond Engineers, Inc. – Houston, TX, mep engineer, will design the mechanical (HVAC), electrical and plumbing systems.

Geotech Incorporated, Joliet, IL, civil engineering consultant, will design the on-site utility systems, streets, and site grading.

FINANCING PLAN

Century Development will build a 128 unit garden style apartment project which can accommodate a maximum of 296 students. The project will be built on a site proximal to central campus owned by the Joliet Junior College Foundation, and will contain approximately 86,960 square feet. Century, in conjunction with the General Contractor, **will guarantee a maximum fixed Hard Cost Price not to exceed $10,480,713 for the design, engineering, construction and furnishing of the project and will bond to meet all performance criteria associated with construction of the project. Sales tax is excluded.** The project will be completed in time for the opening of the Fall 2002 semester.

Over the past 30 years, Century has developed 40 million square feet of student apartments, office buildings, retail space, hotels, condominiums, sports facilities and garages. In order to develop these properties, Century has raised over $2 billion in debt and equity capital. Century's lenders and partners have included CIGNA Investments, Inc., Metropolitan Life Insurance Company, The Prudential Insurance Company, Northwestern Mutual Life Insurance Company, Equitable Life Assurance Society of the United States, Mutual of New York, American General Insurance, The Ford Foundation, Union Carbide Pension Trust, Teacher Retirement System of Texas, JMB Realty, Nations Bank, Chase Texas Commerce Bank, First City Bank, First Interstate Bank, Bank of America, Citicorp, Chemical Bank and foreign investors. The capital has consisted of straight mortgages, equity joint ventures, tax-exempt bonds and special revenue bonds.

Century proposes to design and construct the project with **a guaranteed price, turnkey basis** and will provide financing for the project under the following method:

> Financing will be provided through the sale of tax-exempt revenue bonds issued by a 501(c)3 or not-for-profit organization. Joliet Junior College will have **no liability** for the tax-exempt debt or for the operations, maintenance, repair or capital replacement of the project. **Under this arrangement, Joliet Junior College will receive 100% of the Net Cash Flow from the project.**

The total amount of the bond sale would be $12,535,000. This will result in students paying the rents shown on page 3.

Joliet Junior College
Baa / BBB Fixed Rate Tax-Exempt Financing
Explanation of Funds

PROJECT DESCRIPTION	
Number of Units	128
Number of Beds	296
Net Rentable Square Footage	81,980
Total Square Footage	86,960

PROJECT FUND		
Building Shell	$89 per SF	$ 7,721,900

Soft Costs and Rent Up Expenses	
Offsite Utilities (Sewer and Water)	275,000
Admin / Project Mgmt	400,000
Permits & Fees	125,000
FF&E	110,000
A/E Fees	151,000
Consultants	80,000
Professional Reimbursables	25,000
Testing / Surveying	32,000
Project Signage and Graphics	19,500
Marketing and Leasing / Start-Up Operations	100,000
Development Fee / Overhead	400,000
Furniture Cost	291,313
Title Insurance	35,000
Contingency	600,000
International Student Program	100,000
Appraisal / Market Study	15,000
Subtotal	**$ 2,758,813**

Total Project Fund Amount	**$ 10,480,713**

Total Project Cost	
Per Unit	$ 81,880.57
Per Bed	$ 35,407.81
Per Rentable SF	$ 127.88
Per Gross SF	$ 120.52

Note:

** Cost of Issuance in Excess of 2% Limitation will be financed either with an equity contribution or the issuance of a taxable tail. For preliminary purposes, a taxable tail is assumed.*

FINANCING ASSUMPTIONS	
Dated Date	7/1/01
Delivery Date	7/1/01
First Interest Date	1/1/02
First Maturity Date	7/1/03
Last Maturity Date	7/1/32
Project Completion Date	7/1/02
Final Maturity for Capitalized Interest Fund	1/1/03

SOURCES AND USES OF FUNDS

SOURCES	Tax-Exempt	Taxable	Total
Par Amount	$ 12,370,000	$ 165,000	$ 12,535,000
Excess 2% COI Funded with Contribution	-	-	-
Original Issue (Discount) / Premium	-	-	-
Accrued Interest	-	-	-
Total	$ 12,370,000	$ 165,000	$ 12,535,000

USES		Tax-Exempt	Taxable	Total
Deposit to Project Fund		$ 10,240,339	$ -	$ 10,240,339
Deposit to Capitalized Interest Fund		950,748	11,051	961,797
Deposit to Debt Service Reserve Fund		929,265	16,500	945,765
Deposit to Capitalized Letter of Credit Payment		-	-	-
Deposit to Capitalized Remarketing Fee		-	-	-
Upfront Letter of Credit Fee		-	-	-
First Quarter's Letter of Credit Fee Paid at Closing		-	-	-
Gross Underwriter's Discount	$15.00/$1000	185,550	2,475	188,025
Costs of Issuance		61,850	-	61,850
Costs of Issuance in Excess of 2% Limit		-	134,150	134,150
Accrued Interest		-	-	-
Rounding Amount		2,250	824	3,073
Total		$ 12,370,000	$ 165,000	$ 12,535,000

Costs of Issuance	
Bond Counsel	65,000
Disclosure Counsel	28,000
FA Fee	28,000
OS Printing & Mailing	7,500
Trustee Acceptance Fee	3,000
Trustee Counsel	7,000
Foundation Counsel	7,500
Illinois Housing Fee	9,500
Attorney General Fee	2,400
District Counsel (Joliet Jr College)	15,000
Rating Agency Fee	13,000
Prepayment of Ground Lease	100
Other Contingency	10,000
Interim Interest	-
Total	196,000

RENTAL RATES

Century Proposed Rates:

The rental rates utilized for this project are:

UNIT		OCCUPANCY	RENT / MONTH / STUDENT	
Type	*Square Feet*	*Max Per Unit*	*12 MONTH LEASE*	*9 MONTH LEASE*
Efficiency	495	2	330	347
2 Bedroom / 2 Bath	610	2	394	415
4 Bedroom / 2 Bath	873	4	303	319

CASH AND NON-CASH BENEFITS TO
Joliet Junior College

The following are the major benefits of this transaction to Joliet Junior College:

- **No Capital Investment or Financial Obligation by Joliet Junior College**
  Century will design, construct, furnish, finance, manage and maintain the project in a manner where Joliet Junior College will have **no capital investment nor any financial obligation** on the debt or for the operations, maintenance, repair or capital replacement of the project. This 100% off-balance sheet transaction method has been utilized on $270 million of student housing projects to date.

- **Off College Balance Sheet Financing Achieved**
  Century has structured the tax-exempt financing 5 that "off College balance sheet financing" is achieved as supported by Government Accounting Standards Board statement #14.

- Joliet Junior College will receive **100% of the Net Cash Flow** from the project annually. This net cash flow does not have any restrictions on its use.

- **Joliet Junior College will not be Responsible for Operating Losses, if any, from the Project.**

- **Century will Guarantee Completion of the Project for the Beginning of the Fall Semester, August 2002**
  Century's track record for on time performance is outstanding having completed 37 on-campus housing projects on time and within budget over the past 11 years. The general contractor will be a major, national firm providing performance, payment, and completion bonds.

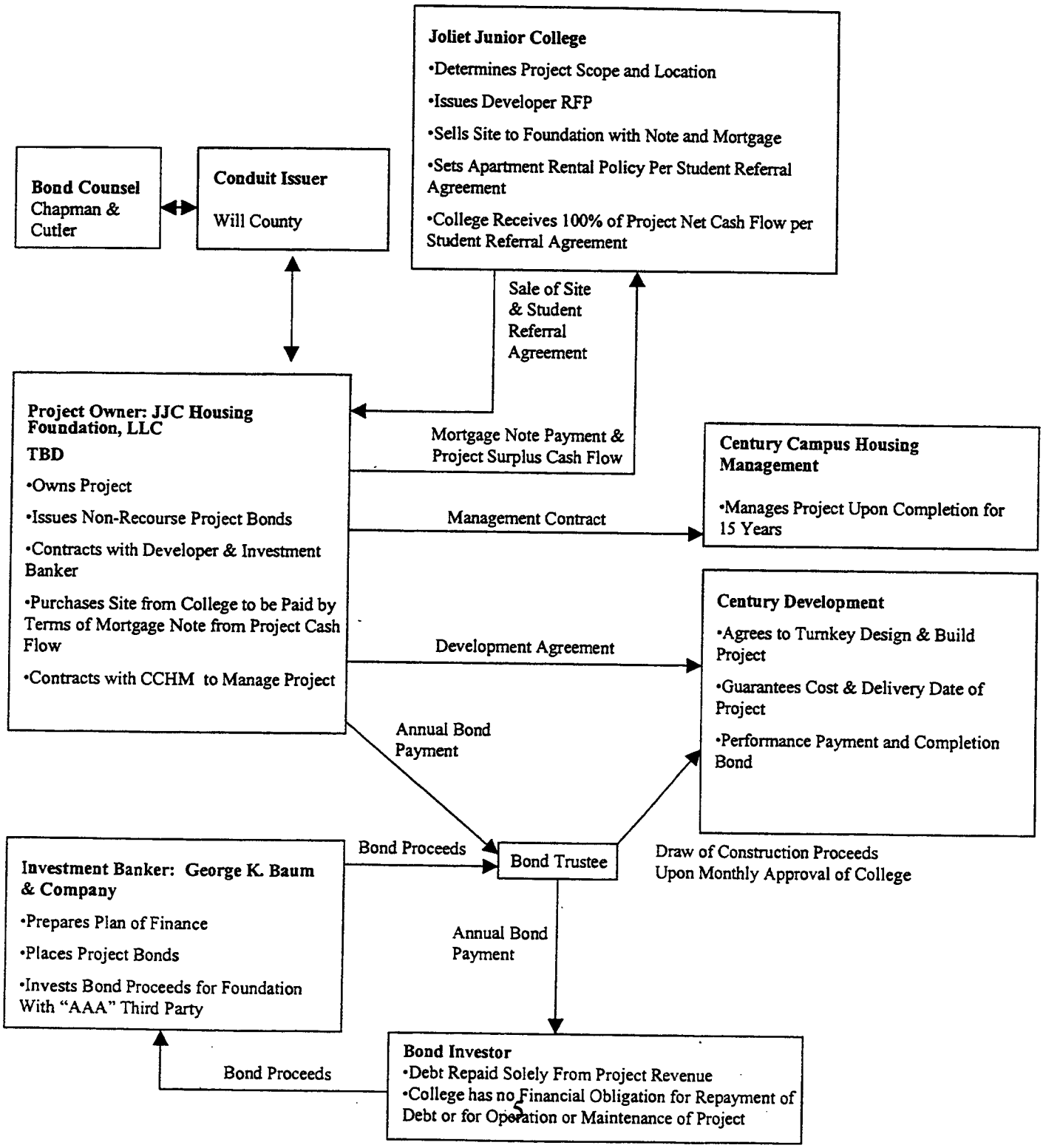
- **No Subordination of Land**
  Joliet Junior College will not have to subordinate its fee simple interest in the land to the mortgage.

- **The Financing is in Place for this Transaction**
  Century has an arrangement in place to fund this transaction.

- **Century has an Expert Management Team in Place Which Currently Manages 18,514 On-Campus Student Housing Beds in Eleven (11) States**
  Century's management credentials are impeccable. As shown in the Management Section of this proposal, we provide students with a comprehensive residence life and student development program.

- **Consistent with Joliet Junior College's Objectives, Century's Project Creates Housing which is Affordable, High Quality, Convenient and Safe.**

Joliet Junior College
Proposed Student Housing Project
Responsibility Chart
Tax Exempt Non-Profit Model
Prepared April 6, 2001 by George K. Baum & Company



JOLIET JUNIOR COLLEGE
Tentative Marketing Plan - Materials

Joliet Junior College will be opening for the Fall 2002 academic year. Much of the marketing efforts will be concentrated in the spring semester prior to the students leaving for the summer. To capitalize on the timing, Century Campus Housing Management, L.P. (CCHM) proposes to use a picnic theme to center the activities and marketing literature around. This theme was successful at other campuses where CCHM is located. We will be happy to alter the information below based on input received from Joliet Junior College students (demographics), faculty, and staff once we arrive on campus.

ITEM	MESSAGE	TARGET
Mail-Outs		
Postcard #1	A Walk in the Park	Joliet Junior College Students
Postcard #2	Open House Invitation	Joliet Junior College Community
Postcard #3	Give Commute the Boot	New Admits
Flyer #1	College Life is a Picnic	New Admits
Flyer #2	Take a Walk in the Park	J.J.C. Application Insert
Flyer #3	Refer a Friend	Residents
Course Catalog	Ad on the cover	Joliet Junior College Interest List
President's Letter	Message from President	All marketing packets
Banners/Signs		
Banner #1	Coming August 2002...	Drive-By
Banner #2	Clubhouse Now Open...	Drive By
Foot Signs	Signs Along Driveway	Drive By
Displays	Concourse Area (W/packets, candy and Managing Director's business cards)	On-Campus
Sign#1	College life can be a Picnic...	Campus buildings
Sign #2	Take a Walk in the Park	Campus buildings (Advertise RA info session)
Sign #3	College life can be a Picnic...	Campus buildings (Advertise Kick-off party)
Sign #4	Take a Walk in the Park (Replace sign #1 to provide new contact info once the Managing Director is in place)	Campus buildings
Sign #5	Come Learn about New Housing Campus Buildings	
Sign #6	Joliet Junior College's New Housing Grand Opening	

Advertisements

Press Releases, Newspaper and Cable TV ads	Come Find Out about Joliet Junior College's New Student Housing	Local/outlying areas

Other

Cups	"Take a Walk in the Park" (logo, building rendering, and phone number)	Current Students, new admits
Pens/Highlighters	Logo and phone number	Current Students, new admits
Course Catalog	Rendering with Ad Inside	All students / New Admits
Academic Cldr.	Rendering with Ad Inside	All Students
T-shirts	Founding Resident T-Shirts	New residents

Promotional

The Leasing Office will be transformed into a park. Picnic baskets with red and white gingham will hold cups, pens, highlighters, packets, toys, and candy. A "founding resident tree" will be created and hung on the wall. Residents will be leaves; staff members will be acorns. It will hang on the wall of the office to generate interest of the student body to see who will be living in the new housing. Styrofoam flower stickers will be put on the walls and desk. The office window will be covered with postcards and information. Once in the clubhouse, we will place picnic baskets on the table in the entryway as well as on the table in the waiting area.

Refer a friend and receive a $50 gift certificate may be tried if there is a "lull" in leasing activity following the initial rush. If a resident refers a friend and that friend fills out an application and pays the deposit, the resident will receive a $50 gift certificate.

Programs/Activities **Target Market:** **Joliet Junior College Students**

1. Resident Assistant Information Session
2. Kickoff Party
3. Table at Late Registration for Summer School
4. Open House
5. Opening of the Clubhouse
6. Grand Opening/Move-in

Programs/Activities **Target Market:** **Joliet Junior College Faculty & Staff**

1. Meetings with Faculty/Coaches to gain support for Joliet Junior College New Student Housing
2. Speak to the Administrative Staff
3. Speak to College Foundation Board
4. Speak to Board of Trustees
5. Open House
6. Grand Opening

Programs/Activities **Target Market:** **Joliet Junior College Community**

1. Open House
2. Press Releases
3. Newspaper/Cable Ads
4. Grand Opening

The following sample plan was used at Mineral Area College (Park Hills, Missouri) during the start-up leasing and marketing period. It will serve as a template for the Joliet Junior College lease-up.

	Arrange initial campus meeting with Director:	
4/14/00	Admissions	Regional / Director
4/14/00	Financial aid	Regional / Director
4/14/00	Police	Regional / Director
4/14/00	Athletics	Regional / Director
4/14/00	International office	Regional / Director
4/14/00	Facilities	Regional / Director
4/14/00	Continuing education/conference coordinator	Regional / Director
4/14/00	Student groups (greeks, RHA, student gov.)	Regional / Director
4/14/00	Series ad finalized - submit to school paper	Regional Manager
4/14/00	Kick-off Party in the Student Center	Regional / Director
4/14/00	Newspaper interview/article	President
4/14/00	Marketing footsigns erected on campus	Regional / Director
5/1/00	Daily leasing report implemented	Regional Manager
5/15/00	F.F. & E. List finalized	Regional Manager
6/1/00	Recruit Assistant Director	Regional / Director
6/15/00	Solicit landscape maintenance contract bids	Regional / Director
6/15/00	Finalize Assistant Director decision	Regional / Director
JULY	Move into club house	Regional / Director
JULY	Model open?????	Regional / Director
7/1/00	Assistant Director starts	Managing Director
7/1/00	Place ad for Maintenance Supervisor	Managing Director
7/1/00	Obtain pest control bids	Managing Director
7/15/00	Prepare move-in packet info/materials	Managing Director
7/15/00	Plan RA training	Managing Director
8/1/00	Maintenance Supervisor starts	Managing Director
8/1/00	Order F.F. & E. maintenance equipment	Regional / Director
8/1/00	RAs start - training starts	Managing Director

4/14/00	Continuing education/conference coordinator	Regional / Director
4/14/00	Student groups (greeks, RHA, student gov.)	Regional / Director
4/14/00	Series ad finalized - submit to school paper	Regional / Director
4/14/00	Kick-off Party in the Student Center	Regional / Director
4/14/00	Newspaper interview/article	Regional / Director
4/14/00	Marketing footsigns erected on campus	Regional / Director
5/1/00	Daily leasing report implemented	Regional / Director
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7/1/00	Assistant Director starts	Managing Director
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7/1/00	Obtain pest control bids	Managing Director
7/15/00	Prepare move-in packet info/materials	Managing Director
7/15/00	Plan RA training	Managing Director
8/1/00	Maintenance Supervisor starts	Managing Director
8/1/00	Order FF&E maintenance equipment	Regional / Director
8/1/00	RAs start - training starts	Managing Director

JOLIET JUNIOR COLLEGE
New Student Housing Management

CCHM QUALIFICATIONS

Century Campus Housing Management, L.P. (CCHM) is the nation's leader in the management of on-campus housing facilities. It currently manages, or has under contract to manage, over 18,000 beds of housing on 30 campuses in 11 states. CCHM only manages on-campus student housing. ***CCHM has never lost a management contract.***

CCHM was formed in 1991 to manage the student housing facilities being developed by its parent company, Century Development (Century). The Student housing facilities which CCHM manages along with some characteristics of the assignment are shown below:

		Ownership		*Housing Office*	
Institution	Number of Beds	Century Ground Leose	University/ College Owned	CCHM Manages All Campus Housing	CCHM Co-exists With University Housing
University of Houston	634	X			X
Texas Southern University	424	X			X
Texas State Tech. College	976	X			X
University of Texas-San Antonio	1965	X		X	
Louisiana State Univ.-Shreveport	480	X		X	
Oklahoma City University	488	X			X
University of Texas-Tyler	384	X		X	
Northwestern State University	512	X			X
Abilene Christian University	488	X			X
University of Texas-Arlington	960	X			X
Univ. of Houston-Clear Lake	288	X		X	
University of New Orleans	816	X			X
Henderson State University	288	X			X
University of Missouri-St. Louis	504	X			X
Univ. of Colorado-Colorado Springs	593		X	X	
Houston Baptist University	272	X			X
George Mason University	2800		X	X	
Webster University	280		X		X
University of Nebraska-Omaha	576	X		X	
Collin County Community College	296		X	X	
Arizona State University-East	431		X	X	
Rice University	222		X		X
Mineral Area College	224		X	X	
Jefferson College	216		X	X	
Rogers State University	256	X		X	
Three Rivers Community College	208		X	X	
Joliet Junior College	296		X	X	
Louisiana State University at Eunice	228		X	X	
ASU Main	332		X		X
Weber State	578		X	X	

The scope of the above assignments, with a few exceptions, includes a turn-key operation. The services provided include residence life, marketing, maintenance, housekeeping, summer conferences and accounting/reporting.

A rough breakdown of the housing inventory by type follows, which shows the breadth of our experience:

Residence Halls	4,000 beds
Apartments	13,000 beds
Homes / Mobile Homes	1,000 beds

The advantages of selecting CCHM follow:

1. **Experience** – no other management company manages more on-campus beds than CCHM.
2. **Focus** – CCHM only manages on-campus student housing. We are not distracted with off-campus housing or any other type of real estate management. With this focus, we have become adept at integrating an outsourced housing operation into university structures and cultures, each one unique.
3. **Depth** – over 600 employees dedicated to student-housing management. We have 6 regional managers and 30 director-level professionals creating an incomparable resource network.
4. **"Opening" Expertise** – we have opened, from new construction, over 12,735 beds of housing on university campuses. This unique experience will increase the likelihood of success of the facility on opening day and thereafter.
5. **Staff Qualifications** – almost all of our professional staff members have advanced degrees and institutional housing experience. The care and well being of the student residents is our first priority.

SECURITY PLAN

Security at the new student housing complex on the campus of Joliet Junior College is, as at all of Century Development's projects, a major priority. Century Development and Century Campus Housing Management will provide a safe and secure learning environment for all Joliet Junior College Students.

The design of the new facility will be critical to resident/guest safety and security. At other campuses, we have experience with a number of safety/security features including limited access gates/fences, card-key access, 24-hour desk operations, emergency phones, surveillance systems, and security patrols. As such, we will serve as a valuable resource to the design team.

The lease contract and community policies of the complex will contain language informing the residents of their responsibility for their own safety and of safety tips. At move-in, information will be distributed with emergency instructions and information. In addition, early programming each fall semester will include safety and security issues. Community Assistants (CA) will perform "rounds" several times each night and will be on-call after business hours via a pager. CA training includes safety and security topics.

Security and Safety Features

The entire site will be fenced with a six foot high wrought iron fence designed to complement the architectural style of the buildings. A voice dial box will allow for access to the vehicle and pedestrian gates. The laundry area and the study room within the clubhouse can be accessed 24 hours by means of coded door hardware. Units and individual bedrooms will be keyed with a system that provides no duplication, i.e., every bedroom key will be unique. In addition, a keyless deadbolt is installed in the front door to each unit. This provides limited access to the property as well as the building and units. Finally, a member of the CCHM staff and a CA will be on call 24 hours a day, seven days a week for any issue that may arise.

Visitors to the property, both pedestrian and auto, will be able to contact residents via telephone from the gate area, and be admitted by the resident from the comfort of their home.

Each unit is protected with a smoke detector and horn and the entire facility is sprinklered. Handicap units also have strobe lights installed throughout the unit. In addition, Century installs fire extinguishers in each kitchen.

CCHM Security & Safety Programming

An outgrowth of strong programming is the development of a Community Action Team. This group of concerned residents can meet to supplement social

programming for the community, but can also serve to communicate resident concerns to the management of the facility. Often, the Community Action Team is most successful in the form of a Crime Watch or Resident Shield group that supports our emphasis on safety and security, discussed later. It is important to assess the role that a proposed Residence Hall Association may have on the campus. When created, it would be preferred for our RHA and Community Action Team to integrate and co-program with existing community councils on campus.

Programming is only one part of developing a community that embraces individuality but also recognizes the part each person plays as a citizen in the community. Staff members must also be well trained and versed on holding residents accountable for their responsibilities to the community. Student and professional staff at the facility are trained on positive conflict resolution and management, counseling, and crisis management, as well as safety issues.

At Joliet Junior College, as at most colleges and universities, safety and security is important. Although we cannot promise that students will never find themselves to be a victim of crime, we can take measures to reduce this likelihood. CCHM promotes "personal responsibility for safety" and takes every opportunity available to educate residents about safety issues.

Prior to move-in we begin educating residents about safety by listing awareness and safety tips in the Community Policy document each resident must sign prior to taking occupancy. This section is quite lengthy and demonstrates our commitment to the topic. On move-in day, an Emergency Instruction & Important Safety Tip brochure is distributed that is tailored to each specific community and campus. Additionally, we often work with campus or local police to provide "Operation ID" in which students can register personal items of value. After taking occupancy, we continue to educate residents on safety issues by discussing the subject in monthly newsletters and through resident programming.

In the event a crime does occur at the facility, management, often in conjunction with campus police, may provide a community alert. It is common practice, in the event of a violent crime, that management and campus resources team join together and provide counseling services at the facility in the common community spaces, in order for students to have the ability to discuss their feelings and concerns about the incident.

The Managing Director of each facility is also required to create an ad-hoc safety committee. This committee focuses on safety issues pertaining to the physical aspect of the facility. Regularly the committee walks the facility looking for potentially hazardous problems such as uneven turf, sharp edges, obscured shrubbery, etc. At least weekly, a light check is done of every building on the facility and lights are replaced as needed.

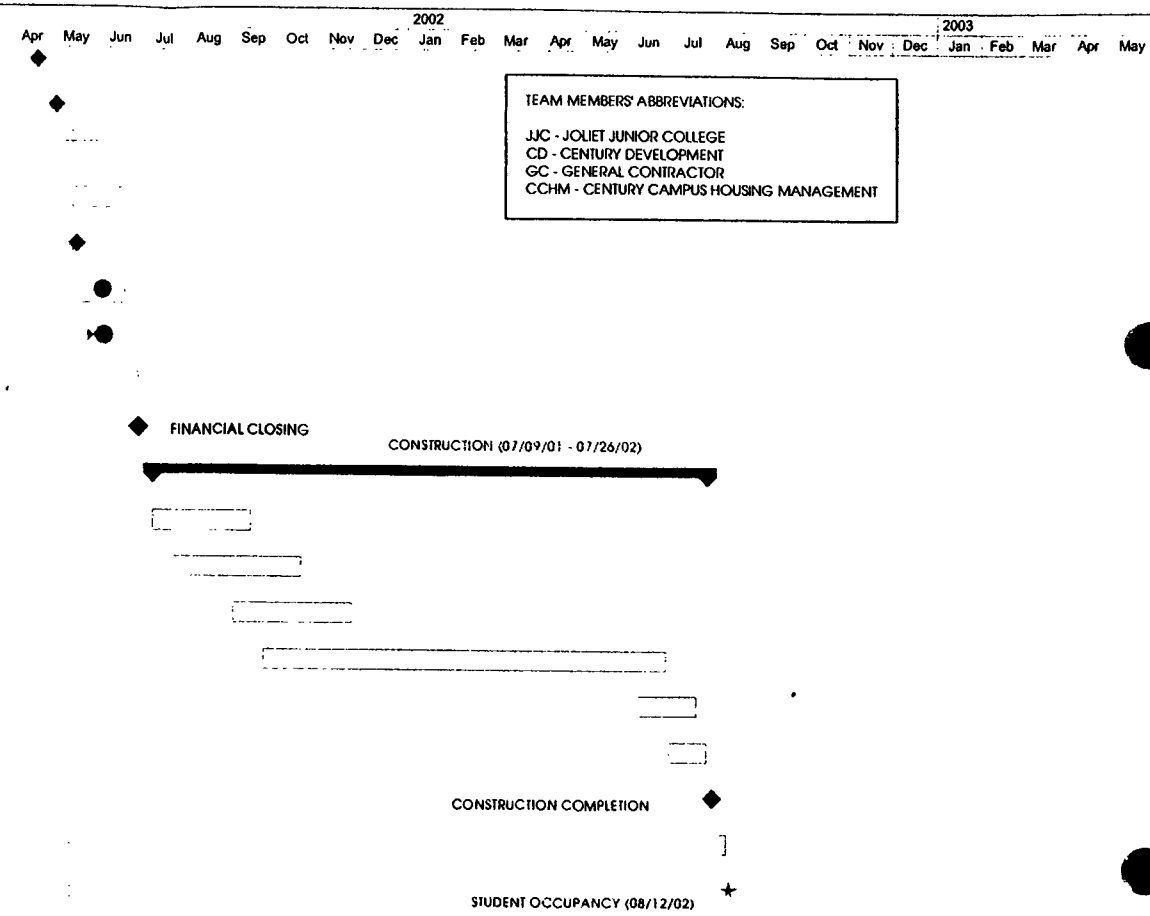
OWNERSHIP OF NEW STUDENT HOUSING

The new student housing project at Joliet Junior College is comprised of seven buildings in total, encompassing 128 units, yielding 296 total student beds. The complex contains 317 parking spaces, three trash receptacles, sand volleyball court, courtyard areas, pool with jacuzzi and a leisure pavilion. Site improvements besides the buildings and the above amenities include a detention area for the complex, site lighting, perimeter fence with vehicle entrance and exit gates, a pedestrian gate for campus access and landscaping. The entire complex, including the open space, and the real estate on which it resides will become the property of The Joliet Junior College Foundation. Joliet Junior College possesses current ownership of the aforementioned property. Coordinated with the project's financial closing (currently scheduled for June 2001), Joliet Junior College will deed the property to the Joliet Junior College Foundation.

