City of Joliet

City Council Meeting

Meeting Agenda

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILWOMAN SUZANNA IBARRA (7/1/2025 - 9/30/2025)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILMAN LARRY E. HUG
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

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

Tuesday, August 19, 2025 **6:30 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.

INVOCATION:

Pastor Steffan Allen, Greater Bible Way Apostolic Temple, 1214 Brown Avenue, Joliet

PLEDGE TO THE FLAG:

ROLL CALL:

PRESENTATION:

CERT Program Graduates - Presented by John Lukancic

Attachments: Approver Report

MAYOR:

Proclamation for Just Us Boys

Attachments: Proclamation for Just Us Boys .pdf
Approver Report

APPROVAL OF AGENDA:

CITIZENS TO BE HEARD ON AGENDA ITEMS:

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

APPOINTMENTS:

COUNCIL COMMITTEE REPORTS:

Communication, Technology & Information Systems

Finance

Public Service

CONSENT AGENDA:

Approval of Minutes:

Attachments: Pre-Council Meeting Minutes - May 19, 2025.pdf
Council Meeting Minutes - May 20, 2025.pdf
Pre-Council-Council Meeting Minutes - June 2025.pdf
Special City Council Meeting Minutes - June 20, 2025.pdf
Pre-Council-Council Meeting Minutes - July 2025.pdf
Pre-Council Meeting Minutes - August 4, 2025.pdf
Council Meeting Minutes - August 5, 2025.pdf
Approver Report

Invoices to be Paid

Attachments: Invoices 08.19.25.pdf
Approver Report

Award of Contract to DTS for VUEWorks Asset Management Software Support and Hosting in the amount of $70,000.00 **440-25**

Attachments: VUEWorks Renewal Quote 2025.pdf
Approver Report

Award of Contract to CDWG for the Renewal of Cradlepoint NetCloud Mobile Router Licensing in the Amount of $44,278.00 **441-25**

Attachments: CDW Cradlepoint Quote.pdf
Approver Report

Approval of Change Order No. 1 for the Advanced Traffic Management System Phase A Project - MFT Section No. 21-00546-01-TL to H & H Electric Company in the Amount of $98,848.77 and Payment Request No. 3 and Final in the Amount of $332,591.08 **442-25**

Attachments: Approver Report

AGENDA ITEM:

Approval of New Position and Authorization to Fill Vacancy **444-25**

Attachments: 2025 Digital Forensic - Crime Analyst.docx
Approver Report

LICENSES AND PERMIT APPLICATIONS:

PUBLIC HEARINGS:

All evidence and testimony will be presented under oath. The petitioner will be allowed to present first. After the petitioner is completed, interested parties will be allowed to present evidence and/or cross examine the petitioner. As this hearing is legislative in nature and not administrative, an interested party shall be defined as someone who either owns property within 600 feet of the proposed development site, or a member or official representative of an affected governmental body; the remainder of those who wish to be heard shall be classified as public speakers. Interested parties will present second. Once the interested parties have completed, public speakers will be heard. These individuals are public speakers, so the applicable public speaking rules shall be in effect: Speakers should try to address all comments to the council as a whole and not to any individual member, repetitive comments are discouraged, total comment time for any one person is 4 minutes, no speaker shall engage in a debate or make direct threats or personal attacks or be uncivil or abusive, disruptive behavior by the members of the public will not be tolerated, and the presiding officer may limit irrelevant, immaterial, or inappropriate comments or statements.

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Maintaining a Municipal Grocery Retailer's Occupation Tax and a Municipal Grocery Service Occupation Tax for the City of Joliet **446-25**

Attachments: Grocery Tax Ordinance.docx
Approver Report

Ordinance Approving an Amendment of the WIFIA Master Agreement and One or More WIFIA Project Loan Agreements with the United States Environmental Protection Agency and One or More Supplemental Indentures and Authorizing the Issuance of Waterworks and Sewerage Senior Lien Revenue Bonds of the City of Joliet, Illinois. **447-25**

Attachments: Joliet - 2025 - Phase III WIFIA Loan Ordinance.docx
WIFIA Loan Supplemental Indenture Number Three.docx
Joliet Phase III WIFIA Loan Agreement.docx
Joliet WIFIA Amendment 1.docx
Approver Report

Ordinances Amending Chapter 3, Article IV, Section 3-150, Pre-Tow Hearing; Inoperable or Abandoned Vehicles and Chapter 3, Article II, Section 3-50; Vehicle Immobilization and Impoundment and Chapter 19, Article II, Section 6 Illegally Parked, Abandoned, Inoperable or Stolen Vehicles of the City of Joliet Code of Ordinances **448-25**

Attachments: Ordinance ARTICLE_IV.___PRE_TOW_HEARING__INOPERABLE_OR_ABANDONED_VEHICLES.docx
Ordinance Vehicle Immobilization.docx
Ordinance Abandoned Vehicles.docx
Approver Report

Ordinance Approving a Special Use Permit to Allow the Sales, Leasing, Rental, and Maintenance of New and Used Commercial Vehicles Including Semi-Trailer Trucks, Located at 3050 Channahon Road (ZBA 2025-25) **449-25**

Attachments: Ordinance - Special Use Permit ZBA 2025-25.docx
Site Plan and Elevations 2025-25.pdf
ZBA Staff Report Packet 2025-25.pdf
Zoning Board of Appeals Minutes 07-17-25.pdf
Approver Report

Ordinances Associated with Luna Estates: **450-25**

Ordinance Approving the Final Planned Unit Development of Luna Estates (PUD-5-25)

Ordinance Approving the Recording Plat of Luna Estates, a Planned Unit Development (RP-7-25)

Attachments: Ordinance - Final PUD Luna Estates.docx
Final Plat Luna Estates PUD.pdf
Ordinance - Recording Plat Lune Estates.docx
Record Plat Luna Estates PUD.pdf
Plan Commission Staff Report Packet Luna Estates PUD.pdf
Park District Letter Luna Estates.pdf
Plan Commission Minutes 07-17-25.pdf
Approver Report

Ordinance Approving a Variation of Use to Allow the Continuation of a Two-Unit Residence, an R-3 (one- and two-family residential) Use, in the R-2 (single-family residential) Zoning District, located at 361 Wilcox Street. **451-25**

Attachments: Ordinance - Variation of Use ZBA 2025-26 (361 Wilcox).docx
ZBA 2025-26 (361 Wilcox Street)_Staff Report Packet.pdf
Zoning Board of Appeals Minutes 07-17-25.pdf
Approver Report

Ordinances Associated with Rock Run Crossings Drive Subdivision **452-25**

Ordinance Approving the Preliminary Plat of Rock Run Crossings Drive Subdivision (P-4-25)

Ordinance Approving the Final Plat of Rock Run Crossings Drive Subdivision (FP-3-25)

Ordinance Approving the Recording Plat for Rock Run Crossings Drive Subdivision (RP-9-25)

Ordinance Approving the Vacation of a 3-Acre Portion of Rock Run Crossings Drive Right-of-Way (V-4-25)

Attachments: Ordinance - Preliminary Plat
Preliminary Plat
Ordinance - Final Plat
Final Plat
Ordinance - Recording Plat
Recording Plat
Ordinance - Vacation
Plat of Vacation
Plan Commission Staff Report Packet
Plan Commission Minutes 07-17-25.pdf
Approver Report

RESOLUTIONS:

Resolution Authorizing Approval and Execution of a Temporary Construction Easement for the Rock Run Diversion Sewer **454-25**

Attachments: Resolution
Temporary Construction Easement (sewer main) - IDI Logistics - FINAL IDI SIGNED 08-04-2025.pdf
Approver Report

CITY MANAGER:

PUBLIC COMMENTS:

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

MAYOR AND COUNCIL COMMENTS:

ADJOURNMENT:

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780. Live, online streaming of Regular City Council and Pre-Council meetings is now available at www.joliet.gov. Videos and agenda packets can be accessed by clicking on the Meetings & Agendas link at the center of the home page for "Joliet City Council E-Agenda & Streaming Video." The new page includes archived footage and interactive agendas available for the public to view at their convenience.

Memo

File #:

Agenda Date:8/19/2025

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File ID:

Type: Presentation

Status: Agenda Ready

In Control: City Council Meeting

File Created: 08/11/2025

Department: City Clerk/Business Services

Final Action:

Title:

Agenda Date: 08/19/2025

Entered by: nhughes@joliet.gov

Memo

File #:

Agenda Date:8/19/2025

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City of Joliet

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

PROCLAMATION

WHEREAS, Jayce Samuel, at the remarkable age of nine, envisioned a world where all children could experience the joy of receiving toys, when he was just four years old, inspiring the creation of "Just Us Boys", and

WHEREAS, the powerful dream was realized in 2022 with the establishment of "Just Us Boys", a non-profit social service organization co-founded by young Jayce Samuel and his devoted mother, Ebony Parker, and

WHEREAS, "Just Us Boys", has demonstrated an unwavering commitment to uplifting and empowering children and families throughout the Greater Joliet, Illinois, community, and

WHERAS, under Jayce's inspiring vision and active involvement, "Just Us Boys" has made a significant impact through initiatives including three successful toy drives benefiting 200 families, distributing back-to-school supplies, and hosting Pre-K and Kindergarten promotion ceremonies, and

WHEREAS, "Just Us Boys" also acknowledge and honor single mothers and fathers through "We See You" days, recognizing their invaluable contributions to the community, and

WHEREAS, Jayce Samuel and Ebony Parker continue to plan for the future, with upcoming projects such as community clean-up events and the development of a "Just Us Boys" mentor program, further solidifying their dedication to the well-being of the community.

NOW, THEREFORE, I Terry D'Arcy, Mayor of the City of Joliet, Illinois on behalf of the Joliet City Council do hereby recognize and commend Jayce Samuel and Ebony Parker for their extraordinary dedication, inspiring leadership, and profound contributions to the welfare of children and families in the City of Joliet and surrounding communities through "Just Us Boys". We ask the Joliet community to join in recognition and appreciation for their commitment to making a tangible difference in the lives of others.

DATE: August 19,2025

Terry D'Arcy

Terry D'Arcy
Mayor

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File ID:
Type: Proclamation
Status: Agenda Ready
In Control: City Council Meeting
File Created: 07/14/2025
Department:
Final Action:
Title:

Agenda Date: 08/19/2025

Attachments: Proclamation for Just Us Boys .pdf

Entered by: jcontos@joliet.gov

Memo

File #:

Agenda Date:8/19/2025

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Monday, May 19, 2025

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILMAN LARRY E. HUG (5/1/2025 - 6/30/2025)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

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

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

ROLL CALL:

Present: 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

Absent: Mayor Terry D'Arcy

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

PRESENTATION:

Recognition of Water Ambassador Award, Q1 2025 Water Conservation Incentive Program Winners, and Intro for Q2 & Q3 2025 Program - Presented by Allison Swisher, Director of Public Utilities

Attachments: Approver Report

The City Manager discussed the passing of Sgt. Weller.

Police Chief Bill Evans read a statement of the passing of Sgt. Weller and thanked the Mayor and Council and Beecher and State of Illinois Police Departments.

Allison Swisher, Director of Public Utilities, discusses the Water Conservation Incentive Program, and introduces Annie Storey, to present the Water Conservation Incentive Program Water Ambassador 2024 Gold Level Ambassador Award.

MAYOR:

APPROVAL OF AGENDA:

CITIZENS TO BE HEARD ON AGENDA ITEMS:

None.

APPOINTMENTS:

COUNCIL COMMITTEE REPORTS:

Communication, Technology & Information Systems

Finance

Public Service

CONSENT AGENDA:

Invoices to be Paid

Attachments: Invoices 05.20.25.pdf
Approver Report

Award of Contract to Heartland Business Systems for VMware Annual Renewal in the Amount of $59,730.88 **304-25**

Attachments: City of Joliet - Full VMware Renewal.pdf
Approver Report

Award of Contract to Granicus for Annual Products and Services Renewal and Up-front Implementation Costs in the Amount of $583,225.73 to be Paid Over Three Years **305-25**

Attachments: IL_Joliet IL_Q-441850_2025APR11.pdf
Approver Report

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

Award of Contract for the 2025 School Zone Flasher Materials Purchase Order No. 1 to Mobotrex, Inc. in the Amount of $41,597.00 **306-25**

Attachments: Approver Report

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

Award of Contract for Insurance Brokerage Services for General Liability, Workers Compensation and Property and Casualty Coverage to Alliant Insurance Services in the Amount of $40,500.00. **307-25**

Attachments: Approver Report

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

Award of Professional Services Agreement for Phase I Engineering Services for the Abe Street Bridge over Spring Creek Improvement Project - MFT Section No. 14-00475-00-BR to Willett, Hoffman, & Associates, in the Amount of $38,782.00 **308-25**

Attachments: Approver Report

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

Approval of Amendment No. 3 for the Phase I Engineering Services for the Abe Street Bridge over Spring Creek Improvement Project - MFT Section No. 14-00475-00-BR to Willett, Hoffman, & Associates, a Deduction in the Amount of **309-25**

($14,035.08), and Payment Request No. 26 and Final in the Amount of $6,335.45

Attachments: Approver Report

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

Approval of Purchase of Water Metering Equipment from Core & Main LP in the Amount of $42,300.00 **310-25**

Attachments: Approver Report

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

Approval of Purchase of Two (2) Twenty-Four-Inch DeZURIK Check Valves from LAI & Associates Inc. in the Amount of $36,300.00 **311-25**

Attachments: Approver Report

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

Approval of Purchase of a John Deere Mower Assembly from Shorewood Home & Auto in the Amount of $122,644.38 **312-25**

Attachments: Approver Report

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

Approval of Purchase and Installation of Three (3) One-Ton Dump Bodies from Henderson Products Inc. in the Amount of $162,424.00 **313-25**

Attachments: Approver Report

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

Approval of Change Order No. 1 for the 2024 Sidewalk / Curb Replacement Project - Central Joliet on Behalf of D Construction Inc. for Adjustments to the Project Completion Date **314-25**

Attachments: Approver Report

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

Approval of Change Order No. 2 for the 2024 Sidewalk / Curb Replacement Project - Far West Joliet on Behalf of D Construction Inc. for Adjustments to the Project Completion Date **315-25**

Attachments: Approver Report

The City Manager gave a brief explanation of this Council Memo. Councilman

Hug mentioned removing Austin Tyler items from Consent Agenda for Councilman Moreno.

AGENDA ITEM:

LICENSES AND PERMIT APPLICATIONS:

PUBLIC HEARINGS:

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Approving a Variation of Use to Allow a Wholesale Business, a B-3 (General Business) Use, in the B-1 (Neighborhood Business) Zoning District, Located at 470 S. Hammes Avenue (ZBA 2025-08) **317-25**

Attachments: Ordinance - Variation of Use 2025-08
ZBA Staff Report Packet 2025-08
Zoning Board of Appeals Minutes 04-17-25
Approver Report

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

Ordinance Approving a Special Use Permit to Allow a Cellular Communications Tower and Associated Ground Equipment, Located at 2500 Brandon Road (ZBA 2025-11) **318-25**

Attachments: Ordinance - Special Use Permit 2025-11
ZBA Staff Report Packet 2025-11
Zoning Board of Appeals Minutes 04-17-25
Approver Report

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

RESOLUTIONS:

Resolution Accepting a Grant of Permanent Easement on South Eastern Avenue for the Heggie Park Phase I Water Main Improvements Project **320-25**

Attachments: Resolution
South Eastern Avenue Utility Easement_Signed.pdf
Easement Exhibit - Eastern Avenue (30-07-15-308-010) (Sealed).pdf
Approver Report

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

Resolution Appropriating Supplemental Motor Fuel Tax **321-25**

Funds for the Phase 1 Engineering Services for the Abe Street Bridge over Spring Creek Improvement Project - MFT Section No. 14-00475-00-BR

Attachments: Resolution
Approver Report

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

Resolution to Approve and Authorize the Acceptance of the Will County Community Mental Health Board 2025 Grant Funding Award to Fund the Community Mental Health Program in the amount of $200,000.00 **322-25**

Attachments: Resolution
Will County Grant.pdf
Approver Report

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

Resolution Requesting the Closure of State Route 171 for the 2025 Mexican Independence Day Parade **323-25**

Attachments: Resolution
Parade Map 1.pdf
Approver Report

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

CITY MANAGER:

PUBLIC COMMENTS:

None.

MAYOR AND COUNCIL COMMENTS:

CLOSED SESSION to discuss the following subjects:

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Suzanna Ibarra, 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 was carried by the following vote:

Aye: 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

Absent: Mayor Terry D'Arcy

ADJOURNMENT:

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Tuesday, May 20, 2025

6:30 PM

City Hall, Council Chambers

City Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILMAN LARRY E. HUG (5/1/2025 - 6/30/2025)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

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

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

INVOCATION:

Rabbi Jenny Steinberg-Kuvin, Joliet Jewish Congregation, 250 N. Midland Avenue

PLEDGE TO THE FLAG:

ROLL CALL:

Present: Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman

Absent: Mayor Terry D'Arcy and Councilwoman Sherri Reardon

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

PRESENTATION:

First CERT Program Graduates - Presented by John Lukancic

The City Manager honored the passing of Sgt. Weller.

Police Chief Bill Evans honored Sgt. Weller.

John Lukancic gave a brief overview of the CERT program and recognized the first round of graduates,

MAYOR:

Proclamation for National Safe Boating Week

Attachments: Proclamation for National Safe Boating Week .pdf
Approver Report

Councilman Clement read a Proclamation issued by Mayor D'Arcy proclaiming May 17-25, 2025 as National Safe Boating Week.

Deputy

Proclamation for Proactive Mental Health Awareness Month

Attachments: Proclamation for Proactive Mental Health Awareness .pdf
Approver Report

Councilwoman Ibarra read a Proclamation issued by Mayor D'Arcy proclaiming May as Proactive Mental Health Awareness Month.

Bev accepted and thanked the Mayor and Council for their recognition and discussed available resources.

Proclamation Recognizing May as Motorcycle Awareness Month

Attachments: Proclamation for May as Motorcycle Awareness Month .pdf
Approver Report

Councilman Moreno read a Proclamation issued by Mayor D'Arcy proclaiming May as Motorcycle Awareness Month.

Dave Floyd thanked the Mayor and Council for their recognition.

APPROVAL OF AGENDA:

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to approve the agenda as written.

The motion carried by the following vote:

Aye: Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman

Absent: Mayor Terry D'Arcy and Councilwoman Sherri Reardon

CITIZENS TO BE HEARD ON AGENDA ITEMS:

Tanya Aries spoke in favor of Council Memo #323-25:

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APPOINTMENTS:

Appointment to the Joliet Historic Preservation Commission

Attachments: Appointment to the Joliet Historic Preservation Commission .pdf
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Suzanna Ibarra, to appoint Felipe J. Gloria to the Joliet HIstorical Preservation Commission replacing Mary Beth Gannon.

The motion carried by the following vote:

Aye: Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman

Absent: Mayor Terry D'Arcy and Councilwoman Sherri Reardon

Appointment to the Joliet Arts Commission

Attachments: Appointment to the Joliet Arts Commission.pdf
Approver Report

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to appoint Debra Volling to the Joliet Arts Commission.

The motion carried by the following vote:

Aye: Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman

Absent: Mayor Terry D'Arcy and Councilwoman Sherri Reardon

Reappointment to the Board of Fire and Police Commissioners

Attachments: Reappointment to the Board of Fire and Police
Approver Report

A motion was made by Councilman Joe Clement, seconded by Councilman Juan Moreno, to reappoint John Stefanski to the Board of Fire and Police Commissioners.

The motion carried by the following vote:

Aye: Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman

Absent: Mayor Terry D'Arcy and Councilwoman Sherri Reardon

Reappointment to the Joliet Historic Preservation Commission

Attachments: Reappointment to the Joliet Historic Preservation Commission .pdf
Approver Report

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilwoman Jan Quillman, to reappoint Quinn Adamowski, Kevin Heinemann, Candace Johnson, Kailee, Lowry, and Sharon Merwin to the Joliet Historic Preservation Commission.

The motion carried by the following vote:

Aye: Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman

Absent: Mayor Terry D'Arcy and Councilwoman Sherri Reardon

Reappointment to the Plan Commission

Attachments: Reappointment to the Plan Commission .pdf
Approver Report

A motion was made by Councilwoman Jan Quillman, seconded by Councilman Larry E. Hug, to reappoint Brigette Roehr, Jason Cox, and John Kella to the Plan Commission.

The motion carried by the following vote:

Aye: Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman

Absent: Mayor Terry D'Arcy and Councilwoman Sherri Reardon

Reappointment to the Zoning Board of Appeals

Attachments: Reappointment to the Zoning Board of Appeals
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Jan Quillman, to reappoint Brigette Roehr to the Zoning Board of Appeals.

The motion carried by the following vote:

Aye: Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman

Absent: Mayor Terry D'Arcy and Councilwoman Sherri Reardon

Reappointment to the Tree Advisory Board

Attachments: Reappointment to the Tree Advisory Board .pdf
Approver Report

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Juan Moreno, to reappoint Kim Fonte, Rita Renwick, Betsy Satcher, Mary Schoenheider, and Jim Testin to the Tree Advisory Board.

The motion carried by the following vote:

Aye: Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman

Absent: Mayor Terry D'Arcy and Councilwoman Sherri Reardon

Reappointment to the Will County Metropolitan Exposition and Auditorium Authority

Attachments: Reappointment to the Will County Metropolitan Exposition and Auditorium Authority .pdf
Approver Report

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Joe Clement, to reappoint Donnie Chestnutt, Kathy Trizna, Jeff Pierson, and Tim Broderick to the Will County Metropolitan Exposition and Auditorium Authority.

The motion carried by the following vote:

Aye: Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman

Absent: Mayor Terry D'Arcy and Councilwoman Sherri Reardon

COUNCIL COMMITTEE REPORTS:

Communication, Technology & Information Systems

Councilman Cardenas gave a brief overview of the items discussed at the CTIS Committee meeting held May 7, 2025 in the Executive Conference Room.

Link: https://joliet.granicus.com/player/clip/5747?view_id=6&redirect=true

Finance

Councilman Mudron gave an overview and explanation of the items discussed at the May 20, 2025 Finance Committee meeting.

Link: https://joliet.granicus.com/player/clip/5759?view_id=6&redirect=true

Public Service

Councilman Hug gave a brief overview of the Public Service committee meeting help May 19, 2025 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/5756?view_id=6&redirect=true

CONSENT AGENDA:

Invoices to be Paid

Attachments: Invoices 05.20.25.pdf
Approver Report

Award of Contract to Heartland Business Systems for VMware Annual Renewal in the Amount of $59,730.88 **304-25**

Attachments: City of Joliet - Full VMware Renewal.pdf
Approver Report

Award of Contract to Granicus for Annual Products and Services Renewal and Up-front Implementation Costs in the Amount of $583,225.73 to be Paid Over Three Years **305-25**

Attachments: IL_Joliet IL_Q-441850_2025APR11.pdf
Approver Report

Award of Contract for the 2025 School Zone Flasher Materials Purchase Order No. 1 to Mobotrex, Inc. in the Amount of $41,597.00 **306-25**

Attachments: Approver Report

Award of Contract for Insurance Brokerage Services for General Liability, Workers Compensation and Property and Casualty Coverage to Alliant Insurance Services in the Amount of $40,500.00. **307-25**

Attachments: Approver Report

Award of Professional Services Agreement for Phase I Engineering Services for the Abe Street Bridge over Spring Creek Improvement Project - MFT Section No. 14-00475-00-BR to Willett, Hoffman, & Associates, in the Amount of $38,782.00 **308-25**

Attachments: Approver Report

Approval of Amendment No. 3 for the Phase I Engineering Services for the Abe Street Bridge over Spring Creek Improvement Project - MFT Section No. 14-00475-00-BR to Willett, Hoffman, & Associates, a Deduction in the Amount of ($14,035.08), and Payment Request No. 26 and Final in the Amount of $6,335.45 **309-25**

Attachments: Approver Report

Approval of Purchase of Water Metering Equipment from Core & Main LP in the Amount of $42,300.00 **310-25**

Attachments: Approver Report

Approval of Purchase of Two (2) Twenty-Four-Inch DeZURIK Check Valves from LAI & Associates Inc. in the Amount of $36,300.00 **311-25**

Attachments: Approver Report

Approval of Purchase of a John Deere Mower Assembly from Shorewood Home & Auto in the Amount of $122,644.38 **312-25**

Attachments: Approver Report

Approval of Purchase and Installation of Three (3) One-Ton Dump Bodies from Henderson Products Inc. in the Amount of $162,424.00 **313-25**

Attachments: Approver Report

Approval of Change Order No. 1 for the 2024 Sidewalk / Curb Replacement Project - Central Joliet on Behalf of D Construction Inc. for Adjustments to the Project Completion Date **314-25**

Attachments: Approver Report

Approval of Change Order No. 2 for the 2024 Sidewalk / Curb Replacement Project - Far West Joliet on Behalf of D Construction Inc. for Adjustments to the Project Completion Date **315-25**

Attachments: Approver Report

Consent Agenda Items Approved

A motion was made by Councilman Cesar Cardenas, seconded by Councilman Joe Clement to approve all said Consent Agenda items.

