

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

Tuesday, July 16, 2024

6:30 PM

City Hall, Council Chambers

City Council Meeting

MAYOR TERRY D'ARCY

MAYOR PRO-TEM COUNCILWOMAN SHERRI REARDON (7/1/2024 - 9/30/2024)

COUNCILMAN CESAR CARDENAS

COUNCILMAN JOE CLEMENT

COUNCILMAN CESAR GUERRERO

COUNCILMAN LARRY E. HUG

COUNCILWOMAN SUZANNA IBARRA

COUNCILMAN PAT MUDRON

COUNCILWOMAN JAN HALLUMS QUILLMAN

City Manager - Beth Beatty

Interim Corporation Counsel - Christopher Regis, City Clerk Christa M. Desiderio

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

INVOCATION:

Deacon Karl Huebner, Cathedral of St. Raymond Nonnatus, 604 N. Raynor Avenue

PLEDGE TO THE FLAG:

ROLL CALL:

Present: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Absent: Councilman Larry E. Hug and Councilwoman Suzanna Ibarra

ALSO PRESENT: City Manager Beth Beatty and Interim Corporation Counsel Chris Regis.

PRESENTATION:

Will Grundy Medical Clinic Update Presentation - Shawn Marconi, Executive Director

Attachments: [Approver Report](#)

Shawn Marconi, Will Grundy Medical Clinic Executive Director, gave a presentation on their past, present, and future care.

MAYOR:

APPROVAL OF AGENDA:

A motion was made by Councilman Cesar Guerrero, seconded by Councilman Cesar Cardenas, to approve the agenda as written with the following changes: 1) Remove Council Memo #334-24: Award of Contract for a Portable LiDAR-Based Vehicle Detection and Warning System with HyPoint Solutions in the amount of \$156,000.00 from Consent Agenda and vote on it separately; and 2) Remove Council Memo #339-24: Purchase of License Plate Recognition Equipment from Minuteman Security Technologies, Inc. in the amount of \$56,738.26 from the agenda.

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

CITIZENS TO BE HEARD ON AGENDA ITEMS:

None.

APPOINTMENTS:

COUNCIL COMMITTEE REPORTS:**Finance**

Councilman Mudron gave an overview and explanation of the items discussed at the Tuesday, July 16, 2024 Finance Committee Meeting.

Link:

https://joliet.granicus.com/player/clip/5437?view_id=6&redirect=true

Public Assets

Councilwoman Reardon gave an overview and explanation of the items discussed at the Monday, July 15, 2024 Public Assets Committee Meeting.

Link:

https://joliet.granicus.com/player/clip/5430?view_id=6&redirect=true

Public Service

Councilman Mudron gave an overview and explanation of the items discussed at the Monday, July 15, 2024 Public Service Committee Meeting.

Link:

https://joliet.granicus.com/player/clip/5432?view_id=6&redirect=true

CONSENT AGENDA:**Approval of Minutes:**

Pre-Council Meeting - July 1, 2024

Council Meeting - July 2, 2024

Attachments: [Pre-Council Meeting Minutes - July 1, 2024.pdf](#)
 [Council Meeting Minutes - July 2, 2024.pdf](#)
 [Approver Report](#)

Invoices to be Paid

Attachments: [Invoices to be Paid 07.16.24](#)
 [Approver Report](#)

**Award of Contract for the 2024 Advanced Traffic
Management System Phase A Project - MFT Section. No.
21-00546-01-TL to H&H Electric Co. in the amount of
\$1,040,442.25**

[335-24](#)

Attachments: [Approver Report](#)

Award of Contract for the Well Rock 1 Reinstallation to Water Well Solutions Illinois LLC in the amount of \$124,190.00 [336-24](#)

Attachments: [Approver Report](#)

Award of Contract for the Eastside Treatment Plant Service Road Paving Project to D Construction Inc. in the amount of \$177,001.00 and a Construction Engineering Services Agreement to Engineering Solutions Team in the amount of \$19,800.00 [337-24](#)

Attachments: [Approver Report](#)

Award of Professional Services Agreement for the Joliet Area African American Historic Context Study to Preservation Futures in an Amount not to Exceed \$135,000.00 [338-24](#)

Attachments: [Context Study - Budget and Scope - Preservation Futures](#)
[RFQ 2817-0424 PRESERVATION FUTURES](#)
[RFQ for Joliet Area African American Historic Context Study](#)
[JHPC 06-26-24 Minutes](#)
[Approver Report](#)

Purchase of License Plate Recognition Equipment from Minuteman Security Technologies, Inc. in the amount of \$56,738.26 [339-24](#)

Attachments: [Approver Report](#)

The City Clerk stated this item was previously removed from the agenda.