Joliet Junior College

PROPOSED STUDENT HOUSING SCHEDULE

ID	Task Name	Start	Finish	Responsibility
1	Submit PUD Application	Fri 4/20/01	Fri 4/20/01	JJC/CD
2	Planning Commission Staff Review	Thu 5/3/01	Thu 5/3/01	JJC/CD
3	Construction Pricing	Mon 5/7/01	Fri 6/8/01	CD/GC
4	Permitting through City of Joliet	Wed 5/9/01	Fri 6/22/01	JJC/CD
5	Public Hearing/Presentation	Thu 5/17/01	Thu 5/17/01	JJC/CD
6	Pre-Council Meeting on PUD	Mon 6/4/01	Mon 6/4/01	JJC/CD
7	City Council Meeting on PUD	Tue 6/5/01	Tue 6/5/01	JJC/CD
8	Complete Financing Documents	Mon 6/25/01	Thu 6/28/01	JJC/CD/Underwriter
9	Close Financing/Sell Bonds	Fri 6/29/01	Fri 6/29/01	Underwriter
10	Start Construction	Mon 7/9/01	Fri 7/26/02	CD/GC
11	Site Work	Mon 7/9/01	Fri 9/14/01	CD/GC
12	Utilities	Mon 7/23/01	Fri 10/19/01	CD/GC
13	Foundations	Mon 9/3/01	Fri 11/23/01	CD/GC
14	Structures	Mon 9/24/01	Fri 6/28/02	CD/GC
15	Landscaping	Mon 6/10/02	Fri 7/19/02	CD/GC
16	Punchlist	Mon 7/1/02	Fri 7/26/02	CD/GC
17	Complete Construction	Wed 7/31/02	Wed 7/31/02	CD/GC
18	Deliver & Install Furniture	Mon 8/5/02	Fri 8/9/02	CD/CCHM
19	Student Occupancy	Mon 8/12/02	Mon 8/12/02	CCHM



5/11/01

Written Submittal Addendum #1

Residence requirements for New Student Housing

The new student housing complex located on the campus of Joliet Junior College will primarily comprise students of Joliet Junior College. As a stipulation of the bonds used to finance this transaction, "eligible tenants" are described in detail below.

The term "Eligible Tenants" is defined as follows: "Eligible Tenants" means any Person (i) registered as a student at the College, (ii) attending a program presented by the College, (iii) who is a member of the faculty of the College and who is residing at the College in connection with an established program of the College to provide enhanced educational benefits to persons described in clauses (i) or (ii) hereof, (iv) who is a visiting lecturer or other educator who has been engaged to present or assist in the presentation of an educational program by the College, or (v) employed in the management or maintenance of the Facilities whose availability at the Facilities during non-working hours is deemed by the Borrower to be beneficial to its ability to operate and maintain the Facilities and, in all cases, members of such Person's immediate family occupying the same residential unit.

Written Submittal Addendum #1

Additional Financial Information

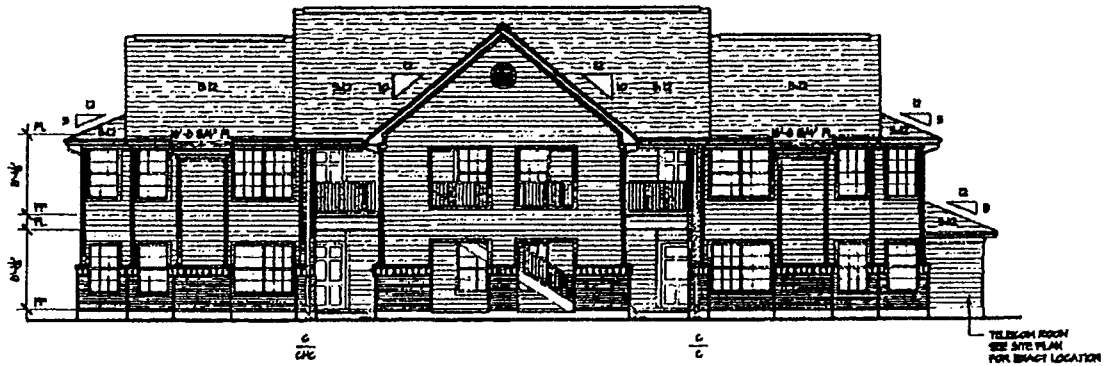
In addition to the complex primarily housing students, Joliet Junior College and Century Development would like to further the understanding of the financial arrangement of the project.

The bonds used to finance the project would be non recourse to the College's general fund and repayable solely from the revenues of the project. The bond purchaser (lender) understands this risk.

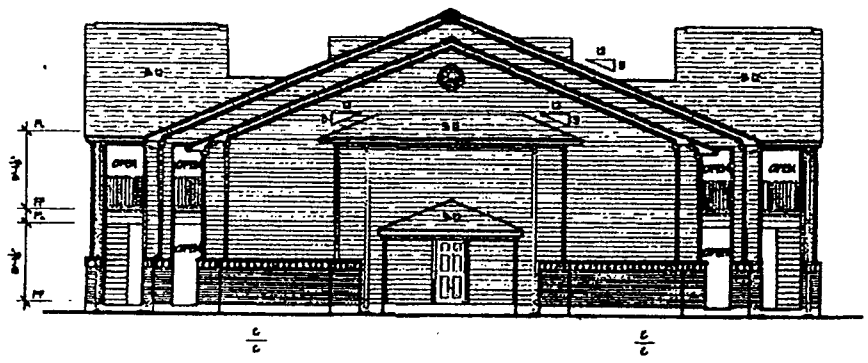
When the bonds are sold, a one (1) year debt service reserve is funded from the proceeds of the bonds. Should revenues be insufficient to cover the operating expenses and debt service of the project the following scenario would apply:

- First, the debt service reserve (DSR) would be drawn upon to meet the project's obligations. Utilization of the DSR funds would constitute a technical default but not a monetary default on the bonds.
- Upon a technical default the lender could replace the management company with an alternative manager.
- If the DSR funds are exhausted and there is a default on the payment of the principal and interest, then the lender can exercise his remedies.

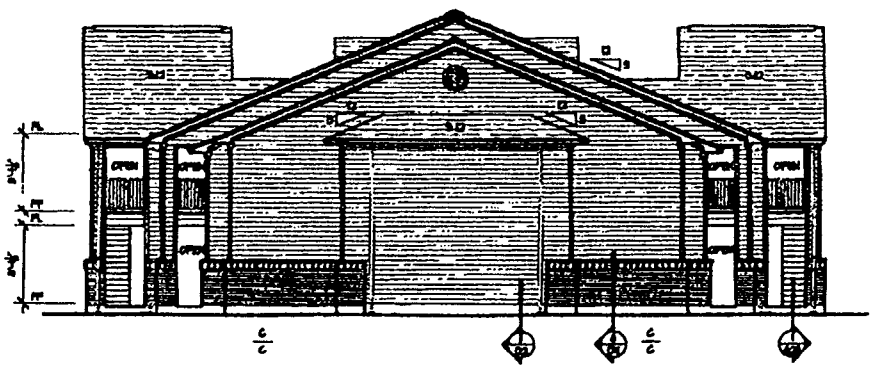
    1. The bond purchaser (lender), to protect the tax exempt bond status and because the project is on College land, can still only lease to students, faculty and other College related, eligible tenants as defined by IRS statue.
    2. The lender would only be entitled to the revenues of the project (whatever they were) to satisfy his debt.
    3. If there is a revenue shortfall, the unpaid principal, interest and penalties would accrue until paid, and the College would be entitled to cash flow after these accrued obligations were paid in full.



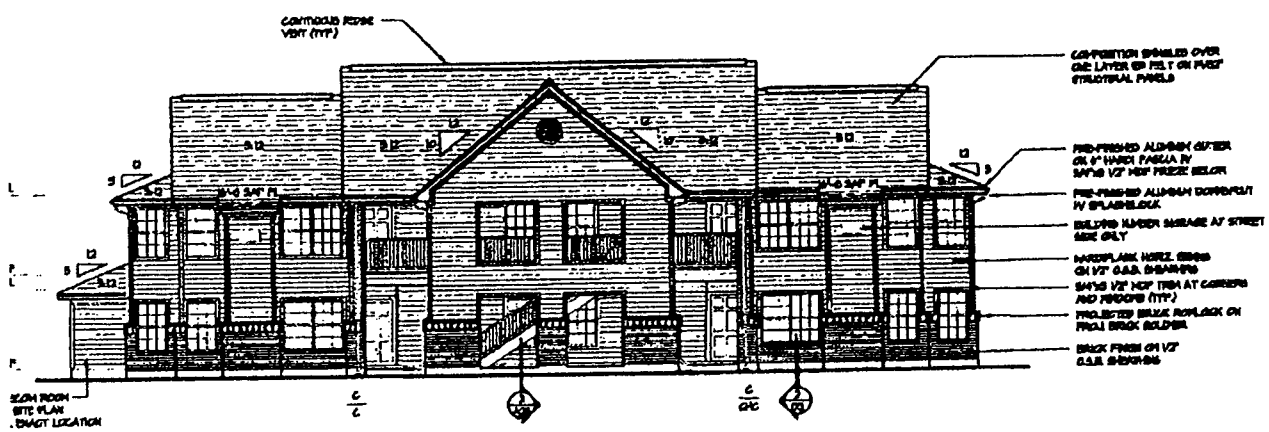
COURTYARD ELEVATION
BUILDING TYPE I



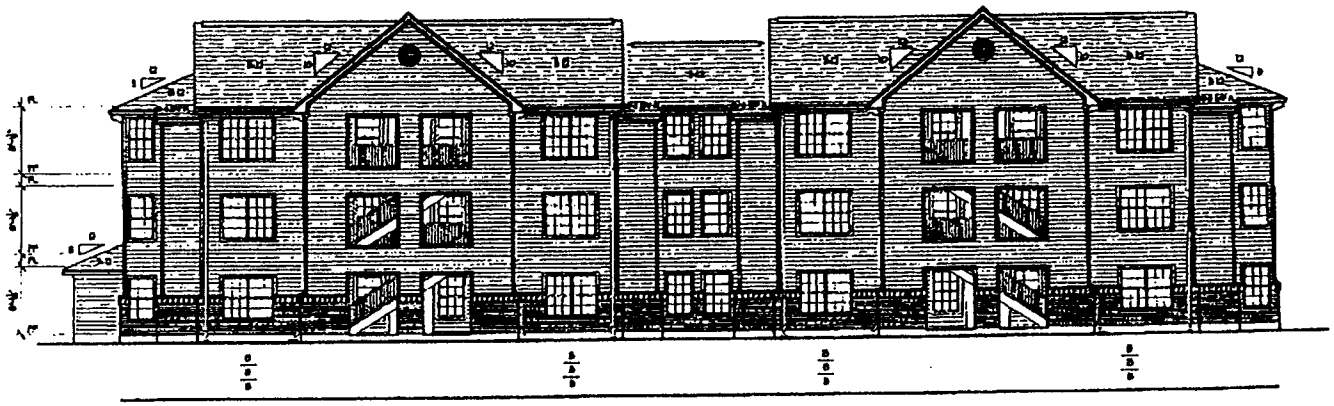
LEFT END ELEVATION
BUILDING TYPE I



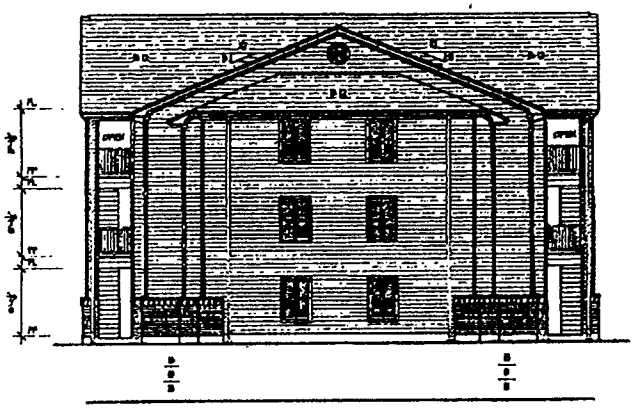
RIGHT END ELEVATION
BUILDING TYPE I



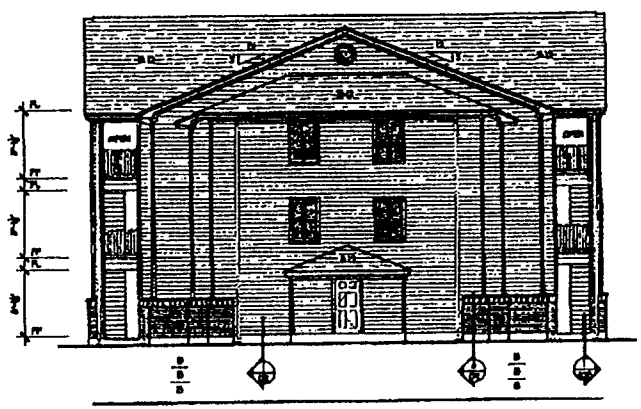
STREET SIDE ELEVATION
BUILDING TYPE I



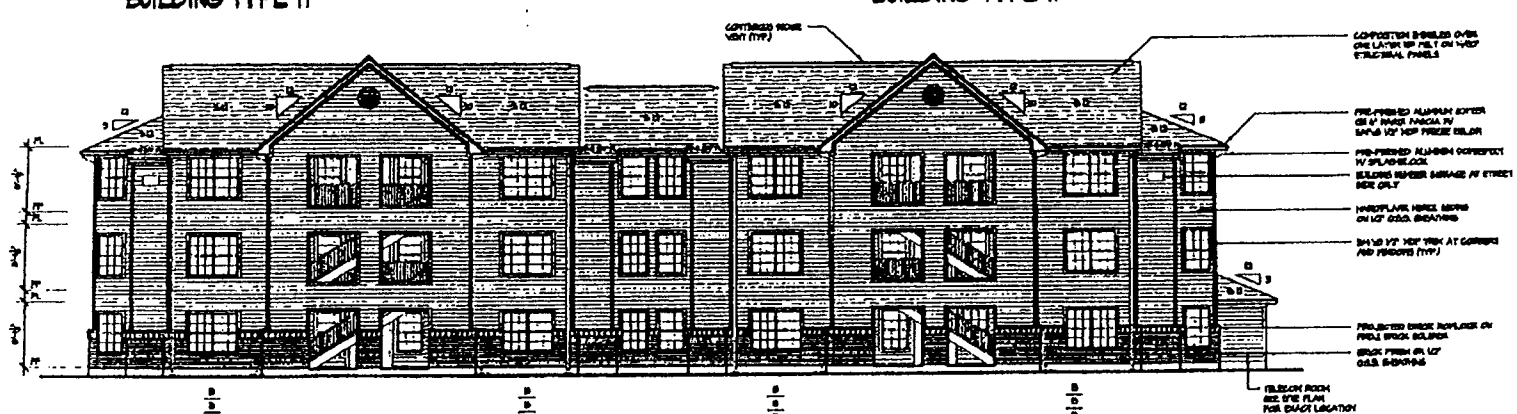
COURTYARD ELEVATION
BUILDING TYPE II



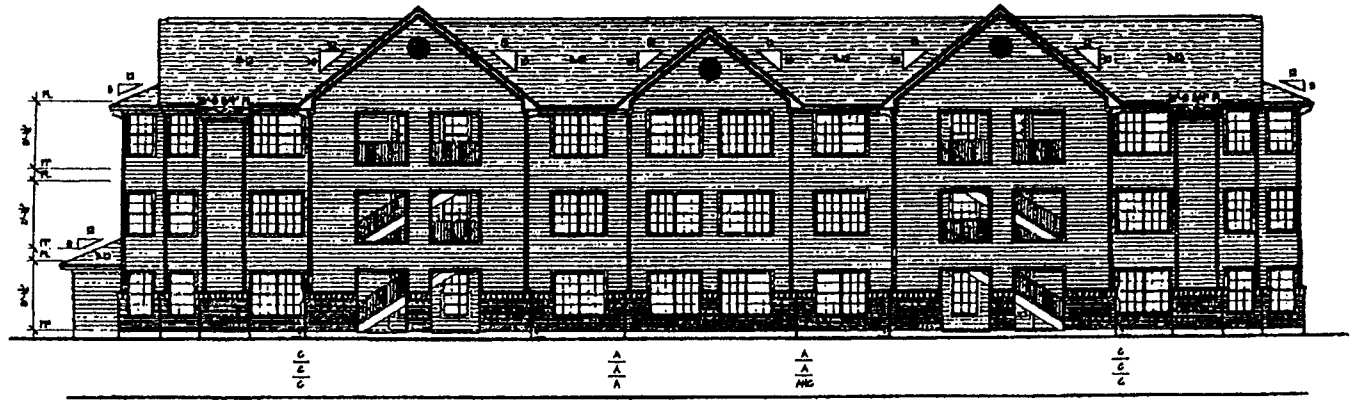
LEFT END ELEVATION
BUILDING TYPE II



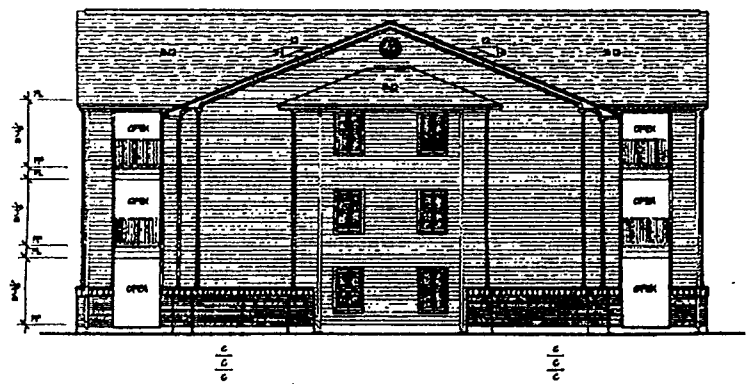
RIGHT END ELEVATION
BUILDING TYPE II



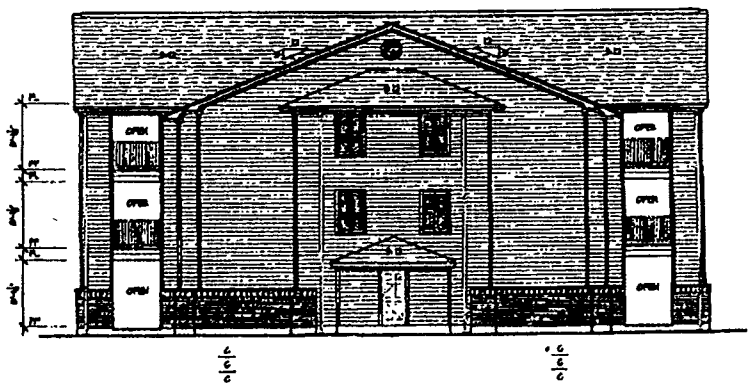
STREET SIDE ELEVATION
BUILDING TYPE II



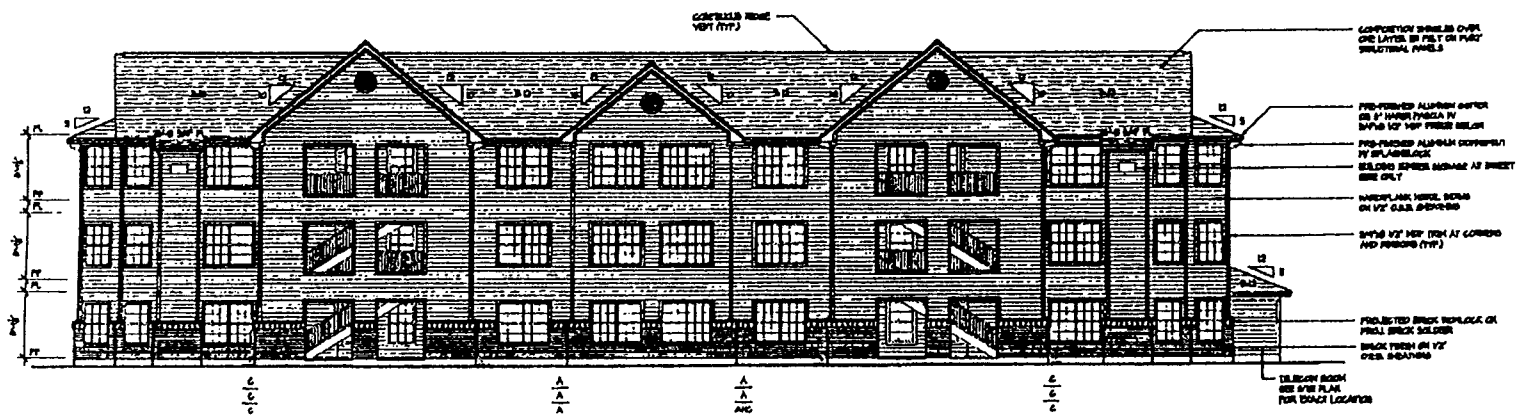
COURTYARD ELEVATION
BUILDING TYPE III



LEFT END ELEVATION
BUILDING TYPE III



RIGHT END ELEVATION
BUILDING TYPE III

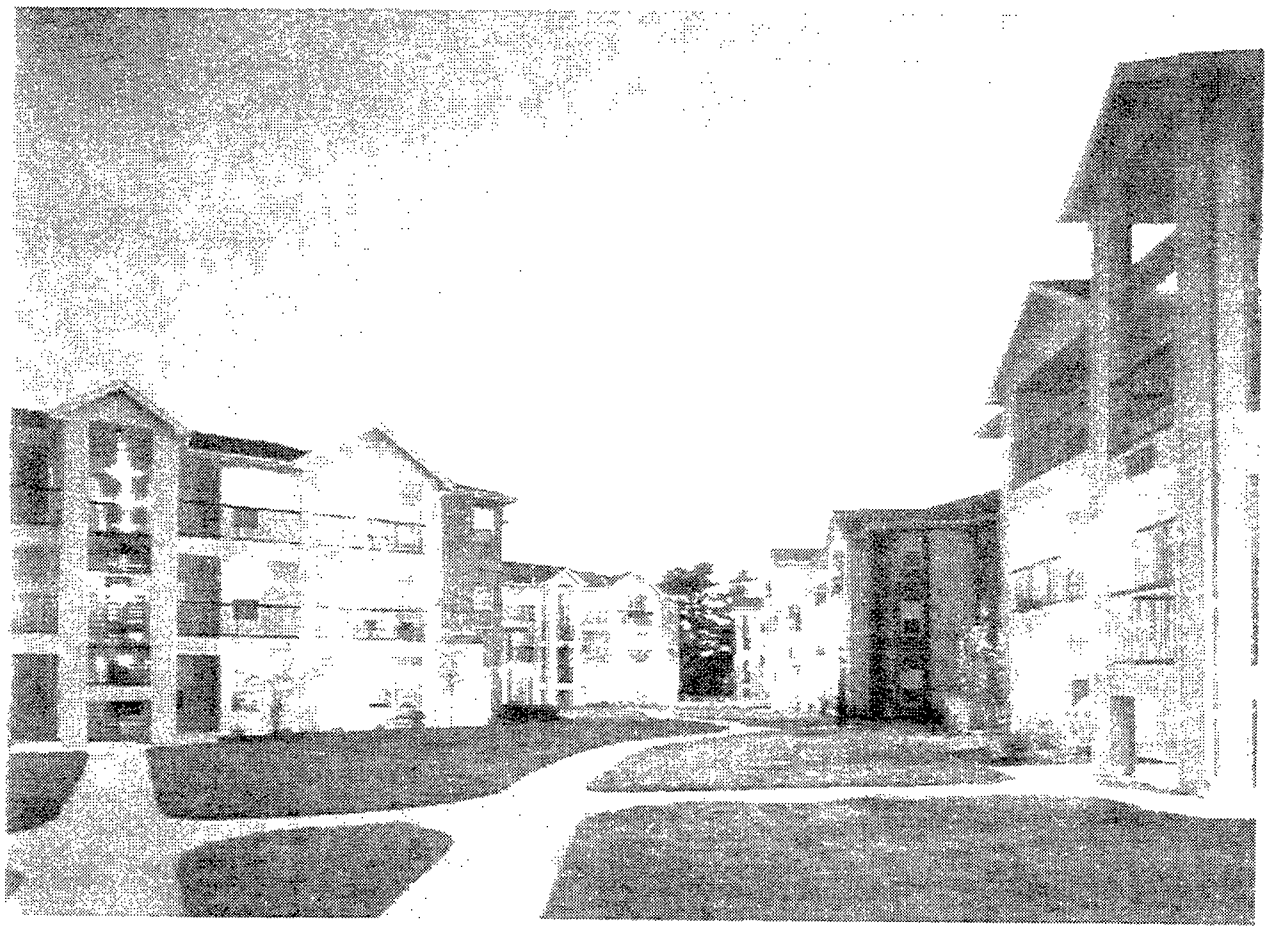


STREET SIDE ELEVATION
BUILDING TYPE III

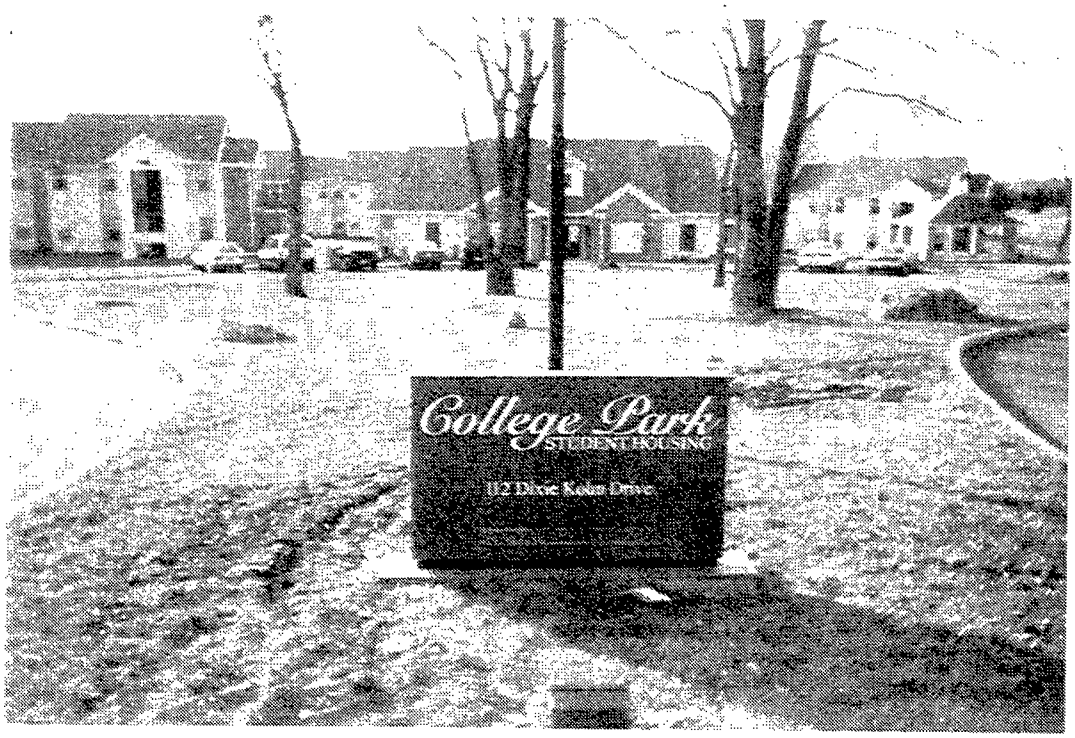
Hardiplank Siding
Possible Color Schemes