The motion carried by the following vote:

Aye: Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman

Absent: Mayor Terry D'Arcy and Councilwoman Sherri Reardon

AGENDA ITEM:

LICENSES AND PERMIT APPLICATIONS:

PUBLIC HEARINGS:

All evidence and testimony will be presented under oath. The petitioner will be allowed to present first. After the petitioner is completed, interested parties will be allowed to present evidence and/or cross examine the petitioner. As this hearing is legislative in nature and not administrative, an interested party shall be defined as someone who either owns property within 600 feet of the proposed development site, or a member or official representative of an affected governmental body; the remainder of those who wish to be heard shall be classified as public speakers. Interested parties will present second. Once the interested parties have completed, public speakers will be heard. These individuals are public speakers, so the applicable public speaking rules shall be in effect: Speakers should try to address all comments to the council as a whole and not to any individual member, repetitive comments are discouraged, total comment time for any one person is 4 minutes, no speaker shall engage in a debate or make direct threats or personal attacks or be uncivil or abusive, disruptive behavior by the members of the public will not be tolerated, and the presiding officer may limit irrelevant, immaterial, or inappropriate comments or statements.

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Approving a Variation of Use to Allow a Wholesale Business, a B-3 (General Business) Use, in the B-1 (Neighborhood Business) Zoning District, Located at 470 S. Hammes Avenue (ZBA 2025-08) **317-25**

Attachments: Ordinance - Variation of Use 2025-08
ZBA Staff Report Packet 2025-08
Zoning Board of Appeals Minutes 04-17-25
Approver Report

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #317-25: Ordinance Approving a Variation of Use to Allow a Wholesale Business, a B-3 (General Business) Use, in the B-1 (Neighborhood Business) Zoning District, Located at 470 S. Hammes Avenue (ZBA 2025-08)(Ordinance. 18756)

The motion carried by the following vote:

Aye: Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman

Absent: Mayor Terry D'Arcy and Councilwoman Sherri Reardon

Ordinance Approving a Special Use Permit to Allow a Cellular Communications Tower and Associated Ground Equipment, Located at 2500 Brandon Road (ZBA 2025-11) **318-25**

Attachments: Ordinance - Special Use Permit 2025-11
ZBA Staff Report Packet 2025-11
Zoning Board of Appeals Minutes 04-17-25
Approver Report

A motion was made by Councilwoman Jan Quillman, seconded by

Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #318-25: Ordinance Approving a Special Use Permit to Allow a Cellular Communications Tower and Associated Ground Equipment, Located at 2500 Brandon Road (ZBA 2025-11) (Ordinance. 18757)

The motion carried by the following vote:

Aye: Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman

Absent: Mayor Terry D'Arcy and Councilwoman Sherri Reardon

RESOLUTIONS:

Resolution Accepting a Grant of Permanent Easement on South Eastern Avenue for the Heggie Park Phase I Water Main Improvements Project **320-25**

Attachments: Resolution
South Eastern Avenue Utility Easement_Signed.pdf
Easement Exhibit - Eastern Avenue (30-07-15-308-010) (Sealed).pdf
Approver Report

A motion was made by Councilwoman Jan Quillman, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #320-25: Resolution Accepting a Grant of Permanent Easement on South Eastern Avenue for the Heggie Park Phase I Water Main Improvements Project (Resolution 8138)

The motion carried by the following vote:

Aye: Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman

Absent: Mayor Terry D'Arcy and Councilwoman Sherri Reardon

Resolution Appropriating Supplemental Motor Fuel Tax Funds for the Phase 1 Engineering Services for the Abe Street Bridge over Spring Creek Improvement Project - MFT Section No. 14-00475-00-BR **321-25**

Attachments: Resolution
Approver Report

/ hug

A motion was made by Councilman Cesar Cardenas, seconded by Councilman Larry E. Hug, to adopt COUNCIL MEMO #321-25: Resolution Appropriating

Supplemental Motor Fuel Tax Funds for the Phase 1 Engineering Services for the Abe Street Bridge over Spring Creek Improvement Project - MFT Section No. 14-00475-00-BR (Resolution 8139)

The motion carried by the following vote:

Aye: Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman

Absent: Mayor Terry D'Arcy and Councilwoman Sherri Reardon

Resolution to Approve and Authorize the Acceptance of the Will County Community Mental Health Board 2025 Grant Funding Award to Fund the Community Mental Health Program in the amount of $200,000.00 **322-25**

Attachments: Resolution
Will County Grant.pdf
Approver Report

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilwoman Jan Quillman, to adopt COUNCIL MEMO #322-25: Resolution to Approve and Authorize the Acceptance of the Will County Community Mental Health Board 2025 Grant Funding Award to Fund the Community Mental Health Program in the amount of $200,000.00 (Resolution 8140)

The motion carried by the following vote:

Aye: Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman

Absent: Mayor Terry D'Arcy and Councilwoman Sherri Reardon

Resolution Requesting the Closure of State Route 171 for the 2025 Mexican Independence Day Parade **323-25**

Attachments: Resolution
Parade Map 1.pdf
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #323-25: Resolution Requesting the Closure of State Route 171 for the 2025 Mexican Independence Day Parade (Resolution 8141)

The motion carried by the following vote:

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

CITY MANAGER:

The City Manager gave an update on downtown construction and closure of the Jefferson Street bridge.

Greg Ruddy, Director of Public Works, discussed the repair and reopening of the Jefferson Street bridge.

PUBLIC COMMENTS:

DiAnn Matter spoke in opposition of the Truck Stop on Briggs Street.

Kathy Garthus spoke regarding truck traffic and thanked Councilwoman Ibarra for her availability.

Carol spoke regarding opening of an emergency only entrance and exit at condominium complex.

Christopher Knight spoke regarding controlling the of flow of traffic with the closure of the Jefferson Street bridge.

Amy Sanchez

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MAYOR AND COUNCIL COMMENTS:

Councilwoman Quillman asked for support of the nurses at St. Joe's Hospital and wished her husband a happy anniversary.

Councilman Mudron expressed his condolences to Councilwoman Reardon on the passing of her mother.

Councilman Moreno expressed his condolences to Councilwoman Reardon on the passing of her mother and congratulated John Lukancic.

Councilwoman Ibarra expressed her condolences on the passing of Sgt. Weller

Councilman Cardenas condolences to Sgt. Weller's family and the police department and Councilwoman Reardon's family and have a safe holiday weekend

Councilman Clement spoke on the comprehensive plan offering an alternative route over the river. Condolences to the Riley and Reardon family, and the Weller family and the police department

Mayor Pro-Tem Councilman Hug thanked the young people in attendance with their civic's class, mentioned the reason for a short meeting was because the discussion on items happened Monday at Pre-Council. Wished Jan and Tom a happy anniversary and offered condolences and prayers to Sgt. Weller's family and the Reardon and Riley family. Celebrate Memorial Day for those who have died protecting our country.

ADJOURNMENT:

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

The motion carried by the following vote:

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

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Monday, June 2, 2025

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILMAN LARRY E. HUG (5/1/2025 - 6/30/2025)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

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

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

ROLL CALL:

Present: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman 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.

PRESENTATION:

Allison Swisher, Director of Public Utilities, gave a high level overview about Grand Prairie Water Commission updates.

Grand Prairie Water Commission Alternative Water Source Program Update - Presented by Allison Swisher, Director of Public Utilities

Attachments: Approver Report

MAYOR:

APPROVAL OF AGENDA:

CITIZENS TO BE HEARD ON AGENDA ITEMS:

None.

APPOINTMENTS:

COUNCIL COMMITTEE REPORTS:

Land Use & Economic Development

Public Safety

Public Service

CONSENT AGENDA:

Invoices to be Paid

Attachments: Invoices 06.03.25.pdf
Approver Report

Award of Contract for the Advanced Traffic Management System Phase B Project - MFT Section Number 21-00546-03-TL to H&H Electric Co. in the Amount of $648,969.63 **324-25**

Attachments: Approver Report

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

Award of Contract for the 2025 Sewer Cleaning and Inspection Program to Pipe View America in the Amount of $528,650.00 and a Professional Services Agreement for Professional Engineering and Field Inspection Services to RJN Group Inc. in the Amount of $98,500.00 **325-25**

Attachments: 2025 Sewer Cleaning Map.docx
Agreement - 2025 Sewer Cleaning and Televising - RJN Signed w Proposal - Revised.pdf
Approver Report

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

Award of Professional Services Agreement for the 2025 Force Main Design and Cleaning Program to RJN Group Inc. in the Amount of $31,900.00 **326-25**

Attachments: Agreement - 2025 Forcemain Program - RJN Signed w Proposal - Revised.pdf
Approver Report

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

Award of Professional Services Agreement for Phase II Engineering Services for the Theodore Street over Rock Run Creek Bridge Improvement Project - MFT Section No. 19-00522-00-BR to Ciorba Group, Inc. in the Amount of $397,566.00 **327-25**

Attachments: Approver Report

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

Award of Professional Services Agreement for a TIF Efficiency Study to Johnson Research Group (JRG) in the Amount of $72,615.00 **328-25**

Attachments: Appendices_TIF_Study.docx
Approver Report

The City Manager gave a brief overview of this Council Memo. Councilman Hug asked for more information. Dustin Anderson explained what the study entails.

Approval of Change Order No. 1 for the Krings Acres Phase 2A Water Main Improvements Project to J Congdon Sewer Services for a Decreased Amount of ($106,099.20) **329-25**

Attachments: Approver Report

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

Approval of Change Order No. 1 for the Fairmont Water and Sewer Extension Project to Steve Spiess Construction Inc. for a Decreased Amount of ($745,046.58) **330-25**

Attachments: Approver Report

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

Approval of Change Order No. 2 for the 2024 Sidewalk / Curb Replacement Project - East Joliet on behalf of Davis Concrete Construction Co. for Adjustments to the Project Completion Date **331-25**

Attachments: Approver Report

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

AGENDA ITEM:

LICENSES AND PERMIT APPLICATIONS:

Issuance of Class "E" Liquor License at 751 N. Hickory Street- Maracaibo Bite **333-25**

Attachments: Maracaibo Bite - 751 N. HIckory Street - Liquor Hearing Findings.pdf
Approver Report

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

Issuance of Class "E" Liquor License at 671-675 Collins Street - Brava Banquet **334-25**

Attachments: Brava Banquet - 671-675 Collins Street Liquor Hearing Findings.pdf
Approver Report

The City Manager gave a brief overview of this Council Memo. Councilman Hug spoke to Mayor regarding amount of liquor licenses we currently have and what categories there are and his concern for regulation.

PUBLIC HEARINGS:

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Approving One or More Supplemental Indentures and Authorizing the Issuance of Not To Exceed $145,000,000 Waterworks and Sewerage Senior Lien Revenue Bonds of the City of Joliet, Illinois **336-25**

Attachments: Ordinance Authorizing Issuance of Revenue Bond Second Supplemental Trust Indenture.docx
Approver Report

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

RESOLUTIONS:

Resolution Authorizing the Agreement Between the City of Joliet and the Village of Channahon Regarding the Provision of Law Enforcement Mutual Aid **337-25**

Attachments: Resolution
Mutal Aid with Channahon.pdf
Approver Report

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

Resolution Authorizing the Execution of an Intergovernmental Agreement with the Will County 9-1-1 Emergency Telephone System Board (ETSB) to accept Grant Funds Available under the 9-1-1 Surcharge Grant Program (SGP) in the amount of $1,242,000 **338-25**

Attachments: Resolution
2025 911 IGA.pdf
Approver Report

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

Resolution Appropriating Rebuild Illinois Bond Funds for the Advanced Traffic Management System Phase B Project - MFT Section Number 21-00546-03-TL in the Amount of $648,969.63 **339-25**

Attachments: Resolution
Approver Report

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

Resolution Approving Amendment No. 2 to the Agreement Between the City of Joliet and the Forest Preserve District of Will County for Services Related to the Hollywood Road / Houbolt Road (I-80 - US Route 6) Interchange Modifications and Roadway Reconstruction Project **340-25**

Attachments: Resolution
FPDWC Houbolt IGA Amendment 2 Document.pdf
Approver Report

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

Resolution Adopting an Intergovernmental Agreement for the Routine Maintenance of State Routes Located Within the City of Joliet **341-25**

Attachments: Resolution
IDOT Municpal Street Maintenance IGA.pdf
Approver Report

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

Resolution Appropriating Motor Fuel Tax Funds for Phase II Engineering Services for the Theodore Street over Rock Run Creek Bridge Improvement Project - MFT Section No. 19-00522-00-BR in the Amount of $397,566.00 **342-25**

Attachments: Resolution
Approver Report

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

Resolution Approving an Agreement with the Illinois Department of Transportation for Phase II Engineering Services for the Theodore Street over Rock Run Creek Bridge Improvement Project - MFT Section No. 19-00522-00-BR in the Amount of $397,566.00 **343-25**

Attachments: Resolution
LPA AGREEMENT D-91-327-20.pdf
Approver Report

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

Resolution Appointing an Alternate Commissioner to the Grand Prairie Water Commission **344-25**

Attachments: Resolution
Approver Report

The City Manager gave a brief overview of this Council Memo.
The City Manager mentions Councilman Clement as the replacement.

CITY MANAGER:

PUBLIC COMMENTS:

None.

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CLOSED SESSION to discuss the following subjects:

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

ADJOURNMENT:

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Tuesday, June 3, 2025

6:30 PM

City Hall, Council Chambers

City Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILMAN LARRY E. HUG (5/1/2025 - 6/30/2025)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

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

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

INVOCATION:

Curt Paddock, Pastoral Leader, St. Edward & 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.

PRESENTATION:

Video played overviewing the award and what it entailed.

Bill Webb spoke about the Award program, highlighting the dinner in DC.

David - with Massimo and CSFI recognizes the City of Joliet fire department and presented award to Fire Chief Carey, Mayor and City Council

2025 Congressional Fire Service Institute Fire-Based EMS Award - Jeff Carey, Fire Chief

Attachments: Approver Report

MAYOR:

APPROVAL OF AGENDA:

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Joe Clement, to approve the agenda as written.

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

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:

None.

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

APPOINTMENTS:

Amended Reappointment to the Tree Advisory Board

Attachments: Amended Reappointment to the Tree Advisory Board.docx
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas, to amend the reappointment of Karen Fonte to the Tree Advisory Board to correct a scrivener's error and record the correct name.

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

Appointment to the Plan Commission

Attachments: Appointment to Plan Commission .pdf
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas, to appoint Mike Eulitz to the Plan Commission replacing Dominic Orlando.

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

Reappointment to the Joliet Historic Preservation Commission

Attachments: Reappointment to the Joliet Historic Preservation Commission .pdf
Approver Report

A motion was made by Councilwoman Jan Quillman, seconded by Councilwoman Suzanna Ibarra, to reappoint Sarah Stovall to the Joliet Historic

Preservation 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

Reappointment to the Joliet Public Library Board

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

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Juan Moreno, to reappoint Nancy Henricksen, Emitra Ostrem and Lynn Poper Samalea to the Joliet Public Library Board.

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

Reappointment to the Firemen's Pension Fund Board

Attachments: Reappointment to Firemen's Pension Fund Board .pdf
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Suzanna Ibarra, to reappoint Scott Matthews and Eric Mattson to the Firemen’s Pension Fund Board of Trustees.

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

Reappointment to the Joliet Arts Commission

Attachments: Reappointment to the Joliet Arts Commission.pdf
Approver Report

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to reappoint Tom Grotovsky to the Joliet Arts 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

Reappointment to the Joliet Police Pension Board

Attachments: Reappointment to the Joliet Police Pension Board .pdf
Approver Report

A motion was made by Councilman Joe Clement, seconded by CouncilmanJuan Moreno, to reappoint George Stofan to the Joliet Police Pension Board.

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:

Land Use & Economic Development

Councilman Cardenas gave a brief overview of the Land Use & Economic Development meeting held May 28, 2025.

Link: https://joliet.granicus.com/player/clip/5765?view_id=6&redirect=true

Public Safety

Councilman Clement gave a brief overview of the Public Safety meeting held June 3, 2025.

Link: https://joliet.granicus.com/player/clip/5772?view_id=6&redirect=true

Public Service

Councilman Hug gave a brief overview of the Public Service meeting held June 2, 2025.

Link: https://joliet.granicus.com/player/clip/5770?view_id=6&redirect=true

CONSENT AGENDA:

Invoices to be Paid

Attachments: Invoices 06.03.25.pdf
Approver Report

Award of Contract for the Advanced Traffic Management System Phase B Project - MFT Section Number 21-00546-03-TL to H&H Electric Co. in the Amount of **324-25**

$648,969.63

Attachments: Approver Report

Award of Contract for the 2025 Sewer Cleaning and Inspection Program to Pipe View America in the Amount of $528,650.00 and a Professional Services Agreement for Professional Engineering and Field Inspection Services to RJN Group Inc. in the Amount of $98,500.00 **325-25**

Attachments: 2025 Sewer Cleaning Map.docx
Agreement - 2025 Sewer Cleaning and Televising - RJN Signed w Proposal - Revised.pdf
Approver Report

Award of Professional Services Agreement for the 2025 Force Main Design and Cleaning Program to RJN Group Inc. in the Amount of $31,900.00 **326-25**

Attachments: Agreement - 2025 Forcemain Program - RJN Signed w Proposal - Revised.pdf
Approver Report

Award of Professional Services Agreement for Phase II Engineering Services for the Theodore Street over Rock Run Creek Bridge Improvement Project - MFT Section No. 19-00522-00-BR to Ciorba Group, Inc. in the Amount of $397,566.00 **327-25**

Attachments: Approver Report

Award of Professional Services Agreement for a TIF Efficiency Study to Johnson Research Group (JRG) in the Amount of $72,615.00 **328-25**

Attachments: Appendices_TIF_Study.docx
Approver Report

Approval of Change Order No. 1 for the Krings Acres Phase 2A Water Main Improvements Project to J Congdon Sewer Services for a Decreased Amount of ($106,099.20) **329-25**

Attachments: Approver Report

Approval of Change Order No. 1 for the Fairmont Water and Sewer Extension Project to Steve Spiess Construction Inc. for a Decreased Amount of ($745,046.58) **330-25**

Attachments: Approver Report

Approval of Change Order No. 2 for the 2024 Sidewalk / Curb Replacement Project - East Joliet on behalf of Davis Concrete Construction Co. for Adjustments to the Project Completion Date **331-25**

Attachments: Approver Report

moreno/quillman

Consent Agenda Items Approved

A motion was made by Councilman Juan Moreno, seconded by Councilwoman Quillman, 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:

LICENSES AND PERMIT APPLICATIONS:

Issuance of Class "E" Liquor License at 751 N. Hickory Street- Maracaibo Bite **333-25**

Attachments: Maracaibo Bite - 751 N. HIckory Street - Liquor Hearing Findings.pdf
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Sherri Reardon, to approve COUNCIL MEMO #333-25: Issuance of Class “E” Liquor License at 751 N. Hickory Street - Maracaibo Bite.

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

Issuance of Class "E" Liquor License at 671-675 Collins Street - Brava Banquet **334-25**

Attachments: Brava Banquet - 671-675 Collins Street Liquor Hearing Findings.pdf
Approver Report

Councilman Hug praised staff for the quick response to his request for total liquor licenses in the City of Joliet.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Jan Quillman, to approve COUNCIL MEMO #334-25: Issuance of Class “E” Liquor License at 671-675 Collins Street - Brava Banquet.

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

PUBLIC HEARINGS:

All evidence and testimony will be presented under oath. The petitioner will be allowed to present first. After the petitioner is completed, interested parties will be allowed to present evidence and/or cross examine the petitioner. As this hearing is legislative in nature and not administrative, an interested party shall be defined as someone who either owns property within 600 feet of the proposed development site, or a member or official representative of an affected governmental body; the remainder of those who wish to be heard shall be classified as public speakers. Interested parties will present second. Once the interested parties have completed, public speakers will be heard. These individuals are public speakers, so the applicable public speaking rules shall be in effect: Speakers should try to address all comments to the council as a whole and not to any individual member, repetitive comments are discouraged, total comment time for any one person is 4 minutes, no speaker shall engage in a debate or make direct threats or personal attacks or be uncivil or abusive, disruptive behavior by the members of the public will not be tolerated, and the presiding officer may limit irrelevant, immaterial, or inappropriate comments or statements.

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Approving One or More Supplemental Indentures and Authorizing the Issuance of Not To Exceed $145,000,000 Waterworks and Sewerage Senior Lien Revenue Bonds of the City of Joliet, Illinois **336-25**

Attachments: Ordinance Authorizing Issuance of Revenue Bond Second Supplemental Trust Indenture.docx
Approver Report

Mayor D'Arcy asked Finance Director Kevin Sing for a brief explanation

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #336-25: Ordinance Approving One or More Supplemental Indentures and Authorizing the Issuance of Not To Exceed $145,000,000 Waterworks and Sewerage Senior Lien Revenue Bonds of the City of Joliet, Illinois. (ORDINANCE NO. 18758)

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

RESOLUTIONS:

Resolution Authorizing the Agreement Between the City of Joliet and the Village of Channahon Regarding the Provision of Law Enforcement Mutual Aid **337-25**

Attachments: Resolution
Mutal Aid with Channahon.pdf
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Jan Quillman, to adopt COUNCIL MEMO #337-25: Resolution Authorizing the Agreement Between the City of Joliet and the Village of Channahon Regarding the Provision of Law Enforcement Mutual Aid. (RESOLUTION NO. 8142)

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 an Intergovernmental Agreement with the Will County 9-1-1 Emergency Telephone System Board (ETSB) to accept Grant Funds Available under the 9-1-1 Surcharge Grant Program (SGP) in the amount of $1,242,000 **338-25**

Attachments: Resolution
2025 911 IGA.pdf
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #338-25: Resolution Authorizing the Execution of an Intergovernmental Agreement with the Will County 9-1-1 Emergency Telephone System Board (ETSB) to accept Grant Funds Available under the 9-1-1 Surcharge Grant Program (SGP) in the amount of $1,242,000. (RESOLUTION NO. 8143)

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 Appropriating Rebuild Illinois Bond Funds for the Advanced Traffic Management System Phase B Project - MFT Section Number 21-00546-03-TL in the Amount of $648,969.63 **339-25**

Attachments: Resolution
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #339-25: Resolution Appropriating Rebuild Illinois Bond Funds for the Advanced Traffic Management System Phase B Project - MFT Section Number 21-00546-03-TL in the Amount of $648,969.63. (RESOLUTION NO. 8144)

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 Amendment No. 2 to the Agreement Between the City of Joliet and the Forest Preserve District of Will County for Services Related to the Hollywood Road / Houbolt Road (I-80 - US Route 6) Interchange Modifications and Roadway Reconstruction Project **340-25**

Attachments: Resolution
FPDWC Houbolt IGA Amendment 2 Document.pdf
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #340-25: Resolution Approving Amendment No. 2 to the Agreement Between the City of Joliet and the Forest Preserve District of Will County for Services Related to the Hollywood Road / Houbolt Road (I-80 - US Route 6) Interchange Modifications and Roadway Reconstruction . (RESOLUTION NO. 8145)

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 Adopting an Intergovernmental Agreement for the Routine Maintenance of State Routes Located Within the City of Joliet **341-25**

Attachments: Resolution
IDOT Municpal Street Maintenance IGA.pdf
Approver Report

Councilwoman Quillman would like to ask IDOT their timeline.
Greg Ruddy asked about status - explains this item relates to plowing and street sweeping in coordination with IDOT

Councilman Clement mentions how critical all of the construction is affecting everyone but that it is a necessity.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Juan Moreno, to adopt COUNCIL MEMO #341-25: Resolution Adopting an Intergovernmental Agreement for the Routine Maintenance of State Routes Located Within the City of Joliet. (RESOLUTION NO. 8146)

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 Appropriating Motor Fuel Tax Funds for Phase II Engineering Services for the Theodore Street over Rock Run Creek Bridge Improvement Project - MFT Section No. 19-00522-00-BR in the Amount of $397,566.00 **342-25**

Attachments: Resolution
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Larry Hug, to adopt COUNCIL MEMO #342-25: Resolution Appropriating Motor Fuel Tax Funds for Phase II Engineering Services for the Theodore Street over Rock Run Creek Bridge Improvement Project - MFT Section No. 19-00522-00-BR in the Amount of $397,566.00. (RESOLUTION NO. 8147)

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 an Agreement with the Illinois Department of Transportation for Phase II Engineering Services for the Theodore Street over Rock Run Creek Bridge Improvement Project - MFT Section No. 19-00522-00-BR in the Amount of $397,566.00 **343-25**

Attachments: Resolution
LPA AGREEMENT D-91-327-20.pdf
Approver Report

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilwoman Jan Quillman, to adopt COUNCIL MEMO #343-25: Resolution Approving an Agreement with the Illinois Department of Transportation for Phase II Engineering Services for the Theodore Street over Rock Run Creek Bridge Improvement Project - MFT Section No. 19-00522-00-BR in the Amount of $397,566.00. (RESOLUTION NO. 8148)

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 Appointing an Alternate Commissioner to the Grand Prairie Water Commission **344-25**

Attachments: Resolution
Approver Report

A motion was made by Councilman Larry Hug, seconded Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #344-25: Resolution Appointing an Alternate Commissioner to the Grand Prairie Water Commission. (RESOLUTION NO. 8149)

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:

City Manager gave her report - touching on construction updates, Gun n' Hoses congratulating the Fire Department, thanking staff for Easter Seals attendance, State of the City Address.

PUBLIC COMMENTS:

Willie Sellers - spoke on term limits for Council members and it's benefits

Brandon Perez - spoke on proposal of park to be built, regarding the construction of a temple at Drauden Rd/Caton Farm Rd and that it should not be built as it caters to few not the majority. Recommends instead to build a park at this location

Diana Matter - spoke against the Love's Truck Stop construction

Cathy Garthus - spoke on construction frustration including the bridges - specifically Brandon Road bridge. Suggests we push IDOT for quicker turnaround on completion

Resident - spoke about bullying in the school and that her children are currently homeschooled. Laraway 76 - concerned about their response to her daughters bullying. Recommends bullying ordinance to protect victims of bullying.