COUNCIL MEMO #339-24: Purchase of License Plate Recognition Equipment from Minuteman Security Technologies, Inc. in the amount of \$56,738.26 was removed from the Agenda.

Purchase of One New Vehicle for Undercover Drug Enforcement [340-24](#)

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

Amendment No. 2 to the Professional Services Agreement for the 2023 Water Main Rehabilitation Program for Construction Services Engineering to Baxter & Woodman, Inc. in the amount of \$272,987.00 [341-24](#)

Attachments: [Approver Report](#)

Change Order No. 1 for the Well 10D Rehabilitation Project to Water Well Solutions Illinois LLC in the amount of \$102,050.00 [342-24](#)

Attachments: [Approver Report](#)

Change Order No. 1 for the Walsh Avenue (Taylor Street - Douglas Street) Roadway Improvement Project - 2022 - MFT Section No. 22-00547-00-FP to Austin Tyler Construction Inc. reducing the amount by (\$88,647.61) and Payment Request No. 5 and Final in the amount of \$55,997.82 [343-24](#)

Attachments: [Approver Report](#)

Change Order No. 1 for the Cora Street (Frank Avenue - Russell Street) Roadway Improvement Project - 2023 - MFT Section No. 23-00555-00-FP to Austin Tyler Construction Inc. reducing the amount by (\$1,570.39) and Payment Request No. 3 and Final in the amount of \$15,474.82 [344-24](#)

Attachments: [Approver Report](#)

Change Order No. 4 for the Joliet Ottawa Water Main Improvements Project to Trine Construction Corp in the amount of \$229,372.25 [345-24](#)

Attachments: [Approver Report](#)

Change Order No. 6 for the Plainfield Road (Black - Center) Water Main improvements Project to Trine Construction Corp in the amount of \$46,800.76 [346-24](#)

Attachments: [Approver Report](#)

Authorization to Approve the Proposed Renewal of Property and Casualty Coverages [347-24](#)

Attachments: [Approver Report](#)

Consent Agenda Items Approved

A motion was made by Councilwoman Reardon, seconded by Councilman Guerrero, 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 Cesar Guerrero, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Absent: Councilman Larry E. Hug and Councilwoman Suzanna Ibarra

Award of Contract for a Portable LiDAR-Based Vehicle Detection and Warning System with HyPoint Solutions in the amount of \$156,000.00 [334-24](#)

Attachments: [LiDAR-Based Vehicle Detection System for City of Joliet](#)
[Approver Report](#)
[Approver Report](#)

A motion was made by Councilman Joe Clement, seconded by Councilman Cesar Cardenas, to approve COUNCIL MEMO #334-24: Award of Contract for a Portable LiDAR-Based Vehicle Detection and Warning System with HyPoint Solutions in the amount of \$156,000.00. The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

LICENSES AND PERMIT APPLICATIONS:

PUBLIC HEARINGS:

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Approving a Special Use Permit to Allow an Antique Store, Located at 118 N. Ottawa Street [349-24](#)

Attachments: [Ordinance - Special Use Permit-118 N. Ottawa](#)
[Zoning Board of Appeals Minutes 06-20-24](#)
[ZBA 2024-27 \(118 N. Ottawa\) Staff Report Packet](#)
[Approver Report](#)

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #349-24: Ordinance Approving a Special Use Permit to Allow an Antique Store, Located at 118 N. Ottawa Street. (ORDINANCE NO. 18662)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Ordinance Approving a Record Plat of Ashford Place PUD Unit Two-C [350-24](#)

Attachments: [Ordinance - Recording Plat Ashford Place Unit Two-C](#)
 [Record Plat - Ashford Place Unit 2C](#)
 [Petition - Ashford Place Unit 2C](#)
 [PUD-5-21 Staff Report Packet](#)
 [Approver Report](#)

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Guerrero, to adopt COUNCIL MEMO #350-24: Ordinance Approving a Record Plat of Ashford Place PUD Unit Two-C. (ORDINANCE NO. 18663)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Ordinance Approving a Record Plat of Whisper Glen PUD Unit Two-B

[351-24](#)

Attachments: [Ordinance - Recording Plat Whisper Glen Unit Two-B](#)
 [Record Plat - Whisper Glen Unit 2B](#)
 [Petition WG -Unit 2B](#)
 [PUD-4-21 Staff Report Packet](#)
 [Approver Report](#)

A motion was made by Councilman Cesar Guerrero, seconded by Councilman Pat Mudron, to adopt COUNCIL MEMO #351-24: Ordinance Approving a Record Plat of Whisper Glen PUD Unit Two-B. (ORDINANCE NO. 18664)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Ordinance Approving an Amendment to the Des Plaines River Valley Enterprise Zone Intergovernmental Agreement (Rock Run Crossings Expansion Request)