Creamy White SW2445
Palais White SW2429
Nimbus White SW2421
Alpine White SW2427
White Heron SW2425
Restful White SW2449
Perma White SW2130
Egret White SW2004
White SW2123
Everest White SW2137

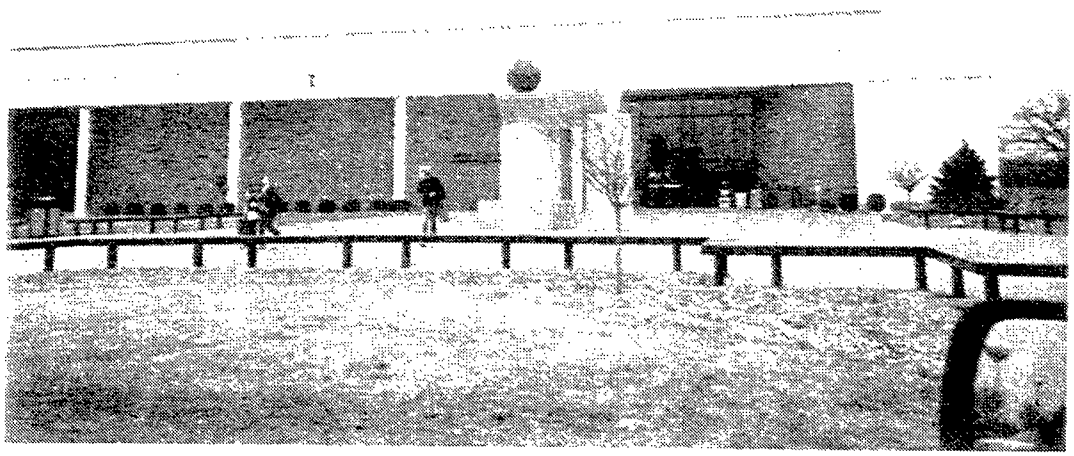
Similar Project Example



Example of Signage



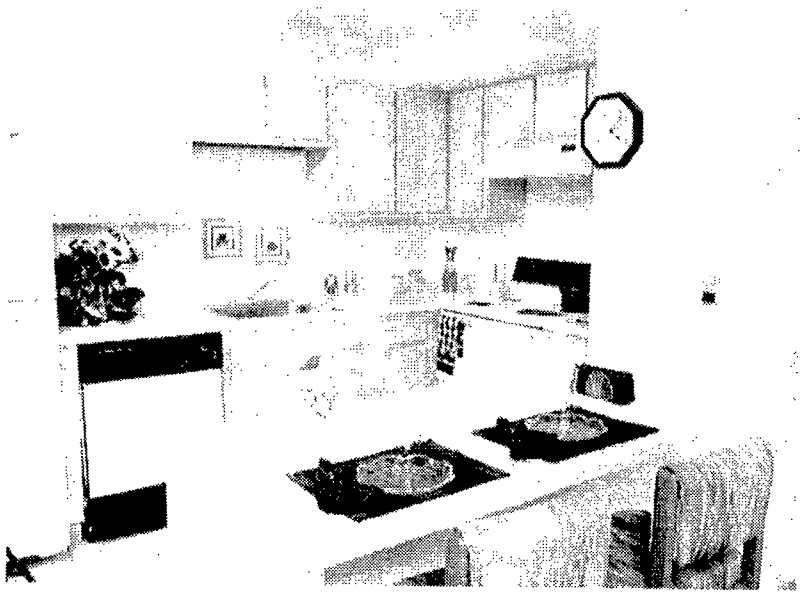
Sample Color of Finished Brick



P-10-01
PUD-4-01



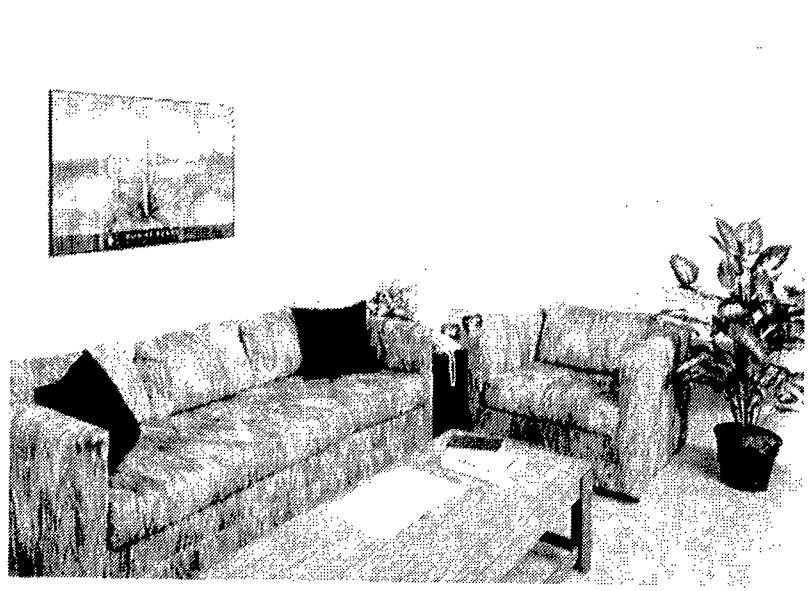


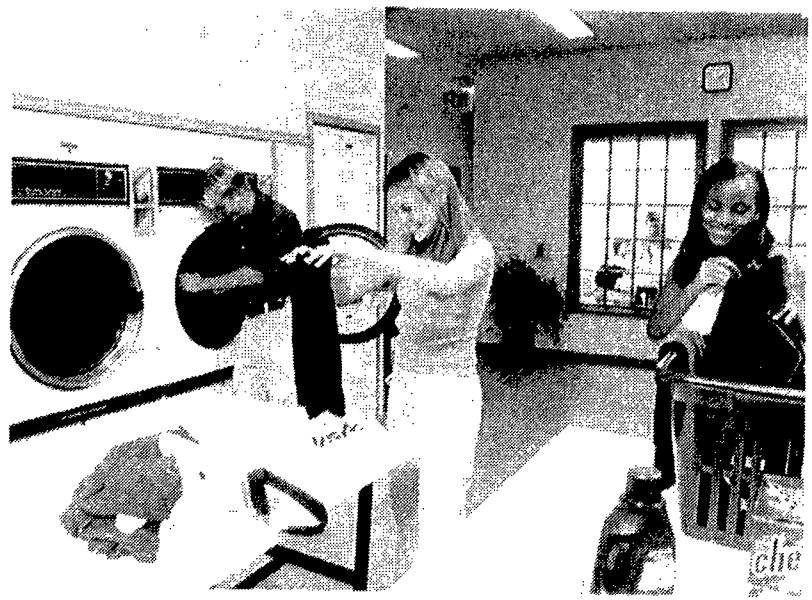




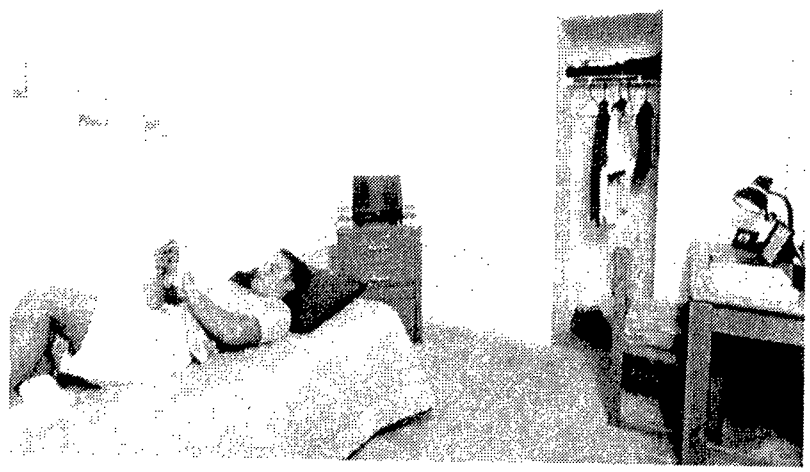
Student Life

P-10-01
PUD-4-01









Student Life

STAFF REPORT

DATE: May 10, 2001
TO: Plan Commission
FROM: Planning Staff

SUBJECT: PUD-4-01: Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision
P-10-01: Preliminary Plat of Joliet Junior College Subdivision

GENERAL INFORMATION:

APPLICANT: J.D. Ross, President Joliet Junior College

REQUESTED ACTION: Approval of Preliminary/Final PUD and a Preliminary Plat

PURPOSE: To develop a 128 unit student housing facility

EXISTING ZONING: R-1 (single-family residential) zoning.

LOCATION: Joliet Junior College Campus, 1215 Houbolt Rd

SIZE:

Lot 1 (student housing)-	15.0 acres
Lot 2 (remainder of campus)-	409.3 acres
Total Joliet Junior College Campus-	424.3 acres

EXISTING LAND USE: Joliet Junior College Campus

SURROUNDING LAND USE & ZONING: (perimeter zoning)

NORTH:	Residential, RB, R5 & undeveloped County zoning
SOUTH:	Rock Run Business Park, B3, I-1
EAST:	Commercial, Residential, R2, B3
WEST:	Residential County zoning

SITE HISTORY:

Joliet Junior College started in 1901 in Joliet Township High School, and now is serving a population of more than 400,000 people in seven counties. In February 1968, the Board of Trustees of JJC selected 368 acres on the west side of Joliet for a new campus. Since then, JJC has been offering classes at this location. 2001 marks the 100-year celebration of this nation's oldest public community college.

SPECIAL INFORMATION:

The Joliet Junior College Subdivision will create 2 lots for the development of a 128-unit garden style student housing facility.

There will be six separate residential buildings, five 3-story and one 2-story, constructed at this location. The buildings will be a mix of 3 different floor plans with efficiencies, 2-units, 4-units and a manager unit. The number of units is as follows:

Unit Type	Unit Sq.Ft.	# of Units
Four Bedroom/two bath	873	19
Two Bedroom/two bath	610	96
Efficiency	495	12
Manager	873	1
TOTAL		128

The total project will house a maximum of 296 students. The buildings will be wainscoted on the first floor with finished brick and will be sided with hardiplank horizontal siding.

The project will also include a 5,000 sq.ft. Clubhouse, which will have meeting/study rooms, laundry facilities and space for an outdoor pool. This structure will also have a finished brick façade, and an outdoor pavilion constructed nearby.

Parking for 317 cars will be provided on site. Vehicle access to the site will be permitted from Olympic Blvd., to the South and the Southern Loop Rd., of JJC. The entire site will be fenced with a six-foot wrought iron fence and a voice dial box will provide entry into vehicle and pedestrian gates. Pedestrian access from this residential facility to the JJC campus will be provided via proposed sidewalks, and the existing bike path.

Security for the facility will be provided by the JJC Campus Police.

The entire property will be owned by the Joliet Junior College Housing Foundation, and built/managed by Century Development. Century Development manages on-campus student housing on 30 campuses in 11 states.

The project will be completed in time for the opening of the Fall 2002 semester.

There are some outstanding issues that staff has requested that Century Development address and they are as follows:

1. Timetable for development;
2. Proposed signage for the facility;
3. Maximum occupancy policy for the Manager & Efficiency units;
4. Color schemes for proposed buildings;

5. Wainscoting with brick around the entire perimeter of each residential building;
6. That the long ends of the proposed residential buildings be revised and windows be provided;
7. That elevations for all four sides of the proposed buildings be made available;
8. That the windows of the Clubroom in the Clubhouse be reviewed and possibly enlarged; and
9. Staff also requested that a 6' berm be installed around the perimeter of the site.

Should the Plan Commission recommend approval of this Preliminary/Final Planned Unit Development there should be a finding of the following:

1. That the P.U.D. and Preliminary Plat not be subject to the Park Donation Ordinance;
2. That the P.U.D. and Preliminary Plat not be subject to the School Donation Ordinance;
3. That the similarity of architectural form and style among buildings is integral to the character of a unified development plan and in which the high quality of building materials, building plans or site plan overcome the presumed deficiencies of similarity, thereby negating the need for an anti-monotony plan;
4. That the density of this P.U.D. be allowed to exceed the maximum density allowed by the P.U.D. ordinance, but cannot exceed 128 units for this phase of the proposed development; and
5. That occupancy for units at this location not exceed 296 people
    a. Four unit apartments only be rented to four people
    b. Two-unit apartments only be rented to two people
    c. Efficiencies only be rented to one person (exception for Manager Unit and other exceptions to be determined by staff and Centruy Development);

COMMUNITY DESIGN REVIEW BOARD:

The Community Design Review Board met on May 3, 2001. Minutes of the meeting are on file with the department

ANALYSIS:

The approval of the Preliminary/Final PUD and Preliminary Plat will allow the development of Joliet Junior College Subdivision, which is in character with the surrounding area.

PUD-4-01: PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT OF JOLIET JUNIOR COLLEGE STUDENT HOUSING SUBDIVISION
P-10-01: PRELIMINARY PLAT OF JOLIET JUNIOR COLLEGE SUBDIVISION

Mr. Haller gave the planning staff report.

J.D. Ross, President of Joliet Junior College, 119 Inwood Drive, Joliet, appeared on behalf of the petition. He then gave a short presentation describing Joliet Junior College, it's programs and why housing for Joliet Junior College students is needed.

Michael McGrill, Chairman of the Culinary Arts/Hotel-Restaurant Management Program, explained that their program is the fourth oldest culinary arts program in the U.S. He said students choose JJC because it's more inexpensive than other culinary arts programs, so it attracts students from a great distance. Parents are concerned about where their college students will live when attending Joliet Junior College.

Dr. Jim Ethridge, 710 Dover Way, Shorewood, IL, Chairman of the Agriculture and Horticulture Sciences and Veterinary Medical Technology, stated he has been at JJC since 1972. At that time there were 9 people in horticulture, there are currently 400. This junior college district recruits students from far away due to lack of these programs in their areas. The Veterinary program is brand new and state-of-the-art. There is a need in the Chicago 6 collar counties for 5,000 employees trained in veterinary technology immediately. JJC is currently training 36 students a year with one coming from Poland next year. One of the major challenges is finding affordable housing for the students in these programs, especially coming from rural areas and finding the rents so high in this area.

Dr. Ross said the Joliet Jr. College Foundation has set up a Limited Liability Corporation (LLC), which will work with Century Development Corporation to construct and manage the property. He introduced Jim Short, president of Century Campus Housing Management.

Mr. Short, Houston, Texas, spoke of how the project will be operated. There will be a security gate and a pedestrian gate. They bring a lot of student development theories to the management of the housing. They will be directed by JJC in regard to their policies. They will have on-site professional management.

Vince Spencer, Century Development, explained the history of that company. They will be the project managers, construction management and provide post construction services. He then described the construction materials that will be used, and provided pictures of some of their other projects, including public areas and student living areas.

Dr. Ross said the goal of this project is to provide safe, affordable housing for their students. Through their R.F.P. they narrowed this project down to Century because of their capability to manage both construction and management of this type of housing.

Mr. Strader asked various questions regarding construction materials and the timetable for construction. Century explained that they would have the facilities inspected periodically to maintain construction integrity.

Mr. Gerl inquired about the security and safety of the students living here.

Mr. Short said there would be two adult managers living on-site and a student staff (RA's) each assigned a certain area of students. It will be their responsibility to be on-call for any problems that could arise. The JJC Campus Police will be available if needed. The Joliet Police Department will provide mutual aide. Alcohol will be prohibited from the facility.

The City of Joliet will inspect the buildings.

Mr. Kella asked about funding.

Mr. Spencer explained that Will County will be issuing the bonds through Foundation Housing LLC, and those private funds will fund this project. Foundation Housing LLC will own the property. Century has no ownership stake in this project.

Mr. Millsap asked about sewer and water tap on fees, school site contributions and park site donations.

Mr. Haller said they have requested a waiver because this is a school project, and won't impact the school districts. There will be Forest Preserve accessibility and the sports complex at the college. Therefore, the school site contribution and park donation ordinances will be waived. There will also be a waiver to the anti-monotony ordinance and the density usually allowed in our developments. All of these things will be covered under the PUD process. He said there would be a new road constructed to get to this property from Olympic Drive, which is a dedicated street. This will create a new access to JJC that will relieve traffic congestion to JJC. The City is working on a new traffic signal at this entrance at Houbolt and Olympic.

Mr. Pasteris asked about the storm water drainage.

Jerry Papesh said the property has quite a bit of relief from east to west. He pointed out the storm water detention basin and how the water drains into Rock Run Creek.

No one appeared in opposition to the petition.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision and the Preliminary Plat of Joliet Junior College Subdivision and the Preliminary Plat of Joliet Junior College Subdivision. Ms. Thomas seconded the

motion which passed unanimously with eight aye votes. Voting aye were: Susner, Thomas, Gerl, Kella, Millsap, Plyer, Strader and Pasteris.

COUNCIL MEMO NO. 670-'01

OFFICE OF THE CITY MANAGER
JOHN M. MEZERA
CITY MANAGER
PHONE 815/ 724-3720
FAX 815/ 724-3737

CITY OF JOLIET

150 W. JEFFERSON STREET
JOLIET, ILLINOIS 60432-4158

June 11, 2001

TO: Mayor and City Council

FROM: John M. Mezera, City Manager

SUBJECT: PUD-4-01: Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision
P-10-01: Preliminary Plat of Joliet Junior College Subdivision
RP-13-01: Recording Plat of Joliet Junior College Subdivision

BACKGROUND:
The Joliet Junior College Subdivision will create 2 lots for the development of a 128-unit garden style student housing facility, located on the existing Joliet Junior College (JJC) Campus. The campus is currently 424 acres in size, and 15 acres will be set aside for this project. There will be six separate residential buildings, five 3-story and one 2-story, constructed at this location. The buildings will be a mix of 3 different floor plans with efficiencies, 2-units, 4-units and a manager unit. The number of students per unit, number of units, and the total square footage per unit is as follows:

Unit Type	Maximum Students per Unit	# of Units	Total Unit Sq.Ft.
Four Bedroom/two bath	4	19	873
Two Bedroom/two bath	2	96	610
Efficiency	2	12	495
Manager[1]	4	1	873
TOTAL		128	

The total project will have 128 units (8.5 units/acre) and will house a maximum of 296 students. The density is reasonable because it is student housing centrally located on this large campus. The buildings will be brick wainscoted on the entire first floor. The maintenance room on the end of each building will also be brick faced. Each individual unit will have their own personal balcony. The horizontal siding to be installed will be a variation of white, similar to the existing JJC campus buildings.

The project will also include a 5,000 sq.ft. Clubhouse, which will have meeting/study rooms, laundry facilities and an outdoor pool. This structure will also have a finished brick façade. An outdoor pavilion will also be constructed nearby.

[1] Manager and Immediate Family

Sufficient parking for 317 cars will be provided on site. Vehicle access to the site will be permitted from Olympic Blvd., to the South and the Southern Loop Rd., of JJC. Pedestrian access from this residential facility to the JJC campus will be provided via proposed sidewalks, and the existing Forest Preserve bike path. All improvements in this development are private.

A six-foot wrought iron fence will surround the site and a 2' to 4' berm will be placed on the north, east and west borders of the property. The south border of JJC's property will also be improved with a berm by the developers of the adjoining Rock Run Business Park. Entry to the gated residential community will be via a dial/voice system at both the pedestrian and vehicle entrances. The JJC Campus Police will provide security for the facility.

The Joliet Junior College Housing Foundation will own the 15 acres site and the housing complex. The project will be built/managed by Century Development. They manage on-campus student housing on 30 campuses in 11 states. The housing will be completed in time for the opening of the Fall 2002 semester.

PUBLIC HEARING:

The Plan Commission reviewed this petition at its May 17, 2001 hearing. Mr. Haller gave the planning staff report. Dr. J.D. Ross, President of JJC, appeared on behalf of the petition. He then gave a short presentation describing JJC, it's programs, and why housing for JJC students is needed. Mr. Michael McGrill, Chairman of the Culinary Arts/Hotel-Restaurant Management Program, and Dr. Jim Ethridge, Chairman of the Agriculture and Horticulture Sciences and Veterinary Medical Technology Department, succeeded him with presentations.

Dr. Ross said the Joliet Junior College Foundation has set up a Limited Liability Corporation (LLC), which will work with Century Development Corporation to construct and manage the property. He introduced Jim Short, president of Century Campus Housing Management, Houston, Texas, and Vince Spencer, Century Development who spoke of how the project will be operated.

The Plan Commission asked questions concerning construction materials, security and safety, funding, City fees/regulations and drainage. All Plan Commission questions were answered by representatives from JJC, Century Development and Staff. Minutes of the meeting are attached. No one appeared in opposition to the petition.

RECOMMENDATION OF THE PLAN COMMISSION:

Mr. Kella moved that the Plan Commission recommend the City Council approve the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision and the Preliminary Plat of Joliet Junior College Subdivision. Ms. Thomas seconded the motion, which passed unanimously with eight aye votes. Voting aye were: Susner, Thomas, Gerl, Kella, Millsap, Plyer, Strader and Pasteris.

ANALYSIS

Staff has reviewed this matter and the character of the buildings, site plan and high quality of materials are sufficient that an anti-monotony plan is not required for this development. The sponsors of this project are also requesting a waiver from the requirements of school and park site contribution ordinances. This housing is for students who will not impact local grade or high schools. In addition, the on-campus recreation facilities will satisfy the majority of the residents needs. The respective school and park districts were contacted by JJC regarding this matter and there have been no objections. Therefore, staff is of the opinion that the Plan Commission's recommendation be adopted.

RECOMMENDATION OF THE ADMINISTRATION:

The administration concurs with the Plan Commission's recommendation and recommends the City Council find and adopt the following:

1. An ordinance approving PUD-4-01: Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision;
2. An ordinance approving P-10-01: Preliminary Plat of Joliet Junior College Subdivision;
3. An ordinance approving RP-13-01: Recording Plat of Joliet Junior College Subdivision;
4. That the petition not be subject to the Park or School donation ordinances and not be required to submit a anti-monotony plan; and
5. That the proposed PUD density be approved at 8.5 units/acre (which exceeds the underlying R-1, single-family residential district zoning.)

Subject to the following conditions:

A. That occupancy for units at this location not exceed 296 people and that
   a. Four-units only be rented to four people or less;
   b. Two-units only be rented to two people or less;
   c. Efficiency units only be rented to two people or less; and
   d. The Manager unit only be rented to Manager and immediate family (four people or less).

B. That the property participates in the Neighborhood Services Division, Rental Inspection Program.

C. That the berm to be installed, by agreement between Industrial Development International, Inc., (IDI) and Joliet Junior College, in the Rock Run Business Park on the southern border of Joliet Junior College's property be completed before September 1, 2002.

D. That the information provided as, "Planned Unit Development, Written Materials Submission, City of Joliet, Joliet Junior College New Student Housing" including addendums, restrictions and commitments for items such as tenant eligibility, security, unit occupancy, initial rental rates, staffing, management, marketing, balconies for each unit, etc. be adhered too.

E. Payment of all required building permit and tap-on fees prior to commencement of construction.

Respectfully Submitted,

[redacted]

John M. Mezera, City Manager

CONCURRENCE:

[redacted]

James M. Haller, Director
Community & Economic Development

[redacted]

Donald J. Fisher, Director
Planning Division

[redacted]

Alfredo Melesio
Planner I

DATE: March 12, 2026

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: PUD-3-26: Amendment to the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision (Ordinance #13226)

GENERAL INFORMATION:

APPLICANT:	Midwest REO V LLC
STATUS OF APPLICANT:	Contract Purchaser
OWNER:	Rock Run Residences, LLC
REQUESTED ACTION:	Approval of an amendment to the Planned Unit Development ordinance from 2001 to remove tenant eligibility and occupancy conditions (Conditions A and D)
PURPOSE:	To allow the existing multi-family development to be occupied by tenants that are not affiliated with Joliet Junior College
EXISTING ZONING:	R-1 (Single-Family Residential); Planned Unit Development of Joliet Junior College Student Housing Subdivision
LOCATION:	1524 Richard T. Rivera Way (05-06-23-304-004-0000) (Council District #5)
SUBDIVISION SIZE:	15 acres
EXISTING LAND USE:	Multi-family residential community

SURROUNDING LAND USE & ZONING:

NORTH: Joliet Junior College property, R-1 (single-family residential)
SOUTH: Industrial, I-1 (light industrial)
EAST: Joliet Junior College property, R-1 (single-family residential)
WEST: Joliet Junior College campus, R-1 (single-family residential); and
Industrial, I-1 (light industrial)

SITE HISTORY: The Planned Unit Development of Joliet Junior College Student Housing Subdivision was approved in June 2001. The record plat that was approved with the PUD created Lot 1, which is 15 acres and was subsequently developed with a 128-unit multi-family housing development. The development contains six residential buildings and one clubhouse building. The site is located to the southeast of the main campus for Joliet Junior College (JJC) and is accessed by a private road, Richard T. Rivera Way, that is owned and maintained by JJC. The Rock Run Trail and the Rock Run Business Park industrial subdivision border the west and south sides of the subject site.

The property is within the R-1 (single-family residential) zoning district. The existing PUD will continue to allow a seven-building multi-family development as a legal nonconforming use of this property in the R-1 district.

As outlined in the 2001 staff report and PUD materials, the development was to be owned by the Joliet Junior College Foundation and to be occupied by people affiliated with JJC, such as students, faculty, and staff. Following its construction, the development operated under these tenancy conditions for many years. In 2017, foreclosure was filed for the mortgage held by the Foundation. In 2019, the property was sold to the current owner. At some point in its history, the development also began serving tenants not affiliated with JJC. According to the petitioner, it is currently occupied by a mix of JJC-affiliated tenants and non-JJC-affiliated tenants.

Ordinance #13226 which approved the Planned Unit Development included conditions related to tenant eligibility and occupancy numbers for the units. Per the Zoning Ordinance, all conditions imposed as part of a PUD “shall run with the land and shall not lapse or be waived as a result of a subsequent change in tenancy or ownership” of the site. Therefore, the ordinance would need to be formally amended if any current or prospective owner wished to modify or remove the tenant and occupancy requirements. Ordinance #13226 and the PUD written materials are included as an attachment.

As an additional ordinance condition, the development was required to participate in the Neighborhood Services Division’s Rental Inspection Program. The development has been enrolled in the program since at least 2007 and has current rental certificates that expire in March and April 2026.

SPECIAL INFORMATION: The petitioner, who is the contract purchaser of the property, requests to amend the conditions of Ordinance #13226 to allow non-JJC-affiliated tenants within the existing residential development at 1524 Richard T. Rivera Way. The development is already operating with a mix of JJC-affiliated tenants and non-JJC-affiliated tenants. Approval of the PUD amendment would formally remove the tenant

eligibility requirements included under Condition D of the ordinance. According to the petitioner, the development is not viable if tenancy is limited to individuals affiliated with JJC due to demonstrated limited demand from JJC students, staff and faculty. However, the petitioner states that general market demand exists for these rental units.

Additionally, the requested amendment would remove Condition A, which regulates the number of occupants of each unit by bedroom count. Residential occupancy is already regulated based on bedroom and dwelling square footage by the International Property Maintenance Code through the Neighborhood Services Division. Removal of this condition would allow this development to function like any other multi-family residential development within the City. According to the petitioner, the total occupancy of the development is not expected to significantly change due to removal of this condition, and the development will continue to function with similar occupancy as it has now.

The development will continue to be required to participate in the City's Rental Inspection Program. The Neighborhood Services Division is aware that the development already serves non-JJC-affiliated tenants and does not have any concerns with this request to amend the PUD conditions.

The petitioner has reached out to the JJC administration to discuss this request. According to the petitioner, they are in the process of finalizing a separate private agreement with JJC related to maintenance of Richard T. Rivera Way.