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

MAYOR AND COUNCIL COMMENTS:

Councilman Cardenas - thanking JPD about bridge, reminder about Star Wars Day, mentions IHSA State Finals happening and lastly Happy Birthday to John Sheridan

Councilman Clement - thank JPD for traffic control, thanks CM for quick response on potholes, street department guy want hot box, asks Allison how old our water system, that we need to update our water system, addresses Chief Evans asking for help at Riverwalk for no parking signs to clear congestions, Tony Lakota father passed away, offers condolences to Lakota Family

Councilman Hug - mentions wake for Tony Lakota's father, mentions John Sheridan's son passed away and offers condolences, Happy Father's Day to all Father's, mentions road repairs an ongoing necessity, Happy Father's Day

Councilwoman Ibarra - wishes her father Happy Father's Day, reminder at her Reedwood Council about Fire AED demonstration, weekend event fun at Chicago Street market, reminder of District 5 meeting June 12th, offer help for those who have lost someone - also offers condolences to Councilwoman Reardon

Councilman Moreno - Happy Father's Day, condolences to Lakota family and thanks to JPD

Councilman Mudron - mentions June 7th Star Wars Day being held in Slammers stadium this year, mentions IHSA tournament the following weekend June 13th

Councilwoman Quillman - condolences to the Lakota family, acknowledges Craig Smith retirement June 12th, praises Mayor's State of the City and Happy Father's Day

Councilwoman Reardon - reminder about openings for the next CERT class, thanks everyone for the support during her Mother's passing

Mayor D'Arcy - first offers condolences to the 13 year old's family who passed - moment of silence held, mentions attendance at Grand Prairie Water Commission groundbreaking Monday, June 2 - praises Allison Swisher and her team, mentions 100th anniversary of WJOL, congratulates WJOL for this milestone, thank Craig Smith for his time at the City, wish John Sheridan a Happy Birthday, Happy Father's Day.

ADJOURNMENT:

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

The motion carried by the following vote:

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

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Monday, June 16, 2025

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILMAN LARRY E. HUG (5/1/2025 - 6/30/2025)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

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

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

ROLL CALL:

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

Absent: Councilwoman Suzanna Ibarra

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

MAYOR:

APPROVAL OF AGENDA:

CITIZENS TO BE HEARD ON AGENDA ITEMS:

None.

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

APPOINTMENTS:

COUNCIL COMMITTEE REPORTS:

Communication, Technology & Information Systems

Finance

Public Service

CONSENT AGENDA:

Approval of Minutes:

Special Meeting - May 5, 2025
Council Meeting - May 6, 2025

Attachments: Special Meeting 5.5.25 Minutes.pdf
Council Meeting Minutes - May 6, 2025.pdf
Approver Report

Invoices to be Paid

Attachments: Invoices 06.17.25.pdf
Approver Report

Award of Contract for the 2025 Traffic Signal Materials Purchase Order No. 3 to Traffic Control Corp in the Amount **345-25**

of $56,156.00

Attachments: Approver Report

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

Award of Contract for the County Line Rd (Van Dyke Rd - Kennedy Dr) Roadway Improvements Project - MFT Section No. 24-00569-00-WR to PT Ferro Construction Co. in the Amount of $895,000.06 **346-25**

Attachments: Approver Report

The City Manager gave a brief overview of this Council Memo. Explained the usage of Rebuild IL Funds coming to an end.

Award of Contract to Videotec for Physical Access Control Project at Fire Station One in the Amount of $34,161.00 **347-25**

Attachments: VideoTec- FIRE STATION 1.pdf
Approver Report

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

Award of Contract to Lenovo for the 2025 PC Lifecycle Program in the Amount of $76,372.70 **348-25**

Attachments: Lenovo 2025 PC Lifecycle.pdf
Approver Report

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

Approval of Professional Services Agreement for the Geotechnical Services for the Westside WWTP Expansion Project to SEECO Consultants Inc. in the Amount of $51,965.00 **349-25**

Attachments: Approver Report

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

Approve Purchase of Replacement Sluice Gates for the Eastside Wastewater Treatment Plant from LAI & Associates Inc. in the Amount of $41,700.00 **350-25**

Attachments: Approver Report

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

Approve Cost Adjustment for Thirteen (13) Navistar Chassis Purchases from 2023 for $256,313.20 **351-25**

Attachments: Approver Report

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

Councilman Hug mentions that this is required - and that we are looking for other suppliers who would allow to lock prices.

Approval of Amendment No. 2 to the Phase I, Phase II, and Phase III Professional Engineering Services for the Joliet Centralized Traffic Management System Improvement Project - MFT Section No. 21-00546-00-TL to Iteris Inc. in the Amount of $149,919.73 **352-25**

Attachments: Approver Report

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

Approval of Change Order No. 1 for the Well 28D Rehabilitation Project to Great Lakes Water Resources Group in the Amount of $26,668.65 **353-25**

Attachments: Approver Report

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

Approve Change Order No. 2 for Olympic Boulevard / Houbolt Road Improvements Project - Section No. 21-00544-00-PV to PT Ferro Construction Co. in the Amount of $248,128.09 and Payment Request No. 12 & Final in the Amount of $414,880.37 **354-25**

Attachments: Approver Report

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

Approve Change Order No. 3 for Olympic Boulevard Improvements - Section No. 21-00544-00-PV to D Construction Inc., a Deduction in the Amount of ($1,809,268.20), and Payment Request No. 15 & Final in the Amount of $226,410.84 **355-25**

Attachments: Approver Report

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

Approval to Upgrade Furniture (Tables, Chairs and Podium) in the Joliet Police Department Community Room from Midwest Office Interiors in the Amount of $47,180.95 **356-25**

Attachments: Furniture Proposal.pdf
Approver Report

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

Approve the Payment of the 2025 Wastewater Discharge **357-25**

Permit Fees to the Illinois Environmental Protection Agency (IEPA) in the Amount of $152,500.00

Attachments: Approver Report

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

AGENDA ITEM:

Approval of New Position **359-25**

Attachments: JD Director of Cultural Affairs and Special Events.pdf
Approver Report

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

Explained that to best utilize all the City has to offer for hosted events and future use of the City Square, this position is a necessity.

Councilwoman Reardon recommends her support of this position.

Councilman Mudron, mentions Heritage Corridor's role, and confirms this position would work with them in setting up events for the City. Asks for a report on accomplishments in 6 months. Recommends his support.

Councilwoman Quillman asks for salary range - also spoke in support.

Councilman Clement asks if they will take over BiPark - City Manager explains it will work with current staff. Also, asks if there are complaints coming in, can this person handle those calls and be a go to person.

Councilman Hug - asks why no budget amendment needed - Kevin Sing spoke as to the fact that six positions were budgeted, as they were not filled those funds are covered in the current budget. Councilman Hug asks if another position was cut as a result. Recommends waiting to add this position to the 2026 budget due to a number of concerns.

Mayor D'Arcy spoke in support of this position and what benefits it could bring to the City, that it is an investment.

Councilman Cardenas spoke in support of the position, and having a lead person in charge of facilitating these events.

Councilman Moreno inquired about if this position will be bringing events in winter.

LICENSES AND PERMIT APPLICATIONS:

Issuance of Class "CG" Liquor License at 2565 Plainfield Road - Speed Trek **361-25**

Attachments: OM JOLIET OIL, INC. dba SPEED TREK - 2565 PLAINFIELD ROAD - LIQUOR HEARING FINDINGS.pdf
Approver Report

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

Deputy Liquor Commission spoke

PUBLIC HEARINGS:

All evidence and testimony will be presented under oath. The petitioner will be allowed to present first. After the petitioner is completed, interested parties will be allowed to present evidence and/or cross examine the petitioner. As this hearing is legislative in nature and not administrative, an interested party shall be defined as someone who either owns property within 600 feet of the proposed development site, or a member or official representative of an affected governmental body; the remainder of those who wish to be heard shall be classified as public speakers. Interested parties will present second. Once the interested parties have completed, public speakers will be heard. These individuals are public speakers, so the applicable public speaking rules shall be in effect: Speakers should try to address all comments to the council as a whole and not to any individual member, repetitive comments are discouraged, total comment time for any one person is 4 minutes, no speaker shall engage in a debate or make direct threats or personal attacks or be uncivil or abusive, disruptive behavior by the members of the public will not be tolerated, and the presiding officer may limit irrelevant, immaterial, or inappropriate comments or statements.

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinances Associated with 1507 E. Cass Street **363-25**

Ordinance Approving a Variation of Use to Allow a Two-Unit Residence, an R-3 (One-and Two-Family Residential) Use, in the R-2A (Single-Family Residential) Zoning District, Located at 1507 E. Cass Street (ZBA 2025-09)

Ordinance Repealing a Variation of Use to Allow the Continuation of an Existing Pizza Business, a B-1 (Neighborhood Business) Use, in an R-2A Zoning District, Located at 1507 E. Cass Street (ZBA 1995-48)

Attachments: Ordinance - Variation of Use ZBA 2025-09 (1507 E. Cass).docx
Ordinance VOU Repeal 1507 E. Cass Street.doc
ZBA Staff Report Packet.pdf
ZBA Meeting Minutes - 05.15.2025
Approver Report

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

Ordinance Amending Chapter 19, Article II of the City of Joliet Code of Ordinances to Establish 2 Hour Free Street Parking, Weekdays 7 A.M. - 7 P.M., in Zones A, B and C in the Downtown Area **364-25**

Attachments: Parking Ordinance updated 6-6-25.docx
Parking Zone Map 2025 final version.pdf
Approver Report

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

Greg Ruddy, Director of Public Works, spoke about what this item entails and that there will be extensive signage for this ordinance update.

Councilman Clement spoke in support of this item.

Councilwoman Reardon also spoke about purpose of zoning, to allow for moving to new zone for 2 more hours, allowing turnover.

Councilman Mudron asked about meters - Greg Ruddy clarified that all will be coming down.

Councilman Hug clarified that street parking is what is being affected here, not surface lots or decks. Also asked about financial loss this could entail. Encouraged warnings at the roll out.

Councilwoman Quillman asks about zoning markings - the signage will be color coded.

Mayor D'Arcy spoke in support and recommends a QR code for more information to commuters.

Ordinance Approving a Street Name Change for Adamic Lane to Walter Adamic Lane (between Ruth Fitzgerald Drive and Frank Turk Drive) (SN-1-25) **365-25**

Attachments: Ordinance Street Name Change SN-1-25
Plan Commission Staff Report Packet SN-1-25
Plan Commission Minutes 05-15-25
Approver Report

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

Councilman Hug would like to clarify why this is happening, for consistency.

RESOLUTIONS:

Resolution Authorizing the Execution of a Memorandum of Understanding Between the City of Joliet and the Kankakee County Emergency Telephone Board (KanComm) **367-25**

Attachments: Resolution
TCAT MOU with KanComm.pdf
Approver Report

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

Resolution Appropriating Rebuild Illinois Bond Funds for Amendment No. 2 to the Professional Engineering Services for the Phase I, Phase II, and Phase III Engineering Services for the Joliet Centralized Traffic Management System Improvement Project - MFT Section No. 21-00546-00-TL **368-25**

Attachments: Resolution
Approver Report

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

Resolution Appropriating Rebuild Illinois Bond Funds for the Advanced Traffic Management System - Phase C Project - MFT Section No. 21-00546-05-TL in the Amount of $1,200,000.00 **369-25**

Attachments: Resolution
Approver Report

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

Resolution Appropriating Rebuild Illinois Bond Funds for the County Line Road (Van Dyke Rd - Kennedy Dr) Roadway Improvements Project - MFT Section No. 24-00569-00-WR in the Amount of $895,000.06 **370-25**

Attachments: Resolution
Approver Report

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

Resolution Appropriating Rebuild Illinois Funds and Approving a Request for Expenditure / Authorization of Rebuild Illinois Funds in the amount of $420,000.00 for the Construction of the Garnsey Avenue Bridge over Spring Creek Improvement Project - MFT Section No. 11-00443-00-BR **371-25**

Attachments: Resolution
PG 1 BLR09150_Garnsey Ave ovr Spring Crk_Req Auth of Rebuild Funds.pdf
Approver Report

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

Resolution Approving a Letter of Understanding with the Illinois Department of Transportation for the Maintenance of Traffic Signals at IL Route 53 (Chicago Street) and Emerald Drive **372-25**

Attachments: Resolution
Letter of Understanding.pdf
Approver Report

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

Resolution Accepting a Grant of Permanent Easement for 621 Wheeler Avenue for the IDOT 62R-22 Contract I-80 and Center Street Interchange **373-25**

Attachments: Resolution
621 Wheeler Easement Agreement & Exhibit.pdf
Approver Report

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

CITY MANAGER:

PUBLIC COMMENTS:

Gregory Amos - would like to become a developer in the City

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

CLOSED SESSION to discuss the following subjects:

PERSONNEL: The appointment, employment, compensation, discipline, performance or dismissal of specific City employees (5 ILCS 5/120/2(c)(1)).

COLLECTIVE BARGAINING: Collective negotiating matters and salary schedules for one or more classes of City employees (5 ILCS 5/120/2(c)(2)).

LAND ACQUISITION or CONVEYANCE: The purchase or lease of real property for the use of the City, including whether a particular parcel should be acquired, or the setting of a price for the sale or lease of property owned by the City (5ILCS 5/120/2(c)(5,6)).

PENDING or THREATENED LITIGATION: A pending legal action against, affecting or on behalf of the City or a similar legal action that is probable or imminent (5 ILCS 5/120/2(c)(11)).

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

ADJOURNMENT:

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780. Live, online streaming of Regular City Council and Pre-Council meetings is now available at www.joliet.gov. Videos and agenda packets can be accessed by clicking on the Meetings & Agendas link at the center of the home page for "Joliet City Council E-Agenda & Streaming Video." The new page includes archived footage and interactive agendas available for the public to view at their convenience.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Tuesday, June 17, 2025

6:30 PM

City Hall, Council Chambers

City Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILMAN LARRY E. HUG (5/1/2025 - 6/30/2025)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

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

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

INVOCATION:

Pastor Eric Hamilton, St. James United Body of Christ Church, 415 Parks Avenue

PLEDGE TO THE FLAG:

ROLL CALL:

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas to approve Councilwoman Ibarra's attendance remotely. The vote passed with all ayes.

Councilman Hug recognizes Ira Smith's passing and moment of silence in his honor

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

MAYOR:

Proclamation for District 86 Forest Park Individual Education School

Attachments: Proclamation for District 86 Forest Park Individual Education School.pdf
Approver Report

Councilman Cardenas read a proclamation honoring District 86 Forest Park Individual Education School

Ryan Academic Admin spoke on the schools academic program.

APPROVAL OF AGENDA:

A motion was made by Councilman Juan Moreno, seconded by Councilwoman Jan Quillman, to approve the agenda as written.

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:

Cathy Garthus spoke about the parking ordinance and concern for its ease of use for those with disabilities.

Resident spoke on new position discussion, in support of the position itself but the timing is not quite right. Suggests an event idea.

Monica S - owner of C&C - supports regulated parking, and making it free.

City Clerk Lauren O'Hara read 4 letters of support:

Joliet Region Chamber of Commerce Jen Howard- support free parking ordinance

Greg Peerbolte - support new position and its necessity for the City

Mike Trizna - support of new position and the benefits it can bring for coordinated events

Joliet Chamber of Commerce Jen Howard - wrote in support for new position

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APPOINTMENTS:

MAYOR PRO TEM:

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Pat Mudron, to approve Councilwoman Suzanna Ibarra to serve as Mayor Pro Tem for the term July 1, 2025 through September 30, 2025.

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 gave a brief review of CTIS meeting held June 4, 2025

Finance

Councilman Mudron gave a brief review of the Finance Committee meeting held June 17, 2025

Public Service

Councilman Hug gave a brief review of the Public Service Committee meeting held June 16, 2025

CONSENT AGENDA:

Approval of Minutes:

Special Meeting - May 5, 2025
Council Meeting - May 6, 2025

Attachments: Special Meeting 5.5.25 Minutes.pdf
Council Meeting Minutes - May 6, 2025.pdf
Approver Report

Invoices to be Paid

Attachments: Invoices 06.17.25.pdf
Approver Report

Award of Contract for the 2025 Traffic Signal Materials Purchase Order No. 3 to Traffic Control Corp in the Amount of $56,156.00 **345-25**

Attachments: Approver Report

Award of Contract for the County Line Rd (Van Dyke Rd - Kennedy Dr) Roadway Improvements Project - MFT Section No. 24-00569-00-WR to PT Ferro Construction Co. in the Amount of $895,000.06 **346-25**

Attachments: Approver Report

Award of Contract to Videotec for Physical Access Control Project at Fire Station One in the Amount of $34,161.00 **347-25**

Attachments: VideoTec- FIRE STATION 1.pdf
Approver Report

Award of Contract to Lenovo for the 2025 PC Lifecycle Program in the Amount of $76,372.70 **348-25**

Attachments: Lenovo 2025 PC Lifecycle.pdf
Approver Report

Approval of Professional Services Agreement for the Geotechnical Services for the Westside WWTP Expansion Project to SEECO Consultants Inc. in the Amount of $51,965.00 **349-25**

Attachments: Approver Report

Approve Purchase of Replacement Sluice Gates for the Eastside Wastewater Treatment Plant from LAI & Associates **350-25**

Inc. in the Amount of $41,700.00

Attachments: Approver Report

Approve Cost Adjustment for Thirteen (13) Navistar Chassis Purchases from 2023 for $256,313.20 **351-25**

Attachments: Approver Report

Approval of Amendment No. 2 to the Phase I, Phase II, and Phase III Professional Engineering Services for the Joliet Centralized Traffic Management System Improvement Project - MFT Section No. 21-00546-00-TL to Iteris Inc. in the Amount of $149,919.73 **352-25**

Attachments: Approver Report

Approval of Change Order No. 1 for the Well 28D Rehabilitation Project to Great Lakes Water Resources Group in the Amount of $26,668.65 **353-25**

Attachments: Approver Report

Approve Change Order No. 2 for Olympic Boulevard / Houbolt Road Improvements Project - Section No. 21-00544-00-PV to PT Ferro Construction Co. in the Amount of $248,128.09 and Payment Request No. 12 & Final in the Amount of $414,880.37 **354-25**

Attachments: Approver Report

Approve Change Order No. 3 for Olympic Boulevard Improvements - Section No. 21-00544-00-PV to D Construction Inc., a Deduction in the Amount of ($1,809,268.20), and Payment Request No. 15 & Final in the Amount of $226,410.84 **355-25**

Attachments: Approver Report

Approval to Upgrade Furniture (Tables, Chairs and Podium) in the Joliet Police Department Community Room from Midwest Office Interiors in the Amount of $47,180.95 **356-25**

Attachments: Furniture Proposal.pdf
Approver Report

Approve the Payment of the 2025 Wastewater Discharge Permit Fees to the Illinois Environmental Protection Agency (IEPA) in the Amount of $152,500.00 **357-25**

Attachments: Approver Report

Consent Agenda Items Approved

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Jan Quillman 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

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:

Approval of New Position **359-25**

Attachments: JD Director of Cultural Affairs and Special Events.pdf
Approver Report

Councilwoman Quillman asked City Manager what we pay City Center Partnership and what they still do - CCP is an SSA

Councilman Hug asked for the total amount CCP receives - in 2024 $100,00 in tax dollars total to operate not just run event

Councilman Cardenas clarifies that the SSA (CCP) pays them and only those living in the SSA paying taxes

Councilwoman Ibarra spoke in support and explains those with CCP are not dedicated positions and most have other jobs - this would be a dedicated position.

Councilman Clement spoke in understanding of opposition but ultimately this is a position we need so supports.

Mayor D'Arcy spoke about love for the community and that while we are diverse we need to be brought together and this position will assist with community engagement.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas, to approve COUNCIL MEMO #359-25: Approval of New Position.

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Sherri Reardon

Nay: Councilman Larry E. Hug and Councilwoman Jan Hallums Quillman

LICENSES AND PERMIT APPLICATIONS:

Issuance of Class "CG" Liquor License at 2565 Plainfield Road - Speed Trek **361-25**

Attachments: OM JOLIET OIL, INC. dba SPEED TREK - 2565 PLAINFIELD ROAD - LIQUOR HEARING FINDINGS.pdf
Approver Report

Councilman Hug spoke that this would be a convenience to people, so supports this item.

A motion was made by Councilman Larry Hug, seconded by Councilwoman Sherri Reardon, to approve COUNCIL MEMO #361-25: Issuance of Class "CG" Liquor License at 2565 Plainfield Road - Speed Trek.

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

PUBLIC HEARINGS:

All evidence and testimony will be presented under oath. The petitioner will be allowed to present first. After the petitioner is completed, interested parties will be allowed to present evidence and/or cross examine the petitioner. As this hearing is legislative in nature and not administrative, an interested party shall be defined as someone who either owns property within 600 feet of the proposed development site, or a member or official representative of an affected governmental body; the remainder of those who wish to be heard shall be classified as public speakers. Interested parties will present second. Once the interested parties have completed, public speakers will be heard. These individuals are public speakers, so the applicable public speaking rules shall be in effect: Speakers should try to address all comments to the council as a whole and not to any individual member, repetitive comments are discouraged, total comment time for any one person is 4 minutes, no speaker shall engage in a debate or make direct threats or personal attacks or be uncivil or abusive, disruptive behavior by the members of the public will not be tolerated, and the presiding officer may limit irrelevant, immaterial, or inappropriate comments or statements.

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinances Associated with 1507 E. Cass Street **363-25**

Ordinance Approving a Variation of Use to Allow a Two-Unit Residence, an R-3 (One-and Two-Family Residential) Use, in the R-2A (Single-Family Residential) Zoning District, Located at 1507 E. Cass Street (ZBA 2025-09)

Ordinance Repealing a Variation of Use to Allow the Continuation of an Existing Pizza Business, a B-1 (Neighborhood Business) Use, in an R-2A Zoning District, Located at 1507 E. Cass Street (ZBA 1995-48)

Attachments: Ordinance - Variation of Use ZBA 2025-09 (1507 E. Cass).docx
Ordinance VOU Repeal 1507 E. Cass Street.doc
ZBA Staff Report Packet.pdf
ZBA Meeting Minutes - 05.15.2025
Approver Report

Councilman Hug asked Councilman Cardenas opinion - he supports

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #363-25: Ordinances Associated with 1507 E. Cass Street

Ordinance Approving a Variation of Use to Allow a Two-Unit Residence, an R-3 (One-and Two-Family Residential) Use, in the R-2A (Single-Family Residential) Zoning District, Located at 1507 E. Cass Street (ZBA 2025-09) (Ordinance 18759)

Ordinance Repealing a Variation of Use to Allow the Continuation of an Existing Pizza Business, a B-1 (Neighborhood Business) Use, in an R-2A Zoning District, Located at 1507 E. Cass Street (ZBA 1995-48) (Ordinance 18760)

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 19, Article II of the City of Joliet Code of Ordinances to Establish 2 Hour Free Street Parking, Weekdays 7 A.M. - 7 P.M., in Zones A, B and C in the Downtown Area **364-25**

Attachments: Parking Ordinance updated 6-6-25.docx
Parking Zone Map 2025 final version.pdf
Approver Report

Councilman Clement thanked Greg Ruddy, Director of Public Works for completing this project.

Councilman Hug addressed Greg Ruddy about being in spot for shorter than two hours and being able to come back - there may be issues with when vehicles are time stamped

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #364-25: Ordinance Amending Chapter 19, Article II of the City of Joliet Code of Ordinances to Establish 2 Hour Free Street Parking, Weekdays 7 A.M. - 7 P.M., in Zones A, B and C in the Downtown Area (Ordinance 18761)

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 Approving a Street Name Change for Adamic Lane to Walter Adamic Lane (between Ruth Fitzgerald Drive and Frank Turk Drive) (SN-1-25) **365-25**

Attachments: Ordinance Street Name Change SN-1-25
Plan Commission Staff Report Packet SN-1-25
Plan Commission Minutes 05-15-25
Approver Report

Councilman Hug recommends notify those that live on the street about the street name change - we have sent letters.