[352-24](#)

Attachments: [Ordinance.docx](#)
 [Exhibit A.docx](#)
 [Enterprise Zone Ordinance Exhibits.pdf](#)
 [Approver Report](#)

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Guerrero, to adopt COUNCIL MEMO #352-24: Ordinance Approving an

Amendment to the Des Plaines River Valley Enterprise Zone Intergovernmental Agreement (Rock Run Crossings Expansion Request). (ORDINANCE NO. 18665)

)The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Ordinance Approving an Amendment to a Special Use Permit (Ordinance #16160) to Allow an Existing Stealth Communications Tower to be Converted to a Monopole Tower, Located at 1300 N. Kelly Avenue (ZBA 2024-30) [353-24](#)

Attachments: [Ordinance - Special Use Permit ZBA 2024-30](#)
[Tower elevation and antenna plans 2024-30](#)
[ZBA Staff Report Packet 2024-30](#)
[Zoning Board of Appeals Minutes 06-20-24](#)
[Approver Report](#)

A brief explanation was given on the differences between a stealth communication tower and a monopole tower.

A motion was made by Councilman Pat Mudron, seconded by Councilwoman Jan Hallums Quillman, to adopt COUNCIL MEMO #353-24: Ordinance Approving an Amendment to a Special Use Permit (Ordinance #16160) to Allow an Existing Stealth Communications Tower to be Converted to a Monopole Tower, Located at 1300 N. Kelly Avenue (ZBA 2024-30). (ORDINANCE NO. 18666)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Ordinances Associated with 3340 Mall Loop Drive: [354-24](#)

Ordinance Approving a Variation of Use to Allow a B-3 (General Business) Use in the B-2 (Central Business) Zoning District, Located at 3340 Mall Loop Drive (ZBA 2024-31)

Ordinance Approving a Special Use Permit to Allow a Massage Therapy Business, Located at 3340 Mall Loop Drive (ZBA 2024-32)

Attachments: [Ordinance - Variation of Use ZBA 2024-31](#)
 [Ordinance - Special Use Permit ZBA 2024-32](#)
 [ZBA Staff Report Packet 2024-31 2024-32](#)
 [Zoning Board of Appeals Minutes 06-20-24](#)
 [Approver Report](#)

A motion was made by Councilman Cesar Guerrero, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #354-24: Ordinances Associated with 3340 Mall Loop Drive:

Ordinance Approving a Variation of Use to Allow a B-3 (General Business) Use in the B-2 (Central Business) Zoning District, Located at 3340 Mall Loop Drive (ZBA 2024-31)
(ORDINANCE NO. 18667)

Ordinance Approving a Special Use Permit to Allow a Massage Therapy Business, Located at 3340 Mall Loop Drive (ZBA 2024-32).
(ORDINANCE NO. 18668)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Pat Mudron and Councilwoman Sherri Reardon

Nay: Councilwoman Jan Hallums Quillman

Ordinances and a Resolution Associated with Lakewood Prairie Subdivision, Unit 3. [**355-24**](#)

Ordinance Approving the Final Planned Unit Development of Lakewood Prairie Subdivision, Unit 3. (PUD-5-24)

Ordinance Approving the Recording Plat of Lakewood Prairie Subdivision, Unit 3. (RP-6-24)

Resolution Approving a Development Agreement for Lakewood Prairie Subdivision, Unit 3. (M-2-24)

Attachments: [Ordinance - Final PUD Lakewood Prairie Unit 3](#)
 [Final PUD Plat](#)
 [Ordinance - Recording Plat Lakewood Prairie Unit 3](#)
 [Recording Plat](#)
 [Elevations & Floor Plans - Andare Series](#)
 [Elevations & Floor Plans - Horizon Series](#)
 [Resolution - Lakewood Prairie Unit 3 Development](#)
 [Agreement](#)
 [Development Agreement](#)
 [Improvement and Dedication Agreement](#)
 [Minutes February 2024 Regular Meeting](#)
 [Plan Commission Meeting Minutes](#)
 [Plan Commission Staff Report Packet](#)
 [Financial Plan - 2023 Annual Report](#)
 [Approver Report](#)

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Pat Mudron, to adopt COUNCIL MEMO #355-24: Ordinances and a Resolution Associated with Lakewood Prairie Subdivision, Unit 3.