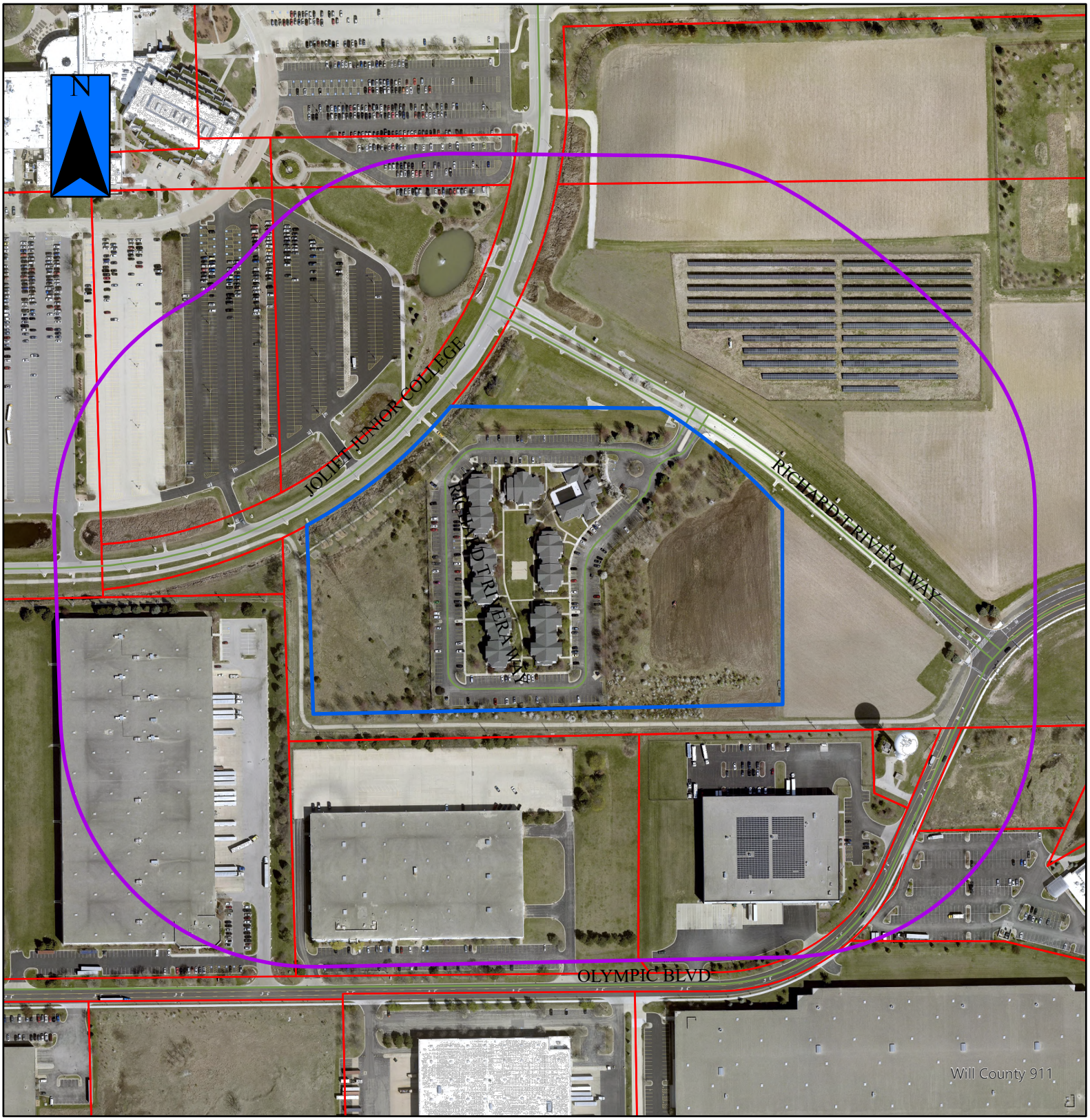
RECOMMENDED ACTION: Approval of the amendment to Ordinance #13226 to remove conditions A and D will allow the existing multi-family development to serve tenants that are not affiliated with Joliet Junior College. The amendment will not change any physical aspects of the development, including the number of units and the exterior appearance. Staff supports the requested amendment and does not believe the change will have a significant impact on the character of the area. Due to current market conditions, the development may not be financially viable if the current tenant eligibility requirements remain.

Figure 1: Subject site at 1524 Richard T. Rivera Way (2025)



Figure 2: Existing residential building at the subject site (June 2023)



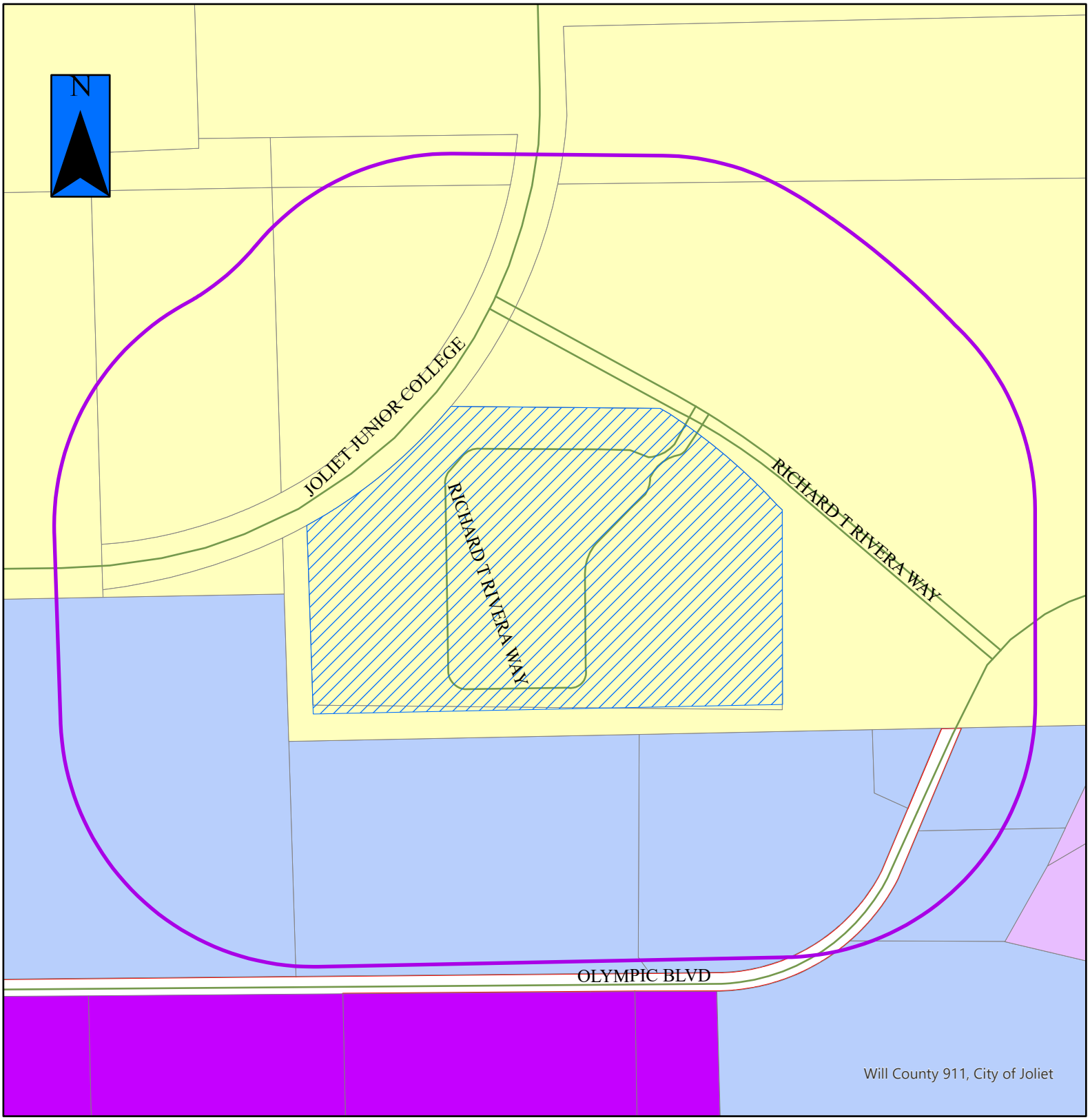


PUD-3-26a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



PUD-3-26

JOLIET PLANNING DIVISION

= 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

ORDINANCE NO. 13226

AN ORDINANCE APPROVING A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT (PUD)

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: The attached preliminary and final planned unit development (PUD) is hereby approved subject to the conditions set forth on the plat or in Exhibit A, if any.

SECTION 2: 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 3: This Ordinance shall be in effect upon its passage.

PASSED this 18th day of June, 2001.

[redacted]
MAYOR

[redacted]
CITY CLERK

VOTING YES MAYOR SCHULTZ and COUNCILMEN BROPHY, DORRIS, GIARRANTE, HACKER, LEDESMA, SHETINA and TURK.

VOTING NO NONE.

NOT VOTING COUNCILMAN UREMOVIC (abstained).

SUBDIVISION: Joliet Jr. College Student Housing Subdivision
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: Yes
CED DOC. NO.: PUD-4-01

ORDINANCE #13226

EXHIBIT "A"

The approval of the recording plat of Joliet Junior College Subdivision is subject to the following conditions:

A. That occupancy for units at this location not exceed 296 people and that
   a. Four-units only be rented to four people or less;
   b. Two-units only be rented to two people or less;
   c. Efficiency units only be rented to two people or less; and
   d. The Manager unit only be rented to Manager and immediate family (four people or less).
B. That the property participates in the Neighborhood Services Division, Rental Inspection Program.
C. That the berm to be installed, by agreement between Industrial Development International, Inc., (IDI) and Joliet Junior College, in the Rock Run Business Park on the southern border of Joliet Junior College's property be completed before September 1, 2002.
D. That the information provided as, "Planned Unit Development, Written Materials Submission, City of Joliet, Joliet Junior College New Student Housing" including addendums, restrictions and commitments for items such as tenant eligibility, security, unit occupancy, initial rental rates, staffing, management, marketing, balconies for each unit, etc. be adhered too.
E. Payment of all required building permit and tap-on fees prior to commencement of construction.

ORDINANCE #13226

PLANNED UNIT DEVELOPMENT

WRITTEN MATERIAL SUBMISSION

CITY OF JOLIET

JOLIET JUNIOR COLLEGE
NEW STUDENT HOUSING

ORDINANCE #13226

SCOPE OF DEVELOPMENT

Century's proposed new campus housing for Joliet Junior College is carefully planned to have a strong residential character and a design that will complement current facilities. The 128 units of the residential community consist of 19 four bedroom/two bath apartment units, 96 two bedroom/two bath apartment units, 12 efficiency apartment units and 1 two bedroom/one bath Manager's Unit. The total project will accommodate a maximum of 296 students in state of the art college housing.

Site Development

The approximate 10-acre site creates a unique building design opportunity that works with the terrain rather than against it. Five apartment buildings are three stories, one building is two stories and the clubhouse is one story. The buildings are situated on the site so as to create a park in the center which will open to the campus on the north. The buildings will be located near the north end of the site, preserving the remaining site for park land and future development.

The site creates spacious green areas throughout the park-like setting. The buildings will be located so as to create a sense of community and ambiance for a home away from home. Consideration has been given to creating usable and attractive open spaces between the buildings. The orientation of the buildings will provide each building a combination of privacy, sun exposure, view, adaptation to the site, relationship to adjacent buildings and cross ventilation.

The property is entered from Joliet Junior College's loop road with the Clubhouse and management offices conveniently located for prospective tenants and residents alike. Well lighted parking for each resident is only a short distance from car to apartment; we have provided parking for approximately 105% of the students. Visitor and short term parking is provided in front of the Clubhouse. Parking for handicapped persons shall be adjacent to apartment buildings that are accessible to the ground floor ADA units.

Safety awareness is an important design consideration. Lighting the site and providing good visibility allows the residents to visually monitor all areas of the site. The main entrance, as well as individual apartment building entrances and corridors will also be well lighted.

The Community

Project amenities include a courtyard area for passive outdoor recreation and a centralized laundry facility within the clubhouse. Additional amenities will include a pool, jacuzzi, sand volleyball court, barbecue grilles, and a picnic pavilion.

Every apartment unit is fully furnished (except the efficiencies) and includes a fully equipped kitchen with a refrigerator with icemaker, electric range, oven, garbage disposal, dishwasher and smoke detectors. Carpeted living areas in all residences feature finishes, fixtures, accessories and colors selected for contemporary student living. The units will also incorporate sound resistant materials to help ensure a quiet atmosphere for social living, rest and study activities.

All units will have electric resistance central heat, air conditioning, and individual electrical meters. A hot water loop, centralized in the clubhouse with a redundant back-up system, will be used to provide continual "on demand" domestic hot water circulation throughout the project. Additional unit amenities include a spacious closet for each student.

Mailboxes and laundry facilities have been centrally located in the community building. This building also includes one large group meeting room capable of holding 100 to 150 people, office space for an on-site management team, study area, maintenance room, and large package storage.

Telecommunications and Data

Century Development and Anixter have formed a proprietary relationship for student housing nationwide. Anixter, a NYSE traded company, is the industry leader in the design and development of communication and data networks. Century will provide the design and consulting services of the entire Anixter team to design and specify, with the staff, the standards for the student-housing network.

Century's proprietary state-of-the-art telecommunications system provides personal computer cabling in each bedroom. This system is designed to integrate into the College's telecommunications network providing students with high-speed direct connection to the College and the World Wide Web.

Unit Types

The types of apartments offered are based on Century's previous student housing experience with major consideration given the stated housing requirements.

Planned residential units include the following:

UNIT TYPE	UNIT SQ. FT.	NO. OF UNITS	TOTAL SQ. FT.	MAX. OCCUPANTS
Efficiency	495	12	5,940	24
2 Bedroom / 2 Bath Apt.	610	96	58,560	192
4 Bedroom / 2 Bath Apt.	873	19	16,587	76
Manager's Unit	873	1	873	4
Community Center	5000		5,000	
Totals		128	86,960	296

Efficiency - 495 square feet

An unfurnished efficiency apartment with a bedroom/living area, full kitchen facilities, an eating bar, and private entry. This unit will appeal to those students who desire privacy at an affordable price.

Two Bedroom/Two Bath - 610 square feet

A two bedroom apartment with two baths, full kitchen, dining area, living room, and common balcony. This unit will appeal to two students who desire a shared living arrangement, but with each having a private bedroom and bath.

Four Bedroom/Two Bath - 873 square foot

A four bedroom apartment with two baths, full kitchen, dining area, living room, and common balcony. Each of the four bedrooms will have access to the two full baths. This unit will appeal to underclassman wanting a shared living arrangement, but with the unique feature of a private bedroom for each student.

ORDINANCE #13226

OWNERSHIP OF NEW STUDENT HOUSING

The new student housing project at Joliet Junior College is comprised of seven buildings in total, encompassing 128 units, yielding 296 total student beds. The complex contains 317 parking spaces, three trash receptacles, sand volleyball court, courtyard areas, pool with jacuzzi and a leisure pavilion. Site improvements besides the buildings and the above amenities include a detention area for the complex, site lighting, perimeter fence with vehicle entrance and exit gates, a pedestrian gate for campus access and landscaping. The entire complex, including the open space, and the real estate on which it resides will become the property of The Joliet Junior College Foundation. Joliet Junior College possesses current ownership of the aforementioned property. Coordinated with the project's financial closing (currently scheduled for June 2001), Joliet Junior College will deed the property to the Joliet Junior College Foundation.

ORDINANCE #13226

Written Submittal Addendum #1

Residence requirements for New Student Housing

The new student housing complex located on the campus of Joliet Junior College will primarily comprise students of Joliet Junior College. As a stipulation of the bonds used to finance this transaction, "eligible tenants" are described in detail below.

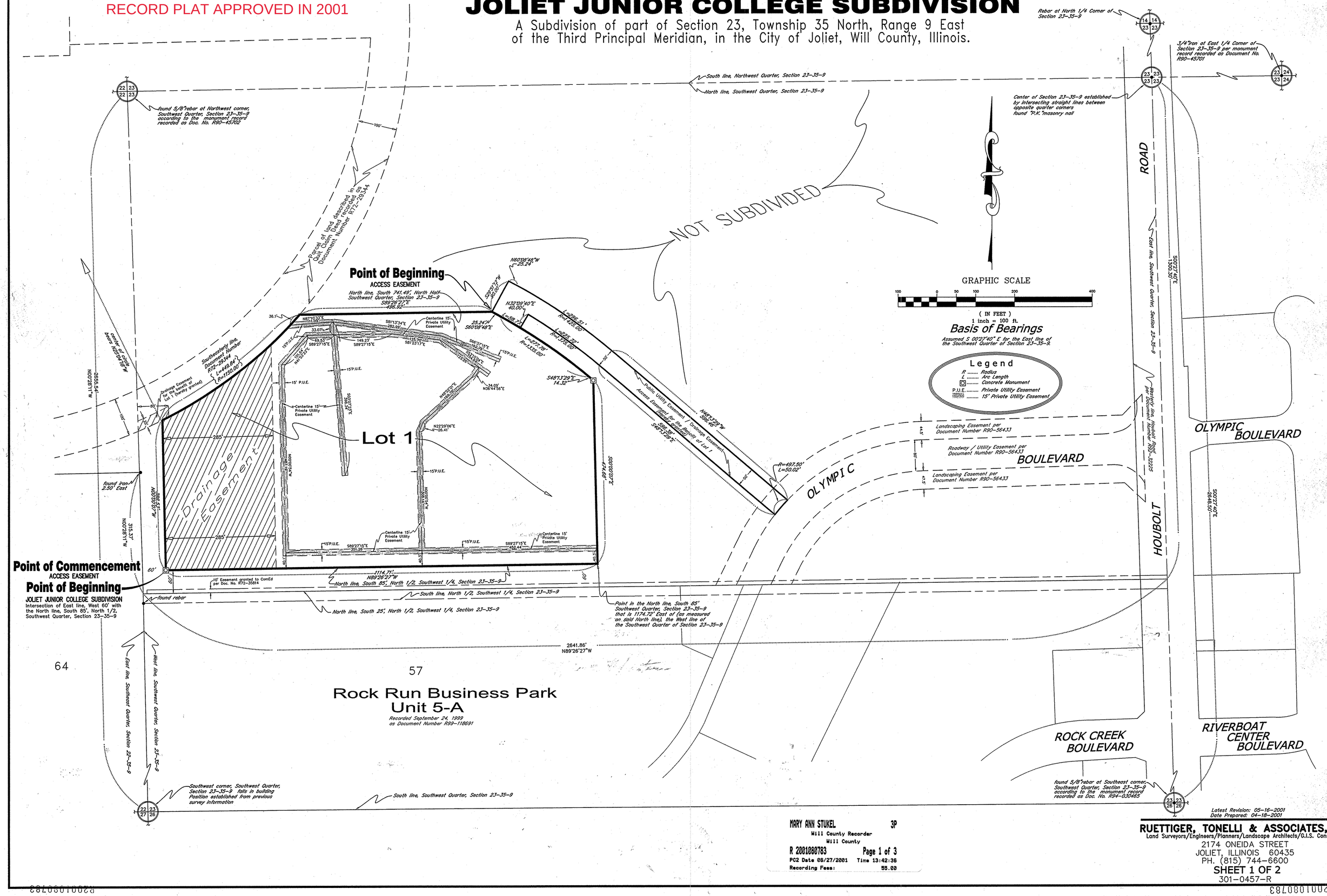
The term "Eligible Tenants" is defined as follows: "Eligible Tenants" means any Person (i) registered as a student at the College, (ii) attending a program presented by the College, (iii) who is a member of the faculty of the College and who is residing at the College in connection with an established program of the College to provide enhanced educational benefits to persons described in clauses (i) or (ii) hereof, (iv) who is a visiting lecturer or other educator who has been engaged to present or assist in the presentation of an educational program by the College, or (v) employed in the management or maintenance of the Facilities whose availability at the Facilities during non-working hours is deemed by the Borrower to be beneficial to its ability to operate and maintain the Facilities and, in all cases, members of such Person's immediate family occupying the same residential unit.

R2001080783

RECORD PLAT APPROVED IN 2001

JOLIET JUNIOR COLLEGE SUBDIVISION

A Subdivision of part of Section 23, Township 35 North, Range 9 East of the Third Principal Meridian, in the City of Joliet, Will County, Illinois.



MARY ANN STUKEL 3P
Will County Recorder
Will County
R 2001080783 Page 1 of 3
PC2 Date 06/27/2001 Time 13:42:36
Recording Fees: 55.00

Latest Revision: 05-16-2001
Date Prepared: 04-18-2001

RUETTIGER, TONELLI & ASSOCIATES, INC.
Land Surveyors/Engineers/Planners/Landscape Architects/G.I.S. Consultants
2174 ONEIDA STREET
JOLIET, ILLINOIS 60435
PH. (815) 744-6600

SHEET 1 OF 2
301-0457-R

N:\Tech\2001\0457\0457-R1.dwg Wed Jun 20 12:01:12 2001 S.U.

CASE NO. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR A PLANNED UNIT DEVELOPMENT
(Check One)

_____ **Preliminary**
_____ **Final**
X _____ **Amendment**

NAME OF PUD: N/A. PUD Approved per Ordinance No. 13226

AMENDMENT REQUESTED: Petitioner seeks an amendment to the planned unit development to permit non-student, multi-family residential units, in addition to student housing, on the subject property. Petitioner also seeks an amendment to Exhibit A of the planned unit development to eliminate Condition A and Condition D.

NAME OF PETITIONER: Midwest REO V LLC; Attn: John Kenney

BUSINESS ADDRESS: 5005 W. Touhy Ave.

CITY, STATE, ZIP: Skokie, IL 60077

BUSINESS PHONE: [redacted] **E-MAIL** [redacted]

INTEREST OF PETITIONER: Contract Purchaser

NAME OF LOCAL AGENT: N/A.

ADDRESS: _____ PHONE: _____

OWNER: Rock Run Residences, LLC

BUSINESS ADDRESS: 10646 Golf Road PHONE: _____

CITY, STATE, ZIP: Orland Park, IL 60462

BUSINESS PHONE: _____ **E-MAIL** _____

ENGINEER: N/A.

ADDRESS: _____ PHONE: _____

LAND SURVEYOR: _____

ADDRESS: _____ PHONE: _____

ATTORNEY: Andrew P. Scott; Zoning Counsel

ADDRESS: 10 South Wacker Drive, Suite 2300, Chicago, IL 60606 PHONE: [redacted]

LEGAL DESCRIPTION OF PROPERTY: See attached Exhibit A.

COMMON ADDRESS: 1524 Centennial Drive

PERMANENT INDEX NUMBER (Tax No.): 06-23-304-004-0000

SIZE: 15.048 acres

NO. OF LOTS: One

PRESENT USE: Residential EXISTING ZONING: _____

USES OF SURROUNDING PROPERTIES: North: School and vacant land

South: Industrial

East: Commercial and vacant land

West: Warehouse and school

Name of Park District: N/A.

Date Contacted Park District: N/A.

Is any open space/park site being offered as part of a preliminary PUD? N/A.

If yes, what amount? _____

(Acknowledgment by Park District Official) _____

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes _____ No X If yes, list the Case number and name: _____

Is any variance from the Subdivision Regulations being requested? Yes _____ No X

If yes, describe: _____

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: None

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Roy Blanvize, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 12-5-2025 Midwest REO V, LLC.
Petitioner's Name [redacted]

Subscribed and sworn to before me this 5 day of December, 20 25

[redacted]
Notary Public

06.25.2028
My Commission Expires:

Notary Public, State of Illinois
Official Seal
Agota Eross Whitworth
Commission # 912851
My Commission Expires 6/25/2028

EXHIBIT A

Legal Description of 1524 Centennial Drive

PARCEL 1:
LOT 1 IN JOLIET JUNIOR COLLEGE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 2001 AS DOCUMENT NUMBER R2001-80783, IN THE CITY OF JOLIET, WILL COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS CREATED ON THE PLAT OF JOLIET JUNIOR COLLEGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 2001 AS DOCUMENT NUMBER R2001-80783 AND ALSO CREATED IN A GRANT OF EASEMENT DATED JUNE 28, 2001 AND RECORDED OCTOBER 3, 2001 AS DOCUMENT NUMBER R2001-133017 MADE BY JOLIET JUNIOR COLLEGE, ILLINOIS COMMUNITY COLLEGE DISTRICT 525 AND FIRST MIDWEST TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 785 TO FOUNDATION HOUSING, LLC FOR THE BENEFIT OF PARCEL 1 OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 60 FEET OF SAID SOUTHWEST ¼ WITH THE NORTH LINE OF SOUTH 85 FEET OF THE NORTH ½ OF SAID SOUTHWEST ¼ FROM WHICH THE NORTHEAST CORNER OF SAID SOUTH 85 FEET BEARS SOUTH 89 DEGREES 26 MINUTES 27 SECONDS EAST; THENCE ON AN ASSUMED BEARING OF NORTH 0 DEGREES 00 MINUTES 07 SECONDS WEST, 388.53 FEET TO A POINT ON A SOUTHEASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER R72-29344, SAID SOUTHEASTERLY LINE BEING A 1150 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE CENTER BEARS NORTH 25 DEGREES 04 MINUTES 18 SECONDS WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHEASTERLY, ON SAID SOUTHEASTERLY LINE AND, ON SAID CURVE, AN ARC LENGTH OF 449.84 FEET TO THE NORTH LINE OF THE SOUTH 741.49 FEET OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 26 MINUTES 27 SECONDS EAST, ON SAID NORTH LINE, 496.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 60 DEGREES 08 MINUTES 48 SECONDS EAST, 25.24 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ON A 1335 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, AN ARC LENGTH OF 58.77 FEET; THENCE NORTH 32 DEGREES 09 MINUTES 40 SECONDS EAST, 40 FEET TO A POINT ON A 1375 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE CENTER BEARS SOUTH 32 DEGREES 22 MINUTES 10 SECONDS WEST FROM THE LAST DESCRIBED POINT; THENCE SOUTHEASTERLY ON SAID CURVE, AN ARC LENGTH OF 225.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 48 DEGREES 13 MINUTES 29 SECONDS EAST, 596.38 FEET TO A POINT ON A NORTHWESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN EXHIBIT "C" OF THE DEVELOPMENT AGREEMENT AND GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER R90-56433, SAID

NORTHWESTERLY LINE BEING A 497.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THENCE NORTHEASTERLY, ON SAID CURVE, AN ARC LENGTH OF 50.02 FEET; THENCE NORTH 48 DEGREES 13 MINUTES 29 SECONDS WEST, 596.46 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY, ON A 1425 FOOT RADIUS CURVE, AN ARC LENGTH OF 296.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 60 DEGREES 08 MINUTES 48 SECONDS WEST, 25.24 FEET; THENCE SOUTH 29 DEGREES 51 MINUTES 12 SECONDS WEST, 90 FEET FO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL 3:
EASEMENT FOR INGRESS AND EGRESS CREATED BY A GRANT DATED JUNE 28, 2001 MADE BY JOLIET JUNIOR COLLEGE, ILLINOIS COMMUNITY COLLEGE DISTRICT 525 AND FIRST MIDWEST TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 785 TO FOUNDATION HOUSING, LLC RECORDED OCTOBER 3, 2001 AS DOCUMENT NUMBER R2001-133018 OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF HOUBOLT ROAD WITH THE NORTH LINE OF THE SOUTH 25 FEET OF THE SAID NORTH ½ OF SAID SOUTHWEST ¼; THENCE NORTH 00 DEGREES 48 MINUTES 18 SECONDS WEST 249.10 FEET, ALONG THE SAID WEST RIGHT OF WAY LINE OF HOUBOLT ROAD, TO A POINT ON A CURVE FOR THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 90 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 58 DEGREES 43 MINUTES 42 SECONDS WEST 95.59 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 11 MINUTES 42 SECONDS WEST 490 FEET, ALONG SAID TANGENT LINE, TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 417.5 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 57 DEGREES 55 MINUTES 17 SECONDS WEST 433.47 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 26 DEGREES 38 MINUTES 52 SECONDS WEST 64.68 FEET, ALONG SAID TANGENT LINE TO A POINT ON THE SAID NORTH LINE OF THE SOUTH 25 FEET OF THE NORTH ½ OF THE SOUTHWEST ¼; THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS WEST 89.33 FEET, ALONG SAID NORTH LINE; THENCE NORTH 26 DEGREES 38 MINUTES 52 SECONDS EAST 104.47 FEET, TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 497.50 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 57 DEGREES 55 MINUTES 17 SECONDS EAST 516.53 FEET, TO A POINT OF TANGENCY; THENCE NORTH 39 DEGREES 11 MINUTES 42 SECONDS EAST 464 FEET, ALONG SAID TANGENT LINE, TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT WITH A RADIUS OF 180 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 12 MINUTES 41 SECONDS EAST 50 FEET, TO A POINT OF COMPOUND CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 60 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 37 DEGREES 32 MINUTES 33 SECONDS EAST 70 FEET, TO A POINT OF COMPOUND CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 180 FEET, HAVING A CHORD BEARING AND DISTANCE OF

EXHIBIT A

NORTH 1 DEGREE 50 MINUTES 10 SECONDS WEST 23.19 FEET, TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 42 SECONDS EAST 20.46 FEET, TO THE SAID WESTERLY RIGHT OF WAY OF HOUBOLT ROAD; THENCE SOUTH 0 DEGREES 48 MINUTES 18 SECONDS EAST, 230.26 FEET, ALONG THE SAID WEST RIGHT OF WAY LINE OF HOUBOLT ROAD TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

December 8, 2025

City of Joliet
150 West Jefferson Street
Joliet, Illinois 60432

Re: Authorization to file Application to Amend Planned Unit Development; 1524 Centennial Drive, Joliet, Illinois

Ladies and Gentlemen:

The undersigned (the "Owner") holds title to that certain property commonly known as 1524 Centennial Drive, Joliet, Illinois (the "Property"). Midwest REO V LLC (the "Contract Purchaser") has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file an application to amend to the planned unit development that governs the Property. The Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (a) file such application; (b) pursue approval of said application; and (c) take any and all related actions which may be necessary or appropriate in connection with processing such application.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]

OWNER: ROCK RUN RESIDENCES, LLC

By: [redacted]

Name: Robert Hansen

Its: Manager

STATE OF Florida)
) SS
COUNTY OF Sarasota)

On December 5, 2025, before me, Edgar Rojas, Notary Public, personally appeared Robert Hansen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the aforesaid state that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [redacted]

EDGAR ROJAS
Notary Public - State of Florida
Commission # HH 732989
My Comm. Expires Oct 19, 2029

This area for official notarial seal.