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Sherri Reardon, to adopt COUNCIL MEMO #365-25: Ordinance Approving a Street Name Change for Adamic Lane to Walter Adamic Lane (between Ruth Fitzgerald Drive and Frank Turk Drive) (SN-1-25) (Ordinance 18762)

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

RESOLUTIONS:

Resolution Authorizing the Execution of a Memorandum of Understanding Between the City of Joliet and the Kankakee County Emergency Telephone Board (KanComm) **367-25**

Attachments: Resolution
TCAT MOU with KanComm.pdf
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #367-25: Resolution Authorizing the Execution of a Memorandum of Understanding Between the City of Joliet and the Kankakee County Emergency Telephone Board (KanComm) (Resolution 8150)

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 Appropriating Rebuild Illinois Bond Funds for Amendment No. 2 to the Professional Engineering Services for the Phase I, Phase II, and Phase III Engineering Services for the Joliet Centralized Traffic Management System Improvement Project - MFT Section No. 21-00546-00-TL **368-25**

Attachments: Resolution
Approver Report

Councilman Hug clarifies this is a housekeeping item

A motion was made by Councilman Larry E. Hug, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #368-25: Resolution Appropriating Rebuild Illinois Bond Funds for Amendment No. 2 to the Professional Engineering Services for the Phase I, Phase II, and Phase III Engineering Services for the Joliet Centralized Traffic Management System Improvement Project - MFT Section No. 21-00546-00-TL (Resolution 8151)

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 Appropriating Rebuild Illinois Bond Funds for the Advanced Traffic Management System - Phase C Project - MFT Section No. 21-00546-05-TL in the Amount of $1,200,000.00 **369-25**

Attachments: Resolution
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #369-25: Resolution Appropriating Rebuild Illinois Bond Funds for the Advanced Traffic Management System - Phase C Project - MFT Section No. 21-00546-05-TL in the Amount of $1,200,000.00 (Resolution 8152)

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 Appropriating Rebuild Illinois Bond Funds for the County Line Road (Van Dyke Rd - Kennedy Dr) Roadway Improvements Project - MFT Section No. 24-00569-00-WR in the Amount of $895,000.06 **370-25**

Attachments: Resolution
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #370-25: Resolution Appropriating Rebuild Illinois Bond Funds for the County Line Road (Van Dyke Rd - Kennedy Dr) Roadway Improvements Project - MFT Section No. 24-00569-00-WR in the Amount of $895,000.06 (Resolution 8153)

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 Appropriating Rebuild Illinois Funds and Approving a Request for Expenditure / Authorization of **371-25**

Rebuild Illinois Funds in the amount of $420,000.00 for the Construction of the Garnsey Avenue Bridge over Spring Creek Improvement Project - MFT Section No. 11-00443-00-BR

Attachments: Resolution
PG 1 BLR09150 Garnsey Ave ovr Spring Crk Req Auth of Rebuild Funds.pdf
Approver Report

A motion was made by Councilwoman Jan Quillman, seconded by Councilman Larry E. Hug, to adopt COUNCIL MEMO #371-25: Resolution Appropriating Rebuild Illinois Funds and Approving a Request for Expenditure / Authorization of Rebuild Illinois Funds in the amount of $420,000.00 for the Construction of the Garnsey Avenue Bridge over Spring Creek Improvement Project - MFT Section No. 11-00443-00-BR (Resolution 8154)

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 a Letter of Understanding with the Illinois Department of Transportation for the Maintenance of Traffic Signals at IL Route 53 (Chicago Street) and Emerald Drive **372-25**

Attachments: Resolution
Letter of Understanding.pdf
Approver Report

Councilman Hug explains this item is common practice

A motion was made by Councilman Larry E. Hug, seconded by Councilman Juan Moreno, to adopt COUNCIL MEMO #372-25: Resolution Approving a Letter of Understanding with the Illinois Department of Transportation for the Maintenance of Traffic Signals at IL Route 53 (Chicago Street) and Emerald Drive (Resolution 8155)

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 Permanent Easement for 621 Wheeler Avenue for the IDOT 62R-22 Contract I-80 and Center Street Interchange **373-25**

Attachments: Resolution
621 Wheeler Easement Agreement & Exhibit.pdf
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilman Juan Moreno, to adopt COUNCIL MEMO #373-25: Resolution Accepting a Grant of Permanent Easement for 621 Wheeler Avenue for the IDOT 62R-22 Contract I-80 and Center Street Interchange (Resolution 8156)

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 thanks the Fire Department for their action with the recent fires.

Congratulates the 11 recruits from the Fire Academy

Construction updates given

Staff emergency response training and promotes CERT program

Bridge updates given

Event updates - thanked those who coordinated and worked IHSA

PUBLIC COMMENTS:

Vicki Sanchez, others - spoke on behalf of CCP, that they are an unpaid board, and that funds are from the SSA, spoke about the grants they coordinated and events they host.

Michella Arana - business owner Chicago Street Markets - spoke in support of the new position and its approval

Ryan - spoke on Young developers program, in support of creating something to facilitate conversations about development in the City

Diane Matter - spoke regarding annexations and that they can be changed to adapt to the needs of the community - urges to revise the annexation of the area around Love's Truck stop

Peggy Randall - spoke in gratitude for the Joliet Police Department and their professionalism daily but especially at the protest Saturday.

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MAYOR AND COUNCIL COMMENTS:

Councilwoman Reardon - thank you to all of our First Responders, congratulates Craig Smith on his retirement

Councilman Quillman - congratulates Craig Smith on his retirement, spoke on multiple events attended - Cathedral area meeting, concerns on price raises from Nicor and Comed, congratulates graduates from Fire Academy, congratulates great niece on the birth of their baby boy.

Councilman Mudron - mentions Taste of Joliet this weekend Friday-Sunday at Memorial Stadium.

Councilman Moreno - have a safe, fun time at the Taste of Joliet, stay safe in heat and watch out for your pets

Councilwoman Ibarra - second district advisory meeting went very well, thanks for all those who participated, thanks Council for allowing her to remotely attend the meeting

Councilman Hug - spoke about his reasoning and philosophy for his opposition for the new position that passed tonight

Councilman Clement - encourages resident to support the Taste of Joliet

Councilman Cardenas - supports the Taste of Joliet, and be safe in the hot weather, Slammers Hispanic heritage night Saturday

Mayor D'Arcy - touched on events attended recently, recognizes the Fire Academy graduates, shredding even June 27th at Joliet Memorial Stadium, recognizes June 19, Juneteenth

CLOSED SESSION:

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)).

A motion was made by Councilman Juan Moreno, seconded by Councilwoman Jan Quillman, 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

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

Monday, June 30, 2025

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILMAN LARRY E. HUG (5/1/2025 - 6/30/2025)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

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

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

ROLL CALL:

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

Absent: Councilman Pat Mudron

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

PRESENTATION:

Community Development Block Grant, Consolidated Plan 2025-2029 & Annual Action Plan 2025 - Presented by Jacqueline Lozada, CDBG Program Manager **TMP-8746**

Attachments: ConPlan and AAP Overview - Council.pptx
v2 2025 Joliet Draft CONSOLIDATED PLAN as of 2025-06-13.pdf
Approver Report

Jacqueline Lozada, CDBG Program Manager, gave a presentation of Consolidated Plan and Annual Action Plan updates and findings.

Councilman Clement spoke in support of this program and thanked Jackie for all their hard work on this project.

Councilwoman Ibarra recognized Jackie's work on this whole project and the difference it made.

Mayor D'Arcy asked to clarify the funding is for Joliet not County wide.

MAYOR:

APPROVAL OF AGENDA:

CITIZENS TO BE HEARD ON AGENDA ITEMS:

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APPOINTMENTS:

COUNCIL COMMITTEE REPORTS:

Diversity & Community Relations

Land Use & Economic Development

Public Assets

Public Safety

Public Service

CONSENT AGENDA:

Invoices to be Paid

Attachments: Invoices 07.01.25.pdf
Approver Report

Approval of Professional Services Agreement for the District Metered Area Design and Implementation Project to Cavanaugh & Associates PA in the Amount of $155,428.70 **376-25**

Attachments: Cavanaugh Proposal, 2025 DMA Detailed Design.pdf
Approver Report

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

Approval of Professional Services Agreement for the 2026 Sanitary Sewer Rehabilitation Program to RJN Group Inc. in the Amount of $114,100.00 **377-25**

Attachments: Agreement for Professional Services - Joliet 2026 Sewer & Lateral Rehab Programs with proposal.pdf
Approver Report

Approval of Amendment No. 1 to the Professional Services Agreement for On-call Wastewater Treatment Engineering on behalf of Strand Assoc Inc. in the Amount of $30,000.00 **378-25**

Attachments: Approver Report

Approval of Change Order No. 2 for the Garnsey Park Phase 5B Water Main Improvements Project on behalf of Construction by Camco, Inc. for a Deduction in the Amount of ($6,757.66) **379-25**

Attachments: Approver Report

Approval of Change Order No. 2 for the Varnado Park Water Main Improvements Project on behalf of Steve Spiess Construction Inc. for a Deduction in the Amount of ($807,418.80) **380-25**

Attachments: Approver Report

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

Mayor D'Arcy asked to clarify how we saved that much moneu.

Allison Swisher gave a brief explanation.

Approval of Payment to Locality Media, Inc., a/k/a First Due, for Web Based Fire Inspection Services in the Amount of $112,793.51 **381-25**

Attachments: First Due Invoice 2025.pdf
Approver Report

Councilman Hug asked for an explanation.

DC Stachelski gave a brief explanation of what this item entails.

AGENDA ITEM:

Award of Contract for Comprehensive Benefit Consulting and Broker Services to Marsh McLennan Agency, in the Amount of $83,600 **383-25**

Attachments: Approver Report

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

LICENSES AND PERMIT APPLICATIONS:

PUBLIC HEARINGS:

All evidence and testimony will be presented under oath. The petitioner will be allowed to present first. After the petitioner is completed, interested parties will be allowed to present evidence and/or cross examine the petitioner. As this hearing is legislative in nature and not administrative, an interested party shall be defined as someone who either owns property within 600 feet of the proposed development site, or a member or official representative of an affected governmental body; the remainder of those who wish to be heard shall be classified as public speakers. Interested parties will present second. Once the interested parties have completed, public speakers will be heard. These individuals are public speakers, so the applicable public speaking rules shall be in effect: Speakers should try to address all comments to the council as a whole and not to any individual member, repetitive comments are discouraged, total comment time for any one person is 4 minutes, no speaker shall engage in a debate or make direct threats or personal attacks or be uncivil or abusive, disruptive behavior by the members of the public will not be tolerated, and the presiding officer may limit irrelevant, immaterial, or inappropriate comments or statements.

Public Hearing for the Community Development Block Grant - Consolidated Plan 2025-2029 and Program Year 2025 Annual Action Plan **385-25**

Attachments: Approver Report

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Amending Section 4-15, Ceasing the Issuance of New Class A Liquor Licenses and Changing Class upon Transfer **387-25**

Attachments: Class A Liquor License Ordinance.docx
Approver Report

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

Councilman Clement clarified the two separate licenses and what they each mean.

Councilwoman Ibarra asked for a clarification that all current Class A licenses will also need to stop at midnight.

Councilman Hug clarified existing will be grandfathered but no new Class A licenses issued.

Kevin Connolly answered questions

RESOLUTIONS:

Resolution Approving Intergovernmental Agreement with Plainfield Community Consolidated School District 202 **389-25**

Attachments: Resolution
IGA between Plainfield Consolidated School District.pdf.docx
Approver Report

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

Councilman Hug clarified that Joliet schools also have a resource officer

Resolution Approving and Authorizing the Execution of an Agreement between the City of Joliet and the Joliet Fire Department Cares Foundation, Inc **390-25**

Attachments: Resolution
Agreement with Joliet Fire Department Cares Foundation.docx
Approver Report

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

Resolution Approving the Dedication of a 0.019-Acre Portion of Old Castle Road as Public Right-of-Way **391-25**

Attachments: Resolution
Plat of Dedication 2025-06-05.pdf
Deed R2022024626.pdf
Approver Report

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

Resolution Accepting Sponsorship Agreement with Pabst **392-25**

Brewing Company, LLC

Attachments: Resolution
JS Sponsorship Agreement.6.11.pdf
Approver Report

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

Councilman Hug asked what the event was, but it is currently secret.

Resolution Authorizing a Memorandum of Understanding Between the City of Joliet and Joliet Community Baseball and Entertainment LLC dba the Joliet Slammers Baseball Club Related to Slammers Stadium Field Netting **393-25**

Attachments: Resolution.docx
Slammers Netting MOU.docx
Approver Report

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

Resolution Approving and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and IAFF Local 44 **394-25**

Attachments: Resolution
2025-2028 Local 44 CBA.pdf
Approver Report

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

Resolution Approving an Honorary Street Name Designation for SSG. Jose Dueñez **395-25**

Attachments: Resolution
Approver Report

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

Councilman Clement acknowledges 440 being here and that we will continue working with them

CITY MANAGER:

PUBLIC COMMENTS:

Larry Crawford - spoke about eminent domain and wanting to know if there is a grandfather clause asking that those living in an area (Cunningham Neighborhood) be consulted about what gets put it

He also spoke about anywhere east of the DesPlaines river to allow for water usage - or a swimming pool

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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)).

ADJOURNMENT:

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas 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, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon
Aye:	Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon
Absent:	Councilman Pat Mudron
Absent:	Councilman Pat Mudron

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Friday, June 20, 2025

9:00 AM

City Hall, Council Chambers

Special City Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILMAN LARRY E. HUG (5/1/2025 - 6/30/2025)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

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

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

ROLL CALL:

Present: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman 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.

CITIZENS TO BE HEARD ON AGENDA ITEMS:

Matt Robbins _ Supervisor Jackson Township - expressed issues with not having seen the settlement agreement to know if it is good or not

Delilah Legrett- Jackson Township - reminded that a lot of people have expressed concern the last 5 years regarding Northpoint

Tom White - commend the City on reaching a settlement and bringing to a conclusion

Ron Adamski - wished there was more information available before deciding

Mayor D'Arcy addressed the reason for lack of information - litigation is supposed to be private and cannot be public

Patrick Young - Engineers/Trades - happy to see this is coming to fruition and the jobs that are being created - supports the yes vote

Michelle Peterson - unhappy with the lack of information before supporting how to vote

Michael Layden- explained some details of the settlement

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ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Authorizing Execution of a "Settlement and Mutual Releases Agreement" between the City of Joliet, Houbolt Road Extension JV, LLC, Centerpoint Properties Trust, Centerpoint Joliet Terminal Railroad, LLC, East Gate-Logistics Park Chicago, LLC, New Wave Farms, LLC, and Northpoint Development LLC Relating to the Construction of the Northpoint Development in Joliet, Illinois, Will County Case No. 2022 MR 138, and Other Related Matters — 374-25

Attachments: Ordinance
Settlement Agreement
Approver Report

A motion was made by Mayor D'Arcy, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #374-25: Ordinance Authorizing Execution of a "Settlement and Mutual Releases Agreement" between the City of Joliet, Houbolt Road Extension JV, LLC, Centerpoint Properties Trust, Centerpoint Joliet Terminal Railroad, LLC, East Gate-Logistics Park Chicago, LLC, New Wave Farms, LLC, and Northpoint Development LLC Relating to the Construction of the Northpoint Development in Joliet, Illinois, Will County Case No. 2022 MR 138, and Other Related Matters. (ORDINANCE NO. 18763)

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 Authorizing Execution of a First Amendment to the Memorandum of Understanding for the Houbolt Road Project between the Illinois Department ff Transportation, the County of Will, the City of Joliet, and Houbolt Road Extension JV, LLC as Assignee of Centerpoint Properties Trust **375-25**

Attachments: Ordinance
MOU Amendment .docx
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Jan Quillman, to adopt COUNCIL MEMO #375-25: Ordinance Authorizing Execution of a First Amendment to the Memorandum of Understanding for the Houbolt Road Project between the Illinois Department ff Transportation, the County of Will, the City of Joliet, and Houbolt Road Extension JV, LLC as Assignee of Centerpoint Properties Trust. (ORDINANCE NO. 18764)

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

PUBLIC COMMENTS:

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CLOSED SESSION to discuss the following subjects:

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ADJOURNMENT:

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

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman 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, July 1, 2025

6:30 PM

City Hall, Council Chambers

City Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILWOMAN SUZANNA IBARRA (7/1/2025 - 9/30/2025)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILMAN LARRY E. HUG
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

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

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

INVOCATION:

Pastor Kurt Hoover, Messiah Lutheran Church, 40 Houbolt Road, Joliet

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, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Absent: Councilman Pat Mudron

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

PRESENTATION:

MAYOR:

Proclamation to Recognize the 35th Anniversary of the Americans with Disabilities Act

Attachments: Proclamation Recognizing the 35th Anniversary of Americans with the Disability Act .pdf
Approver Report

Councilwoman Quillman presented the Proclamation Recognizing the 35th Anniversary of the ADA

Proclamation for Paraclete Ministries

Attachments: Proclamation for Paraclete Ministries .pdf
Approver Report

Councilwoman Ibarra presented the Proclamation Recognizing Paraclete Ministries

APPROVAL OF AGENDA:

A motion was made by Councilman Juan Moreno, seconded by Councilwoman Jan Quillman, to approve the agenda as written.

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, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Absent: Councilman Pat Mudron

CITIZENS TO BE HEARD ON AGENDA ITEMS:

Damon Zdunich - spoke on the 44 contract residency requirement, in support of requiring firefighters staying residents

Tom Knorr - longtime resident and business owner, spoke on the ordinance amending packaged liquor sales after midnight and its negative effect of businesses and their employees

Larry Crawford - spoke on the Public Hearing, and asking for funding to have a public swimming pool on the East Side from the CDBG funding.

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APPOINTMENTS:

COUNCIL COMMITTEE REPORTS:

Diversity & Community Relations

Councilwoman Ibarra gave a brief mention of the Diversity & Community Relations meeting that was cancelled due to lack of quorum.

Land Use & Economic Development

Councilman Cardenas gave a brief overview of the Land Use & Economic Development meeting held June 30, 2025.

Link: https://joliet.granicus.com/player/clip/5820?view_id=6&redirect=true

Public Assets

Councilwoman Ibarra gave a brief overview of the Public Assets meeting that was held June 26, 2025.

Link: https://joliet.granicus.com/player/clip/5819?view_id=6&redirect=true

Public Safety

Councilman Clement gave a brief overview of the Public Safety meeting held July 1, 2025.

Public Service

Councilman Hug gave an overview of the Public Service Meeting held on June 30, 2025.

Link: https://joliet.granicus.com/player/clip/5822?view_id=6&redirect=true

CONSENT AGENDA:

Invoices to be Paid

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Approver Report

Approval of Professional Services Agreement for the District Metered Area Design and Implementation Project to Cavanaugh & Associates PA in the Amount of $155,428.70 **376-25**

Attachments: Cavanaugh Proposal, 2025 DMA Detailed Design.pdf
Approver Report

Approval of Professional Services Agreement for the 2026 Sanitary Sewer Rehabilitation Program to RJN Group Inc. in the Amount of $114,100.00 **377-25**

Attachments: Agreement for Professional Services - Joliet 2026 Sewer & Lateral Rehab Programs with proposal.pdf
Approver Report

Approval of Amendment No. 1 to the Professional Services Agreement for On-call Wastewater Treatment Engineering on behalf of Strand Assoc Inc. in the Amount of $30,000.00 **378-25**

Attachments: Approver Report

Approval of Change Order No. 2 for the Garnsey Park Phase 5B Water Main Improvements Project on behalf of Construction by Camco, Inc. for a Deduction in the Amount of ($6,757.66) **379-25**

Attachments: Approver Report

Approval of Change Order No. 2 for the Varnado Park Water Main Improvements Project on behalf of Steve Spiess Construction Inc. for a Deduction in the Amount of ($807,418.80) **380-25**

Attachments: Approver Report

Approval of Payment to Locality Media, Inc., a/k/a First Due, for Web Based Fire Inspection Services in the Amount of $112,793.51 **381-25**

Attachments: First Due Invoice 2025.pdf
Approver Report

Consent Agenda Items Approved

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joe Clement 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, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Absent: Councilman Pat Mudron

AGENDA ITEM:

Award of Contract for Comprehensive Benefit Consulting and Broker Services to Marsh McLennan Agency, in the Amount of $83,600 **383-25**

Attachments: Approver Report

Councilman Hug clarifies that this is not a new service, that we bid out and awarded appropriately

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Jan Quillman, to adopt COUNCIL MEMO #383-25: Award of Contract for Comprehensive Benefit Consulting and Broker Services to Marsh McLennan Agency, in the Amount of $83,600

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, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Absent: Councilman Pat Mudron

LICENSES AND PERMIT APPLICATIONS:

PUBLIC HEARINGS:

All evidence and testimony will be presented under oath. The petitioner will be allowed to present first. After the petitioner is completed, interested parties will be allowed to present evidence and/or cross examine the petitioner. As this hearing is legislative in nature and not administrative, an interested party shall be defined as someone who either owns property within 600 feet of the proposed development site, or a member or official representative of an affected governmental body; the remainder of those who wish to be heard shall be classified as public speakers. Interested parties will present second. Once the interested parties have completed, public speakers will be heard. These individuals are public speakers, so the applicable public speaking rules shall be in effect: Speakers should try to address all comments to the council as a whole and not to any individual member, repetitive comments are discouraged, total comment time for any one person is 4 minutes, no speaker shall engage in a debate or make direct threats or personal attacks or be uncivil or abusive, disruptive behavior by the members of the public will not be tolerated, and the presiding officer may limit irrelevant, immaterial, or inappropriate comments or statements.

Public Hearing for the Community Development Block Grant - Consolidated Plan 2025-2029 and Program Year 2025 Annual Action Plan **385-25**

Attachments: Approver Report

The City Clerk advised that this is a Public Hearing so any public comments would be in order at this time.

No public comments were made, therefore, the City Clerk closed the Public Hearing.

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Amending Section 4-15, Ceasing the Issuance of New Class A Liquor Licenses and Changing Class upon Transfer **387-25**

Attachments: Class A Liquor License Ordinance.docx
Approver Report

Councilwoman Quillman moves to defer to the next regularly scheduled meeting - seconded by Councilman Moreno

Councilwoman Quillman asked to table the item, requesting to speak to the 28 business owners that currently have it.

Mayor D'Arcy asked Chief Evans to explain the negative things that this has allowed

Councilwoman Ibarra - spoke in support of the items passing, about the bar that is an issue and it being a safety issue.

Councilwoman Reardon spoke about many people expressing their confusion pertaining to this item.

Councilman Hug asks for clarification on the situation Mr. Knorr spoke on

Councilman Clement spoke about his time as an officer and that this ordinance is not the answer to the issues present at the bars.

Councilman Cardenas spoke in support on this item

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #387-25: Ordinance Amending Section 4-15, Ceasing the Issuance of New Class A Liquor Licenses and Changing Class upon Transfer
(Ordinance 18765)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilwoman Suzanna Ibarra, Councilman Juan Moreno and Councilwoman Sherri Reardon

Nay: Councilman Joe Clement, Councilman Larry E. Hug and Councilwoman Jan Hallums Quillman

Absent: Councilman Pat Mudron

RESOLUTIONS:

Resolution Approving Intergovernmental Agreement with Plainfield Community Consolidated School District 202 **389-25**

Attachments: Resolution
IGA between Plainfield Consolidated School District.pdf.docx
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #389-25: Resolution Approving Intergovernmental Agreement with Plainfield Community Consolidated School District 202
(Resolution 8157)

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, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Absent: Councilman Pat Mudron

Resolution Approving and Authorizing the Execution of an Agreement between the City of Joliet and the Joliet Fire Department Cares Foundation, Inc **390-25**

Attachments: Resolution
Agreement with Joliet Fire Department Cares Foundation.docx
Approver Report

Councilman Hug thanks the Joliet Fire Department for stepping up.

A motion was made by Councilwoman Jan Quillman, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #390-25: Resolution Approving and Authorizing the Execution of an Agreement between the City of Joliet and the Joliet Fire Department Cares Foundation, Inc (Resolution 8158)

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, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Absent: Councilman Pat Mudron

Resolution Approving the Dedication of a 0.019-Acre Portion of Old Castle Road as Public Right-of-Way **391-25**

Attachments: Resolution
Plat of Dedication 2025-06-05.pdf
Deed R2022024626.pdf
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #391-25: Resolution Approving the Dedication of a 0.019-Acre Portion of Old Castle Road as Public Right-of-Way (Resolution 8159)

The motion carried by the following vote:

Aye: Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Absent: Councilman Pat Mudron

Recused: Mayor Terry D'Arcy

Resolution Accepting Sponsorship Agreement with Pabst Brewing Company, LLC **392-25**

Attachments: Resolution
JS Sponsorship Agreement.6.11.pdf
Approver Report

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilwoman Sherri Reardon, to adopt COUNCIL MEMO #392-25: Resolution Accepting Sponsorship Agreement with Pabst Brewing Company, LLC (Resolution 8160)

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, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Absent: Councilman Pat Mudron

Resolution Authorizing a Memorandum of Understanding Between the City of Joliet and Joliet Community Baseball and Entertainment LLC dba the Joliet Slammers Baseball Club Related to Slammers Stadium Field Netting **393-25**

Attachments: Resolution.docx
Slammers Netting MOU.docx
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Jan Quillman, to adopt COUNCIL MEMO #393-25: Resolution Authorizing a Memorandum of Understanding Between the City of Joliet and Joliet Community Baseball and Entertainment LLC dba the Joliet Slammers Baseball Club Related to Slammers Stadium Field Netting (Resolution 8161)

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, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Absent: Councilman Pat Mudron

Resolution Approving and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and IAFF Local 44 **394-25**

Attachments: Resolution
2025-2028 Local 44 CBA.pdf
Approver Report

Councilman Hug spoke in support but did not like the lack of residency.

Councilman Clement spoke in support but did not like the lack of residency.

Councilman Moreno spoke in support but did not like the lack of residency.

Mayor D'Arcy spoke on the residency requirement active until 2030 and can be revisited then. Spoke that removing this will bring people into Joliet to fill jobs.

Councilwoman Reardon spoke on the lack of applicants the Fire Department is receiving and in support of the contract.

Councilwoman Ibarra spoke in support of the item.

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #394-25: Resolution Approving and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and IAFF Local 44 (Resolution 8162)

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, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Absent: Councilman Pat Mudron

Resolution Approving an Honorary Street Name Designation for SSG. Jose Dueñez **395-25**

Attachments: Resolution
Approver Report

Mayor D'Arcy spoke about SSG Jose Duenez honoring all he did and shared that the street dedication will be Friday, July 11, 2025 at 11 am at the corner or Wilson and Albert Ave.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Ceasr Cardenas, to adopt COUNCIL MEMO #395-25: Resolution Approving an Honorary Street Name Designation for SSG. Jose Dueñez (Resolution 8163)

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, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Absent: Councilman Pat Mudron

CITY MANAGER:

The City Manager gave a report of happenings in the City of Joliet, including updates on downtown construction, bridge updates, congratulated the Joliet Park District on the Taste of Joliet, wished everyone a safe and Happy 4th of July.

PUBLIC COMMENTS:

Trista Brown - introduced a family regarding a missing person Foster Gordon - multiple family members spoke asking for support

Trista Brown - spoke on legal claim regarding Cass Street bridge car damage due to water project

Melvin - spoke on the large pot hole on Cass Street

Christine Johnson - spoke regarding the Old Joliet Prison's and her love for it's history - and her issues with the management, asking to be allowed back to visit.