Ordinance Approving the Final Planned Unit Development of Lakewood Prairie Subdivision, Unit 3. (PUD-5-24)
(ORDINANCE NO. 18669)

Ordinance Approving the Recording Plat of Lakewood Prairie Subdivision, Unit 3. (RP-6-24)
(ORDINANCE NO. 18670)

Resolution Approving a Development Agreement for Lakewood Prairie Subdivision, Unit 3. (M-2-24).
(RESOLUTION NO. 8043)

The motion carried by the following vote:

Aye: Councilman Cesar Cardenas, Councilman Joe Clement,
 Councilman Cesar Guerrero, Councilman Pat Mudron, Mayor
 Terry D'Arcy, Councilwoman Jan Hallums Quillman and
 Councilwoman Sherri Reardon

**Ordinance Amending the 2024 City of Joliet Annual Budget
for the Victory Centre Demolition and Stabilization Project
and Award of Contract**

[356-24](#)

Attachments: [Victory Center Budget Amendment Ordinance.docx](#)
 [Victory Centre - Low Bid Breakdown - 06-26-24.pdf](#)
 [Approver Report](#)

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #356-24: Ordinance Amending the 2024 City of Joliet Annual Budget for the Victory Centre Demolition and Stabilization Project and Award of Contract. (ORDINANCE NO. 18671)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

RESOLUTIONS:

Resolution Accepting the Grant of Public Utility, Drainage, Sidewalk and Landscaping Permanent Easement from Donald L. Reese and Tamera A. Reese at Lot 1 of Eagle Ridge Sub-division Unit 2 along Riviera Boulevard

[358-24](#)

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

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Guerrero, to adopt COUNCIL MEMO #358-24: Resolution Accepting the Grant of Public Utility, Drainage, Sidewalk and Landscaping Permanent Easement from Donald L. Reese and Tamera A. Reese at Lot 1 of Eagle Ridge Sub-division Unit 2 along Riviera Boulevard. (RESOLUTION NO. 8044)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Resolution Appropriating Rebuild Illinois Bond Funds for the 2024 Advanced Traffic Management System Phase A Construction - MFT Section. No. 21-00546-01-TL in the amount of \$1,040,442.25

[359-24](#)

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

A motion was made by Councilman Pat Mudron, seconded by Councilwoman Jan Hallums Quillman, to adopt COUNCIL MEMO #359-24: Resolution Appropriating Rebuild Illinois Bond Funds for the 2024 Advanced Traffic Management System Phase A Construction - MFT Section. No. 21-00546-01-TL in the amount of \$1,040,442.25. (RESOLUTION NO. 8045)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilwoman Jan Hallums Quillman, Councilman Pat Mudron and Councilwoman Sherri Reardon

CITY MANAGER:

The City Manager discussed the two major weather events and the clean-up efforts.

Fire Chief Carey discussed safety while operating generators due to carbon monoxide poisoning.

PUBLIC COMMENTS:

Matt Robbins, Supervisor of Jackson Township, discussed the truck traffic closed loop.

Cornelia Nunn spoke regarding past flooding of her residence.

Larry Crawford spoke regarding the City Council agenda process, public safety forum held at Bicentennial Park, and the incident with Reverend Warren Beard driving into the Des Plaines River.

Kathy Garthus spoke regarding recent weather events, Reverend Beard, and truck damage of roads.

MAYOR AND COUNCIL COMMENTS:

Councilwoman Reardon thanked the City Manager for her report and asked everyone to help each other due to the damage caused by the weather events.

Councilwoman Quillman thanked all City staff for their work with the weather events. She highlighted the grand opening of Cemeno's Pizza at Inwood, Concerts in the Park on Thursday nights at Bicentennial Park, and the July 3rd fireworks. She reminded everyone not to leave their children and animals in hot vehicles. Councilman Quillman also spoke regarding power outages and tips for weather event preparation.

Councilman Mudron highlighted the swearing in of two new firefighters. He thanked all City staff for their work during the weather events.

Councilman Guerrero thanked the Fire Chief for his report on carbon monoxide. He thanked all City staff for their work during the weather events. He thanked residents for looking out after each to make a strong community.

Councilman Clement thanked the City Manager for her report on the weather events. He highlighted the new Cemeno's Pizza at Inwood. He asked Interim Corporation Counsel to speak to the City Manager regarding Cornelia Nunn's situation. He recognized six police officers working at the Republican National Convention and will be at the Democratic National Convention.

Councilman Cardenas thanked all City staff for their work with the weather events and helping neighbors with damage from the weather events.

Mayor D'Arcy thanked everyone for their clean-up efforts from the weather events across the City. He gave an update on ComEd power outage restoration. The Mayor encourage residents and businesses to sign up for smart messaging from the City. He highlighted citizen voting on favorite sculpture for the City Center Square, citizen's input on the City's equitable transit oriented development grant, the Including You Fun Festival, ribbon cutting for the new Cemenos Pizza at Inwood, and food replenishment efforts for those that lost power with the weather events.

CLOSED SESSION:

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Cesar Guerrero, 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 Cesar Guerrero, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon
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