019956.000915 4902-8864-2430.1

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:

1524 Centennial Drive, Joliet, IL 60077

PIN(s): 06-23-304-004-0000

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

Owner is Rock Run Residences, LLC. Robert Hansen, [redacted] is the sole member.

E-MAIL: [redacted] **FAX:**

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

See attached organizational chart.

E-MAIL: [redacted] **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.

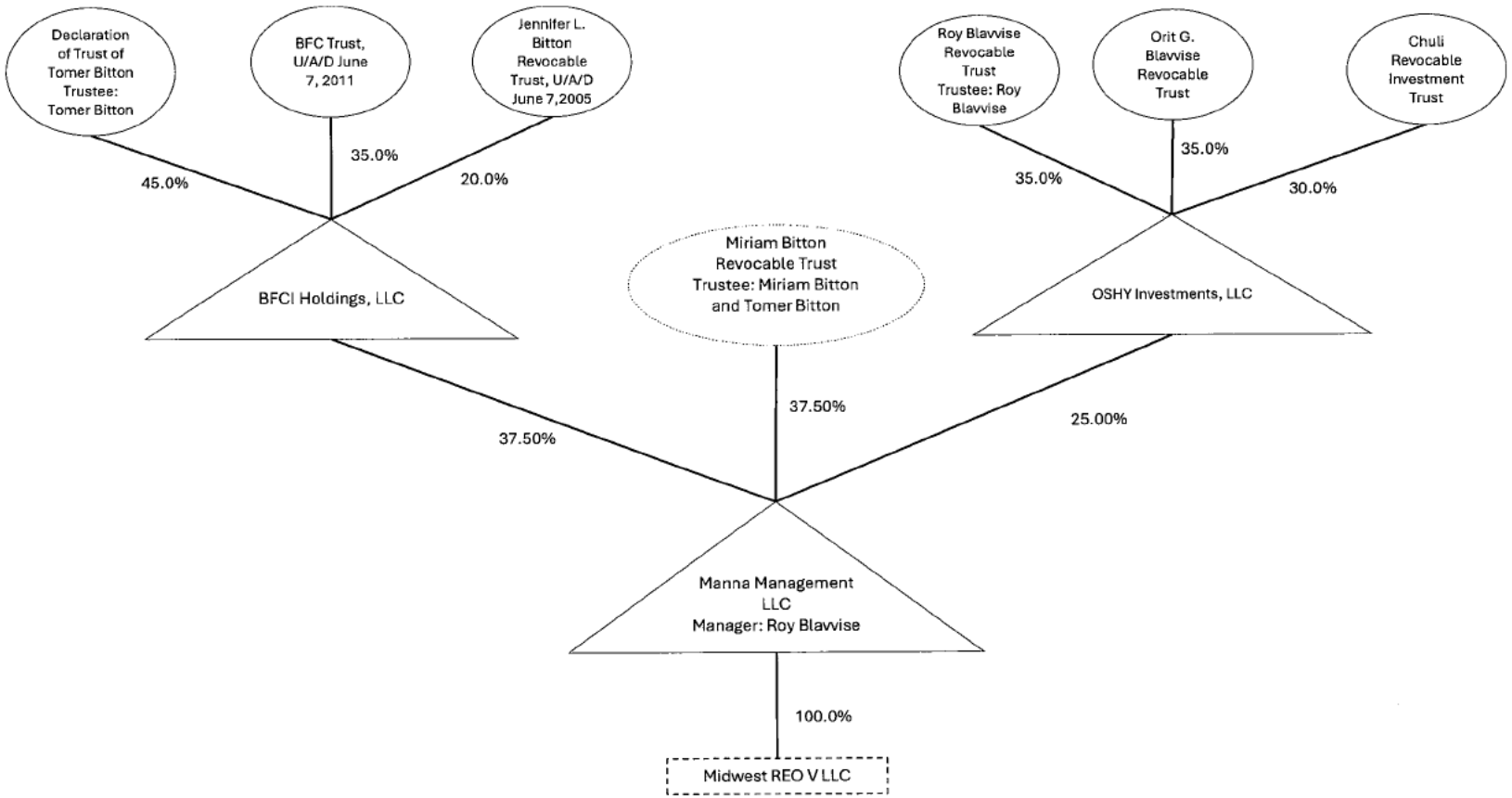
SIGNED: [redacted]

DATE: 12/08/2025

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Roy Blavvise - Manager - [redacted]

PRINT


Declaration of Trust of Tomer Bitton Trustee: Tomer Bitton
BFC Trust, U/A/D June 7, 2011
Jennifer L. Bitton Revocable Trust, U/A/D June 7,2005
Roy Blavvise Revocable Trust Trustee: Roy Blavvise
Orit G. Blavvise Revocable Trust
Chuli Revocable Investment Trust
45.0%
35.0%
20.0%
35.0%
35.0%
30.0%
BFCI Holdings, LLC
Miriam Bitton Revocable Trust Trustee: Miriam Bitton and Tomer Bitton
OSHY Investments, LLC
37.50%
37.50%
25.00%
Manna Management LLC Manager: Roy Blavvise
100.0%
Midwest REO V LLC

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Wednesday, April 8, 2026

4:00 PM

***Special Meeting* City Hall, Council Chambers**

Plan Commission

Commission Members
Jason Cox
Jeff Crompton
Mike Eulitz
Scott R. Hammac
John Kella
Wendell Martin
Debbie Radakovich
Michael F. Turk

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 Jason Cox, Jeff Crompton, John Kella, Wendell Martin, Debbie Radakovich, Michael F. Turk and Scott R. Hammac

Absent Mike Eulitz

APPROVAL OF MINUTES

ID-2238-20

Attachments: Plan Commission Meeting Minutes 02-19-26.pdf

A motion was made by Jason Cox, seconded by Debbie Radakovich, to approve Plan Commission Meeting Minutes 2-19-26. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

ID-2239-20

Attachments: Plan Commission Special Meeting Minutes 03-05-26.pdf

A motion was made by Jason Cox, seconded by Michael F. Turk, to approve Plan Commission Special Meeting Minutes 3-5-26. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

ID-2240-20

Attachments: PUD-2-26 (Neustoneshire Phase Two) Staff Report Packet.pdf

Planner Raymond Heitner read the staff report into the record. Steve Bauer with D.R. Horton, Inc. Midwest appeared on behalf of the petition and presented information about the proposed development.

Ms. Radakovich inquired about the price of the homes, the anticipated date for work to begin, and the traffic route that would be used during construction. Mr. Bauer responded.

Mr. Cox inquired if the development project would alleviate flooding on County Line Rd. Deputy Director of Public Works Sean Mikos responded.

No one from the public spoke in favor of or in opposition to the petition.

After the vote, Mr. Heitner explained the PUD-2-26 agenda item would tentatively go to the April 21, 2026 City Council meeting with a recommendation for approval.

A motion was made by Jeff Crompton, seconded by Michael F. Turk, to approve PUD-2-26: Preliminary Planned Unit Development of Neustoneshire Phase Two (North of Van Dyke Road and West of County Line Road) (PIN # 00-09-01-200-014-0000, 00-09-01-200-015-0000, 00-09-01-200-017-0000, 00-09-01-200-016-0000, and 00-09-01-200-019-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

ID-2241-20

Attachments: PUD-3-26 (Amendment to JJC PUD) Staff Report Packet.pdf
Ordinance 13226_Redacted.pdf

Mr. Heitner read the staff report into the record. Mr. Andrew Scott representing Midwest REO V LLC appeared on behalf of the petition and provided a brief summary of their request for an amendment to the ordinance.

Mr. Turk inquired about Exhibit A Letter C, and Planner Helen Miller responded.

Mr. Martin inquired if there were any known issues surrounding the current residents of the subdivision. Director of Planning Jayne Bernhard responded, informing the commission that there are no known issues.

Mr. Cox inquired if there were any plans to add more units to the site. Mr. Scott responded.

Ms. Radakovich inquired about occupancy and the rent price. Mr. Scott responded.

No one from the public spoke in favor of or in opposition to the petition.

After the vote, Mr. Heitner explained PUD-3-26 agenda item would tentatively go to the April 21, 2026 City Council meeting with the recommendation for approval.

A motion was made by Wendell Martin, seconded by Michael F. Turk, to

approve PUD-3-26: Amendment to the Preliminary and Final PUD of Joliet Junior College Student Housing Subdivision (Ord. 13226) (1524 Richard T Rivera Way) (PIN # 05-06-23-304-004-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS

None

NEW BUSINESS

None

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Jason Cox, seconded by Debbie Radakovich, to approve adjournment The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

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: 225-26

File ID: 225-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/09/2026

Final Action:

Title: Ordinance Approving an Amendment to the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision (Ordinance #13226) (PUD-3-26)

Attachments: Ordinance - JJC PUD amendment.docx, Ord 13226 ord only_Redacted.pdf, Ord 13226 full_Redacted.pdf, Plan Commission Staff Report Packet PUD-3-26.pdf, Plan Commission Meeting Minutes 04-08-26.pdf, Approver Report

Entered by: hmiller@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/14/2026	Dustin Anderson	Delegated	
Notes:	Delegated: Out Of Office				
1	2	4/14/2026	Jayne Bernhard	Approve	4/16/2026
1	3	4/14/2026	Todd Lenzie	Approve	4/16/2026
1	4	4/17/2026	Beth Beatty	Approve	4/16/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 226-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: Jeffrey Carey, Fire Chief
Kevin Sing, Director of Finance

SUBJECT:
Ordinance Accepting a $1,000,000.00 Grant from the Will County Community Mental Health Board for the No-Cost Counseling Program, Amendment of the 2026 Budget to Receive and Expend Grant Funds, and Creation of an Additional Social Worker Position to Perform Grant Funded Activities.

BACKGROUND:
The City of Joliet has received a $1,000,000.00 grant from the Will County Community Mental Health Board to assist with funding the ongoing no-cost counseling program run through the Joliet Fire Department. In addition to counseling sessions for residents, this grant will fund the cost of an additional social worker position due to the increased workload. The 2026 Budget did not include the revenue or expenses for this grant, therefore a budget amendment is necessary to expend grant funds. Since all three actions are necessary and required to be able to comply with the grant requirements, they have been included in a single ordinance.

RECOMMENDATION:
Staff recommends that the Mayor and City Council approve an Ordinance Accepting a $1,000,000.00 Grant from the Will County Community Mental Health Board for the No-Cost Counseling Program, Amendment of the 2026 Budget to Receive and Expend Grant Funds, and Creation of an Additional Social Worker Position to Perform Grant Funded Activities.

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ORDINANCE NO._____

AN ORDINANCE ACCEPTING A $1,000,000.00 GRANT FROM THE WILL COUNTY COMMUNITY MENTAL HEALTH BOARD FOR THE NO-COST COUNSELING PROGRAM, AMENDMENT OF THE 2026 BUDGET TO RECEIVE AND EXPEND GRANT FUNDS, AND CREATION OF AN ADDITIONAL SOCIAL WORKER POSITION TO PERFORM GRANT FUNDED ACTIVITIES

WHEREAS, the City of Joliet was notified that it was awarded $1,000,000.00 from the Will County Community Mental Health Board for the ongoing no-cost counseling program through the Joliet Fire Department; and

WHEREAS, On December 5, 2025, the City Council adopted Ordinance No. 18809 establishing the 2026 Annual Budget. Under Illinois law (65 ILCS 5/8-2-9.6), the City Council may revise the annual budget by a two-thirds vote, provided sufficient funds exist to support the revisions. A budget amendment is required to support these awarded funds; and

WHEREAS, the City of Joliet is dedicated to applying for grants for programming and initiatives to support resident needs and is recommending that the Joliet City Council accept this grant from the Will County Community Mental Health Board; and

WHEREAS, the Grant Award will contribute to the cost of mental health sessions for residents of Will County in crisis, and the cost of a new, additional social worker to manage the influx in calls; and

WHEREAS, the City of Joliet will approve the addition of a new social worker position supported by this grant; and

WHEREAS, the Mayor and City Council have determined that it is in the City's best interest to accept the Will County Community Mental Health Board grant.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, PURSUANT TO ITS STATUTORY AND HOME RULE AUTHORITY, AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby find the recitals contained in this preamble to this Ordinance are true, correct, and complete and are hereby incorporated into this Ordinance by reference.

SECTION 2: Grant Acceptance The City Manager is hereby authorized to execute the grant agreement and directed to accept any and all funds made available by the Will County Community Mental Health Board for the ongoing no-cost counseling program through the Joliet Fire Department The City Manager is authorized to add a new social worker position supported by this grant.

SECTION 3: Amendment of 2026 Budget The City of Joliet's 2026 Annual Budget is hereby amended to increase the following expenditures:

Organization	Object	Amount	Purpose
07001000	420101	$1,000,000	Grant Revenue
07001000	501000	$140,000	Social Worker Salary and benefits
07001000	548000	$860,000	Grant Funded Counseling Program

SECTION 4: Increase number of Social Worker Positions The number of Social Worker positions shall be increased in the Fire Department from one (1) to two (2). The City Manager is authorized to fill this position as well as any subsequent vacancies.

SECTION 5: 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 6: This Ordinance shall be in effect upon its passage.

PASSED this _____day of _____, 2026.

_____ _____

MAYOR **CITY CLERK**

VOTING YES:_____

VOTING NO:_____

NOT VOTING:_____

WILL COUNTY
Community Mental Health Board

ELNALYN COSTA
Board President

TEENA MACKEY
Executive Director

April 8, 2026

PHONE
815-740-4326

EMAIL
tmackey@willcounty.gov

2026 BOARD MEMBERS
ELNALYN COSTA
President

PATRICIA MEADE
Vice President

TERRI KING
Treasurer

JESSICA PARKS
Secretary

CRISTINA CENTENO
Member

JUHIE FAHEEM
Member

TIM MCGANNON
Member

TESSA QUINLAN
Member

KHADIJA SUFI
Member

Joliet Fire Department
Attn: Rebecca DeGroate
rdegroate@joliet.gov

Re: 2026 Will County Community Mental Health, Grant Application

Congratulations! Joliet Fire Department has been selected for a grant award of $1,000,000.00.

We are eager to implement this grant partnership between the Joliet Fire Department and the Will County Community Mental Health Board to expand the supported counseling program to a county wide effort.

A contract agreement will be emailed to the Authorized Signatory identified in your application for review and e-signature. Please ask any questions you may have or communicate any necessary changes to the contract prior to signing the agreement.

In the meantime, there are 2 **MANDATORY** meeting dates for you to add to your calendar.

AMPLIFUND TUTORIAL SESSION (IN-PERSON)
THURSDAY, APRIL 9th AT 9:00a at the
WILL COUNTY HEALTH DEPARTMENT COMMUNITY ROOM
501 ELLA AVENUE, JOLIET, ILL. 60433

COLLABORATION MEETING (IN- PERSON)
FRIDAY, JULY 10 AT 10:30a
WILL COUNTY HEALTH DEPARTMENT COMMUNITY ROOM
501 ELLA AVENUE, JOLIET, ILL. 60433

The Will County Community Health Board is eager to partner with Joliet Fire Department to affect change for the residents of Will County who live with intellectual and/or developmental disabilities, mental health challenges and substance use disorders. Further, we are committed to the reduction of stigma and a collaborative effort in the provision of services to improve the quality of life for the families of Will County.

Sincerely,

Teena Mackey

Teena Mackey, Executive Director

Will County Community Mental Health Board
2026 Grant Funding Agreement

This Grantee Award Agreement (the "Agreement") dated as of Friday, March 27, 2026 is made and entered into by and between the Will WCCMHB Community Mental Health Board (the ”WCCMHB” or “Grantor”) , a body corporate and politic, and the Joliet Fire Department (the "Grantee"), a [Not for profit, unit of local government, etc.] (collectively the “Parties” and individually the “Party”); and

RECITALS

WHEREAS, it is the intent of the Parties to perform consistently with all Exhibits and attachments hereto and pursuant to the duties and responsibilities imposed by Grantor under the laws of the state of Illinois and in accordance with the terms, conditions and provisions hereof; and

WHEREAS, failure to adhere to these terms and conditions can result in a denial of reimbursements, recoupment of funds, and immediate termination of this Agreement; and

WHEREAS, the WCCMHB desires to provide funds to the Grantee in an amount not to exceed $ 1,000,000.00 Award Amount in Grant Funds for the purpose of providing services to the residents of Will WCCMHB in three pillar areas: mental health, substance use and/or intellectual/developmental disabilities with the money to be spent as referenced in Section 3.1.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

PART ONE – UNIFORM TERMS AND CONDITIONS

I. INCORPORATION OF RECITALS

The recitals set forth above are incorporated herein by reference and made a part hereof.

II. INCORPORATED DOCUMENTS

2.1 Attachments. This Agreement incorporates the following documents, which are attached hereto and are made a part of this Agreement:

(a) Exhibit/Attachment A: Project Description
(b) Exhibit/Attachment B: Reimbursement Schedule and Progress Reporting
(c) Exhibit/Attachment C: Contact Information
(d) Exhibit/Attachment D: Specific Conditions

III. AWARD AND GRANTEE-SPECIFIC INFORMATION AND CERTIFICATION

3.1 SAM Registration; Nature of Entity. Under penalties of perjury, Grantee certifies that 3Q0F6 is Grantee’s correct SAM Number, that UKXHU6SJXLR9 is Grantee’s correct UEI and the active GATA number is 677386.

3.2 Requests for Extensions. Grantee’s may request extensions to expend the Funds and the term of this Agreement. Grantee’s request for an extension must be approved thirty (30) days prior to the Termination Date. Extensions may be granted at the discretion of the WCCMHB.

3.3 Award Amount. Grant Funds shall not exceed $ 1,000,000.00. Grantee agrees to accept Grantor’s payment as specified in the attachments incorporated herein as part of this Agreement.

3.4 Certification. Grantee certifies under oath that (1) all representations made in this Agreement are true and correct

and (2) all Grant Funds awarded pursuant to this Agreement shall be used only for the purpose(s) described herein. Grantee acknowledges that the Award is made solely upon this certification and that any false statements, misrepresentations, or material omissions shall be the basis for immediate termination of this Agreement and repayment of all Grant Funds.

IV. DEFINITIONS

4.1 Definitions. Capitalized words and phrases used in this Agreement have the following meanings:

"Agreement" or "Grant Agreement" has the same meaning as in 44 Ill. Admin. Code Part 7000.

"Allocable Costs" means costs allocable to a particular cost objective if the goods or services involved are chargeable or assignable to such cost objective in accordance with relative benefits received or other equitable relationship. Costs allocable to a specific Program may not be shifted to other Programs in order to meet deficiencies caused by overruns or other fund considerations, to avoid restrictions imposed by law or by the terms of this Agreement, or for other reasons of convenience.

"Allowable Costs" has the same meaning as in 44 Ill. Admin. Code Part 7000. "Award" has the same meaning as in 44 Ill. Admin. Code Part 7000.

"Budget" has the same meaning as in 44 Ill. Admin. Code Part 7000.

"Close-out Report" means a report from the Grantee allowing the Grantor to determine whether all applicable administrative actions and required work have been completed, and therefore closeout actions can commence.

"Conflict of Interest" has the same meaning as in 44 Ill. Admin. Code Part 7000.

"Consolidated Year-End Financial Report" means a financial information presentation in which the assets, equity, liabilities, and operating accounts of an entity and its subsidiaries are combined (after eliminating all inter-entity transactions) and shown as belonging to a single reporting entity.

"Cost Allocation Plan" has the same meaning as in 44 Ill. Admin. Code Part 7000.

"CSFA" or "Catalog of State Financial Assistance" has the same meaning as in 44 Ill. Admin. Code Part 7000. "Direct Costs" has the same meaning as in 44 Ill. Admin. Code Part 7000.

"Disallowed Costs" has the same meaning as in 44 Ill. Admin. Code Part 7000.

"Financial Assistance" has the same meaning as in 44 Ill. Admin. Code Part 7000.

"Fixed-Rate" has the same meaning as in 44 Ill. Admin. Code Part 7000. "Fixed-Rate" is in contrast to fee-for-service, 44 Ill. Admin. Code Part 7000.

"GAAP" or "Generally Accepted Accounting Principles" has the same meaning as in 44 Ill. Admin. Code Part 7000.

"Grant Funds" means the Financial Assistance made available to Grantee through this Agreement. "Grantee Portal" has the same meaning as in 44 Ill. Admin. Code Part 7000.

"Indirect Costs" has the same meaning as in 44 Ill. Admin. Code Part 7000.

"Indirect Cost Rate" means a device for determining in a reasonable manner the proportion of indirect costs each Program should bear. It is a ratio (expressed as a percentage) of the Indirect Costs to a Direct Cost base. If reimbursement of Indirect Costs is allowable under an Award, Grantor will not reimburse those Indirect Costs unless Grantee has established an Indirect Cost Rate covering the applicable activities and period of time, unless Indirect Costs are reimbursed at a fixed rate.

"Indirect Cost Rate Proposal" has the same meaning as in 44 Ill. Admin. Code Part 7000.

"Net Revenue" means an entity's total revenue less its operating expenses, interest paid, depreciation, and taxes. "Net Revenue" is synonymous with "Profit."

"Nonprofit Organization" has the same meaning as in 44 Ill. Admin. Code Part 7000. "Notice of Award" has the same meaning as in 44 Ill. Admin. Code Part 7000. "OMB" has the same meaning as in 44 Ill. Admin. Code Part 7000.

"Obligated" shall be defined as an order or purchase made for goods or services. "Prior Approval" has the same meaning as in 44 Ill. Admin. Code Part 7000.

"Profit" means an entity's total revenue less its operating expenses, interest paid, depreciation, and taxes. "Profit" is synonymous with "Net Revenue."

"Program" means the services to be provided pursuant to this Agreement.

"Program Costs" means all Allowable Costs incurred by Grantee and the value of the contributions made by third parties in accomplishing the objectives of the Award during the Term of this Agreement.

"Program Income" has the same meaning as in 44 Ill. Admin. Code Part 7000.

"Related Parties" has the meaning set forth in Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 850-10-20.

"SAM" means the federal System for Award Management (SAM); which is the federal repository into which an entity must provide information required for the conduct of business as a Grantee. 2 CFR 25 Appendix A (1)(c)(1).

"State" means the state of Illinois.

"Term" has the meaning set forth in Paragraph 1.4.

"Unallowable Costs" has the same meaning as in 44 Ill. Admin. Code Part 7000.

"Unique Entity Identifier" or "UEI" means the unique identifier assigned to the Grantee by SAM.

V. SUSPENSION; TERMINATION; NON-COMPLIANCE

5.1 Termination with Cause.. This Agreement may be terminated, in whole or in part, by either Party for cause upon not less than thirty (30) days prior written notice to the other Party. The defaulted party will have fourteen (14) days to cure the default. The written notice must include the reasons, which are the basis of the alleged default and, in the case of a partial termination, the portion to be terminated. If Grantor determines in the case of a partial termination that the reduced or modified portion of the Award will not accomplish the purposes for which the Award was made, Grantor may terminate the Agreement in its entirety. 2 CFR 200.339(a)(4).

5.2 Termination for Convenience. Notwithstanding anything in this Agreement to the contrary, the WCCMHB, or its designee(s) may terminate this Agreement for convenience and without cause upon not less than thirty (30) days prior written notice to the Grantee. If the WCCMHB, or its designee(s) exercises this right to terminate this Agreement for convenience and without cause, the Grantee shall not be entitled to any reimbursement or financial recovery/remedy as a result of the Termination for Convenience.

5.3 Suspension. Grantor may suspend this Agreement, in whole or in part, if the Grantee fails to comply with the terms and conditions of this or any Award managed by the Grantor. Grantor may withhold further payment and prohibit Grantee from incurring additional obligations pending corrective action by Grantee or a decision to terminate this Agreement by Grantor. The Grantor may determine to allow necessary and proper cost that Grantee could not reasonably avoid during the period of suspension

5.4 Effects of Suspension and Termination. Grantor may credit Grantee for expenditures incurred in the performance of authorized services under this Agreement prior to the effective date of a suspension or termination. Grantee shall not incur any costs or obligations that require the use of these Grant Funds after the effective date of a suspension or termination and shall cancel as many outstanding obligations as possible. Costs to Grantee resulting from obligations incurred by Grantee during a suspension or after termination of the Agreement are not allowable unless the costs result from obligations properly incurred before the effective date of suspension or termination, are not in anticipation of the suspension or termination, and the costs would be allowable if the Agreement was not suspended or terminated. 2 CFR 200.342.

5.5 Close-out of Terminated Agreements. If this Agreement is terminated, in whole or in part, the Parties shall comply with all close-out and post-termination requirements of this Agreement. 2 CFR 200.339(c).

VI. GRANTEE APPLICATION DEADLINE

6.1 Timely Expenses. Notwithstanding anything in this Agreement to the contrary, if the Expense has not been

established or begun on or before October 15, 2026 then this Agreement shall be null and void and of no further force or effect and no Party shall have any further liability under this Agreement.