Diane Matter - spoke on the negativity of Love's Truck Stop

MAYOR AND COUNCIL COMMENTS:

Councilwoman Reardon - Happy Birthday to her husband Mike and have a Happy 4th

Councilwoman Quillman - Happy Birthday to Mike, safe 4th of July, and watch your pets during the 4th

Councilman Moreno - Happy Birthday to Mike, have a Happy 4th of July, watch out for your pets as well

Councilwoman Ibarra - Happy Birthday to Mike, thanked those on Council who stood with District 5 on a safety issue, God Bless America

Councilman Hug - spoke on celebrating our independence but to do so safely

Councilman Clement - Happy Birthday to Mike

Councilman Cardenas - Happy Birthday Mike, and have a safe 4th of July

Mayor D'Arcy - Happy Birthday to Mike, spoke about multiple events he attended, Tomorrow Starts Today in partnership with Give Back of Lockport, Chamber of Commerce Legislative breakfast, CED breakfast, celebrated Double J's 25th anniversary with Councilwoman Quillman, Councilman Clement joined him in visiting Monroe Truck who will bring more jobs to the City, met with Larry Walsh for the shredding event, Kiwanis Club meeting as well, have a Hayppy and Safe 4th of July

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)).

A motion was made by Councilman Cesar Cardenas, seconded by Councilman Joe Clement to enter into closed session to discuss personnel, collective bargaining, land acquisition or

conveyance, pending or threatened litigation after which the meeting will be adjourned.

The motion carried by the following vote:

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

Absent: Councilman Pat Mudron

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Monday, July 14, 2025

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILWOMAN SUZANNA IBARRA (7/1/2025 - 9/30/2025)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILMAN LARRY E. HUG
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

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

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

ROLL CALL:

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

Absent: Councilman Larry E. Hug

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

PRESENTATION:

Rialto Square Theatre Presentation by Wade Welsh

Attachments: Approver Report

Bob Filotto spoke briefly before introducing Wade Welsh to present updates from the Rialto Square Theatre.

Councilwoman Reardon congratulated the Rialto team on their accomplishments.

Councilwoman Quillman recommends looking for grants for assistance on the facade.

Councilwoman Ibarra spoke ony making the seating more accomodating for everyone, more spacious.

Councilman Clement congratulated them on all their hard work.

Mayor D'Arcy applauds everything they have accomplished since 2017.

Downtown Joliet Equitable Transit Oriented Development Plan - Presented by Jayne Bernhard, Planning Director

Attachments: Approver Report

Jayne Bernhard, Planning Director, gave a detailed presentation on the Joliet Equitable Transit Oriented Development Plan

Mayor D'Arcy asked about the zoning changes needed and if we have looked into grant funding - which we do have for zoning.

Councilman Clement spoke in support.

Councilman Cardenas spoke in support and that we need more residents downtown.

Councilwoman Ibarra spoke in support.

MAYOR:

APPROVAL OF AGENDA:

CITIZENS TO BE HEARD ON AGENDA ITEMS:

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

APPOINTMENTS:

COUNCIL COMMITTEE REPORTS:

Finance

Public Service

CONSENT AGENDA:

Invoices to be Paid

Attachments: Invoices 07.15.25.pdf
Approver Report

Award of Contract for DACRA Software Renewal **396-25**

Attachments: DACRA Renewal 2025.pdf
Approver Report

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

Award a Business Continuity Grant for the Total Amount of $33,033.88 to Chicago Street Pub **397-25**

Attachments: Approver Report

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

Councilman Hug asked that this item be removed and handled as an Agenda Item.

Approval of Purchase of One (1) HazMat Specific Truck Assembly from Marshall Chevrolet for the Fire Department Haz-Mat Team in an Amount not to Exceed $86,000.00 **398-25**

Attachments: Approver Report

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

Approval of Change Order No. 1 for the 2024 Lift Station Replacement Program - Benton Lift Station and Greenfield Lift Station on behalf of Airy's Construction Inc. for a **399-25**

Deduction in the Amount of ($9,884.33) and Payment No. 5 and Final in the Amount of $161,877.02

Attachments: Approver Report

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

AGENDA ITEM:

Approval of Change Order No. 1 for the Dekalb Street / Dora Avenue Roadway Project - MFT Section No. 22-00549-00-FP to of Austin Tyler Construction Inc., for a Deduction in the Amount of ($24,552.88) and Payment Estimate No. 5 and Final in the Amount of $19,785.61 **401-25**

Attachments: Approver Report

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

LICENSES AND PERMIT APPLICATIONS:

Issuance of Class “E” Liquor License at 2611 W. Jefferson Street - Fry the Coop **403-25**

Attachments: FRY THE COOP - 2611 W. JEFFERSON STREET- LIQUOR HEARING FINDINGS - JUNE 27, 2025.pdf
Approver Report

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

James O'Connell, Deputy Liquor Commissioner, spoke briefly about this item.

Issuance of Class “B” Liquor License at 1401 Gateway Boulevard - Boulevard Food & Drink Hall - Joliet **404-25**

Attachments: JOLIET-BOULEVARD, LLC - 1401 GATEWAY BOULEVARD - LIQUOR HEARING FINDINGS - JUNE 27, 2025.pdf
Approver Report

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

James O'Connell, Deputy Liquor Commissioner, spoke briefly about this item.

Approval of an Application for a Drive Thru Permit for a Jack in the Box Restaurant at 2307 Jefferson Street **405-25**

Attachments: 2307 Jefferson Drive Thru Permit Application.docx
2307 Jefferson Drive Thru Permit Request Letter.pdf
2307 Jefferson Drive Thru Permit Exhibit.pdf
Approver Report

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

PUBLIC HEARINGS:

All evidence and testimony will be presented under oath. The petitioner will be allowed to present first. After the petitioner is completed, interested parties will be allowed to present evidence and/or cross examine the petitioner. As this hearing is legislative in nature and not administrative, an interested party shall be defined as someone who either owns property within 600 feet of the proposed development site, or a member or official representative of an affected governmental body; the remainder of those who wish to be heard shall be classified as public speakers. Interested parties will present second. Once the interested parties have completed, public speakers will be heard. These individuals are public speakers, so the applicable public speaking rules shall be in effect: Speakers should try to address all comments to the council as a whole and not to any individual member, repetitive comments are discouraged, total comment time for any one person is 4 minutes, no speaker shall engage in a debate or make direct threats or personal attacks or be uncivil or abusive, disruptive behavior by the members of the public will not be tolerated, and the presiding officer may limit irrelevant, immaterial, or inappropriate comments or statements.

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Approving a Variation of Use to Allow a Two-Unit Residence in the R-2A (Single-Family Residential) Zoning District, Located at 309 Stryker Avenue. **407-25**

Attachments: Ordinance - Variation of Use ZBA 2025-17 (309 Stryker).docx
ZBA Staff Report Packet
Zoning Board of Appeals Minutes 06-19-25.pdf
Approver Report

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

RESOLUTIONS:

Resolution Approving the Execution of a Memorandum of Understanding Between the City of Joliet and the Joliet Job Corps Center **409-25**

Attachments: MOU Joliet Job Corp.doc
Resolution
Approver Report

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

Councilwoman Ibarra asked if Joliet Job Corp is closing - will be looked into.

Resolution Adopting the Downtown Joliet Equitable Transit Oriented Development Plan **410-25**

Attachments: Resolution
Plan Commission Meeting Minutes 06.19.25.pdf
Downtown Joliet ETOD Plan_reduced file size.pdf
Approver Report

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

Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 at Center Street Interchange Improvement Project - IDOT Contract No. 62R22 / JN-125-033 **411-25**

Attachments: Resolution
JN125-033 62R22 City of Joliet IGA_I-80 at Center St 07012025.pdf
Approver Report

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

Greg Ruddy, Director of Public Works, explained briefly what this agreement entails.

Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 at Center Street Interchange Improvement Project - IDOT Contract No.62R22 / JN-125-035 **412-25**

Attachments: Resolution
Contract 62R22 JN-125-035 Combined PDF.pdf
Approver Report

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

Resolution Approving and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and IAFF Local 2369 **413-25**

Attachments: Resolution
Joliet - Local 2369 - 2025-2028 CBA - 7.10.25.pdf
Approver Report

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

CITY MANAGER:

PUBLIC COMMENTS:

Natalie Coleman - Member of the Fire and Police Board - spoke on working with Riverwalk Homes teaching, and their lack of no working bathroom for those using the facility.

Trista Brown - thanks Todd for his follow up on calls, and the Fire Department for helping with the search. Also spoke on behalf of a resident Larry Irving, about an elevator not working for over three months at the Plaza. Thanked the Mayor and Councilwoman Ibarra as well.

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT:

A motion was made by Councilwoman Suzanna Ibarra to adjourn.

The motion carried by the following vote:

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

Absent: Councilman Larry E. Hug

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Tuesday, July 15, 2025

6:30 PM

City Hall, Council Chambers

City Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILWOMAN SUZANNA IBARRA (7/1/2025 - 9/30/2025)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILMAN LARRY E. HUG
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

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

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

INVOCATION:

Pastor Robinson led us in the invocation and Pledge to the Flag

Pastor De'Andre Robinson, New Beginnings Christ Church

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.

PRESENTATION:

Joliet Comprehensive Plan - Status Update: Presented by Jayne Bernhard, Planning Director

Attachments: Approver Report

Jayne Bernhard, Planning Director , gave a brief status update regarding the Joliet Comprehensive Plan.

Councilwoman Ibarra suggests these events happen on the East Side and Far West.

Mayor D'Arcy reminded everyone this is the first Comprehensive Plan in 60 years and public participation is vital.

MAYOR:

Proclamation Recognizing Joliet Central's Junior Reserve Officers' Training Corps (JROTC)

Attachments: Proclamation - JROTC.pdf
Approver Report

Councilman Moreno presented a Proclamation Recognizing Joliet Central's Junior Reserve Officers' Training Corps (JROTC)

APPROVAL OF AGENDA:

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas to approve the Agenda as written with the following change: Remove Council Memo # 397-25 Award a Business Continuity Grant for the Total Amount of $33,033.88 to Chicago Street Pub from Consent Agenda to be voted on separately

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:

Eric Moon - thanked everyone for the consideration of being appointed to the Tree Advisory Board, and mentions his intentions once there.

Robert Morris - RTA representative spoke in support of the ETOD Plan, thanking the Mayor, Councilman Cardenas and Jayne Bernhard

Jessica Wimbley - spoke on behalf of Senator Rachel Ventura on requiring residency requirements for those who work for the City .

Rita Slattery - spoke on still requiring the residency law in contracts.

Joe Fontana - owner of Fry the Coop, thanked for the support during the soft opening and working with us to get up and running.

Damon Zdunich - spoke on keeping residency requirements for firefighters and offered recommendations to foster more applicants within the City.

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APPOINTMENTS:

Appointment to the Tree Advisory Board

Attachments: Appointment to the Tree Advisory Board .pdf
Approver Report

A motion was made by Councilwoman Jan Quillman, seconded by Councilwoman Suzanna Ibarra, to appoint Eric J. Moon to the Tree Advisory Board.

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

Reappointment to the Joliet Arts Commission

Attachments: Reappointment to the Joliet Arts Commission .pdf
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Jan Quillman, to reappoint Ron Romero to the Joliet Arts 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

Appointment to the Joliet Arts Commission

Attachments: Appointment to the Joliet Arts Commission .pdf
Approver Report

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilwoman Sherri Reardon, to appoint Julia Russotti to replace Vince Logan to the Joliet Arts 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:

Finance

Councilman Mudron gave a brief overview of the Finance Committee meeting held July 15, 2025 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/5840?view_id=6&redirect=true

Public Service

Councilman Hug gave a brief overview of the Public Service meeting held July 14, 2025 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/5833?view_id=6&redirect=true

CONSENT AGENDA:

Invoices to be Paid

Attachments: Invoices 07.15.25.pdf
Approver Report

Award of Contract for DACRA Software Renewal **396-25**

Attachments: DACRA Renewal 2025.pdf
Approver Report

Award a Business Continuity Grant for the Total Amount of $33,033.88 to Chicago Street Pub **397-25**

Attachments: Approver Report

Councilman Clement spoke briefly on what this item entails.

Mayor D'Arcy spoke in support on Chicago Street Pub's long standing business in downtown Joliet and what they struggled with during the renovations downtown.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to approve COUNCIL MEMO #397-25: Award a Business Continuity Grant for the Total Amount of $33,033.88 to Chicago Street Pub.

The motion carried by the following vote:

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

Nay: Councilman Larry E. Hug

Approval of Purchase of One (1) HazMat Specific Truck Assembly from Marshall Chevrolet for the Fire Department Haz-Mat Team in an Amount not to Exceed $86,000.00 **398-25**

Attachments: Approver Report

Approval of Change Order No. 1 for the 2024 Lift Station Replacement Program - Benton Lift Station and Greenfield Lift Station on behalf of Airy's Construction Inc. for a Deduction in the Amount of ($9,884.33) and Payment No. 5 and Final in the Amount of $161,877.02 **399-25**

Attachments: Approver Report

Consent Agenda Items Approved

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilwoman Sherri Reardon to approve said Consent Agenda items: Council Memo 396-25, 398-25 through 399-25.

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:

Approval of Change Order No. 1 for the Dekalb Street / Dora Avenue Roadway Project - MFT Section No. 22-00549-00-FP to of Austin Tyler Construction Inc., for a Deduction in the Amount of ($24,552.88) and Payment Estimate No. 5 and Final in the Amount of $19,785.61 **401-25**

Attachments: Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joe Clement, to approve COUNCIL MEMO #401-25: Approval of Change Order No. 1 for the Dekalb Street / Dora Avenue Roadway Project - MFT Section No. 22-00549-00-FP to of Austin Tyler Construction Inc., for a Deduction in the Amount of ($24,552.88) and Payment Estimate No. 5 and Final in the Amount of $19,785.61.

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

LICENSES AND PERMIT APPLICATIONS:

Issuance of Class “E” Liquor License at 2611 W. Jefferson Street - Fry the Coop **403-25**

Attachments: FRY THE COOP - 2611 W. JEFFERSON STREET- LIQUOR HEARING FINDINGS - JUNE 27, 2025.pdf
Approver Report

Councilman Hug asked the owner how many locations they own have liquor licenses - all 10 of them.

Councilwoman Ibarra spoke in support

Councilwoman Reardon also spoke in support

A motion was made by Councilman Suzanna Ibarra, seconded by Councilwoman Jan Quillman, to approve COUNCIL MEMO #403-25: Issuance

of Class “E” Liquor License at 2611 W. Jefferson Street - Fry the Coop.

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

Issuance of Class “B” Liquor License at 1401 Gateway Boulevard - Boulevard Food & Drink Hall - Joliet **404-25**

Attachments: JOLIET-BOULEVARD, LLC - 1401 GATEWAY BOULEVARD - LIQUOR HEARING FINDINGS - JUNE 27, 2025.pdf
Approver Report

A motion was made by Councilman Suzanna Ibarra, seconded by Councilwoman Jan Quillman, to approve COUNCIL MEMO #404-25: Issuance of Class “B” Liquor License at 1401 Gateway Boulevard - Boulevard Food & Drink Hall - Joliet.

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 Application for a Drive Thru Permit for a Jack in the Box Restaurant at 2307 Jefferson Street **405-25**

Attachments: 2307 Jefferson Drive Thru Permit Application.docx
2307 Jefferson Drive Thru Permit Request Letter.pdf
2307 Jefferson Drive Thru Permit Exhibit.pdf
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Suzanna Ibarra, to approve COUNCIL MEMO #405-25: Approval of an Application for a Drive Thru Permit for a Jack in the Box Restaurant at 2307 Jefferson Street.

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

PUBLIC HEARINGS:

All evidence and testimony will be presented under oath. The petitioner will be allowed to present first. After the petitioner is completed, interested parties will be allowed to present evidence and/or cross examine the petitioner. As this hearing is legislative in nature and not administrative, an interested party shall be defined as someone who either owns property within 600 feet of the proposed development site, or a member or official representative of an affected governmental body; the remainder of those who wish to be heard shall be classified as public speakers. Interested parties will present second. Once the interested parties have completed, public speakers will be heard. These individuals are public speakers, so the applicable public speaking rules shall be in effect: Speakers should try to address all comments to the council as a whole and not to any individual member, repetitive comments are discouraged, total comment time for any one person is 4 minutes, no speaker shall engage in a debate or make direct threats or personal attacks or be uncivil or abusive, disruptive behavior by the members of the public will not be tolerated, and the presiding officer may limit irrelevant, immaterial, or inappropriate comments or statements.

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Approving a Variation of Use to Allow a Two-Unit Residence in the R-2A (Single-Family Residential) Zoning District, Located at 309 Stryker Avenue. **407-25**

Attachments: Ordinance - Variation of Use ZBA 2025-17 (309 Stryker).docx
ZBA Staff Report Packet
Zoning Board of Appeals Minutes 06-19-25.pdf
Approver Report

Councilman Hug confirmed with Councilwoman Ibarra she approved of this item.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Juan Moreno, to adopt COUNCIL MEMO #407-25: Ordinance Approving a Variation of Use to Allow a Two-Unit Residence in the R-2A (Single-Family Residential) Zoning District, Located at 309 Stryker Avenue. (ORDINANCE NO. 18766)

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 and Councilwoman Sherri Reardon

Nay: Councilwoman Jan Hallums Quillman

RESOLUTIONS:

Resolution Approving the Execution of a Memorandum of Understanding Between the City of Joliet and the Joliet Job Corps Center **409-25**

Attachments: MOU Joliet Job Corp.doc
Resolution
Approver Report

City Manager clarified that Joliet Job Corp is not closed and we will assist them as long as they remain open.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Juan Moreno, to adopt COUNCIL MEMO #409-25: Resolution Approving the Execution of a Memorandum of Understanding Between the City of Joliet and the Joliet Job Corps Center. (Resolution 8164)

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 Adopting the Downtown Joliet Equitable Transit Oriented Development Plan **410-25**

Attachments: Resolution
Plan Commission Meeting Minutes 06.19.25.pdf
Downtown Joliet ETOD Plan_reduced file size.pdf
Approver Report

Councilman Clement clarified that approving this item will not tear down City Hall.

Mayor D'Arcy spoke in support of what this plan is proposing and the opportunities it presents.

A motion was made by Councilman Cesar Cardenas, seconded by Councilman Juan Moreno, to adopt COUNCIL MEMO #410-25: Resolution Adopting the Downtown Joliet Equitable Transit Oriented Development Plan. (Resolution 8165)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Sherri Reardon

Nay: Councilman Larry E. Hug and Councilwoman Jan Hallums Quillman

Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 at Center Street Interchange Improvement Project - IDOT Contract No. 62R22 / JN-125-033 **411-25**

Attachments: Resolution
JN125-033 62R22 City of Joliet IGA_I-80 at Center St 07012025.pdf
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #411-25: Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 at Center Street Interchange Improvement Project - IDOT Contract No. 62R22 / JN-125-033. (Resolution 8166)

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 an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 at Center Street Interchange Improvement Project - IDOT Contract No.62R22 / JN-125-035 **412-25**

Attachments: Resolution
Contract 62R22 JN-125-035 Combined PDF.pdf
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Jan Quillman, to adopt COUNCIL MEMO #412-25: Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 at Center Street Interchange Improvement Project - IDOT Contract No.62R22 / JN-125-035. (Resolution 8167)

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 and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and IAFF Local 2369 **413-25**

Attachments: Resolution
Joliet - Local 2369 - 2025-2028 CBA - 7.10.25.pdf
Approver Report

Councilman Hug spoke about the other contracts coming and the previous

contract and that he is voting yes although he would like to keep residency.

Mayor D'Arcy spoke in support of this agreement and that it is a tough decision, but a necessary one.

Councilwoman Ibarra spoke about the difficulty in finding open housing/apartments, the the lack of affordable and available options.

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #413-25: Resolution Approving and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and IAFF Local 2369. (Resolution 8168)

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 gave a brief overview of events and updates happening throughout the City, which include construction updates, I-80 Des Plaines bridge updates and community meeting on July 22, Brandon Road bridge update, thanked all those who attended the street dedication for SSG Jose Duenez.

PUBLIC COMMENTS:

Christopher Knight - spoke about concerns about the community, and providing support to the elderly/veterans together

Mary Sharp/Mary White grandmother - spoke about not enough apartments in the City, and fundraising to help those who struggle with housing

Cathy Garthas - spoke on bridges finally getting open, and the dangers of the highway, need to help each other, work together

MAYOR AND COUNCIL COMMENTS:

Councilman Cardenas - reminded everyone of the Slammers event Tuesday

Councilman Clement - thanked Gary at Austin Tyler as well as staff for helping facilitate movement on the roads, thanked Russ Lubash and Brent Fraser, reminder about the 6th Annual Hot Sauce Expo this weekend, spoke about more activities desired at the Museum and removing the ban on individuals

Councilman Hug - nothing

Councilwoman Ibarra - thanked Natalie Coleman for bringing to the attention the bathroom issue and that within 24 hours everything is working. Honored brother who passed 8 years

ago and her parents, spoke that voting yes on the CBA is not against Joliet

Councilman Moreno spoke about the festival on July 18th and wished goddaughter Delilah a Happy Birthday

Councilman Mudron - nothing

Councilwoman Quillman spoke on water letter concerns, that it is a scam and recommends calling the City with concerns, spoke in agreement with Councilman Clement on museum concerns and moving forward and stay safe and cool, mentioned Craig's daughter who started at BiPark and now is on Broadway, and wished Delilah a Happy Birthday.

Councilwoman Reardon - happy birthday to Delilah

Mayor D'Arcy spoke on the visit with Senator Durbin, and the Guys and Dolls play at Bicentennial Park that his grandson Carson was in that was a lot of fun to see our young.

ADJOURNMENT:

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Jan Quillman to adjourn.

The motion carried by the following vote:

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

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

Meeting Minutes - Pending Approval

Monday, August 4, 2025

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILWOMAN SUZANNA IBARRA (7/1/2025 - 9/30/2025)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILMAN LARRY E. HUG
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

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

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

ROLL CALL:

Councilman Moreno joined the meeting late.

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 Assistant Corporation Counsel Stephanie Silkey.

MAYOR:

APPROVAL OF AGENDA:

CITIZENS TO BE HEARD ON AGENDA ITEMS:

Spoke on 429-25 - Cathleen West, attorney, All In Campus, explained what the plats were for

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

APPOINTMENTS:

COUNCIL COMMITTEE REPORTS:

Legislative

Public Safety

Public Service

CONSENT AGENDA:

Invoices to be Paid

Attachments: Invoices 08.05.25.pdf
Approver Report

Award of Contract for the 2025 Hickory - Spring Creek Cleaning Project to Gregg W. Dobczyk Excavating in the Amount of $130,000.00 **415-25**

Attachments: Approver Report

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

Award of Contract for the 2025-2027 Native Landscaping **416-25**

Maintenance and Restoration Project to McGinty Bros., Inc. in the Amount of $180,733.50

Attachments: City of Joliet 2025 to 2027 Native Maintenance Signed Contract.pdf
Approver Report

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

Approval of the Purchase of One (1) Ford F-550 Dump Body Truck from Ron Tirapelli Ford, Inc. in the Amount of $88,288.70 **417-25**

Attachments: Approver Report

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

Approval of Purchase of HazMat Project Specific Up Fit from EZ Stak LLC in the Amount of $42,662.08 **418-25**

Attachments: Approver Report

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

Approval of a Sole Source Agreement with Blue Line Professional Consultants, LLC **419-25**

Attachments: 2026 contract Blue Line Professionals.pdf
Approver Report

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

Award of Professional Services Contract with Frost Solutions, LLC to provide Roadway Temperature Sensors for 2025-2029 in the Annual Amount of $38,346.00 **420-25**

Attachments: Approver Report

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

Approval of Change Order No. 1 for the Black Road Acres Phase 2 Water Main Improvements Project to Lex Cox & Sons Excavating for a Decreased Amount of ($378,659.53) and Pay Estimate No. 2 and Final in the Amount of $1,462,680.70 **421-25**

Attachments: Approver Report

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

Approval of Change Order No. 2 for the Joliet Street / Ottawa Street Streetscape Repair Project to PT Ferro Construction Co. for a Deduction in the Amount ($32,087.08) and Payment Estimate No. 2 and Final in the Amount of $5,874.73 **422-25**

Attachments: Approver Report

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

Authorization to Fund Draw 12 for Tax Increment Financing District #7 in the Amount of $206,179.90 **423-25**

Attachments: RRC Draw 12.pdf
Approver Report

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

Approval of Biosolids Application Spring Lease Payments to Jackie Stunkel in the Amount of $71,400.00, to Homerding Family Farms LLC in the Amount of $57,000.00, and to James Fleishman in the Amount of $51,600.00 **424-25**

Attachments: biosolids agreements.pdf
signed spring stunkel.pdf
signed spring lease homerding.pdf
signed spring fleishman.pdf
Approver Report

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

Authorization to Award Contract Extensions for Property & Casualty Insurance Coverage in the Amount of $338,088.57 **425-25**

Attachments: Approver Report

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

AGENDA ITEM:

Approval of Change Order No. 1 for the Russell Street (Highland Avenue - Clement Street) Roadway Project- MFT Section No. 24-00564-00-FP to Austin Tyler Construction Inc. for a Deduction in the Amount of ($29,442.65) and Payment Estimate No. 2 and Final in the Amount of $4,216.55 **427-25**

Attachments: Approver Report

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

LICENSES AND PERMIT APPLICATIONS:

PUBLIC HEARINGS:

All evidence and testimony will be presented under oath. The petitioner will be allowed to present first. After the petitioner is completed, interested parties will be allowed to present evidence and/or cross examine the petitioner. As this hearing is legislative in nature and not administrative, an interested party shall be defined as someone who either owns property within 600 feet of the proposed development site, or a member or official representative of an affected governmental body; the remainder of those who wish to be heard shall be classified as public speakers. Interested parties will present second. Once the interested parties have completed, public speakers will be heard. These individuals are public speakers, so the applicable public speaking rules shall be in effect: Speakers should try to address all comments to the council as a whole and not to any individual member, repetitive comments are discouraged, total comment time for any one person is 4 minutes, no speaker shall engage in a debate or make direct threats or personal attacks or be uncivil or abusive, disruptive behavior by the members of the public will not be tolerated, and the presiding officer may limit irrelevant, immaterial, or inappropriate comments or statements.