VII. SCOPE OF WORK

7.1 Scope of Grant Activities/Purpose of Grant. Grantee will conduct the Grant Activities or provide the services as described in the Attachments, including **Attachment A – Project Description**, incorporated herein and in accordance with all terms and conditions set forth herein and all applicable administrative rules. In addition, the WCCMHB's Notice of Award is incorporated herein by reference. All Grantor-specific provisions are programmatic reporting required under this Agreement are described in **Attachment D – Specific Conditions and Progress Reporting.**

7.2 Scope Revisions. Grantee shall obtain Prior Approval from Grantor whenever a Scope Revision is necessary for one or more of the reasons enumerated in 2 CFR 200.308. All requests for Scope Revisions shall be executed in writing and signed by Grantee's authorized representative with approval by Grantee's governing body to the extent required by state law, local charter or otherwise and submitted to Grantor for approval. Expenditure of funds under a requested revisions is prohibited and will not be reimbursed if expended before Grantor gives written approval. See 2 CFR 200.308. In addition, the WCCMHB may, in its sole discretion, amend this Agreement to conform with federal, state, or local governmental guidelines, policies and available funding amounts. If any such amendments result in a change of funding, scope of services, or implementation schedule, such modifications will be incorporated only by written amendment signed by both parties.

7.3 Specific Conditions. If applicable, specific conditions required after a risk assessment will be included in **Attachment D - Special Conditions**. Grantee shall adhere to the specific conditions listed therein.

VIII. COMPENSATION

8.1 Award Amount. Subject to the terms and conditions of this Agreement, the WCCMHB shall pay the Grantee, on a cost reimbursement basis, up to a maximum of $ 1,000,000.00 under this Agreement. It is understood and agreed that any additional funds necessary in connection with the projects and/or activities described in **Attachment A** above and beyond this amount are the sole responsibility of the Grantee. Advance payment of funds to the Grantee under this Agreement shall not be permitted unless expressly described in **Attachment B – Reimbursement Schedule.**

8.2 Allowable Costs. The Grantee shall be reimbursed on a cost reimbursement basis for eligible and allowable costs incurred by Grantee in the implementation of the projects and/or activities described in **Attachment A – Project Description** as such costs are incurred. Eligible and allowable costs are defined as costs that:

(a) Are necessary expenditures incurred to fund Grantee's approved scope of work
(b) Were incurred between April 1, 2026 and March 31, 2027
(c) Are described in **Attachment A – Project Description**; and are otherwise in accordance with the terms and conditions of this Agreement and all other applicable laws, rules, regulations, and guidance.

Costs that do not satisfy all the above-required conditions shall be ineligible for reimbursement under this agreement.

8.3 Certification. Each payment request and report submitted by Grantee must contain the following certification by an official authorized to legally bind the Grantee:

> By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the WCCMHB award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise.

8.4 Financial Management Standards. The financial management systems of Grantee must meet the following standards:

(a) **Accounting System.** Grantee organizations must have an accounting system that provides accurate, current,

and complete disclosure of all financial transactions related to this Agreement and , if applicable, to each State and Federally funded Program. If applicable, accounting records must contain information pertaining to state and federal pass-through awards, authorizations, obligations, unobligated balances, assets, outlays, and income. These records must be maintained on a current basis and balanced at least quarterly.

(i) All Payment Requests shall be submitted through Euna as further described in **Section IX. TERMS OF PAYMENT** hereof. To be eligible for reimbursement under this Agreement, Grantee shall submit sufficient documentation to the satisfaction of the WCCMHB, in its sole discretion, demonstrating that Grantee is legally obligated to pay the costs for which reimbursement is sought.

(b) **Source Documentation.** Accounting records must be supported by such source documentation as canceled checks, bank statements, invoices, paid bills, donor letters, time and attendance records, activity reports, travel reports, contractual and consultant agreements, and subaward documentation. All supporting documentation should be clearly identified with the Award and general ledger accounts which are to be charged or credited.

(i) Formal agreements with independent contractors, such as consultants, must include a description of the services to be performed, the period of performance, the fee and method of payment, an itemization of travel and other costs which are chargeable to the agreement, and the signatures of both the contractor and an appropriate official of Grantee.

(ii) Each Payment Request submitted by the Grantee shall be accompanied by sufficient Supporting Documentation substantiating all costs incurred and for which reimbursement is sought, to the satisfaction of the WCCMHB, in its sole discretion. In the event the WCCMHB determines the Supporting Documentation submitted by the Grantee is insufficient to enable it to evaluate the allowability and eligibility of costs, the Grantee shall furnish additional Supporting Documentation to the satisfaction of the WCCMHB, in its sole discretion.

(iii) All requests for reimbursement under this Agreement shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof. All costs must be obligated on or before April 15, 2026 and expended on or before April 14, 2026 and a final payment request should be submitted to the WCCMHB no later than such date to ensure the WCCMHB has adequate time to process the request.

(iv) Notwithstanding anything to the contrary, Grantee is only entitled to reimbursements for which they have provided adequate Supporting Documentation. If the WCCMHB determines the Grantee has only provided Supporting Documentation for a portion of the Payment Request, the WCCMHB will issue reimbursement for that portion and ask Grantee to issue another Payment Request with Supporting Documentation for the remainder.

8.5 Costs Incurred. Grantor shall not be responsible for costs incurred before or after the period of performance of this Agreement. At Grantor's discretion, costs incurred before the execution date of this Agreement may be charged to this Agreement if included in the Budget, incurred during the period of performance, and Grantee performed in accordance with the terms and conditions of this Agreement. If Grantor finds undue delay on the part of Grantee in executing this Agreement, Grantee may not receive reimbursement for costs incurred prior to execution.

IX. TERMS OF PAYMENT

9.1 Timely Billing Required. Grantee must submit any payment request to Grantor within fifteen (15) days of the end of the quarter, unless another billing schedule is specified in **Attachment B – Reimbursement Schedule.** Failure to submit such payment request timely will render the amounts billed an unallowable cost which Grantor cannot reimburse. In the event that Grantee is unable, for good cause, to submit its payment request timely, Grantee shall timely notify Grantor and may request an extension of time to submit the payment request. Grantor's approval of Grantee's request for an extension shall not be unreasonably withheld. The Grantee may request reimbursement from the WCCMHB for costs incurred by Grantee under this Agreement for which actual payment has been made. All payment requests shall be submitted using the grant management software Euna in accordance with the process noted in **Attachment B - Reimbursement Schedule.** Included in **Attachment B – Reimbursement Schedule** is an *Invoice Disclosure Form* that must be submitted with the Payment Request to the WCCMHB Executive Director through Euna and shall be accompanied by sufficient Supporting Documentation (collectively the Invoice Disclosure Form and any Supporting Documentation shall hereinafter be referred to as the "Payment Request").

(a) Within thirty (30) business days after receipt of the complete Payment Request, the WCCMHB shall, in its sole discretion, determine if the Payment Request, or any portion thereof, is acceptable and in strict compliance with the terms of this Agreement. If it is determined there are any errors in the Payment Request

or if additional Supporting Documentation is required, the WCCMHB shall notify the Grantee through Euna and deny the Payment Request. The Grantee shall submit a revised Payment Request within ten (10) business days of receipt of denial notice from the WCCMHB. The WCCMHB reserves the right to delay or deny any Payment Request containing errors or lacking sufficient Supporting Documentation until such deficiencies are corrected to the satisfaction of the WCCMHB, in its sole discretion.

(b) Upon determination by the WCCMHB that the Payment Request is sufficient, the WCCMHB shall, at its sole discretion, transmit the funds by predetermined methodology subject to the Payment Request to the Grantee within thirty (30) business days.

X. SUBCONTRACTS/SUBAWARDS

10.1 Subcontracting/Subrecipients/Delegation. Grantee must not subcontract nor issue a subaward for any portion of this Agreement nor delegate any duties hereunder without Prior Approval of Grantor. The requirement for Prior Approval is satisfied if the subcontractor or subrecipient has been identified in the uniform grant application, such as, without limitation, a Project description, and Grantor has approved. Grantee must notify any potential subrecipient that the subrecipient must obtain and provide to the Grantee a Unique Entity Identifier prior to receiving a subaward. 2 CFR 25.300.

10.2 Application of Terms. If Grantee enters into a subaward agreement with a subrecipient, Grantee must notify the subrecipient of the applicable laws and regulations and terms and conditions of this Award by attaching this Agreement to the subaward agreement. The terms of this Agreement apply to all subawards authorized in accordance with Paragraph 14.1. 2 CFR 200.101(b)(2).

10.3 Liability as Guaranty. Grantee will be liable as guarantor for any Grant Funds it obligates to a subrecipient or subcontractor pursuant to this ARTICLE in the event Grantor determines the funds were either misspent or are being improperly held and the subrecipient or subcontractor is insolvent or otherwise fails to return the funds. 2 CFR 200.345; 30 ILCS 705/6; 44 Ill. Admin. Code 7000.450(a).

XI. REPORTING AND MONITORING REQUIREMENTS

11.1 Financial Payment and Performance Reporting Schedule.

Quarterly on or before July 10, 2026
Quarterly on or before October 10, 2026
Quarterly on or before January 10, 2027
Quarterly on or before April 10, 2027 for all remaining reimbursement requests and Final Project Reports.

Grantees shall submit the following financial and performance reports, and supporting documentation related to this Agreement and Grantee's implementation of the projects and/or activities described in the **Attachment A – Project Description** through Euna:

(a) progress reports for the preceding quarter relevant to the performance indicators listed in the Agreement;
(b) fiscal reports detailing financial expenditures for the previous quarter.

11.2 Final Project Report. The Grantee shall describe the status of the implementation of the projects and/or activities described in **Attachment A – Project Description**. The Final Project Report shall further include an accounting of all costs and expenses incurred by Grantee and such other programmatic information as the WCCMHB deems necessary to facilitate closeout of this Agreement and permit the WCCMHB to meet all of its obligations and requirements under same.

11.3 Effect of Failure to Comply. Failure to comply with reporting requirements shall result in the withholding of funds, the return of improper payments or Unallowable Costs, will be considered a material breach of this Agreement and shall be the basis to recover Grant Funds. Grantee's failure to comply with this Agreement shall be considered prima facie evidence of a breach and may be admitted as such, without further proof, into evidence in an administrative proceeding before Grantor, or in any other legal proceeding. Grantee should refer to the State of Illinois Grantee Compliance Enforcement System for policy and consequences for failure to comply.

11.4 Duplication of Benefit. Grantee hereby certifies and affirms that the projects and/or activities to be funded under this Agreement shall not result in a duplication of the benefits obtained by Grantee, any subgrantee or any individual or entity that is a beneficiary of such projects and/or activities from other local, state, or federal funding sources, private insurance, or other private organizations. It is Grantee's responsibility and obligation to implement

processes and procedures to select and subsequently monitor all subgrantees, individuals, and entities receiving funds under this Agreement to ensure compliance with this paragraph. All agreements entered into between Grantee and any subgrantee, individual, or entity providing for the subaward or payment of funds under this Agreement shall contain provisions permitting the Grantee to recapture funds provided under this Agreement in the event an impermissible duplication of benefit is discovered. Grantee acknowledges and agrees that it has an affirmative obligation to promptly identify and report any duplication of benefits to the WCCMHB. If the Grantee recovers from another source any costs incurred under this Agreement and is reimbursed by the WCCMHB, the Grantee shall reimburse the WCCMHB for all recovered funds originally provided under this Agreement. Interest on any refund shall be calculated based on the prevailing rate used by the WCCMHB. Interest shall be calculated from the date(s) the payment(s) are recovered by the Grantee to the date repayment is made to the WCCMHB by the Grantee.

11.5 Project Monitoring and Evaluation.

(a) **Project Monitoring:** Grantee understands that Grantor may impose additional reporting requirements during the grant period by providing notice in writing to Grantee. Grantee agrees to report any additional information required by Grantor.

(b) **Grantor Evaluation:** As required by Grantor, Grantee agrees to cooperate with Grantor's evaluation of the grant project, conducted either by Grantor or external parties. As applicable, WCCMHB agents and personnel shall be given access to and may observe and inspect projects, activities, and work being performed with funds provided under this Agreement.

(c) **Grantee Evaluation:** Project evaluation is limited to evaluation of Grantee's project, as described in this Agreement, to determine the project's effectiveness. Grantee understands and agrees that grant funds cannot be used for research purposes, as defined under 45 CFR 46.102(d). Grantee will provide Grantor with aggregate project data and summary reports related to project performance, including process and outcome, as requested by Grantor.

11.6 Audits. Grantee shall be subject to the audit requirements contained in the Single Audit Act Amendments of 1996 (31 USC 7501-7507) and Subpart F of 2 CFR Part 200, and the audit rules and policies set forth by the Governor's Office of Management and Budget. See 30 ILCS 708/65(c); 44 Ill. Admin. Code 7000.90.By entering into this Agreement, the grantee and any subgrantees agrees to comply and cooperate with any reasonable monitoring procedures/processes deemed appropriate by the WCCMHB. In the event the WCCMHB determines that a limited-scope audit of the Grantee is appropriate, the Grantee agrees to comply with any additional instructions provided by the WCCMHB to the Grantee regarding such audit. The Grantee further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the WCCMHB.

XII. EQUIPMENT OR PROPERTY

12.1 Transfer of Equipment. Grantor shall have the right to require that Grantee transfer to Grantor any equipment, including title thereto, purchased in whole or in part with Grantor funds, if Grantor determines that Grantee has not met the conditions of 2 CFR 200.439. Grantor shall notify Grantee in writing should Grantor require the transfer of such equipment. Upon such notification by Grantor, and upon receipt or delivery of such equipment by Grantor, Grantee

12.2 Prohibition against Disposition/Encumbrance. The Grantee is prohibited from, and may not sell, transfer, encumber (other than original financing) or otherwise dispose of said equipment, material, or real property during the Grant Term without Prior Approval of Grantor. Any real property acquired using Grant Funds must comply with the requirements of 2 CFR 200.311.

12.3 Equipment and Procurement. Grantee must comply with the uniform standards set forth in 2 CFR 200.310–200.316 governing the management and disposition of property which cost was supported by Grant Funds. Any waiver from such compliance must be granted by the WCCMHB Executive's Office. Additionally, Grantee must comply with the standards set forth in 2 CFR 200.317-200.326 for use in establishing procedures for the procurement of supplies and other expendable property, equipment, real property and other services with Grant Funds. These standards are furnished to ensure that such materials and services are obtained in an effective manner and in compliance with the provisions of applicable federal and state statutes and executive orders.

12.4 Equipment Instructions. Grantee must obtain disposition instructions from Grantor when equipment, purchased in whole or in part with Grant Funds, are no longer needed for their original purpose. Notwithstanding anything to the contrary contained within this Agreement, Grantor may require transfer of any equipment to Grantor or a third

party for any reason, including, without limitation, if Grantor terminates the Award or Grantee no longer conducts Award activities. The Grantee shall properly maintain, track, use, store and ensure the equipment according to applicable best practices, manufacturer's guidelines, federal and state laws or rules, and Grantor requirements stated herein.

(a) If the WCCMHB fails to provide written direction within 120 days, the Grantee may sell the property. In the event that Grantee sells the property, Grantee shall return the proceeds to the WCCMHB, but may retain $500 or the actual cost to sell the property, whichever is more. The Grantee shall be responsible for maintaining appropriate property records for any subcontracts that include the purchase of equipment as part of the delivery of services. The Grantee shall comply with this requirement and ensure its subcontracts issued under this Agreement, if any, impose this requirement, in writing, on its subcontractors.

XIII. UNLAWFUL DISCRIMINATION

13.1 Compliance with Nondiscrimination Laws. Both Parties, their employees and subcontractors under subcontract made pursuant to this Agreement, shall remain compliant with all applicable provisions of state and federal laws and regulations pertaining to nondiscrimination, sexual harassment and equal employment opportunity including, but not limited to, the following laws and regulations and all subsequent amendments thereto:

(a) The Illinois Human Rights Act (775 ILCS 5/1-101 et seq.), including, without limitation, 44 Ill. Admin. Code Part 750, which is incorporated herein.
(b) The Public Works Employment Discrimination Act (775 ILCS 10/1 et seq.);
(c) The United States Civil Rights Act of 1964 (as amended) (42 USC 2000a- and 2000h-6). (See also guidelines to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons [Federal Register: February 18, 2002 (Volume 67, Number 13, Pages 2671-2685)]);
(d) Section 504 of the Rehabilitation Act of 1973 (29 USC 794);
(e) The Americans with Disabilities Act of 1990 (as amended) (42 USC 12101 et seq.); and
(f) The Age Discrimination Act (42 USC 6101 et seq.).

XIV. INDEMNIFICATION HOLD-HARMLESS AGREEMENT

14.1 Agreement. To the fullest extent permitted by law, the Grantee shall indemnify and hold the WCCMHB, or its designee(s), its officers and employees, harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses, including, without limitation, reasonable attorney's fees and court costs suffered or incurred by the Grantee arising from or in connection with (i) the Grantee's failure to comply with any of the terms, covenants and conditions contained in this Agreement; or (ii) the Grantee's failure to pay any contractors or subcontractors, vendors, laborers, employees or any potential subgrantee or subordinate relation, or any party in privity of contract or agreement therewith in connection with **Attachment A – Project Description** or reimbursable expenses associated with this program.

(a) **Cooperation.** Both Parties agree to cooperate in good faith and provide any and all information necessary for the defense of any claim or action.

XV. FORCE MAJEURE

15.1 Force Majeure. Neither party shall be liable in damages for any delay or default in performing its respective obligations under this agreement if the delay or default is caused by conditions beyond its control. Such conditions include, but are not limited to, acts of God, government restrictions, strikes, fires, floods, work stoppages, pandemics, or acts or failures to act of third parties. So long as any such delay or default continues, the party affected by the conditions shall fully inform the other party at all times concerning the matters causing the delay or default and the purposes of their ending. If a delay occurs under this section, the affected party shall immediately notify the other of such delay and keep the party fully informed until the issue that caused the delay has been resolved. If a delay requires that the term of this Agreement be extended, such extension shall only occur upon the approval of the WCCMHB and written modification of this Agreement.

XVI. CLOSEOUT

16.1 Early Closeout. The WCCMHB may close out this Agreement when it determines all projects and/or activities, and all applicable administrative actions have been completed. The Grantee must submit any outstanding reports, including the Final Project Report, and must refund to the WCCMHB any balances of unobligated cash that the WCCMHB paid in advance or paid and that is not authorized to be retained by the Grantee. Within thirty (30) business days after receipt of all outstanding reports, the WCCMHB will make upward or downward adjustments to the allowable costs and then make prompt payments to Grantee for remaining allowable reimbursable costs.

16.2 Closeout Requirements. Within 30 days of the expiration date of this Agreement or any approved extension thereof the Grantee must refund to the WCCMHB any balances of unobligated cash that the WCCMHB paid in advance or paid and that is not authorized to be retained by the Grantee. The following documents must be submitted by Grantee to the WCCMHB:

(a) **Closeout Reports:** final financial status report; final progress reports; property inventory report; and other documents required by the WCCMHB

(i) The closeout of this Agreement does not affect any of the following:

a. The right of the WCCMHB to disallow costs and recover funds on the basis of a later audit or other review.

b. The obligation of the Grantee to return any funds due as a result of later refunds, corrections, or other transactions including final indirect cost rate adjustments; or

c. Grantee's obligations regarding audits, property management and disposition (if applicable), and records retention.

XVII. LOBBYING PROHIBITION; CONFLICTS OF INTEREST

17.1 Lobbying.

(a) **Improper Influence.** Grantee certifies that no Grant Funds have been paid or will be paid by or on behalf of Grantee to any person for influencing or attempting to influence an officer or employee of the WCCMHB, Will County or any government agency, a member of Congress or Illinois General Assembly, an officer or employee of Congress or Illinois General Assembly, or an employee of a member of Congress or Illinois General Assembly in connection with the awarding of any agreement, the making of any grant, the making of any loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment or modification of any agreement, grant, loan or cooperative agreement. 31 USC 1352. Additionally, Grantee certifies that it has filed the required certification under the Byrd Anti-Lobbying Amendment (31 USC 1352), if applicable.

(b) **Federal Form LLL.** If any funds, other than Federal appropriated funds, were paid or will be paid to any person for influencing or attempting to influence any of the above persons in connection with this Agreement, the undersigned must also complete and submit Federal Form LLL, Disclosure of Lobbying Activities Form, in accordance with its instructions.

(c) **Lobbying Costs.** Grantee certifies that it is in compliance with the restrictions on lobbying set forth in 2 CFR Part 200.450. For any Indirect Costs associated with this Agreement, total lobbying costs shall be separately identified in the Program Budget and thereafter treated as other Unallowable Costs.

(d) **Procurement Lobbying.** Grantee warrants and certifies that it and, to the best of its knowledge, its sub-grantees have complied and will comply with Executive Order No. 1 (2007) (EO 1-2007). EO 1-2007 generally prohibits grantees and subcontractors from hiring the then-serving Governor's family members to lobby procurement activities of the State, or any other unit of government in Illinois including local governments, if that procurement may result in a contract valued at over $25,000. This prohibition also applies to hiring for that same purpose any former State employee who had procurement authority at any time during the one-year period preceding the procurement lobbying activity.

(e) **Subawards.** The Grantee must include the language of this ARTICLE in the award documents for any subawards made pursuant to this Award. All sub-awardees are also subject to certification and disclosure. Pursuant to Appendix II(I) to 2 CFR Part 200, Grantee shall forward all disclosures by contractors regarding this certification to Grantor.

(f) **Certification.** This certification is a material representation of fact upon which reliance was placed to enter into this transaction and is a prerequisite for this transaction, pursuant to 31 USC 1352. Any person who fails to file the required certifications shall be subject to a civil penalty of not less than $10,000, and not more than $100,000, for each such failure.

17.2 Conflict of Interest.

(a) **Required Disclosures.** Grantee must immediately disclose in writing any potential or actual Conflict of Interest to the Grantor. 2 CFR 200.112 and 30 ILCS 708/35.

(b) **Prohibited Payments.** Grantee agrees that payments made by Grantor under this Agreement will not be used to compensate, directly or indirectly, any person currently holding an elective office in this State including, but not limited to, a seat in the General Assembly. In addition, where the Grantee is not an instrumentality of the State of Illinois, as described in this Paragraph, Grantee agrees that payments made by Grantor under this Agreement will not be used to compensate, directly or indirectly, any person employed by an office or agency of the state of Illinois whose annual compensation is in excess of sixty percent (60%) of the Governor's annual salary, or $106,447.20 (30 ILCS 500/50-13). An instrumentality of the State of Illinois includes, without limitation, State departments, agencies, boards, and State universities. An instrumentality of the State of Illinois does not include, without limitation, municipalities and units of local government and related entities. 2 CFR 200.64.

(c) **Request for Exemption.** Grantee may request written approval from Grantor for an exemption from Paragraph 21.2. Grantee acknowledges that Grantor is under no obligation to provide such exemption and that Grantor may, if an exemption is granted, grant such exemption subject to such additional terms and conditions as Grantor may require.

XVIII. REQUIRED CERTIFICATIONS

18.1 Certifications. Grantee shall be responsible for compliance with the enumerated certifications to the extent that the certifications apply to Grantee.

(a) **Debarment.** Grantee certifies that it is not debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this Agreement by any government department or agency 2 CFR 200.205(a), or by the State (See 30 ILCS 708/25(6)(G)); and, that the Grantee shall not enter into any lower tier contract, or other covered transaction, with a person who is similarly debarred or suspended from participating in this covered transaction.

(b) **Non-procurement Debarment and Suspension.** Grantee certifies that it is in compliance with Subpart C of 2 CFR Part 180 as supplemented by 2 CFR Part 376, Subpart C.

(c) **Drug-Free Workplace.** If Grantee is not an individual, Grantee certifies it will provide a drug free workplace pursuant to the Drug Free Workplace Act. 30 ILCS 580/3. If Grantee is an individual and this Agreement is valued at more than $5,000, Grantee certifies it shall not engage in the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance during the performance of the Agreement. 30 ILCS 580/4. Grantee further certifies that it is in compliance with the government-wide requirements for a drug-free workplace as set forth in 41 USC 8102.

(d) **Pro-Children Act.** Grantee certifies that it is in compliance with the Pro-Children Act of 2001 in that it prohibits smoking in any portion of its facility used for the provision of health, day care, early childhood development services, education or library services to children under the age of eighteen (18), which services are supported by federal or state government assistance (except such portions of the facilities which are used for inpatient substance abuse treatment) (20 USC 7181-7184).

(e) **Criminal Convictions.** Grantee certifies that neither it nor any managerial agent of Grantee has been convicted of a felony under the Sarbanes-Oxley Act of 2002, nor a Class 3 or Class 2 felony under Illinois Securities Law of 1953, or that at least five (5) years have passed since the date of the conviction. Grantee further certifies that it is not barred from receiving an Award under 30 ILCS 500/50-10.5 and acknowledges that Grantor shall declare the Agreement void if this certification is false (30 ILCS 500/50-10.5).

XIX. ACCESS TO RECORDS AND PERSONNEL

19.1 Retention. Grantee and Subgrantee shall retain all records generated under this Agreement for a minimum of 7 years. The rights of access in this Section are not limited to the required retention period for the applicable records but last as long as the records are retained.

19.2 Cancellation for Cause. This Agreement may be unilaterally canceled by the WCCMHB for refusal by the Grantee to either provide to the WCCMHB upon request, or to allow inspection and copying of, all public records made or received by the Grantee in conjunction with this Agreement and subject to disclosure under 5 ILCS 140.

19.3 Timely Access. The Grantee acknowledges and agrees that the WCCMHB, or its authorized representatives, shall have timely and unrestricted access to any pertinent books, documents, papers, and records, whether written,

printed, recorded, produced, or reproduced by any electronic, mechanical, magnetic, or other process or medium, in order to make audits, inspections, investigations, excerpts, transcripts, or other examinations as authorized by law. This also includes timely and reasonable access to the Grantee's personnel for the purpose of interview and discussion related to such documents. In the event any work is sub-awarded or subcontracted, the Grantee shall similarly require each sub-grantee and subcontractor to maintain and allow access to such records for audit purposes.

19.4 Applicable Law; Claims. The Grantee agrees that if any litigation, claim, or audit is started before the expiration of the record retention period established above, the records shall be retained until all litigation, claims or audit findings involving the records have been resolved and final action taken.

XX. MISCELLANEOUS

20.1 Headings. The headings of the articles, paragraphs and sections contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

20.2 Publicity and Communication. WCCMHB Grantees agree to consult with the WCCMHB before issuing any public communications (press releases, advertisements, etc.) related to the grant or its activities. Any promotional materials must acknowledge the WCCMHB's support.

20.3 Severability. If any provision of this Agreement is held to be unenforceable, the provision shall be severed, and the remainder of this Agreement will continue in full force and effect.

20.4 Amendment. This Agreement may not be altered, modified or amended except by written instrument signed by all of the parties hereto.

20.5 Compliance with Laws. The Grantee shall comply with all applicable Federal, State, and local laws, rules, and regulations, and WCCMHB policies and regulations in performing under this Agreement, including but not limited to the Federal laws, regulations, rules, policies, and executive orders described herein. The failure of this Agreement to specifically reference a particular Federal or State law or regulation, or policy or regulation shall not excuse Grantee from compliance with same to the extent such law, regulation, or policy is applicable to Grantee's performance under this Agreement. The Grantee further agrees to include this provision in all subcontracts entered into under this Agreement.

20.6 Governing Law and Forum. This Agreement shall be interpreted under, and governed by, the laws of the State of Illinois, without regard to conflict of laws principles. Any claim, suit, action, or proceeding brought in connection with this Agreement shall be in the Twelfth Judicial Circuit, WCCMHB, and each party hereby irrevocably consents to the personal and subject matter jurisdiction of such court and waives any claim that such court does not constitute a convenient and appropriate venue for such claims, suits, actions, or proceedings.

20.7 Compliance with Freedom of Information Act. Grantee shall comply with the Illinois Freedom of Information Act, codified at 5 ILCS 140. Records made or received in conjunction with this Agreement are public records under Illinois law. Grantee shall keep and maintain public records generated by the Grantee in association with its performance of this Agreement.

20.8 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

20.9 Entire Agreement. This Agreement constitutes the entire agreement of the WCCMHB and the Grantee with respect to the subject matter hereof and supersedes all other prior and contemporary agreements, understandings, representations, negotiations, and commitments between the WCCMHB and the Grantee with respect to the subject matter hereof.

20.10 Assignment. This Agreement, or any portion thereof, shall not be assigned by either party without the prior written consent of the other.

20.11 Disclaimer of Relationship. Nothing contained in this Agreement, nor any act of either the WCCMHB or the Grantee, shall be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third-party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the WCCMHB and the Grantee.

20.12 Construction of Words. The use of the singular form of any word herein shall also include the plural, and vice versa. The use of the neuter form of any word herein shall also include the masculine and feminine forms, the masculine form shall include feminine and neuter, and the feminine form shall include masculine and neuter. The invalidity of

any one or more phrases, sentences, clauses, or sections contained in this Agreement shall not affect the remaining portions of this Agreement or any part hereof. A reference to the Grantee includes the Grantee's officers, commissioners, employees, attorneys, agents and assigns; a reference to the WCCMHB includes its officers, members, employees, attorneys, agents and assigns.

20.13 No Personal Liability. No member, official, employee or agent of either the WCCMHB or the Grantee shall be individually or personally liable in connection with this Agreement.

20.14 Governmental Immunity. Notwithstanding anything to the contrary set forth elsewhere in this Agreement, the WCCMHB has, and in no event shall it be construed to have, waived any rights or defenses of governmental immunity that it may have with respect to any matters arising out of this Agreement or performance hereunder.

20.15 Waiver. No term or provision of this Agreement shall be deemed waived, and no breach or default shall be deemed excused, unless such waiver or consent shall be in writing and signed by the party claimed to have waived or consented. No consent by any party to, or waiver of, a breach or default by the other, whether express or implied, shall constitute a consent to, waiver of, or excuse for any different or subsequent breach or default by or on the part of any party.

20.16 No Third-Party Beneficiaries. This Agreement shall inure to the benefit of and shall be binding upon the WCCMHB, the Grantee and their respective successors and permitted assigns. This Agreement is intended to be and is for the sole and exclusive benefit of the parties hereto and such successors and permitted assigns.

20.17 Permits. The Grantee expressly acknowledges that receipt of the financial assistance provided for under this Agreement does not imply nor guarantee that a Federal, State or local permit will be issued for a particular project or activity. Further, the Grantee agrees to ensure that all necessary permits are obtained prior to implementation of any activity funded under this Agreement that may fall under applicable federal, state or local laws.

20.18 Representatives**.** Immediately upon execution of this Agreement, the individuals identified in **Attachment C – Contact Information** will represent the parties as a primary contact in all matters under this Agreement. Each party agrees to promptly notify the other party of any change in its designated representative, which notice shall include the name, address, telephone number and email address of the representative for such party for the purpose hereof.

20.19 Use of Likeness, Name or Logo. Grantee agrees that WCCMHB may use Grantee's likeness, name, or logo in WCCMHB's deliverables, press releases, or marketing materials without compensation to or prior approval from Grantee.

20.20 Authority. The WCCMHB has authority to enter into this Agreement pursuant to the terms of applicable laws.

20.21 Incorporation of Regulations and Laws. To the extent not inconsistent with this Agreement, all Administrative Regulations, Laws and other referenced policies or other matters cited in this Agreement are incorporated herein as if fully set forth in this Agreement.

The Grantee represents that it has full power and authority to enter into and perform its obligations under this Agreement and the execution and delivery of this Agreement and the performance of its obligations hereunder have been duly authorized by all requisite corporate action.

IN WITNESS WHEREOF, this Agreement is hereby executed on behalf of the parties through their authorized representatives as set forth below.

GRANTOR

By: _____
Teena Mackey, Executive Director, Will County Community Mental Health Board

Date _____

GRANTEE

By: _____
Beth Beatty, Joliet City Manager

Date_____

ATTACHMENT A

PROJECT DESCRIPTION

Project Title:	County wide Mental Health Support Services
Awarded Organization:	Joliet Fire Department
Awarded Amount:	$1,000,000.00
Type of Payment:	Reimbursement
Timeline:	April 1, 2026 to March 31, 2027
Summary of Project:	The program will provide no cost mental health care for uninsured, underinsured and Medicaid insured residents of Will County. Since the inception of the project, the age range of people who have received services is 3-97 years old. Services provided are mental health services. The services include everything from individual counseling, couples counseling, family counseling to psychiatric services. These services are provided either virtually or in person depending on the person's preference. Other needs are often identified during the patient intake and may be addressed during the client's initial appointment. This program allows the Joliet Fire Department to act as a liaison for the resident in need, referring them to needed mental health service providers that offer either in-person or telehealth options to ensure a quick turn around to be seen. This program is specifically for mental health services and it is the intention of the Joliet Fire Department that people continue to be seen by a mental health provider within 48 to 72 hours of a their call. The JFD social worker currently receives all intake calls for mental health services and provides a referral as soon as possible. However, as the volume of these calls increase with the expansion of services from just the City of Joliet to County-wide, additional personnel will need to be hired. The WCCMHB will fund counseling and psychiatric services for Will County residents and will provide partial support for administrative staff at the Joliet Fire Department and it's subrecipient grantees.

Pursuant to this agreement, grantees must submit a Payment Request for reimbursement in order to receive funding for eligible activities. This document offers guidelines in preparing a submittal for WCCMHB reimbursement of eligible expenditures through Euna Grants, the WCCMHB's Grant Management Software required for supervision of award project and funds.

Section 1: Payment Request Process

Grantee must enter following information in all Payment Requests to receive reimbursement from the WCCMHB.

- Expenses From & To
  - Defined as the range in which all expenses are associated with Payment Request
- Payment Type: Reimbursement
- Financial Details listing all expenses associated with Payment Request, as approved in budget.
  - Expenses listed must include the following:
    - Category; as approved and configured in Budget
    - Line Item; as approved and configured in Budget
    - Direct Cost; defined as amount being drawn from grant
    - Expense Date; defined as date which expenses were deducted from bank
    - Expense Status; must reflect reviewed to be reimbursed
    - Description; indicate purpose and specific expense information. This field should anticipate any questions from grantor regarding deviations to proposed budget or follow-up programmatic inquiries.
      - Examples:
        - Purchased 10 pencils for classroom of 30 students to assist with writing technique curriculum.
        - Payment to contractor for June. Contractor was selected and approved through bid process. Project is 85% complete as of this invoice.
        - Caseworker replaced on June 15; position and duties remain same with new name being reported for reimbursement.
        - Computer cost more than anticipated and attached invoice reflects full cost. Only requesting reimbursement for budgeted amount. Total cost: $900; requested reimbursement: $798
    - Attachments of supporting documentation
  - Requested Amount
    - Defined as amount being drawn down from applicable grant funds
- Attachments in Additional Information section
  - All attachments from expenses in Financial Details section must be added to this field for approval.
  - Invoice Disclosure Form must be attached to each Payment Request indicating applicable Payment Request meets compliance requirements

Section 2: Financial Payment and Performance Reporting Schedule

Below is the required reporting and payment schedule for this Award.

July 2026

- Quarterly Performance Report (Due: 07/10/2026) - Covering Period of 04/01/2026 – 06/30/2026; Submit through Euna Grants
- Quarterly Payment Request (Due: 07/10/2026) - Covering Period of 04/01/2026 – 06/30/2026; Submit through Euna Grants

October 2026

- Quarterly Performance Report (Due: 10/10/2026) - Covering Period of 07/01/2026 – 09/30/2026; Submit through Euna Grants
- Quarterly Payment Request (Due: 10/10/2026) - Covering Period of 07/01/2026 – 09/30/2026; Submit through Euna Grants

January 2027

- Quarterly Performance Report (Due: 01/10/2027) - Covering Period of 10/01/2026 – 12/31/2026; Submit through Euna Grants
- Quarterly Payment Request (Due: 01/10/2027) - Covering Period of 10/01/2026 – 12/31/2026; Submit through Euna Grants

April 2027

- Quarterly Performance Report (Due: 04/10/2027) - Covering Period of 01/01/2027 – 03/31/2027; Submit through Euna Grants

May 2027

- Final Payment Request (Due: 05/01/2027) - Covering Period of 01/01/2027 – 03/31/2027; Submit through Euna Grants

Grantees can submit a Payment Request outside the above outlined timeline in an emergent situation at any time throughout the terms of the grant. Payment Requests submitted through Euna Grants will be reviewed for compliance by WCCMHB Staff in a timely manner.

The Grantor reserves the right to deny any Payment Request at its discretion, based on lack of progress toward meeting completion goals. If the Grantee fails to meet any of the performance measures/goals, and if deemed appropriate at the discretion of the Grantor, the Grant Funds may be decreased by an amount proportionate to the size of the shortfall, and/or the Grantee may be responsible for the return of the Grant Funds in the amount specified by the Grantor. Grantor may initiate a grant modification(s) to de-obligate Grant Funds based on nonperformance.

The Grantee will submit grant modification requests as necessary in a timely manner, including a request to de-obligate Grant Funds in an amount that the Grantee determines will be unspent by the end of the Grant Agreement Term.

ATTACHMENT B

REIMBURSEMENT SCHEDULE

Grantee shall receive a maximum of **$** 1,000,000.00 under this Agreement.

The Grantor agrees to make payment to the Grantee for the administration and implementation of the program described in Attachment A, C, and D. Upon receipt of the fiscal and progress reports, quarterly reimbursement payments will be made to the Grantee. No payment will be made to Grantee unless and until Grantee is in full compliance with applicable terms and conditions of this agreement.

Grantee must provide for the deposit of grant funds into a bank account in the name of the Grantee. Grant funds shall be deposited into such a bank account. Grantee may deposit such funds into an account separate from any of its other bank accounts or treat such funds as a separate line item per its budget and audited financial statements. If Grantee receives more than one award from the Grantor, Grantee shall ensure that the grant funds for each award are accounted for separately.

ATTACHMENT C

CONTACT INFORMATION

CONTACT FOR NOTIFICATION:
Notices. All notices and written communication between the Parties shall be sent by electronic mail, U.S. Certified Mail with delivery receipt, a courier delivery service, or delivered in person. Notices shall be considered delivered when reflected by an electronic mail delivery time stamp, a courier service delivery receipt, other mail service delivery receipt. Any and all notices required by this Agreement shall be delivered to the Parties' respective contact persons at the addresses identified below. This Section shall not preclude routine communication by the Parties by other means.

GRANTOR CONTACT
Will County Community Mental Health Board
Attn. Teena Mackey, Executive Director
tmackey@willcounty.gov
302 N. Chicago Street
Joliet, IL 60432

GRANTEE CONTACT
City of Joliet
Attn Beth Beatty
bbeatty@joliet.gov
150 W. Jefferson Street
Joliet, Illinois 60435

GRANTEE CONTACT
City of Joliet
Attn Rebecca DeGroate
rdegroate@joliet.gov
150 W. Jefferson Street
Joliet, Illinois 60435

Either Party may change the above-described contact information by giving notice of such change to the other party pursuant to the notice section hereof.

ATTACHMENT D

SPECIAL CONDITIONS

Grantor may remove (or reduce) a Specific Condition included in this Attachment D by providing written notice to the Grantee, in accordance with established procedures for removing a Specific Condition.

1. Grantees must attend following mandatory in-person meetings at the Will County Health Department (501 Ella Avenue, Joliet, IL 60433; Community Room)
    - Euna Tutorial Session; Thursday, April 24, 2026; 8:30a
    - Collaboration Meeting; Friday, July 10, 2026; 10:30a
2. Grantee must respond to correspondence from Grantor within 10 business days, unless extreme circumstances are present. Failure to respond within 10 business days may result in loss or reduction of award.
3. Grantee must conclude GATA portal registration process prior to requests for reimbursements.
4. Joliet Fire Department will enter into a subaward agreement with three subrecipients as noted below;
    - Beecher Fire Department $80,000.00 with 100% Advance Payment
    - Lockport Fire Department $80,000.00 with 100% Advance Payment
    - Bridges to a New Day $100,000.00 with 25 % Advance Payment and 75% Reimbursement

    Additional subrecipients are eligible for consideration upon agreement of both partners, the Joliet Fire Department and the Will County Community Mental Health Board.

ESSENTIAL DUTIES AND RESPONSIBILITIES

The initial social work position began in November 2023. Since November 2023, the social work position has grown and gained additional responsibilities.

In 2023, the total number of client contacts was under 500. In 2024 and 2025, the number of client contacts was over 1,500. As of 3/2026, the social work position and social work intern position have had over 450 client contacts. Client contacts include follow-ups from all referral sources, including JFD crews, community members, and other social service entities. During the client contact, a need and risk assessment is completed to provide resources and referrals to ensure the client's needs are met. Clients may need more than one referral to more than one agency. The social work position assists clients in identifying and obtaining the needed resources to improve their quality of life. More importantly, the social work position assists in following up and accountability, both for the client and with other social service agencies.

A responsibility that is included in the social work position is completing mental health referrals for the Joliet mental health program. In 2023, there were a total of 171 mental health referrals. In 2024, there were a total of 224 mental health referrals. In 2025, there were a total of 251 referrals. The number of mental health referrals has continuously increased. During a mental health referral, a risk and needs assessment is completed to ensure that any other client needs are being met and any other referrals are also being completed.

To ensure client needs are met, the social worker assists with organizing, facilitating, and maintaining documentation for the Community Cares Program meeting. JFD hosts the CCP meeting on the first and third Tuesday of each month at 9:00 am. The social worker position has organized an email distribution list that consists of the majority of the Will County social service agencies. The social worker sends out the invite and sends reminders. The social worker assists in facilitating the meeting, which includes taking attendance, maintaining proper documentation of all the clients that are discussed, and other important documentation areas, and maintaining a record of what agencies are providing what clients with assistance. The social worker position also assists in building and fostering relationships with other social service providers. JFD has become a leader in the community, and many social service agencies contact JFD and the social workers for assistance and guidance. In 2026, the social work position has provided agencies with assistance over 25 times in the past two months. These assistances range from welfare checks to providing debriefings for staff.

While the above are the main responsibilities of the social work position, there are other responsibilities that the social worker assists in, including but not limited to home visits, site visits, traumatic events, and overall community well-being. The social work position encompasses many responsibilities that could benefit from an additional position to continue ensuring client needs are being met and to ensure the quality of life for the residents of Joliet and other communities continues to improve.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 226-26

File ID: 226-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/08/2026

Final Action:

Title: Ordinance Accepting a $1,000,000.00 Grant from the Will County Community Mental Health Board for the No-Cost Counseling Program, Amendment of the 2026 Budget to Receive and Expend Grant Funds, and Creation of an Additional Social Worker Position to Perform Grant Funded Activities.

Attachments: Ordinance Community Health Grant, 2026 Joliet Fire Department Award Letter 4-8-2026, 2026 Joliet Fire Department Grant Agreement, Second Social Worker Position, Approver Report

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/9/2026	Kevin Sing	Approve	4/10/2026
1	2	4/9/2026	Jeff Carey	Approve	4/13/2026
1	3	4/9/2026	Todd Lenzie	Delegated	
Notes:	Delegated: Out Of Office				
1	4	4/14/2026	Stephanie Silkey	Delegated	
1	5	4/14/2026	Todd Lenzie	Approve	4/16/2026
1	6	4/17/2026	Beth Beatty	Approve	4/16/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 227-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: Kevin Sing, Director of Finance

SUBJECT:
Ordinance Authorizing an Amendment to the Annual Budget of the City of Joliet for the 2026 Fiscal Year (2025 Projects Funded in 2026)

BACKGROUND:
The City of Joliet adopted the 2026 Budget on December 16, 2025. There are projects and capital purchases that span multiple fiscal years. When this occurs, staff uses its best efforts to estimate how much will be spent in each year. This amendment is to move unspent funds for specific projects and purchases from the 2025 fiscal year to the 2026 fiscal year budget. Combining all the projects into one ordinance eliminates the need for individual amendments throughout the year.

The Finance Committee will be reviewing this item at their April 21, 2026 meeting.

CONCLUSION:
Adoption of this ordinance will move unspent funds from the 2025 fiscal year to the 2026 fiscal year. This allows previously budgeted projects and purchases to continue.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve an Ordinance Authorizing an Amendment to the Annual Budget of the City of Joliet for the 2026 Fiscal Year (2025 Projects Funded in 2026).

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ORDINANCE NO.

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE ANNUAL BUDGET OF THE CITY OF JOLIET FOR THE 2026 FISCAL YEAR (2025 Projects Completed in 2026)

WHEREAS, the City of Joliet, Illinois (the "City") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois; and

WHEREAS, pursuant to 65 ILCS 5/8-2-9.4, the City of Joliet adopted Ordinance No. 18809 on December 16, 2025 adopting an annual budget for the fiscal year commencing on January 1, 2026 and ending on December 31, 2026; and,

WHEREAS, pursuant to 65 ILCS 5/8-2-9.6, by a vote of two-thirds of the members of the corporate authorities then holding office, the annual budget of the City of Joliet may be revised by deleting, adding to, changing or creating sub-classes within object classes and object classes themselves. No revision of the budget shall be made increasing the budget in the event funds are not available to effectuate the purpose of the revision; and**,**

WHEREAS, funds are available to effectuate the purpose of this revision.

WHEREAS, the City of Joliet is a home rule unit of local government.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, PURSUANT TO ITS STATUTORY AND HOME RULE AUTHORITY, AS FOLLOWS:

SECTION 1: That the amounts shown in Schedule A, attached hereto and made a part hereof by reference, increasing and/or decreasing certain object classes and decreasing certain fund balances with respect to the City of Joliet's 2026 Budget are hereby approved.

SECTION 2: 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 3: This Ordinance shall be in effect upon its passage.

PASSED this ___ day of _____, 2026

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

2026 Master Budget Amendment
Summary of Amendments

Fund	Org	Object	Sum of Budget Amendment Amount
100-General	**02001000**	523300	$98,500.00
	02015000	524200	$117,000.00
	02015000	524300	$309,391.16
	02015000	536100	$37,406.74
	03009000	524200	$200,000.00
	04001000	523300	$38,011.06
	04013000	524300	$71,589.10
	07001000	524300	$900.00
	07001000	536102	$59,847.12
	09027000	523400	$6,500.00
	09027000	524200	$77,000.00
	09029000	536108	$357,376.00
	10050000	548100	$75,000.00
100-General Total			**$1,448,521.18**
220- Grant Fund	**22020000**	523300	$239,620.53
	22060020	501001	$387,499.51
	22060020	515800	$9,813.05
	22060020	523300	$228,000.94
	22060020	536100	$10,819.67
	22060020	557500	$66,747.31
	22060020	557700	$207,900.00
	22070020	536106	$43,050.00
	22070020	557500	$15,360.00
220- Grant Fund Total			**$1,208,811.01**
300- Capital Projects	**30020010**	557200	$145,444.00
	30020010	557300	$383,590.00
	30070020	557500	$300,000.00
	30090060	557400	$148,028.50
	30090270	557200	$8,278,312.00
300- Capital Projects Total			**$9,255,374.50**
301-Vehicle Replacement Fund	**30160000**	557500	$120,000.00
	30190000	557500	$75,000.00
301-Vehicle Replacement Fund Total			**$195,000.00**
500- Sewer and Water Operating	**50080010**	523300	$15,000.00
	50080011	524200	$6,694.39
	50080012	523300	$98,409.10
	50080013	523300	$488,084.34
	50080020	523300	$24,181.15
	50080020	524200	$6,425.00
	50080031	524200	$3,850.38
	50080320	523300	$1,587.20
	50080802	524200	$1,419.26
	50080803	524200	$67.29
	50080804	524200	$1,149.79

500- Sewer and Water Operating Total			**$646,867.90**
501- Sewer and Water Capital	**50180012**	557200	$317,501.50
	50180020	557200	$1,095,834.59
	50180031	557200	$90,056.11
	50180170	557200	$1,040,723.00
	50180320	557200	$215,000.00
	50180802	557200	$377,288.44
	50180804	557500	$60,000.00
501- Sewer and Water Capital Total			**$3,196,403.64**
521-Parking Capital	**52190020**	557500	$341,576.00
521-Parking Capital Total			**$341,576.00**
531-Alternative Water Source -GPWC	**53180000**	557200	$2,200,000.00
531-Alternative Water Source -GPWC Total			**$2,200,000.00**
538-Water Main Replacements	**53880000**	557200	$5,180,578.00
538-Water Main Replacements Total			**$5,180,578.00**
540-Alternative Water Source -Joliet	**54080000**	557200	$350,000.00
540-Alternative Water Source -Joliet Total			**$350,000.00**
Grand Total			**$24,023,132.23**

2026 Master Budget Amendment
Amendment Detail

Fund	Department/Division	Org	Object	Project	Project name	Budget Amendment Amount
100-General	Community Development Admin	02001000	523300		City Square Sculpture	$98,500.00
100-General	Buildings & Grounds	02015000	524300		Orbis - Ottawa St Parking Deck	$46,771.16
100-General	Buildings & Grounds	02015000	524200		Bi-Park Theater Rigging	$117,000.00
100-General	Buildings & Grounds	02015000	536100		City Hall Conference Room Chairs (42)	$12,471.18
100-General	Buildings & Grounds	02015000	536100		Osgood Office Furniture	$24,935.56
100-General	Buildings & Grounds	02015000	524300		Former Stadium Club Asbestos/Lead Abatement	$227,700.00
100-General	Buildings & Grounds	02015000	524300		Slammers Stadium (5) HVAC RTUs	$34,920.00
100-General	Finance	03009000	524200		Fixed Asset Inventory	$200,000.00
100-General	Information Technology	04013000	524300		Lenovo Global Tech - TruScale Managed Storage (equipment)	$52,495.80
100-General	Information Technology	04013000	524300		Lenovo Global Tech - TruScale Managed Storage (storage)	$19,093.30
100-General	Information Technology	04001000	523300		Tyler Resident Access Implementation	$10,800.00
100-General	Information Technology	04001000	523300		HBS - Cisco ISE	$27,211.06
100-General	Fire	07001000	536102		Cardiac Monitors	$59,847.12
100-General	Fire	07001000	524300		Station 1 - Washroom Partitions	$900.00
100-General	Public Works	09027000	523400		ISBP Funding Appl - Landau Bridge	$2,000.00
100-General	Public Works	09027000	523400		ISBP Funding Appl - Ohio Bridge	$2,000.00
100-General	Public Works	09027000	523400		2024-2025 NBIS Bridge Inspections	$2,500.00
100-General	Public Works	09027000	524200		Sidewalk Program	$77,000.00
100-General	Public Works	09029000	536108		Supplies - Chemicals	$357,376.00
100-General	Legal	10050000	548100		Legal Claims	$75,000.00
220- Grant Fund	Information Technology	22060020	557700		Public Safety PC Replacement	$207,900.00
220- Grant Fund	Tri-County Auto Theft Taskforce	22060020	501001	TRC26	Carryover grant funds	$387,499.51
220- Grant Fund	Tri-County Auto Theft Taskforce	22060020	515800	TRC26	Carryover grant funds	$9,813.05
220- Grant Fund	Tri-County Auto Theft Taskforce	22060020	536100	TRC26	Carryover grant funds	$10,819.67
220- Grant Fund	Tri-County Auto Theft Taskforce	22060020	557500	TRC26	Carryover grant funds	$66,747.31
220- Grant Fund	Tri-County Auto Theft Taskforce	22060020	523300	TRC26	Carryover grant funds	$6,065.20
220- Grant Fund	Tri-County Auto Theft Taskforce	22060020	523300	TRC26	Carryover grant funds	$56,935.74
220- Grant Fund	Police Department	22060020	523300	TBACO	Tabacco Enforcment Grant	$20,000.00
220- Grant Fund	Police Department	22060020	523300	JAG26	Dept of Justice Grant	$40,000.00
220- Grant Fund	Police Department	22060020	523300	BJACP	Justice Department Connect and Protect Grant	$105,000.00
220- Grant Fund	Fire	22070020	536106	ETSB	Helmets	$20,720.00
220- Grant Fund	Fire	22070020	536106	ETSB	Helmets	$22,330.00
220- Grant Fund	Emergency Management	22070020	557500	ETSB	Braniff - Removal and Relocation of two warning sirens	$15,360.00
220- Grant Fund	Community Development Planning	22020000	523300	AAC24	2024 African American Context Study	$14,314.00
220- Grant Fund	Community Development Planning	22020000	523300	AACOH	2024 African American Context Study-ORAL Histories	$13,092.00
220- Grant Fund	Community Development Planning	22020000	523300	CMP24	I-80 DesPlaines River Bridget	$212,214.53
300- Capital Projects	Information Technology	30090270	557200		Jeffrey Prah - Consulting Services	$56,750.00
300- Capital Projects	Public Works	30020010	557200	22001	City Square Design (Civiltech)	$116,595.00
300- Capital Projects	Public Works	30020010	557200	22001	Chicago Street Engineering (Civiltech)	$28,849.00
300- Capital Projects	Public Works	30020010	557300		JMMRTC - 1B- Bus Station (Bond Co Lawfirm)	$383,590.00
300- Capital Projects	Fire	30070020	557500		Dive Rescue Vehicle	$300,000.00
300- Capital Projects	Public Works	30090060	557400		Citywide Tree Survey	$148,028.50
300- Capital Projects	Public Works	30090270	557200	21034	Chicago Street Phase III Engineering (V3)	$151,244.00
300- Capital Projects	Public Works	30090270	557200		Edna Keith School/Hickory Creek Retaiing Wall Stabilization/Monitoring	$2,000.00
300- Capital Projects	Public Works	30090270	557200		Downtown Streetscape	$100,000.00
300- Capital Projects	Public Works	30090270	557200		Downtown Flood Levee Engineering & Construction	$2,000,000.00
300- Capital Projects	Public Works	30090270	557200		Baker Avenue/Hickory Creek Retaining Wall	$205,000.00
300- Capital Projects	Public Works	30090270	557200		McKinley Street Storm Sewer Installation	$200,000.00
300- Capital Projects	Public Works	30090270	557200		I80/Center St Storm Sewer Imp	$250,000.00