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinances Associated with Cadence Crossings, Unit 1 Subdivision **429-25**

Ordinance Approving the Final Plat of Cadence Crossings, Unit 1 Subdivision (FP-2-25)

Ordinances Approving the Recording Plat for Cadence Crossings, Unit 1 Subdivision (RP-6-25)

Attachments: Ordinance - Final Plat Cadence Unit 1.docx
Final Plat
Ordinance - Recording Plat Cadence Unit 1.docx
Recording Plat
FP-2-25 (Cadence Unit 1) Staff Report Packet.pdf
Plan Commission Meeting Minutes 06.19.25.pdf
City Council Minutes - Dec.21.2021.pdf
City Council Minutes - Nov.7.2023.pdf
City Council Minutes - Jan.16.2024.pdf
Approver Report

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

Ordinance Approving the Preliminary Planned Unit Development of Luna Estates (PUD-4-25) **430-25**

Attachments: Ordinance - Preliminary PUD Luna Estates.docx
Preliminary Plat PUD Luna Estates.pdf
Plan Commission Staff Report Packet PUD-4-25 Luna Estates.pdf
Plan Commission Minutes 06-19-25.pdf
Approver Report

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

Dustin Anderson gave a brief explanation of this item.

Ordinance Authorizing the Assignment of the Chicago Water Supply Agreement, Related Easements, and Ancillary Permits and Approvals to the Grand Prairie Water Commission **431-25**

Attachments: Joliet-Ordinance to Assign Chicago Water Supply Agreement and Ancillaries to GPWC.docx
Exhibit 1 Joliet-Chicago-GPWC-Assgnmt and Amdmt of WSA.pdf
Exhibit 2 Durkin Construction Easement-Chicago Park District-GPWC.pdf
Approver Report

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

RESOLUTIONS:

Resolution Authorizing the Execution of a Memorandum of Understanding and Agreement and Business Associate Agreement Between the City of Joliet and the Will County Community Health Center **433-25**

Attachments: Resolution
Will County - COJ -JFD community paramedic program -MOU - 7-2025.docx
Business Associate Agreement - Will County Joliet.docx
Approver Report

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

Resolution Authorizing Acceptance of the Tobacco Enforcement Program Grant **434-25**

Attachments: Resolution
Tobacco Enforcement Grant 2025.pdf
Approver Report

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

Resolution Authorizing a FOID Enforcement Grant Program Agreement Between the State of Illinois and the City of Joliet **435-25**

Attachments: Resolution
FOID Grant 2025.pdf
Approver Report

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

Chief Evans explains what this program entails.

Councilwoman Reardon asks where they get the information to do the sweeps,

Chief Evans says the State revokes FOID card and authorizes the police department to go retrieve firearms from them.

Councilman Clement clarifies that we are not targeting law abiding citizens.

Councilman Hug says this program is run through a grant, that we are not initiating these revocations but that the State Police issues the revocations.

Resolution Authorizing an Intergovernmental Licensing Agreement with Pace **436-25**

Attachments: Resolution
20250715 PACE Building Intergovernmental Agreement.docx
Approver Report

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

Resolution Authorizing the City Manager to Execute Lease Agreements for 10 S. Chicago Street and 9 Osgood Street. **437-25**

Attachments: Resolution
2025 9 Osgood Lease - Exhibit B.pdf
2025 10 S. Chicago Lease - Exhibit A.pdf
Approver Report

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

Dustin Anderson, Director of Community Development, gave a brief explanation as to what these agreements entail.

Mayor D'Arcy also spoke on the benefits of these agreements.

Resolution Approving a License Agreement Between the City of Joliet and 311 Ottawa Building LLC for the Use of a City Owned Parking Facility **438-25**

Attachments: Resolution
Bays Riverwall Parking Agreement.docx
Approver Report

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

Councilman Clement spoke on the benefits of this agreement.

Resolution Accepting a Grant of Permanent Easement on Essington Road (Adesso Ln. - Galena Dr.) from ComEd for the Twin Oaks Phase 1 Water Main Improvements Project **439-25**

Attachments: Resolution
Joliet ComEd Twin Oaks WMRP Easement.pdf
Approver Report

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

CITY MANAGER:

PUBLIC COMMENTS:

None.

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

CLOSED SESSION to discuss the following subjects:

PERSONNEL: The appointment, employment, compensation, discipline, performance or dismissal of specific City employees (5 ILCS 5/120/2(c)(1)).

COLLECTIVE BARGAINING: Collective negotiating matters and salary schedules for one or more classes of City employees (5 ILCS 5/120/2(c)(2)).

LAND ACQUISITION or CONVEYANCE: The purchase or lease of real property for the use of the City, including whether a particular parcel should be acquired, or the setting of a price for the sale or lease of property owned by the City (5ILCS 5/120/2(c)(5,6)).

PENDING or THREATENED LITIGATION: A pending legal action against, affecting or on behalf of the City or a similar legal action that is probable or imminent (5 ILCS 5/120/2(c)(11)).

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas 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 - Draft

Tuesday, August 5, 2025

6:30 PM

City Hall, Council Chambers

City Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILWOMAN SUZANNA IBARRA (7/1/2025 - 9/30/2025)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILMAN LARRY E. HUG
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

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

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

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 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 Assistant Corporation Counsel Stephanie Silkey.

MAYOR:

Neighborhood Hero Award Program Proclamations

Attachments: Neighborhood Hero Award Program Proclamation.pdf
Approver Report

Councilwoman Ibarra presented the Neighborhood Hero Award Program Proclamations

APPROVAL OF AGENDA:

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilwoman Jan Quillman, to approve the agenda as written.

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:

None.

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APPOINTMENTS:

COUNCIL COMMITTEE REPORTS:

Legislative

Councilwoman Quillman gave a brief overview of the Legislative Committee meeting held August 5, 2025 at 4:30 p.m. in Council Chambers.

Link: https://joliet.granicus.com/player/clip/5877?view_id=6&redirect=true

Public Safety

Councilman Clement gave a brief overview of the Public Safety Committee meeting held August 5, 2025 at 5:30 p.m. in Council Chambers.

Chief Evans gave a brief description of the new position they are recommending for Council approval at a later meeting.

City Manager gave her approval of moving forward with approving the new position as soon as able.

Link: https://joliet.granicus.com/player/clip/5878?view_id=6&redirect=true

Public Service

Councilman Hug gave a brief overview of the Public Service Committee meeting held August 4, 2025 at 4:30 p.m. in Council Chambers.

Link: https://joliet.granicus.com/player/clip/5874?view_id=6&redirect=true

CONSENT AGENDA:

Invoices to be Paid

Attachments: Invoices 08.05.25.pdf
Approver Report

Award of Contract for the 2025 Hickory - Spring Creek Cleaning Project to Gregg W. Dobczyk Excavating in the Amount of $130,000.00 **415-25**

Attachments: Approver Report

Award of Contract for the 2025-2027 Native Landscaping Maintenance and Restoration Project to McGinty Bros., Inc. in the Amount of $180,733.50 **416-25**

Attachments: City of Joliet 2025 to 2027 Native Maintenance_Signed Contract.pdf
Approver Report

Approval of the Purchase of One (1) Ford F-550 Dump Body Truck from Ron Tirapelli Ford, Inc. in the Amount of $88,288.70 **417-25**

Attachments: Approver Report

Approval of Purchase of HazMat Project Specific Up Fit from EZ Stak LLC in the Amount of $42,662.08 **418-25**

Attachments: Approver Report

Approval of a Sole Source Agreement with Blue Line Professional Consultants, LLC **419-25**

Attachments: 2026 contract Blue Line Professionals.pdf
Approver Report

Award of Professional Services Contract with Frost Solutions, LLC to provide Roadway Temperature Sensors for 2025-2029 in the Annual Amount of $38,346.00 **420-25**

Attachments: Approver Report

Approval of Change Order No. 1 for the Black Road Acres Phase 2 Water Main Improvements Project to Lex Cox & Sons Excavating for a Decreased Amount of ($378,659.53) and Pay Estimate No. 2 and Final in the Amount of $1,462,680.70 **421-25**

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Authorization to Fund Draw 12 for Tax Increment Financing District #7 in the Amount of $206,179.90 **423-25**

Attachments: RRC Draw 12.pdf
Approver Report

Approval of Biosolids Application Spring Lease Payments to Jackie Stunkel in the Amount of $71,400.00, to Homerding Family Farms LLC in the Amount of $57,000.00, and to James Fleishman in the Amount of $51,600.00 **424-25**

Attachments: biosolids agreements.pdf
signed spring stunkel.pdf
signed spring lease homerding.pdf
signed spring fleishman.pdf
Approver Report

Authorization to Award Contract Extensions for Property & Casualty Insurance Coverage in the Amount of $338,088.57 **425-25**

Attachments: Approver Report

Consent Agenda Items Approved

A motion was made by Councilman Joe Clement, seconded by Councilwoman Jan Quillman 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:

Approval of Change Order No. 1 for the Russell Street (Highland Avenue - Clement Street) Roadway Project- MFT Section No. 24-00564-00-FP to Austin Tyler Construction Inc. for a Deduction in the Amount of ($29,442.65) and Payment Estimate No. 2 and Final in the Amount of $4,216.55 **427-25**

Attachments: Approver Report

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilwoman Sherri Reardon, to adopt COUNCIL MEMO #427-25: Approval of Change Order No. 1 for the Russell Street (Highland Avenue - Clement Street) Roadway Project- MFT Section No. 24-00564-00-FP to Austin Tyler Construction Inc. for a Deduction in the Amount of ($29,442.65) and Payment Estimate No. 2 and Final in the Amount of $4,216.55

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

LICENSES AND PERMIT APPLICATIONS:

PUBLIC HEARINGS:

All evidence and testimony will be presented under oath. The petitioner will be allowed to present first. After the petitioner is completed, interested parties will be allowed to present evidence and/or cross examine the petitioner. As this hearing is legislative in nature and not administrative, an interested party shall be defined as someone who either owns property within 600 feet of the proposed development site, or a member or official representative of an affected governmental body; the remainder of those who wish to be heard shall be classified as public speakers. Interested parties will present second. Once the interested parties have completed, public speakers will be heard. These individuals are public speakers, so the applicable public speaking rules shall be in effect: Speakers should try to address all comments to the council as a whole and not to any individual member, repetitive comments are discouraged, total comment time for any one person is 4 minutes, no speaker shall engage in a debate or make direct threats or personal attacks or be uncivil or abusive, disruptive behavior by the members of the public will not be tolerated, and the presiding officer may limit irrelevant, immaterial, or inappropriate comments or statements.

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinances Associated with Cadence Crossings, Unit 1 Subdivision **429-25**

Ordinance Approving the Final Plat of Cadence Crossings, Unit 1 Subdivision (FP-2-25)

Ordinances Approving the Recording Plat for Cadence Crossings, Unit 1 Subdivision (RP-6-25)

Attachments: Ordinance - Final Plat Cadence Unit 1.docx
Final Plat
Ordinance - Recording Plat Cadence Unit 1.docx
Recording Plat
FP-2-25 (Cadence Unit 1) Staff Report Packet.pdf
Plan Commission Meeting Minutes 06.19.25.pdf
City Council Minutes - Dec.21.2021.pdf
City Council Minutes - Nov.7.2023.pdf
City Council Minutes - Jan.16.2024.pdf
Approver Report

Mayor D'Arcy thanked Rocky for his patience on this passing.

Councilman Hug also thanked him for everything they do.

Councilwoman Ibarra also thanked Rocky.

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #429-25: Ordinances Associated with Cadence Crossings, Unit 1 Subdivision

Ordinance Approving the Final Plat of Cadence Crossings, Unit 1 Subdivision (FP-2-25)(Ordinance 18767)

Ordinances Approving the Recording Plat for Cadence Crossings, Unit 1 Subdivision (RP-6-25)(Ordinance 18768)

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 Approving the Preliminary Planned Unit Development of Luna Estates (PUD-4-25) **430-25**

Attachments: Ordinance - Preliminary PUD Luna Estates.docx
Preliminary Plat PUD Luna Estates.pdf
Plan Commission Staff Report Packet PUD-4-25 Luna Estates.pdf
Plan Commission Minutes 06-19-25.pdf
Approver Report

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #430-25: Ordinance Approving the Preliminary Planned Unit Development of Luna Estates (PUD-4-25)(Ordinance 18769)

The motion carried by the following vote:

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

Recused: Councilman Cesar Cardenas

Ordinance Authorizing the Assignment of the Chicago Water Supply Agreement, Related Easements, and Ancillary Permits and Approvals to the Grand Prairie Water Commission **431-25**

Attachments: Joliet-Ordinance to Assign Chicago Water Supply Agreement and Ancillaries to GPWC.docx
Exhibit 1 Joliet-Chicago-GPWC-Assgnmt and Amdmt of WSA.pdf
Exhibit 2 Durkin Construction Easement-Chicago Park District-GPWC.pdf
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Jan Quillman, to adopt COUNCIL MEMO #431-25: Ordinance Authorizing the Assignment of the Chicago Water Supply Agreement, Related Easements, and Ancillary Permits and Approvals to the Grand Prairie Water Commission (Ordinance 18770)

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

RESOLUTIONS:

Resolution Authorizing the Execution of a Memorandum of Understanding and Agreement and Business Associate Agreement Between the City of Joliet and the Will County Community Health Center **433-25**

Attachments: Resolution
Will County - COJ -JFD community paramedic program -MOU - 7-2025.docx
Business Associate Agreement - Will County Joliet.docx
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #433-25: Resolution Authorizing the Execution of a Memorandum of Understanding and Agreement and Business Associate Agreement Between the City of Joliet and the Will County Community Health Center.(Resolution 8169)

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 Acceptance of the Tobacco Enforcement Program Grant **434-25**

Attachments: Resolution
Tobacco Enforcement Grant 2025.pdf
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Jan Quillman, to adopt COUNCIL MEMO #434-25: Resolution Authorizing Acceptance of the Tobacco Enforcement Program Grant(Resolution

8170)

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 a FOID Enforcement Grant Program Agreement Between the State of Illinois and the City of Joliet **435-25**

Attachments: Resolution
FOID Grant 2025.pdf
Approver Report

A motion was made by Councilwoman Jan Quillman, seconded by Councilwoman Sherri Reardon, to adopt COUNCIL MEMO #435-25: Resolution Authorizing a FOID Enforcement Grant Program Agreement Between the State of Illinois and the City of Joliet (Resolution 8171)

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 an Intergovernmental Licensing Agreement with Pace **436-25**

Attachments: Resolution
20250715 PACE Building Intergovernmental Agreement.docx
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Jan Quillman, to adopt COUNCIL MEMO #436-25: Resolution Authorizing an Intergovernmental Licensing Agreement with Pace (Resolution 8172)

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 City Manager to Execute Lease Agreements for 10 S. Chicago Street and 9 Osgood Street. **437-25**

Attachments: Resolution
2025 9 Osgood Lease - Exhibit B.pdf
2025 10 S. Chicago Lease - Exhibit A.pdf
Approver Report

Councilman Hug thanked the City Manager for providing more information as he requested - also gave a brief explanation.

Mayor D'Arcy thanked Jeff Price for his work on this.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #437-25: Resolution Authorizing the City Manager to Execute Lease Agreements for 10 S. Chicago Street and 9 Osgood Street. (Resolution 8173)

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 a License Agreement Between the City of Joliet and 311 Ottawa Building LLC for the Use of a City Owned Parking Facility **438-25**

Attachments: Resolution
Bays Riverwall Parking Agreement.docx
Approver Report

Councilman Clement spoke about the benefits of this agreement.

A motion was made by Councilman Larry Hug, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #438-25: Resolution Approving a License Agreement Between the City of Joliet and 311 Ottawa Building LLC for the Use of a City Owned Parking Facility (Resolution 8174)

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 Permanent Easement on Essington Road (Adesso Ln. - Galena Dr.) from ComEd for the Twin Oaks Phase 1 Water Main Improvements Project **439-25**

Attachments: Resolution
Joliet ComEd Twin Oaks WMRP Easement.pdf
Approver Report

A motion was made by Councilwoman Jan Quillman, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #439-25: Resolution Accepting a Grant of Permanent Easement on Essington Road (Adesso Ln. - Galena Dr.) from ComEd for the Twin Oaks Phase 1 Water Main Improvements Project (Resolution 8175)

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 gave a brief overview of construction updates, electrical/masonry updates, the Slammers Hot Dog Drop, thanking Bill Murray, and the new employee meet and greet.

PUBLIC COMMENTS:

Trista Brown - spoke on multiple topics, including elevator issues for Larry Irving, the Attorney General's report and what the City is doing to change, parking downtown and the excessive ticketing, and south side of Joliet residents being asked what they need.

Resident (Doug) - spoke about the statue in front of Slammers stadium without anything saying who it is - can we update that.

Ana Sanchez, 1403 Newton Ave, bought her house 3 years ago, spoke about flooding in her basement multiple times, bike trail behind house is causing flooding, spoke to City and would like engineers to help her with this issue.

Michael - spoke on the flooding issues as well, in Cumberland subdivision, weed and garbage issues as well, encourages City to help with the maintenance of these areas of the City.

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

MAYOR AND COUNCIL COMMENTS:

Councilwoman Ibarra - spoke on the rain barrel program and encouraging others to join and save money, proposed next year do a combined meeting for National Night Out, spoke on the Joliet Central bridge issue and recommends raising the signs to a higher level, Happy Birthday to Lauren O' Hara and Councilman Clement, and thanked her parents for their support.

Councilman Hug - spoke on system that uses sensor to help trucks be aware of low bridge levels, reminder that those who watch meetings, the discussion on the items on agendas happen at Pre-Council meetings,

Councilman Clement - thanked everyone for the birthday wishes, spoke on the weeds/garbage issue and that we are working on getting this taken care of, mentioned downtown and the excitement of what is coming and happening downtown

Mayor D'Arcy - spoke about his visit to Homeland Security Training Center, Desplaines River Bridge Community Plan, his meeting with the President of the University of St. Francis and wished him luck, CCP meet and greet, also touched on Kidz Fest, an annual event, and attendance of the Healing in the Hood Back to School event, and lastly congratulated Jojo, for his competition in Germany.

ADJOURNMENT:

A motion was made by Councilman Joe Clement, seconded by Councilwoman Suzanna Ibarra 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: 12/10/2024

Department: City Clerk/Business Services

Final Action:

Title:

Agenda Date: 08/19/2025

Attachments: Pre-Council Meeting Minutes - May 19, 2025.pdf, Council Meeting Minutes - May 20, 2025.pdf, Pre-Council-Council Meeting Minutes - June 2025.pdf, Special City Council Meeting Minutes - June 20, 2025.pdf, Pre-Council-Council Meeting Minutes - July 2025.pdf, Pre-Council Meeting Minutes - August 4, 2025.pdf, Council Meeting Minutes - August 5, 2025.pdf

Entered by: pames@joliet.gov

Memo

File #:

Agenda Date:8/19/2025

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City of Joliet

VENDOR INVOICE LIST

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18115 ACCURATE TRANSLATION BUREAU										
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140280		08/19/2025			51.00		08/19/2025	INV	APP	BUSINE
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6982 ALLIANCE FENCE CORP										
6874		08/19/2025			5,500.00		08/19/2025	INV	APP	REPAIR
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3822 ALLIED LANDSCAPING INC										

VENDOR INVOICE LIST

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VENDOR INVOICE LIST

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CHECK DATE:										
1VJ3-YXTW-FFF7		08/19/2025			-104.04		08/19/2025	CRM	APP	CREDIT
CHECK DATE:										
1VYY-NX4H-TXV9		08/19/2025			35.12		08/19/2025	INV	APP	BADGE
CHECK DATE:										
1W6W-QLPQ-3T6T		08/19/2025			7.99		08/19/2025	INV	APP	CAKE S
CHECK DATE:										
1WHY-DTHT-FN9N		08/19/2025			63.44		08/19/2025	INV	APP	PARTS
CHECK DATE:										
1XFT-4JX3-7XKT		08/19/2025			52.56		08/19/2025	INV	APP	SHOWER
CHECK DATE:										
1Y6D-36FQ-L1LP		08/19/2025			92.07		08/19/2025	INV	APP	OFFICE
CHECK DATE:										
					7,443.73					
17855 AMERICAN HOIST & MANLIFT INC										
40852		08/19/2025			80.56		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
40907	25000250	08/19/2025			1,833.00		08/19/2025	INV	APP	2024 E
CHECK DATE:										
					1,913.56					
14040 AMERICAN WELDING & GAS										
0010999947		08/19/2025			278.66		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
15915 AMS MECHANICAL SYSTEMS INC										
200893-01		08/19/2025			990.00		08/19/2025	INV	APP	REPAIR

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
200894-01		08/19/2025			1,645.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
201026-01		08/19/2025			1,995.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
201045-01		08/19/2025			640.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
807429-1		08/19/2025			461.50		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
					5,731.50					
13615 ANCHOR MECHANICAL INC										
NW25-0582		08/19/2025			2,192.83		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
NW25-0760		08/19/2025			8,306.58		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
NW25-0841		08/19/2025			439.08		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
NW25-0925		08/19/2025			312.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
NW25-0935		08/19/2025			1,171.39		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
NW25-0947		08/19/2025			1,560.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
NW25-0948		08/19/2025			312.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
NW25-1159		08/19/2025			3,057.21		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
					17,351.09					
158 AQUA SERVICES CO										
32211		08/19/2025			346.00		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
18068 ARBOR TEK LANDSCAPE SERVICES INC										
21803		08/19/2025			8,700.00		08/19/2025	INV	APP	LANDSC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
21929		08/19/2025			1,841.50		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
21947		08/19/2025			5,800.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
21954		08/19/2025			3,494.00		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
					19,835.50					
18901 ARNALL GOLDEN GREGORY LLP										
975421		08/19/2025			11,845.50		08/19/2025	INV	APP	LEGAL
CHECK DATE:										
3567 ARNIE'S AUTO BODY SUPPLY										
000557780		08/19/2025			186.00		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
16993 ARTHUR J GALLAGHER RISK MANAGEMENT SERVICES INC										
5716414		08/19/2025			100.00		08/19/2025	INV	APP	MISC
CHECK DATE:										
13044 ASE ILLINI-SCAPES INC										
713-A	25000106	08/19/2025			1,350.00		08/19/2025	INV	APP	2025-2
CHECK DATE:										
11591 AUSTIN TYLER CONSTRUCTION INC										
2444-11	25000570	08/19/2025			554,885.67		08/19/2025	INV	APP	Chgo S
CHECK DATE:										
RUSSELL-PMT2 &FIN	25000446	08/19/2025			4,216.55		08/19/2025	INV	APP	Russel
CHECK DATE:										
					559,102.22					
13824 AZAVAR AUDIT SOLUTIONS INC										
158869		08/19/2025			909.92		08/19/2025	INV	APP	CONTIN
CHECK DATE:										
11496 B&H TECHNICAL SERVICES INC										
7-395		08/19/2025			174.95		08/19/2025	INV	APP	PAPER
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
8-24MA25		08/19/2025			135.00		08/19/2025	INV	APP	MAINTE
CHECK DATE:										
8-25MA25		08/19/2025			135.00		08/19/2025	INV	APP	MAINTE
CHECK DATE:										
					444.95					
207 BARRETTS HARDWARE & INDUS										
3260649		08/19/2025			1,101.50		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
3260657		08/19/2025			289.92		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
3260660		08/19/2025			384.30		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
					1,775.72					
210 BARTON CARROLL'S INC										
BCI-I06166		08/19/2025			410.99		08/19/2025	INV	APP	MISC
CHECK DATE:										
7112 BAXTER & WOODMAN INC										
0273711	25000366	08/19/2025			7,089.18		08/19/2025	INV	APP	Pro Sr
CHECK DATE:										
0273731	25000269	08/19/2025			25,072.98		08/19/2025	INV	APP	PSA En
CHECK DATE:										
0274552	25000366	08/19/2025			9,731.28		08/19/2025	INV	APP	Pro Sr
CHECK DATE:										
0274569	25000269	08/19/2025			19,304.49		08/19/2025	INV	APP	PSA En
CHECK DATE:										
0274606	25000270	08/19/2025			1,931.00		08/19/2025	INV	APP	2025 M
CHECK DATE:										
272978	25000321	08/19/2025			118,823.91		08/19/2025	INV	APP	PSA fo
CHECK DATE:										
273554	25000099	08/19/2025			11,656.25		08/19/2025	INV	APP	2025 P
CHECK DATE:										
273721	25000363	08/19/2025			7,562.91		08/19/2025	INV	APP	PSA 20
CHECK DATE:										
273761	25000321	08/19/2025			76,500.56		08/19/2025	INV	APP	PSA fo