300- Capital Projects	Public Works	30090270	557200	21034	Chicago Street Roadway Construction(Austin Tyler) PW	$4,702,307.00
300- Capital Projects	Public Works	30090270	557200	25022	2024 Roadway Resurfacing Contract C	$168,984.00
300- Capital Projects	Public Works	30090270	557200	25023	2024 Roadway Resurfacing Contract D	$442,027.00
301-Vehicle Replacement Fund	Public Works	30160000	557500		IT related equipment for JPD squads	$120,000.00
301-Vehicle Replacement Fund	Public Works	30190000	557500		Ford F250 Service Truck (Baker Ford)	$75,000.00
500- Sewer and Water Operating	Sewer and Water	50080010	523300		2025 Risk & Resilience Assessment and ERP	$15,000.00
500- Sewer and Water Operating	Sewer and Water	50080011	524200		2025 Landscape Maintenance	$6,694.39
500- Sewer and Water Operating	Sewer and Water	50080012	523300		2025 Leak Detection	$98,409.10
500- Sewer and Water Operating	Sewer and Water	50080013	523300		2025 Meter Asset Management Program (XylemVue Implementation	$376,068.94
500- Sewer and Water Operating	Sewer and Water	50080013	523300		2025 Commercial Service GIS Mapping Project	$61,026.30
500- Sewer and Water Operating	Sewer and Water	50080013	523300		2025 Professional Engineering Support Services	$30,000.00
500- Sewer and Water Operating	Sewer and Water	50080013	523300		2025 Love's Construction Related Services	$20,989.10
500- Sewer and Water Operating	Sewer and Water	50080020	524200		2025 Annual Service Agreement for Sewer System Monitoring	$6,425.00
500- Sewer and Water Operating	Sewer and Water	50080020	523300		2025 Sewer Cleaning & Inspection Program PSA	$24,181.15
500- Sewer and Water Operating	Sewer and Water	50080031	524200		2025 Landscape Maintenance	$3,850.38
500- Sewer and Water Operating	Sewer and Water	50080320	523300		2025 Meter Testing	$1,587.20
500- Sewer and Water Operating	Sewer and Water	50080802	524200		2025 Landscape Maintenance	$1,419.26
500- Sewer and Water Operating	Sewer and Water	50080803	524200		2025 Landscape Maintenance	$67.29
500- Sewer and Water Operating	Sewer and Water	50080804	524200		2025 Landscape Maintenance	$1,149.79
501- Sewer and Water Capital	Sewer and Water	50180020	557200		Chicago Street (Austin Tyler) Sanitary Sewer PU	$72,298.00
501- Sewer and Water Capital	Sewer and Water	50180012	557200		2025 Garnsey Park Sanitary Sewer Rehab	$4,167.50
501- Sewer and Water Capital	Sewer and Water	50180012	557200		2024 IDOT Midland Ave. WM Replacement	$313,334.00
501- Sewer and Water Capital	Sewer and Water	50180020	557200		2024 Chicago Street Project	$17,298.00
501- Sewer and Water Capital	Sewer and Water	50180020	557200		2025 Transfer of Satellite Flow Monitoring Sites	$71,740.00
501- Sewer and Water Capital	Sewer and Water	50180020	557200		2025 Garnsey Park Sanitary Sewer Rehab	$494,468.72
501- Sewer and Water Capital	Sewer and Water	50180020	557200		2025 Sanitary Sewer Investigations Program	$12,647.20
501- Sewer and Water Capital	Sewer and Water	50180020	557200		2025 Sanitary Service Lateral Lining Program	$246,816.67
501- Sewer and Water Capital	Water and Sewer	50180020	557200		2025 Sanitary Sewer Rehabilitation for 2026 WMRP	$180,566.00
501- Sewer and Water Capital	Water and Sewer	50180031	557200		2025 Force Main Cleaning Design	$8,624.69
501- Sewer and Water Capital	Water and Sewer	50180031	557200		2025 College Park and Springwood Lift Station design	$54,814.42
501- Sewer and Water Capital	Water and Sewer	50180031	557200		2025 Lois Place Lift Station Replacement	$26,617.00
501- Sewer and Water Capital	Water and Sewer	50180170	557200		2024 Compass Business Park Design Review	$42,359.00
501- Sewer and Water Capital	Water and Sewer	50180170	557200		SEJSD Water Source Transfer	$187,500.00
501- Sewer and Water Capital	Water and Sewer	50180170	557200		SEJSD SCADA Equipment	$53,951.00
501- Sewer and Water Capital	Water and Sewer	50180170	557200		SEJSD Root Control	$60,000.00
501- Sewer and Water Capital	Water and Sewer	50180170	557200		2025 SEJSD GIS Updates	$57,835.00
501- Sewer and Water Capital	Water and Sewer	50180170	557200		SEJSD Lift Station Upgrades	$450,000.00
501- Sewer and Water Capital	Water and Sewer	50180170	557200		SEJSD Misc Water & Sewer Repairs	$150,000.00
501- Sewer and Water Capital	Water and Sewer	50180170	557200		2025 IDOT I-80 Assistance	$39,078.00
501- Sewer and Water Capital	Water and Sewer	50180320	557200		2025 Small Meter Replacement Program	$215,000.00
501- Sewer and Water Capital	Water and Sewer	50180802	557200		2025 On-Call General Engineering WWTP Services	$8,733.00
501- Sewer and Water Capital	Water and Sewer	50180802	557200		2024 MCC/PLC Upgrades	$368,555.44
501- Sewer and Water Capital	Water and Sewer	50180804	557500		2025 Aux Sable Digested Sludge Pumps	$60,000.00
531-Alternative Water Source -GPWC	Sewer and Water	53180000	557200		2025 Alternative Water Source Program - RWC	$2,200,000.00
521-Parking Capital	Parking	52190020	557500		Ottawa Street Parking Deck Parking Access and Revenue Control System Replacement	$341,576.00
538-Water Main Replacements	Sewer and Water	53880000	557200		Chicago Street (Austin Tyler) Watermain PU	$103,449.00
538-Water Main Replacements	Sewer and Water	53880000	557200		2025 Des Plaines River Tunnel Rehab Design	$77,129.00
538-Water Main Replacements	Sewer and Water	53880000	557200		2025 Water Main Replacement Program	$5,000,000.00
540-Alternative Water Source -Joliet	Sewer and Water	54080000	557200		2025 Alternative Water Source Program - Joliet	$350,000.00

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 227-26

File ID: 227-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/09/2026

Final Action:

Title: Ordinance Authorizing an Amendment to the Annual Budget of the City of Joliet for the 2026 Fiscal Year (2025 Projects Funded in 2026)

Attachments: Ordinance - Master Budget Amendment, 2026 Master Budget Amendment, Approver Report

Entered by: ksing@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/15/2026	Kevin Sing	Approve	4/17/2026
1	2	4/15/2026	Todd Lenzie	Approve	4/17/2026
1	3	4/17/2026	Beth Beatty	Approve	4/17/2026

Memo

File #: 228-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: Todd Lenzie, Interim Corporation Counsel

SUBJECT:
Ordinance Amending Chapter 2, Article II to Authorize Pre-Separation Recruitment and Temporary Appointments

DATE: April 17, 2026

INTRODUCTION:
This ordinance amendment allows the City Manager the ability to initiate recruitment up to six months before an incumbent's departure and to allow up to a three-month operational overlap, to maintain institutional knowledge, ensure continuity of services, and avoid operational disruptions. These functions fall squarely within the administrative authority of the City Manager, and this ordinance change clarifies and facilitates the effective administration of personnel while preserving the City Council's legislative and policymaking role.

DISCUSSION:
Illinois' statutory managerial form of government creates a separation between the City Council's legislative authority and the City Manager's administrative authority. The Illinois Municipal Code provides that "the powers of the council… shall be purely legislative." The Council's role is principally one of policymaking and does not generally extend into the day-to-day administration of government or the implementation of that policy. The City Manager is designated as the administrative head of the municipal government and is responsible for the efficient administration of all departments.

Within this legal framework, the City Council determines what positions exist and whether those positions are funded. The City Manager, in turn, determines how those positions are filled and managed in order to maintain efficient and reliable municipal operations.

Overlap hiring is a tool that falls well within the City Manager's administrative authority. Allowing the Manager to begin the hiring process up to six months before an anticipated vacancy and to bring a successor on staff up to three months before the incumbent departs serves several essential administrative purposes. It preserves institutional knowledge, ensures continuity of vital municipal services, minimizes operational disruptions caused by employee turnover, provides adequate time for training and transition, and ultimately enhances the efficiency and stability of municipal departments.

The proposed ordinance does not alter the distribution of power between the Council and the Manager. Instead, it clarifies and supports the Manager's existing statutory authority and enables the City to maintain operational continuity and high service levels as experienced employees retire or depart.

CONCLUSION:
This item was reviewed at the Legislative Committee meeting held on Monday, April 13, 2026 and recommended to the full Council for approval.

ORDINANCE NO. _____

ORDINANCE AMENDING CHAPTER 2, ARTICLE II OF THE JOLIET CODE OF ORDINANCES TO AUTHORIZE PRE-SEPARATION RECRUITMENT AND TEMPORARY APPOINTMENTS

WHEREAS, the City of Joliet is a home rule unit of government pursuant to Article VII, Section 6(a) of the Illinois Constitution of 1970 and may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City Council of the City of Joliet finds that efficient succession planning and continuity of operations are essential to maintain high-quality municipal services; and

WHEREAS, the ability of the City Manager to initiate recruitment and make appointments prior to an employee's separation will allow for training and transition, thereby reducing disruption and preserving institutional knowledge; and

WHEREAS, the City Council further finds that authorizing the City Manager to appoint temporary workers for short-term operational needs will enhance flexibility and responsiveness in City operations; and

WHEREAS, the City Council has determined that these changes pertain to the City's government and affairs and are in the best interests of the City of Joliet and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS:

SECTION 1: Amendment to Chapter 2, Article II, Section 2-29 of the Joliet Code of Ordinances, entitled "Powers and duties enumerated," is hereby amended by adding new subsections (h) and (i) as follows:

(h) Succession hiring; pre-separation recruitment and appointment.

Upon receipt of an eligible irrevocable written resignation or retirement notice from an employee, the City Manager may initiate recruitment, examination, and selection processes for the affected position beginning up to one hundred eighty (180) days prior to the employee's separation date.

The City Manager may make an appointment to such position effective no earlier than ninety (90) days prior to the separation date for the purpose of training and transition, provided that:

1. Funding is available in the fiscal year budget to support the overlap period;
2. The overlap appointment period does not exceed ninety (90) days unless a longer period is approved by the City Council; and
3. The appointment complies with applicable personnel policies.

Nothing in this subsection shall be construed to require the City Manager to fill the position.

(i) Temporary appointments.

The City Manager may appoint temporary workers to meet short-term operational needs, subject to available appropriations and applicable personnel policies. Temporary workers may be an employee or contractual employee. Temporary workers shall not acquire status in any classified service or bargaining unit by virtue of such appointment and shall be paid in accordance with the scales established by the City Council. Temporary workers shall not be eligible for benefits. All temporary appointments shall be made in accordance with applicable laws and any collective bargaining agreement in effect.

SECTION 2: Severability If any provision of this ordinance or its application to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application.

SECTION 3: Effective Date This ordinance shall be in full force and effect from and after its passage, approval, and publication in accordance with law.

PASSED this _____ day of _____, 2026.

_____ _____

MAYOR **CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 228-26

File ID: 228-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/17/2026

Final Action:

Title: Ordinance Amending Chapter 2, Article II to Authorize Pre-Separation Recruitment and Temporary Appointments

Attachments: Ordinance Amending Chapter 2, Article II of the Joliet Code of Ordinances to Authorize Pre-Separation Recruitment and Temporary Appointments.docx, Approver Report

Entered by: lhelland@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/17/2026	Lauren O'Hara	Approve	4/21/2026
1	2	4/17/2026	Kevin Sing	Approve	4/21/2026
1	3	4/17/2026	Todd Lenzie	Approve	4/21/2026
1	4	4/17/2026	Lauren O'Hara	Approve	4/21/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 230-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Resolution Appropriating Supplemental Motor Fuel Tax Funds for Amendment No. 3 to the Phase II Engineering Services Contract for the Farrell Road over Spring Creek Bridge Improvement Project - MFT Section No. 21-00542-00-BR

BACKGROUND:
The Farrell Road Bridge over Spring Creek will be reconstructed due to deteriorating conditions. Phase II engineering is required as part of the Illinois Department of Transportation guidelines.

The Public Service Committee will review this matter.

CONCLUSION:
A portion of the funding for this project will come from Motor Fuel Tax (MFT) Funds. Since Motor Fuel Tax Funds are used for this project, the State of Illinois requires that the Mayor and City Council approve an MFT Resolution. Please find attached a Motor Fuel Tax Resolution appropriating supplemental funding in the amount of $15,000.00 for the Phase II Engineering Servies for the Farrell Road over Spring Creek Improvement Project.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the MFT Resolution appropriating supplemental Motor Fuel Tax funds.

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Illinois Department of Transportation

Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

☒ Yes ☐ No

Resolution Type	Resolution Number	Section Number
Supplemental		21-00542-00-BR

BE IT RESOLVED, by the Council (Governing Body Type) of the City (Local Public Agency Type)

of Joliet (Name of Local Public Agency) Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract (Contract or Day Labor).

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed
Farrell Road	99-4306			Spring Creek

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Phase II Engineering for the removal and replacement of Farrell Road Bridge over Spring Creek. This supplement is for additional plan revisions, administrative work, and land acquisition services in order to satisfy IDOT ROW certification requirements prior to bringing the project to letting.

2. That there is hereby appropriated the sum of Fifteen Thousand and 0/100 Dollars ($15,000.00) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Lauren O'Hara (Name of Clerk) City (Local Public Agency Type) Clerk in and for said City (Local Public Agency Type)

of Joliet (Name of Local Public Agency) in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Council (Governing Body Type) of Joliet (Name of Local Public Agency) at a meeting held on _____ (Date).

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ (Day) day of _____ (Month, Year).

(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date
Department of Transportation

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 230-26

File ID: 230-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/07/2026

Final Action:

Title: Resolution Appropriating Supplemental Motor Fuel Tax Funds for Amendment No. 3 to the Phase II Engineering Services Contract for the Farrell Road over Spring Creek Bridge Improvement Project - MFT Section No. 21-00542-00-BR

Attachments: Resolution, Approver Report

Entered by: gtierney@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/14/2026	Greg Ruddy	Approve	4/16/2026
1	2	4/14/2026	Kevin Sing	Approve	4/16/2026
1	3	4/14/2026	Todd Lenzie	Approve	4/16/2026
1	4	4/17/2026	Beth Beatty	Approve	4/16/2026

Memo

File #: 231-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Resolution Accepting A Grant of Permanent Easement at 18711 S. County Line Road for the County Line Road (Van Dyke Road - Kennedy Drive) Roadway Improvements Project

BACKGROUND:
The County Line Road (Van Dyke Road - Kennedy Drive) Roadway Improvements project is nearing completion. This roadway improvement project primarily consisted of roadway widening and installing new street lighting and sidewalk. In order to install the sidewalk and lighting improvements along the full length of the project area, it is necessary to obtain a permanent easement along the front of the residential property located at 18711 S. County Line Road.

The Public Service Committee will review this matter.

CONCLUSION:
The property owner has agreed to sign the necessary documents to grant a permanent easement. The attached easement agreement with Owner, Alex Kaluza, will provide the necessary rights to construct and access the improvements installed as part of this project.

PIN	ADDRESS	EASEMENT TYPE
05-06-06-300-004-0000	18711 S. County Line Road	17’ Permanent

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the attached Resolution accepting the permanent easement from Alex Kaluza, owner of the property located at 18711 S. County Line Road, Joliet, IL 60431.

RESOLUTION NO.

A RESOLUTION ACCEPTING A GRANT OF PERMANENT EASEMENT AT 18711 S COUNTY LINE ROAD FOR THE COUNTY LINE ROAD (VAN DYKE RD – KENNEDY DR) ROADWAY IMPROVEMENTS PROJECT

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 attached grant of permanent easement to the City of Joliet from:

Owner:	PIN #:
Alex Kaluza	05-06-06-300-004-0000

is accepted.

SECTION 2: The City Clerk is directed to record the easement documents.

SECTION 3: This resolution shall take effect immediately upon its passage.

PASSED this _____21st_____ day of ___April___ 2026.

_____ _____

MAYOR **CITY CLERK**

VOTING YES _____

VOTING NO _____

NOT VOTING _____

GRANT OF EASEMENT

THIS INDENTURE WITNESSETH, that the Grantor, ***Alex Kaluza;*** with an address at 18711 S County Line Road, Joliet, IL 60431, for good and valuable consideration the receipt of which is hereby acknowledged, does by these premises hereby ***GRANT and CONVEY*** unto the Grantee, the ***CITY OF JOLIET***, an Illinois Municipal Corporation, 150 West Jefferson Street, Joliet, Illinois 60432, a permanent non-exclusive public right-of-way, utility, and sidewalk easement for the right to the construct, reconstruct, inspect, repair, maintain, and operate electric utility systems, and sidewalk, together with any and all other related appurtenances (the "**Permitted Improvements**"), in, under, over, and upon a tract of land described as follows (the **"Public Right-Of-Way, Utility, and Sidewalk Easement Tract"**):

THAT PART OF THE SOUTH 167 FEET OF THE NORTH 200 FEET OF THE WEST 200 FEET OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
THE EAST 17 FEET OF THE WEST 50 FEET OF AFOREMENTIONED SOUTHWEST FRACTIONAL QUARTER, ALL IN WILL COUNTY, ILLINOIS.

PIN: 05-06-06-300-004-0000

An exhibit depicting the Public Right-Of-Way, Utility, and Sidewalk Easement Tract is attached hereto as Exhibit "A" and incorporated herein by reference.

Unless otherwise set forth herein, the easement granted herein shall be subject to the following conditions:

1. All work undertaken by the Grantee or its licensees shall be at no expense to the Grantor. The Grantee and its licensees shall not permit or suffer any mechanic's lien or similar encumbrance to be claimed against Grantor's property in connection with the project, and its maintenance and operation.

2. The rights granted herein shall include, but not be limited to, the removal or relocation of obstructions, landscaping, fencing, brush, trees, debris or similar materials which conflict with the construction, maintenance or operation of Permitted Improvements installed in the Public Right-Of-Way, Utility, and Sidewalk Easement Tract.

3. Full and complete title, ownership and use of the Public Right-Of-Way, Utility, and Sidewalk Easement Tract are hereby reserved to Grantor subject only to the right, permission and authority expressly granted to the Grantee in this instrument.

4. Title to the Permitted Improvements installed within the Public Right-Of-Way, Utility, and Sidewalk Easement Tract by or on behalf of the Grantee or its successors, assigns and licensees shall vest solely in the Grantee.

5. Upon completion of construction or maintenance activities the Grantee shall restore the surface of the Public Right-Of-Way, Utility, and Sidewalk Easement Tract to its original grade and condition.

6. The covenants of this easement shall, by its grant, acceptance and use, bind and inure to the benefit of the Grantor, and Grantor's heirs, successors, assigns and subsequent grantees and the Grantee and its successor corporate authorities, successor municipal corporations, agents, licensees, successors and assigns.

7. To the maximum extent permitted under applicable law, the Grantee agrees to defend with competent counsel and indemnify the Grantor from and against any and all losses, costs, damages, liabilities, expenses (including, without limitation, reasonable attorneys' fees) and/or injuries (including, without limitation, damage to property and/or personal injuries) suffered or incurred by the Grantor (regardless of whether contingent, direct, consequential, liquidated or unliquidated), and any and all claims, demands, suits and causes of action brought or raised against the Grantor, arising out of, resulting from, relating to or connected with: (i) any act or omission of the Grantee or its officers, directors, shareholders, employees, representatives, agents, contractors, licensees, lessees, guests, invitees, successors and assigns at, on or about the Grantor's Property, and/or (ii) any breach or violation of this Easement on the part of the Grantee, and notwithstanding anything to the contrary in this Easement, such obligation to indemnify and hold harmless the Grantor shall survive any termination of this Easement. This indemnification shall include, but not be limited to, claims made under any workers compensation law or under any plan for employee's disability and death benefits (including without limitation claims and demands that may be asserted by employees, agents, contractors and subcontractors).

8. The Grantee acknowledges that it has physically inspected the Public Utility Easement Tract and accepts the easement with full knowledge of their condition. Furthermore, the Grantee assumes sole and entire responsibility for any loss of life, injury to persons, or damage to property that may be caused by the Grantee's use of the Easement Tracts. The Grantee agrees to provide the Grantor an exhibit showing the Grantor's lots and the granted Public Right-Of-Way, Utility, and Sidewalk Easement Tract.

9. The Grantee agrees, upon completion of the installation of the Permitted Improvements, the Grantee will replace all backfilling material in a neat, clean and workmanlike manner, with the topsoil on the surface of the Grantor's Property, together with the removal of all excess soils, including any rocks, debris or unsuitable fill from the Grantor's Property that has been displaced by the placement of the Permitted Improvements. The Grantee shall require its contractor to compact the clay that is replaced in the excavated area and to improve or return the topography of the land to its original condition. The depth of topsoil or pavement after any construction activities shall be restored in-kind to its existing depth.

10. The Grantor agrees that the Grantor will not subsequently grant any exclusive or non-exclusive easement or other right in, at, over, on, along, across, through, upon and under the Permanent Easement Premises, which will in any way interfere with the rights of the City under this Agreement. To the best of Grantor's knowledge, Grantor represents that there are no prior exclusive or non-exclusive easements previously granted affecting the Permanent Easement Premises or Temporary Easement Premises that may cause such interference. The Grantor shall not grant any easement or other right in, at, over, on, along, across, through, upon and under the Permanent Easement

Premises or Temporary Easement Premises without the City's prior review and written approval. Any easement granted in violation of this requirement shall be invalid.

IN WITNESS WHEREOF, the Grantor hereunto sets its hand and seal this 23 day of March, 2026.

ALEX KALUZA

BY: _____

ATTEST: _____

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)
County of Cook

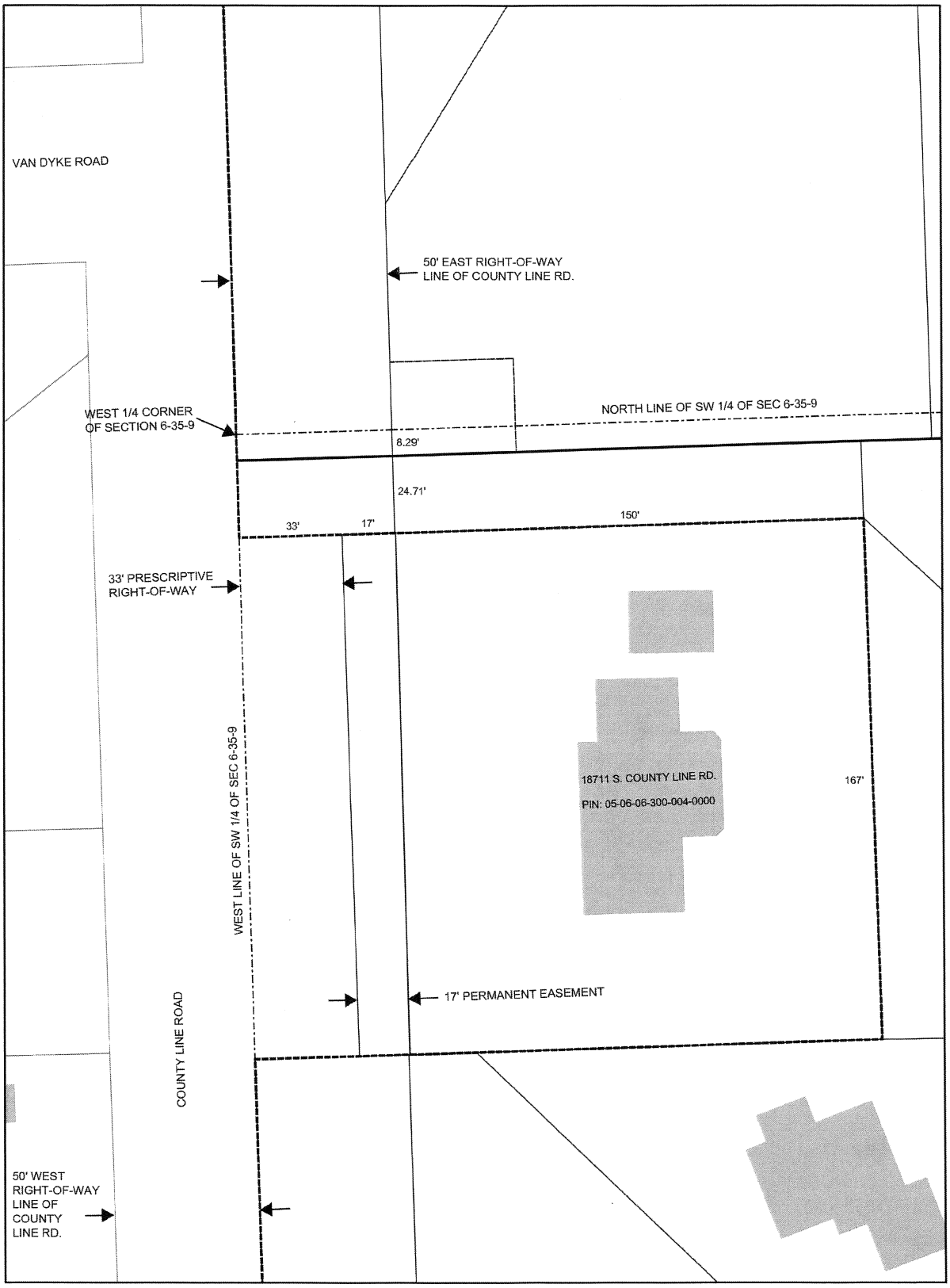
I, the undersigned, a Notary Public in and for the above County and State, do hereby certify that Alex E. Kaluza, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act for the uses and purposes therein set forth.

"OFFICIAL SEAL"
ERICK AVILA
Notary Public - State of Illinois
My Commission Expires November 16, 2026

_____
Notary Public

PREPARED BY/RETURN TO THE GRANTEE:
City of Joliet, Legal Department, 150 West Jefferson Street, Joliet, Illinois 60432

EASEMENT EXHIBIT - 18711 S. COUNTY LINE RD.



SCALE: 1" = 30'

0 20 40 80 ft

0 5 10 20 m

PROPOSED 17' PERMANENT EASEMENT

THAT PART OF THE SOUTH 167 FEET OF THE NORTH 200 FEET OF THE WEST 200 FEET OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

THE EAST 17 FEET OF THE WEST 50 FEET OF AFOREMENTIONED SOUTHWEST FRACTIONAL QUARTER, IN WILL COUNTY, ILLINOIS.

GENERAL NOTES:

THIS DOCUMENT WAS PREPARED FROM RECORD MAPS, PLATS, AND DEEDS

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 231-26

File ID: 231-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/07/2026

Final Action:

Title: Resolution Accepting A Grant of Permanent Easement at 18711 S. County Line Road for the County Line Road (Van Dyke Road - Kennedy Drive) Roadway Improvements Project

Attachments: Resolution, Grant of Easement_18711 County Line Rd_Kaluza_20260327 Signed.pdf, Approver Report

Entered by: gtierney@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/14/2026	Greg Ruddy	Approve	4/16/2026
1	2	4/14/2026	Kevin Sing	Approve	4/16/2026
1	3	4/14/2026	Todd Lenzie	Approve	4/16/2026
1	4	4/17/2026	Beth Beatty	Approve	4/16/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 232-26 **Agenda Date:**4/21/2026

TO: Mayor and City Council

FROM: William Evans, Chief of Police

SUBJECT:
Resolution Authorizing the Sale of a Police Dog to K-9 Officer Adam Stapleton

BACKGROUND:
Nevil, a German/Dutch Shephard, 10 years old that had been assigned to Officer Adam Stapleton, is being retired due to his handler retiring on April 2, 2026, from the Joliet Police Department. Due to the dog's specialized police training, it should not be made available for purchase by the general public as surplus property. Officer Stapleton has requested that he be allowed to purchase the dog.

This item was reviewed at the Public Safety Committee Meeting held on April 7, 2026 and recommended to the full Council for approval.

RECOMMENDATION:
Based on the above it is recommended that the Mayor and City Council approve the resolution authorizing the sale of a police dog to Officer Stapleton.

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RESOLUTION NO.

A RESOLUTION AUTHORIZING THE SALE OF A POLICE DOG TO K-9 OFFICER ADAM STAPLETON

WHEREAS, the City of Joliet ("City") is a Home Rule Municipality under and by virtue of the Constitution of the State of Illinois; and

WHEREAS the City owns a German/Dutch Shepard dog with specialized police training that is used by the Joliet Police Department; and

WHEREAS, the Joliet Police Department is recommending that the dog, because of its special skills, not be made available to the general public as surplus property, and that the proper way to part with the dog is to convey legal title of the dog current handler, K-9 Officer Adam Stapleton; and

WHEREAS, K-9 Officer Adam Stapleton has agreed to compensate the City in the amount of $1.00 for the dog and has agreed to keep the dog and not sell it; and

WHEREAS, because of the special needs of this particular sale of the dog, the Mayor and City Council have determined that Section 2-435 of the Code of Ordinances, as it requires the sale of surplus property through competitive bidding or as it prohibits the sale of surplus property to a City employee, should not be enforced for this sale.

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

SECTION 1: The Mayor and City Council hereby authorize the sale of 10-year-old German/Dutch Shepard named Nevil to Officer Adam Stapleton.

SECTION 2: This Resolution shall take effect immediately upon its passage.

PASSED this ____ day of _____, 2026.

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 232-26

File ID: 232-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 02/13/2026

Final Action:

Title: Resolution Authorizing the Sale of a Police Dog to K-9 Officer Adam Stapleton

Attachments: Resolution, Approver Report

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/15/2026	William Evans	Approve	4/10/2026
1	2	4/15/2026	Todd Lenzie	Approve	4/17/2026
1	3	4/17/2026	Beth Beatty	Approve	4/17/2026