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
273769	25000321	08/19/2025			98,149.13		08/19/2025	INV	APP	PSA fo
CHECK DATE:										
274575	25000268	08/19/2025			20,485.60		08/19/2025	INV	APP	PSA Co
CHECK DATE:										
274583	25000321	08/19/2025			21,440.93		08/19/2025	INV	APP	PSA fo
CHECK DATE:										
274602	25000547	08/19/2025			1,562.25		08/19/2025	INV	APP	PSA fo
CHECK DATE:										
274603	25000099	08/19/2025			14,360.75		08/19/2025	INV	APP	2025 P
CHECK DATE:										
274897	25000363	08/19/2025			1,761.03		08/19/2025	INV	APP	PSA 20
CHECK DATE:										
274898	25000321	08/19/2025			177,036.90		08/19/2025	INV	APP	PSA fo
CHECK DATE:										
					612,469.15					
17163 BEARY LANDSCAPE MANAGEMENT										
13318	25000680	08/19/2025			19,500.00		08/19/2025	INV	APP	2025-2
CHECK DATE:										
18700 BGI ADVERTISING INC										
JOL062825		08/19/2025			4,200.00		08/19/2025	INV	APP	GRAPHI
CHECK DATE:										
12948 SENFFNER NICHOLAS										
04232501		08/19/2025			1,300.00		08/19/2025	INV	APP	WINDOW
CHECK DATE:										
18851 BLUE COLLAR SUPPLY CO INC										
071025		08/19/2025			417.50		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
17188 SHIELDS KARIN										
2024 GRANT		08/19/2025			9,073.00		08/19/2025	INV	APP	BUSINE
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
18337 BOOKER, BRYSON										
06/26/2025		08/19/2025			240.00		08/19/2025	INV	APP	STAGEH
CHECK DATE:										
10116 BOUND TREE MEDICAL										
85859904		08/19/2025			6,806.40		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
304 BREATHING AIR SYSTEMS DIV										
INV-IL65-678		08/19/2025			790.49		08/19/2025	INV	APP	MAINTE
CHECK DATE:										
INV-IL65-679		08/19/2025			509.63		08/19/2025	INV	APP	MAINTE
CHECK DATE:										
INV-IL65-680		08/19/2025			509.63		08/19/2025	INV	APP	MAINTE
CHECK DATE:										
					1,809.75					
15057 BURNS & MCDONNELL ENGINEERING CO INC										
146020-28	25000330	08/19/2025			44,424.47		08/19/2025	INV	APP	PSA A
CHECK DATE:										
147443-15	25000330	08/19/2025			12,234.50		08/19/2025	INV	APP	PSA A
CHECK DATE:										
182250-1	25000472	08/19/2025			298,795.44		08/19/2025	INV	APP	2025 W
CHECK DATE:										
183397-1	25000820	08/19/2025			15,928.50		08/19/2025	INV	APP	On-Cal
CHECK DATE:										
					371,382.91					
12160 C&T CONSTRUCTION INC										
2285		08/19/2025			8,750.00		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
2286		08/19/2025			9,660.00		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
					18,410.00					
11996 CARUS CORPORATION										
SLS 10121666	25000025	08/19/2025			3,089.40		08/19/2025	INV	APP	2025 S
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
SLS 10121667	25000026	08/19/2025			1,395.42		08/19/2025	INV	APP	2025 D
CHECK DATE:										
SLS 10121668	25000026	08/19/2025			442.26		08/19/2025	INV	APP	2025 D
CHECK DATE:										
SLS 10121673	25000025	08/19/2025			3,572.76		08/19/2025	INV	APP	2025 S
CHECK DATE:										
SLS 10121674	25000026	08/19/2025			726.96		08/19/2025	INV	APP	2025 D
CHECK DATE:										
SLS 10121766	25000026	08/19/2025			747.24		08/19/2025	INV	APP	2025 D
CHECK DATE:										
SLS 10121767	25000025	08/19/2025			966.72		08/19/2025	INV	APP	2025 S
CHECK DATE:										
SLS 10121892	25000025	08/19/2025			2,644.80		08/19/2025	INV	APP	2025 S
CHECK DATE:										
SLS 10121894	25000025	08/19/2025			3,595.56		08/19/2025	INV	APP	2025 S
CHECK DATE:										
SLS 10122043	25000026	08/19/2025			1,468.74		08/19/2025	INV	APP	2025 D
CHECK DATE:										
SLS 10122044	25000025	08/19/2025			3,451.92		08/19/2025	INV	APP	2025 S
CHECK DATE:										
SLS 10122045	25000026	08/19/2025			450.84		08/19/2025	INV	APP	2025 D
CHECK DATE:										
SLS 10122046	25000025	08/19/2025			2,449.86		08/19/2025	INV	APP	2025 S
CHECK DATE:										
SLS 10122055	25000026	08/19/2025			752.70		08/19/2025	INV	APP	2025 D
CHECK DATE:										
SLS 10122056	25000025	08/19/2025			2,061.12		08/19/2025	INV	APP	2025 S
CHECK DATE:										
SLS 10122195	25000025	08/19/2025			2,907.00		08/19/2025	INV	APP	2025 S
CHECK DATE:										
SLS 10122285	25000026	08/19/2025			1,950.78		08/19/2025	INV	APP	2025 D
CHECK DATE:										
SLS 10122369	25000025	08/19/2025			1,285.92		08/19/2025	INV	APP	2025 S
CHECK DATE:										
SLS 10122370	25000026	08/19/2025			680.16		08/19/2025	INV	APP	2025 D
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
SLS 10122371	25000025	08/19/2025			2,783.88		08/19/2025	INV	APP	2025 S
CHECK DATE:										
SLS 10122372	25000026	08/19/2025			453.18		08/19/2025	INV	APP	2025 D
CHECK DATE:										
					37,877.22					
11714 CASE LOTS INC										
2111		08/19/2025			1,436.50		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
2266		08/19/2025			672.75		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
2389		08/19/2025			2,338.75		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
					4,448.00					
15568 CDM SMITH INC										
90240842		08/19/2025			27,331.81		08/19/2025	INV	APP	AUGUST
CHECK DATE:										
7617 CDWG COMPUTER CENTERS										
AF2673T		08/19/2025			5,507.00		08/19/2025	INV	APP	MICROS
CHECK DATE:										
AF2TB6Q		08/19/2025			419.92		08/19/2025	INV	APP	BATTER
CHECK DATE:										
AF3BF1D		08/19/2025			247.29		08/19/2025	INV	APP	BATTER
CHECK DATE:										
					6,174.21					
18918 CE SOLING & ASSOCIATES LLC										
1255	25000731	08/19/2025			14,492.00		08/19/2025	INV	APP	ESTP -
CHECK DATE:										
413 CERTIFIED LABORATORIES										
9180470		08/19/2025			2,515.81		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
12176 CHICAGO BACKFLOW INC										
415067		08/19/2025			225.00		08/19/2025	INV	APP	BACKFL

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
415068		08/19/2025			225.00		08/19/2025	INV	APP	BACKFL
CHECK DATE:										
415069		08/19/2025			450.00		08/19/2025	INV	APP	BACKFL
CHECK DATE:										
415070		08/19/2025			225.00		08/19/2025	INV	APP	BACKFL
CHECK DATE:										
415071		08/19/2025			675.00		08/19/2025	INV	APP	BACKFL
CHECK DATE:										
					1,800.00					
440 CHICAGO COMMUNICATIONS LLC										
363081		08/19/2025			357.50		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
363082		08/19/2025			935.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
					1,292.50					
13667 CINTAS CORPORATION NO 2 UNIFORMS										
4237997791		08/19/2025			159.06		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
4238423556		08/19/2025			267.51		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
4238737822		08/19/2025			159.06		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
4239155737		08/19/2025			358.11		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
					943.74					
13383 CINTAS FIRE PROTECTION										
0F94093222		08/19/2025			1,503.30		08/19/2025	INV	APP	FIRE E
CHECK DATE:										
0F94757460		08/19/2025			115.47		08/19/2025	INV	APP	INSPEC
CHECK DATE:										
0F94757562		08/19/2025			119.98		08/19/2025	INV	APP	EXTING
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					1,738.75					
11432 CIT GROUP INC										
111P565811		08/19/2025			1,970.91		08/19/2025	INV	APP	PARTS
CHECK DATE:										
111P565877		08/19/2025			1,970.91		08/19/2025	INV	APP	PARTS
CHECK DATE:										
					3,941.82					
14112 CLS BACKGROUND INVESTIGATIONS										
14129		08/19/2025			308.25		08/19/2025	INV	APP	BACKGR
CHECK DATE:										
17094 COEO SOLUTIONS LLC										
1143010		08/19/2025			3,027.38		08/19/2025	INV	APP	INTERN
CHECK DATE:										
18721 FERGUSON ENTERPRISES LLC										
0246754-1		08/19/2025			101.23		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
18890 COMPRESSED AIR ADVISORS ONLINE INC										
1405		08/19/2025			8,237.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
10244 CONTINENTAL RESEARCH CORP										
0063977		08/19/2025			1,586.30		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
0065168		08/19/2025			1,068.39		08/19/2025	INV	APP	PARTS
CHECK DATE:										
					2,654.69					
15872 CORE & MAIN LP										
W794167		08/19/2025			250.00		08/19/2025	INV	APP	METER
CHECK DATE:										
X200696		08/19/2025			3,846.00		08/19/2025	INV	APP	METER
CHECK DATE:										
X333074		08/19/2025			24,640.00		08/19/2025	INV	APP	METER

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
X400160	25000705	08/19/2025			13,540.00		08/19/2025	INV	APP	Purcha
CHECK DATE:										
X418636	25000705	08/19/2025			74,620.00		08/19/2025	INV	APP	Purcha
CHECK DATE:										
X441525		08/19/2025			7,692.00		08/19/2025	INV	APP	METER
CHECK DATE:										
					124,588.00					
15767 COSTAR REALTY INFORMATION INC										
122511195		08/19/2025			1,975.10		08/19/2025	INV	APP	AUGUST
CHECK DATE:										
576 CRESCENT ELECTRIC SUPPLY										
S513382281.001		08/19/2025			23.22		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
S513387046.001		08/19/2025			20.99		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
S513387046.002		08/19/2025			11.66		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
S513387076.001		08/19/2025			2,375.90		08/19/2025	INV	APP	PARTS
CHECK DATE:										
S513395631.001		08/19/2025			12.00		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
S513407357.001		08/19/2025			126.81		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
S513409910.001		08/19/2025			117.26		08/19/2025	INV	APP	PARTS
CHECK DATE:										
S513413575.001		08/19/2025			79.42		08/19/2025	INV	APP	PARTS
CHECK DATE:										
S513429957.001		08/19/2025			4.96		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
S513446977.001		08/19/2025			11.83		08/19/2025	INV	APP	PARTS
CHECK DATE:										
S513452292.001		08/19/2025			351.97		08/19/2025	INV	APP	PARTS
CHECK DATE:										
S513452337.001		08/19/2025			95.51		08/19/2025	INV	APP	SUPPLI

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
					3,231.53					
17065 CULPEPPERS LAWN WORKS										
516		08/19/2025			225.00		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
17422 CULTIVATE GEOSPATIAL SOLUTIONS LLC										
JOLIET-AM-25-MSA-3	25000420	08/19/2025			12,600.00		08/19/2025	INV	APP	PSA 20
CHECK DATE:										
18726 CUSTOM TRUCK ONE SOURCE INC										
2025002323978		08/19/2025			355.88		08/19/2025	INV	APP	PARTS
CHECK DATE:										
599 D CONSTRUCTION INC										
5063	25000674	08/19/2025			1,240.20		08/19/2025	INV	APP	STREET
CHECK DATE:										
16882 DACRA ADJUDICATION SYSTEMS LLC										
DT 2025-07-052		08/19/2025			4,643.60		08/19/2025	INV	APP	JULY 2
CHECK DATE:										
13789 DAHME MECHANICAL INDUSTRIES INC										
20250323		08/19/2025			4,000.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
12486 DELTA INDUSTRIES INC										
SIN027276		08/19/2025			597.25		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
SIN027277		08/19/2025			1,456.86		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
					2,054.11					
15925 DIBARTOLO, DANTE R										
08/06/2025		08/19/2025			4,270.00		08/19/2025	INV	APP	SUMMER
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
18804 DJS SCUBA LOCKER INC										
67367		08/19/2025			2,459.64		08/19/2025	INV	APP	MAINTE
CHECK DATE:										
67368		08/19/2025			142.00		08/19/2025	INV	APP	MAINTE
CHECK DATE:										
67374		08/19/2025			71.00		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
					2,672.64					
17206 DONAHUE & ROSE PC										
2273	25000391	08/19/2025			20,020.00		08/19/2025	INV	APP	Legal
CHECK DATE:										
2274	25000391	08/19/2025			2,117.50		08/19/2025	INV	APP	Legal
CHECK DATE:										
2275	25000391	08/19/2025			26,392.50		08/19/2025	INV	APP	Legal
CHECK DATE:										
2276	25000391	08/19/2025			15,631.00		08/19/2025	INV	APP	Legal
CHECK DATE:										
2277	25000391	08/19/2025			2,849.00		08/19/2025	INV	APP	Legal
CHECK DATE:										
					67,010.00					
12431 DONOHUE & ASSOCIATES INC										
14462-08	25000242	08/19/2025			2,055.00		08/19/2025	INV	APP	ESTP -
CHECK DATE:										
14462-09	25000242	08/19/2025			2,080.00		08/19/2025	INV	APP	ESTP -
CHECK DATE:										
					4,135.00					
16144 B AND J BAKING										
000221		08/19/2025			33.84		08/19/2025	INV	APP	RETIRE
CHECK DATE:										
18985 DOUGHERTY, DANIEL										
08/07/2025		08/19/2025			500.00		08/19/2025	INV	APP	CONCER
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
13406 DUFFIELD CONSULTING ENGINEERS LTD										
630	25000469	08/19/2025			16,340.00		08/19/2025	INV	APP	PSA -
CHECK DATE:										
9504 EJ EQUIPMENT INC										
P51503		08/19/2025			145.41		08/19/2025	INV	APP	PARTS
CHECK DATE:										
W19532		08/19/2025			7,989.81		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
					8,135.22					
15389 ELEMENT GRAPHICS & DESIGN INC										
31099	25000624	08/19/2025			839.63		08/19/2025	INV	APP	graphi
CHECK DATE:										
31100	25000624	08/19/2025			839.63		08/19/2025	INV	APP	graphi
CHECK DATE:										
31104	25000624	08/19/2025			839.63		08/19/2025	INV	APP	graphi
CHECK DATE:										
31128	25000624	08/19/2025			839.63		08/19/2025	INV	APP	graphi
CHECK DATE:										
31129	25000624	08/19/2025			839.63		08/19/2025	INV	APP	graphi
CHECK DATE:										
					4,198.15					
7582 ELLIOTT ELECTRIC INC										
31648		08/19/2025			1,907.50		08/19/2025	INV	APP	LIGHTI
CHECK DATE:										
31659	25000241	08/19/2025			4,644.00		08/19/2025	INV	APP	2025 E
CHECK DATE:										
31660	25000241	08/19/2025			5,421.00		08/19/2025	INV	APP	2025 E
CHECK DATE:										
31661	25000241	08/19/2025			5,259.00		08/19/2025	INV	APP	2025 E
CHECK DATE:										
31663	25000241	08/19/2025			1,290.00		08/19/2025	INV	APP	2025 E
CHECK DATE:										
					18,521.50					
13754 ENGINEERING SOLUTIONS TEAM CO										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2025 - INVOICE #5	25000377	08/19/2025			16,665.00		08/19/2025	INV	APP	PSA 20
CHECK DATE:										
Invoice#3	25000702	08/19/2025			10,484.50		08/19/2025	INV	APP	MILLSD
CHECK DATE:										
					27,149.50					
785 FAST PRINTING OF JOLIET, INC										
97599		08/19/2025			245.26		08/19/2025	INV	APP	ENVELO
CHECK DATE:										
97967		08/19/2025			1,463.61		08/19/2025	INV	APP	ENVELO
CHECK DATE:										
97973		08/19/2025			452.86		08/19/2025	INV	APP	DOOR H
CHECK DATE:										
98073		08/19/2025			440.79		08/19/2025	INV	APP	ENVELO
CHECK DATE:										
98116		08/19/2025			284.59		08/19/2025	INV	APP	POSTCA
CHECK DATE:										
					2,887.11					
13233 FERGUSON WATERWORKS										
0514849		08/19/2025			7,174.20		08/19/2025	INV	APP	METER
CHECK DATE:										
0529215		08/19/2025			3,627.84		08/19/2025	INV	APP	PARTS
CHECK DATE:										
					10,802.04					
12460 FIRE SERVICE, INC.										
IL-21340		08/19/2025			1,177.09		08/19/2025	INV	APP	PARTS
CHECK DATE:										
IL-21341		08/19/2025			403.27		08/19/2025	INV	APP	PARTS
CHECK DATE:										
IL-21393		08/19/2025			94.47		08/19/2025	INV	APP	PARTS
CHECK DATE:										
					1,674.83					
17395 FIRR OAK PROPERTIES										
JANUARY 2025	25000232	08/19/2025			1,063.95		08/19/2025	INV	APP	2024 B
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
829 FISHER SCIENTIFIC										
1857102		08/19/2025			799.50		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
2067697		08/19/2025			474.78		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
2375765		08/19/2025			595.53		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
					1,869.81					
4623 FLEET SAFETY SUPPLY										
85411		08/19/2025			362.12		08/19/2025	INV	APP	PARTS
CHECK DATE:										
85440		08/19/2025			511.34		08/19/2025	INV	APP	PARTS
CHECK DATE:										
85441		08/19/2025			5,062.50		08/19/2025	INV	APP	PARTS
CHECK DATE:										
85456		08/19/2025			8,108.84		08/19/2025	INV	APP	PARTS
CHECK DATE:										
85457		08/19/2025			6,103.58		08/19/2025	INV	APP	PARTS
CHECK DATE:										
					20,148.38					
13348 FLEXIBLE BENEFIT SERVICE CORP										
474057273098		08/19/2025			2,912.70		08/19/2025	INV	APP	JULY 2
CHECK DATE:										
13970 FLOORING GUYS, INC										
10905		08/19/2025			680.00		08/19/2025	INV	APP	FLOORI
CHECK DATE:										
10938		08/19/2025			4,280.00		08/19/2025	INV	APP	CARPET
CHECK DATE:										
10961		08/19/2025			780.00		08/19/2025	INV	APP	FLOORI
CHECK DATE:										
10980		08/19/2025			1,760.00		08/19/2025	INV	APP	CARPET
CHECK DATE:										
11085		08/19/2025			9,730.00		08/19/2025	INV	APP	TREADS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
					17,230.00					
18043 FLOWPOINT ENVIRONMENTAL SYSTEMS INC										
WE5728		08/19/2025			419.18		08/19/2025	INV	APP	JUNE 2
CHECK DATE:										
3950 FORT DEARBORN LIFE INSURANCE										
07/2025		08/19/2025			400.00		08/19/2025	INV	APP	INSURA
CHECK DATE:										
JULY 2025		08/19/2025			21,270.51		08/19/2025	INV	APP	INSURA
CHECK DATE:										
					21,670.51					
4083 FOSTER COACH SALES INC										
29585		08/19/2025			870.50		08/19/2025	INV	APP	PARTS
CHECK DATE:										
18990 FOX LANDSCAPE SUPPLY										
6056		08/19/2025			243.00		08/19/2025	INV	APP	MULCH
CHECK DATE:										
10005 FREEDOM FIRST AID & SAFETY										
53802		08/19/2025			45.50		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
3711 GALLAGHER ASPHALT CORPORATION										
25203GWA02	25000460	08/19/2025			2,086,589.81		08/19/2025	INV	APP	2024 R
CHECK DATE:										
25204GWB02	25000461	08/19/2025			1,036,482.03		08/19/2025	INV	APP	2024 R
CHECK DATE:										
					3,123,071.84					
13439 GENE MAY HEATING & COOLING										
130558		08/19/2025			284.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
130559		08/19/2025			608.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					892.00					
18782 GENERAL PACIFIC INC										
1523277	25000787	08/19/2025			9,226.00		08/19/2025	INV	APP	SOS DR
CHECK DATE:										
16336 GLENN GORNICK										
2025 OVERPAYMENT		08/19/2025			118.20		08/19/2025	INV	APP	REFUND
CHECK DATE:										
17960 GOVERNMENT CONSULTING SOLUTIONS, INC										
6981		08/19/2025			6,000.00		08/19/2025	INV	APP	JULY 2
CHECK DATE:										
12403 GRAINGER										
9555401414		08/19/2025			5,286.09		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
9556450816		08/19/2025			83.50		08/19/2025	INV	APP	PARTS
CHECK DATE:										
9568504220		08/19/2025			60.85		08/19/2025	INV	APP	PARTS
CHECK DATE:										
9568865837		08/19/2025			45.29		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
9570794769		08/19/2025			1,090.66		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
9572861814		08/19/2025			117.78		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
9574703006		08/19/2025			625.56		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
9579651655		08/19/2025			998.42		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
9579869489		08/19/2025			308.74		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
9584675855		08/19/2025			58.96		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
9585454359		08/19/2025			617.91		08/19/2025	INV	APP	JANITO
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
9585962427		08/19/2025			436.92		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
9586541485		08/19/2025			39.72		08/19/2025	INV	APP	BATTER
CHECK DATE:										
9587288565		08/19/2025			3,534.06		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
9588468497		08/19/2025			29.50		08/19/2025	INV	APP	PARTS
CHECK DATE:										
9589855403		08/19/2025			29.50		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
9592893813		08/19/2025			53.28		08/19/2025	INV	APP	OFF SU
CHECK DATE:										
9593478911		08/19/2025			1,172.96		08/19/2025	INV	APP	SHOP S
CHECK DATE:										
9593812812		08/19/2025			341.50		08/19/2025	INV	APP	JANITO
CHECK DATE:										
					14,931.20					
18807 GRAPHIC IMAGE CORPORATION										
102829		08/19/2025			224.69		08/19/2025	INV	APP	PRINTI
CHECK DATE:										
18521 GREAT LAKES URBAN FORESTRY INC										
1468	25000583	08/19/2025			36,791.00		08/19/2025	INV	APP	Tree I
CHECK DATE:										
14295 GREAT PYRENEES TECHNOLOGY LLC										
2025-0016	25000539	08/19/2025			3,166.25		08/19/2025	INV	APP	CONSUL
CHECK DATE:										
2025-0017	25000274	08/19/2025			308.75		08/19/2025	INV	APP	PSA fo
CHECK DATE:										
2025-0018	25000274	08/19/2025			2,970.00		08/19/2025	INV	APP	PSA fo
CHECK DATE:										
					6,445.00					
4901 GREGG W DOBCZYK EXCAVATING										
08/04/2025		08/19/2025			9,900.00		08/19/2025	INV	APP	MAINTE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
18911 GT MECHANICAL INC										
23009492		08/19/2025			345.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
23009494		08/19/2025			1,084.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
23009544		08/19/2025			9,930.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
					11,359.00					
8493 HAIGES MACHINERY INC										
IT13026-IN		08/19/2025			368.06		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
15146 WEST JEFF AUTO SALES LLC										
445694J		08/19/2025			86.02		08/19/2025	INV	APP	PARTS
CHECK DATE:										
11860 HAWKINS INC										
7129363	25000024	08/19/2025			1,232.56		08/19/2025	INV	APP	2025 B
CHECK DATE:										
7140189	25000023	08/19/2025			5,372.00		08/19/2025	INV	APP	2025 M
CHECK DATE:										
7140190	25000023	08/19/2025			2,291.00		08/19/2025	INV	APP	2025 M
CHECK DATE:										
7140191	25000023	08/19/2025			3,160.00		08/19/2025	INV	APP	2025 M
CHECK DATE:										
7140192	25000023	08/19/2025			1,580.00		08/19/2025	INV	APP	2025 M
CHECK DATE:										
7140193	25000023	08/19/2025			1,580.00		08/19/2025	INV	APP	2025 M
CHECK DATE:										
7140195	25000023	08/19/2025			2,370.00		08/19/2025	INV	APP	2025 M
CHECK DATE:										
7140196	25000023	08/19/2025			1,896.00		08/19/2025	INV	APP	2025 M
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					19,481.56					
15357 HERVAS CONDON BERSANI PC										
JUNE 2025		08/19/2025			21,194.96		08/19/2025	INV	APP	23628-
CHECK DATE:										
18419 HINDSIGHT GRAPHICS LLC										
2924		08/19/2025			1,740.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
15947 HOERR CONSTRUCTION INC										
125-216	25000418	08/19/2025			139,032.37		08/19/2025	INV	APP	Garnse
CHECK DATE:										
125-260	25000418	08/19/2025			327,771.72		08/19/2025	INV	APP	Garnse
CHECK DATE:										
125-312	25000730	08/19/2025			58,817.16		08/19/2025	INV	APP	2025 F
CHECK DATE:										
					525,621.25					
18660 HYPOINT SOLUTIONS LLC										
2025110		08/19/2025			3,500.00		08/19/2025	INV	APP	LEASE
CHECK DATE:										
14024 ILL ENVIRONMENTAL PROTECTION AGENCY										
IL0022519(A)		08/19/2025			72,500.00		08/19/2025	INV	APP	2026 B
CHECK DATE:										
IL0033553(A)		08/19/2025			50,000.00		08/19/2025	INV	APP	2026 B
CHECK DATE:										
IL0076414(A)		08/19/2025			30,000.00		08/19/2025	INV	APP	2026 B
CHECK DATE:										
					152,500.00					
1186 ILL INSTITUTE FOR CONTINUING LEGAL										
ISO-536573		08/19/2025			459.00		08/19/2025	INV	APP	SUBSCR
CHECK DATE:										
17985 ILLINOIS FIRE INSPECTORS ASSOCIATION										
25341		08/19/2025			350.00		08/19/2025	INV	APP	TRAINI

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
13346 INFOSEND INC										
290965		08/19/2025			1,235.97		08/19/2025	INV	APP	JULY 2
CHECK DATE:										
292164		08/19/2025			1,178.97		08/19/2025	INV	APP	JULY 2
CHECK DATE:										
					2,414.94					
18736 INTERNODE LLC										
2025 GRANT		08/19/2025			5,214.00		08/19/2025	INV	APP	BUSINE
CHECK DATE:										
1262 INTERSTATE BATTERIES INC										
50925915		08/19/2025			290.94		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
50926175		08/19/2025			1,632.84		08/19/2025	INV	APP	PARTS
CHECK DATE:										
					1,923.78					
18132 INVISIO COMMUNICATIONS INC										
SI-US012951		08/19/2025			1,425.00		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
SI-US013451		08/19/2025			1,400.00		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
					2,825.00					
15554 J M PRINTERS INC										
167661P		08/19/2025			1,172.55		08/19/2025	INV	APP	PRINTI
CHECK DATE:										
1283 J S ALBERICO CONST CO INC										
3622		08/19/2025			2,450.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
16802 JACK'S CAR WASH & OIL LUBE										
1007		08/19/2025			906.00		08/19/2025	INV	APP	SERVIC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
8624 JACOB & HEFNER ASSOCIATES INC										
74436	25000462	08/19/2025			4,455.00		08/19/2025	INV	APP	PSA PH
CHECK DATE:										
1339 JCM UNIFORMS										
809099		08/19/2025			20.00		08/19/2025	INV	APP	SHIPPI
CHECK DATE:										
809112		08/19/2025			300.00		08/19/2025	INV	APP	POLICE
CHECK DATE:										
809314		08/19/2025			720.85		08/19/2025	INV	APP	UNIFOR
CHECK DATE:										
810978		08/19/2025			1,610.68		08/19/2025	INV	APP	FF UNI
CHECK DATE:										
811751	25000588	08/19/2025			42.00		08/19/2025	INV	APP	CIVILI
CHECK DATE:										
812785		08/19/2025			469.55		08/19/2025	INV	APP	UPGRAD
CHECK DATE:										
812801		08/19/2025			594.05		08/19/2025	INV	APP	UPGRAD
CHECK DATE:										
812819		08/19/2025			653.64		08/19/2025	INV	APP	UPGRAD
CHECK DATE:										
812826		08/19/2025			640.08		08/19/2025	INV	APP	UPGRAD
CHECK DATE:										
812834		08/19/2025			523.64		08/19/2025	INV	APP	UPGRAD
CHECK DATE:										
812837		08/19/2025			587.55		08/19/2025	INV	APP	UPGRAD
CHECK DATE:										
812850		08/19/2025			413.55		08/19/2025	INV	APP	UPGRAD
CHECK DATE:										
812869		08/19/2025			538.95		08/19/2025	INV	APP	M.STOP
CHECK DATE:										
812872		08/19/2025			443.55		08/19/2025	INV	APP	UPGRAD
CHECK DATE:										
812924		08/19/2025			496.55		08/19/2025	INV	APP	AGUIRR
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
813149	25000745	08/19/2025			508.85		08/19/2025	INV	APP	POLICE
CHECK DATE:										
813411		08/19/2025			4,538.01		08/19/2025	INV	APP	COMPRE
CHECK DATE:										
813413		08/19/2025			6,676.80		08/19/2025	INV	APP	POLICE
CHECK DATE:										
813414	25000762	08/19/2025			190.00		08/19/2025	INV	APP	DISPAT
CHECK DATE:										
813419		08/19/2025			838.85		08/19/2025	INV	APP	MCKEE
CHECK DATE:										
813460		08/19/2025			536.45		08/19/2025	INV	APP	UPGRAD
CHECK DATE:										
813468		08/19/2025			478.55		08/19/2025	INV	APP	UPGRAD
CHECK DATE:										
813475	25000774	08/19/2025			109.00		08/19/2025	INV	APP	POLICE
CHECK DATE:										
813486		08/19/2025			403.60		08/19/2025	INV	APP	UPGRAD
CHECK DATE:										
813569		08/19/2025			516.84		08/19/2025	INV	APP	LUKANC
CHECK DATE:										
813573		08/19/2025			525.95		08/19/2025	INV	APP	YANAK
CHECK DATE:										
813671		08/19/2025			183.95		08/19/2025	INV	APP	UNIFOR
CHECK DATE:										
813713		08/19/2025			7,935.50		08/19/2025	INV	APP	POLICE
CHECK DATE:										
813887	25000790	08/19/2025			403.35		08/19/2025	INV	APP	POLICE
CHECK DATE:										
					31,900.34					
10157 JEFFREY PRAH										
080125A		08/19/2025			90.00		08/19/2025	INV	APP	A/V CO
CHECK DATE:										
1359 JOLIET PUBLIC LIBRARY										
08012025		08/19/2025			3,788.76		08/19/2025	INV	APP	PAYROL
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1361 JOLIET REGION CHAMBER OF COMMERCE										
120073		08/19/2025			3,066.66		08/19/2025	INV	APP	MEMBER
CHECK DATE:										
120130		08/19/2025			45.00		08/19/2025	INV	APP	MEMBER
CHECK DATE:										
					3,111.66					
13874 JOLIET SLAMMERS - JOLIET COMMUNITY										
13-1243		08/19/2025			1,139.67		08/19/2025	INV	APP	LOCK R
CHECK DATE:										
13-1418		08/19/2025			27,369.51		08/19/2025	INV	APP	APRIL
CHECK DATE:										
13-1419		08/19/2025			90,000.00		08/19/2025	INV	APP	NETTIN
CHECK DATE:										
					118,509.18					
10764 JOLIET SUSPENSION INC										
142609		08/19/2025			622.04		08/19/2025	INV	APP	PARTS
CHECK DATE:										
18979 KETCIK, STAN										
07/31/2025		08/19/2025			500.00		08/19/2025	INV	APP	CONCER
CHECK DATE:										
9312 KIMBALL MIDWEST										
103547989		08/19/2025			2,951.24		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
103569805		08/19/2025			470.80		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
103594162		08/19/2025			935.29		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
103595837		08/19/2025			762.38		08/19/2025	INV	APP	PARTS
CHECK DATE:										
103599347		08/19/2025			427.37		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
103601910		08/19/2025			709.74		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
103611684		08/19/2025			1,752.78		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
103612779		08/19/2025			898.82		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
103612930		08/19/2025			185.00		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
103614175		08/19/2025			106.19		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
103614559		08/19/2025			139.47		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
103618017		08/19/2025			282.35		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
103618019		08/19/2025			151.02		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
103618781		08/19/2025			290.61		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
					10,063.06					
15769 MICHAEL KNICK										
MAY-JULY 2025		08/19/2025			3,900.00		08/19/2025	INV	APP	
CHECK DATE:										
1450 KNIGHT SECURITY ALARMS, INC										
259661		08/19/2025			25.00		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
18978 KOROSA, EDDIE										
07/31/2025		08/19/2025			600.00		08/19/2025	INV	APP	CONCER
CHECK DATE:										
14152 KUHAR VISION CARE										
172359		08/19/2025			179.00		08/19/2025	INV	APP	VISION
CHECK DATE:										
172507		08/19/2025			179.00		08/19/2025	INV	APP	VISION
CHECK DATE:										
172548		08/19/2025			179.00		08/19/2025	INV	APP	VISION
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					537.00					
15226 LABSOURCE INC										
006657998		08/19/2025			392.50		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
1541 LAI & ASSOCIATES INC										
25-62584		08/19/2025			2,933.47		08/19/2025	INV	APP	PARTS
CHECK DATE:										
18557 LANER MUCHIN LTD										
679079		08/19/2025			450.00		08/19/2025	INV	APP	PROFES
CHECK DATE:										
698918		08/19/2025			6,675.00		08/19/2025	INV	APP	PROFES
CHECK DATE:										
698919		08/19/2025			3,150.00		08/19/2025	INV	APP	PROFES
CHECK DATE:										
698920		08/19/2025			8,100.00		08/19/2025	INV	APP	PROFES
CHECK DATE:										
698922		08/19/2025			1,270.00		08/19/2025	INV	APP	PROFES
CHECK DATE:										
698923		08/19/2025			5,250.00		08/19/2025	INV	APP	PROFES
CHECK DATE:										
698924		08/19/2025			3,830.00		08/19/2025	INV	APP	PROFES
CHECK DATE:										
698925		08/19/2025			1,650.00		08/19/2025	INV	APP	PROFES
CHECK DATE:										
698926		08/19/2025			1,125.00		08/19/2025	INV	APP	PROFES
CHECK DATE:										
					31,500.00					
13142 LAWSON PRODUCTS INC										
9312568189		08/19/2025			193.37		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
3635 LEN COX & SONS EXCAVATING										
4807	25000359	08/19/2025			1,462,680.70		08/19/2025	INV	APP	Black

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
18101 LENOVO (UNITED STATES) INC										
6473420502		08/19/2025			3,633.46		08/19/2025	INV	APP	EQUIPM
CHECK DATE:										
6473420503		08/19/2025			777.00		08/19/2025	INV	APP	MONITO
CHECK DATE:										
					4,410.46					
18780 LENOVO GLOBAL TECH										
6800822694	25000500	08/19/2025			4,374.65		08/19/2025	INV	APP	TruSca
CHECK DATE:										
10407 LEXIS NEXIS RISK DATA MGMT INC										
1100182352		08/19/2025			200.00		08/19/2025	INV	APP	JULY 2
CHECK DATE:										
1300156907		08/19/2025			1,030.00		08/19/2025	INV	APP	MONTHL
CHECK DATE:										
					1,230.00					
17305 M & M AUTOCRAFTS LLC										
6825		08/19/2025			585.73		08/19/2025	INV	APP	PARTS
CHECK DATE:										
14210 MARK CRYER										
07/24/2025		08/19/2025			60.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
18961 MARTINEZ, TAMARA										
06/26/2025		08/19/2025			300.00		08/19/2025	INV	APP	CONCER
CHECK DATE:										
1679 MC MASTER-CARR SUPPLY CO										
47775459		08/19/2025			247.61		08/19/2025	INV	APP	PARTS
CHECK DATE:										
48105366		08/19/2025			170.30		08/19/2025	INV	APP	PARTS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
49904736		08/19/2025			32.91		08/19/2025	INV	APP	PARTS
CHECK DATE:										
					450.82					
5651 MCCANN INDUSTRIES,INC										
P85593		08/19/2025			322.69		08/19/2025	INV	APP	PARTS
CHECK DATE:										
P85617		08/19/2025			178.81		08/19/2025	INV	APP	PARTS
CHECK DATE:										
					501.50					
10340 ME SIMPSON CO INC										
44945	25000631	08/19/2025			11,700.00		08/19/2025	INV	APP	PSA fo
CHECK DATE:										
44963	25000631	08/19/2025			72,853.05		08/19/2025	INV	APP	PSA fo
CHECK DATE:										
					84,553.05					
13281 MEDWORKS-JOLIET										
422500		08/19/2025			721.89		08/19/2025	INV	APP	MEDICA
CHECK DATE:										
422658		08/19/2025			721.89		08/19/2025	INV	APP	EXAM
CHECK DATE:										
422707		08/19/2025			130.00		08/19/2025	INV	APP	TESTIN
CHECK DATE:										
422731		08/19/2025			130.00		08/19/2025	INV	APP	TESTIN
CHECK DATE:										
422837		08/19/2025			130.00		08/19/2025	INV	APP	TESTIN
CHECK DATE:										
					1,833.78					
18912 MICHIO MURAKISHI										
25022	25000795	08/19/2025			5,564.35		08/19/2025	INV	APP	CONSUL
CHECK DATE:										
25027	25000795	08/19/2025			5,706.25		08/19/2025	INV	APP	CONSUL
CHECK DATE:										
25034	25000795	08/19/2025			3,231.25		08/19/2025	INV	APP	CONSUL
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					14,501.85					
18635 MELTWATER NEWS US INC										
IN-S151-584621		08/19/2025			10,862.50		08/19/2025	INV	APP	MISC
CHECK DATE:										
1704 MENARDS-JOLIET										
3172		08/19/2025			76.86		08/19/2025	INV	APP	TOOLS/
CHECK DATE:										
3435		08/19/2025			11.25		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
3911		08/19/2025			179.99		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
3988		08/19/2025			27.27		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
4007		08/19/2025			95.12		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
4038		08/19/2025			135.96		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
4044		08/19/2025			10.71		08/19/2025	INV	APP	GRAFFI
CHECK DATE:										
4072		08/19/2025			57.97		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
4257.		08/19/2025			116.35		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
4570		08/19/2025			329.97		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
4593		08/19/2025			42.84		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
4639		08/19/2025			153.72		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
5151		08/19/2025			205.99		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
5156		08/19/2025			28.84		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
5243		08/19/2025			124.06		08/19/2025	INV	APP	TOOLS/
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
5514		08/19/2025			32.44		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
5515		08/19/2025			42.62		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
5573		08/19/2025			465.07		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
5584.		08/19/2025			511.41		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
5585		08/19/2025			37.92		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
5649		08/19/2025			75.07		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
5652		08/19/2025			38.69		08/19/2025	INV	APP	GRAFFI
CHECK DATE:										
5883	25000020	08/19/2025			-17.05		08/19/2025	CRM	APP	2025 B
CHECK DATE:										
5887	25000020	08/19/2025			411.75		08/19/2025	INV	APP	2025 B
CHECK DATE:										
5888	25000020	08/19/2025			149.50		08/19/2025	INV	APP	2025 B
CHECK DATE:										
5907		08/19/2025			149.79		08/19/2025	INV	APP	PAINTI
CHECK DATE:										
6045		08/19/2025			34.70		08/19/2025	INV	APP	PARTS
CHECK DATE:										
6090		08/19/2025			51.86		08/19/2025	INV	APP	PARTS/
CHECK DATE:										
6180		08/19/2025			320.34		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
6223		08/19/2025			93.21		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
6264	25000020	08/19/2025			30.08		08/19/2025	INV	APP	2025 B
CHECK DATE:										
6463	25000020	08/19/2025			51.38		08/19/2025	INV	APP	2025 B
CHECK DATE:										
6471		08/19/2025			477.70		08/19/2025	INV	APP	PAINT
CHECK DATE:										
6492		08/19/2025			25.98		08/19/2025	INV	APP	GRAFFI

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
6510		08/19/2025			158.20		08/19/2025	INV	APP	TOOLS/
CHECK DATE:										
6546		08/19/2025			90.98		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
6556		08/19/2025			63.07		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
6588		08/19/2025			26.46		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
6677		08/19/2025			153.94		08/19/2025	INV	APP	TOOLS/
CHECK DATE:										
6686		08/19/2025			61.72		08/19/2025	INV	APP	GRAFFI
CHECK DATE:										
6698		08/19/2025			98.22		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
6908		08/19/2025			36.99		08/19/2025	INV	APP	TOOLS/
CHECK DATE:										
99591		08/19/2025			29.82		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
					5,298.76					
18505 METAL SUPERMARKETS VILLA PARK										
1000985		08/19/2025			401.56		08/19/2025	INV	APP	PARTS
CHECK DATE:										
10349 METRO POWER, INC										
15335		08/19/2025			952.50		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
15336		08/19/2025			1,481.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
					2,433.50					
1713 METROPOLITAN INDUSTRIES										
INV074598		08/19/2025			450.00		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
INV074677		08/19/2025			1,416.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INV074904		08/19/2025			2,992.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
INV074905		08/19/2025			1,112.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
INV074906		08/19/2025			2,246.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
INV074907		08/19/2025			3,454.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
INV074924		08/19/2025			1,560.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
INV075054		08/19/2025			780.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
INV075200		08/19/2025			1,200.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
INV075437		08/19/2025			355.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
INV075504		08/19/2025			1,175.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
INV075505		08/19/2025			450.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
INV075506		08/19/2025			450.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
					17,640.00					
1736 MIDDLETON OVERHEAD DOORS INC										
1009705		08/19/2025			1,314.34		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
1010117		08/19/2025			2,568.44		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
					3,882.78					
7435 MIDWEST SUPPLY CO										
331386		08/19/2025			1,228.78		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
331577		08/19/2025			395.73		08/19/2025	INV	APP	REPAIR
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					1,624.51					
15918 BAYS INVESTMENT CORP										
041735		08/19/2025			170.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
1793 MOTOROLA SOLUTIONS - STARCOM										
9592820250701	25000163	08/19/2025			28,518.00		08/19/2025	INV	APP	YEARLY
CHECK DATE:										
18838 MUELLER, LAWSON, FROBISH, PC										
26014		08/19/2025			1,235.00		08/19/2025	INV	APP	LEGAL
CHECK DATE:										
16242 NALCO COMPANY LLC										
6660373859		08/19/2025			279.11		08/19/2025	INV	APP	RENTAL
CHECK DATE:										
1336 NAPA GENUINE PARTS										
867228		08/19/2025			33.87		08/19/2025	INV	APP	SMALL
CHECK DATE:										
867884		08/19/2025			20.87		08/19/2025	INV	APP	PARTS
CHECK DATE:										
868163		08/19/2025			8.69		08/19/2025	INV	APP	PARTS
CHECK DATE:										
868165		08/19/2025			43.45		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
868592		08/19/2025			34.74		08/19/2025	INV	APP	PARTS
CHECK DATE:										
868679		08/19/2025			10.20		08/19/2025	INV	APP	PARTS
CHECK DATE:										
868680		08/19/2025			700.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
868720		08/19/2025			77.62		08/19/2025	INV	APP	SMALL
CHECK DATE:										
868780		08/19/2025			1,099.74		08/19/2025	INV	APP	PARTS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
868833		08/19/2025			35.76		08/19/2025	INV	APP	PARTS
CHECK DATE:										
868868		08/19/2025			20.46		08/19/2025	INV	APP	PARTS
CHECK DATE:										
868924		08/19/2025			67.20		08/19/2025	INV	APP	PARTS
CHECK DATE:										
869080		08/19/2025			18.07		08/19/2025	INV	APP	PARTS
CHECK DATE:										
869487		08/19/2025			105.77		08/19/2025	INV	APP	PARTS
CHECK DATE:										
					2,276.44					
16182 NATIONAL COMMUNITY DEVELOPMENT ASSOCIATION										
FY26-311DUES		08/19/2025			1,545.00		08/19/2025	INV	APP	MEMBER
CHECK DATE:										
17946 NEW ERA SPREADING INC										
787	25000108	08/19/2025			84,716.73		08/19/2025	INV	APP	2025 B
CHECK DATE:										
791	25000108	08/19/2025			18,231.03		08/19/2025	INV	APP	2025 B
CHECK DATE:										
					102,947.76					
1885 NORLAB INC										
90172		08/19/2025			584.00		08/19/2025	INV	APP	MATERI
CHECK DATE:										
18926 OCTOBER SOCIAL MEDIA LLC										
7562		08/19/2025			4,500.00		08/19/2025	INV	APP	SOCIAL
CHECK DATE:										
17993 ODP BUSINESS SOLUTIONS LLC										
427079859001		08/19/2025			63.87		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
431775025001		08/19/2025			46.89		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					110.76					
1918 OESTREICH SERV CO, INC										
245284		08/19/2025			52.00		08/19/2025	INV	APP	KEYS
CHECK DATE:										
245762		08/19/2025			1,522.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
245867		08/19/2025			139.20		08/19/2025	INV	APP	PADLOC
CHECK DATE:										
245920		08/19/2025			7.00		08/19/2025	INV	APP	KEYS
CHECK DATE:										
					1,720.20					
13189 OMEGA PLUMBING INC										
10107824		08/19/2025			570.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
10107873		08/19/2025			320.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
10107935		08/19/2025			3,285.00		08/19/2025	INV	APP	WATER
CHECK DATE:										
10107974		08/19/2025			368.06		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
10108164		08/19/2025			350.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
10108182		08/19/2025			367.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
					5,260.06					
1943 OXBO MUFFLER AND BRAKES										
7437		08/19/2025			280.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
1950 PACE										
655501		08/19/2025			2,099.63		08/19/2025	INV	APP	7/25 P
CHECK DATE:										
655521		08/19/2025			9,563.73		08/19/2025	INV	APP	MAY 20
CHECK DATE:										
655522		08/19/2025			1,534.00		08/19/2025	INV	APP	MAY 20

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
					13,197.36					
13867 PARAMONT EO INC										
S701521472.001		08/19/2025			2,018.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
S701522953.001		08/19/2025			2,042.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
S701526798.001		08/19/2025			1,399.20		08/19/2025	INV	APP	PARTS
CHECK DATE:										
S701532403.001		08/19/2025			799.60		08/19/2025	INV	APP	PARTS
CHECK DATE:										
					6,258.80					
13258 PART D ADVISORS INC										
14742		08/19/2025			8,436.23		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
13978 PARTNERS AND PAWS VET SERVICES LLC										
152250		08/19/2025			414.00		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
152251		08/19/2025			809.68		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
152417		08/19/2025			204.00		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
152495		08/19/2025			50.09		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
152674		08/19/2025			10.23		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
					1,488.00					
2985 PETROLEUM TECHNOLOGIES EQPMT INC										
183810		08/19/2025			469.85		08/19/2025	INV	APP	PARTS
CHECK DATE:										
2030 PITNEY BOWES, INC										
3107330391		08/19/2025			1,495.80		08/19/2025	INV	APP	SERVIC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2043 POEHNER, DILLMAN & MAHALIK										
62732819	25000493	08/19/2025			26,223.50		08/19/2025	INV	APP	2025 P
CHECK DATE:										
13642 FERGUSON ENTERPRISES LLC										
0292798		08/19/2025			1,237.89		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
7740 POMP'S TIRE SERVICE INC										
411178221		08/19/2025			540.88		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
411179233		08/19/2025			2,599.90		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
690149058		08/19/2025			140.75		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
690149134		08/19/2025			107.00		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
					3,388.53					
13730 POWERDMS, INC										
INV-141080		08/19/2025			14,649.61		08/19/2025	INV	APP	ANNUAL
CHECK DATE:										
18983 PREMIER OCCUPATIONAL HEALTH AT SILVER CROSS LLC										
5727		08/19/2025			60.00		08/19/2025	INV	APP	ANNUAL
CHECK DATE:										
18681 PRESERVATION FUTURES LLC										
250801-002		08/19/2025			4,023.00		08/19/2025	INV	APP	AAC24
CHECK DATE:										
1948 PT FERRO CONSTR CO										
11778	25000674	08/19/2025			617.52		08/19/2025	INV	APP	STREET
CHECK DATE:										
11779	25000675	08/19/2025			942.40		08/19/2025	INV	APP	WATER-
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
11804	25000675	08/19/2025			620.00		08/19/2025	INV	APP	WATER-
CHECK DATE:										
PTF-PAY2 &FINAL	25000404	08/19/2025			5,874.73		08/19/2025	INV	APP	Joliet
CHECK DATE:										
					8,054.65					
11113 R BERTI & SONS CONTRACTORS INC										
PAYMENT 10		08/19/2025			9,567.00		08/19/2025	INV	APP	CAPTIA
CHECK DATE:										
PAYMENT 11		08/19/2025			159,485.50		08/19/2025	INV	APP	CAPTIA
CHECK DATE:										
					169,052.50					
13973 RAMIRO GUZMAN LANDSCAPING										
09506	25000538	08/19/2025			16,094.25		08/19/2025	INV	APP	Extens
CHECK DATE:										
2157 RAY O'HERRON CO INC -DANVILLE										
2425084	25000765	08/19/2025			17,555.00		08/19/2025	INV	APP	DEPART
CHECK DATE:										
14078 RAY O'HERRON CO INC -DOWNERS GROVE										
2424880	25000515	08/19/2025			188.99		08/19/2025	INV	APP	SOS UN
CHECK DATE:										
2425710	25000515	08/19/2025			76.49		08/19/2025	INV	APP	SOS UN
CHECK DATE:										
2426054	25000758	08/19/2025			800.00		08/19/2025	INV	APP	BALLIS
CHECK DATE:										
					1,065.48					
15505 REASONABLE TREE EXPERTS										
11807		08/19/2025			2,650.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
11809		08/19/2025			300.00		08/19/2025	INV	APP	CONTRA
CHECK DATE:										
					2,950.00					
999172 REFUND-ADJUDICATION										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
C8014-000572		08/19/2025			150.00		08/19/2025	INV	APP	REFUND
CHECK DATE:						PAYEE: ESTEFANIA ANGELES				
P1860-002286		08/19/2025			59.50		08/19/2025	INV	APP	REFUND
CHECK DATE:						PAYEE: NICOLE C JORDAN				
P7538-009650		08/19/2025			80.00		08/19/2025	INV	APP	REFUND
CHECK DATE:						PAYEE: SHANNON DOTI				
P7538-010282		08/19/2025			5.00		08/19/2025	INV	APP	REFUND
CHECK DATE:						PAYEE: BARRY A COLE				
P7538-010451		08/19/2025			30.00		08/19/2025	INV	APP	REFUND
CHECK DATE:						PAYEE: TODD WALTERS				
					324.50					
999168 REFUND-AMBULANCE										
24-E355440		08/19/2025			48.00		08/19/2025	INV	APP	HEBERT
CHECK DATE:						PAYEE: BLUE CROSS & BLUE SHIELD OF ILLI				
999178 REFUND-MISCELLANEOUS										
REFUND RENTAL LIC		08/19/2025			100.00		08/19/2025	INV	APP	REFUND
CHECK DATE:						PAYEE: BARBARA HRUSOSKY				
14221 MID-TOWN PETROLEUM ACQUISITION LLC										
X594937-IN		08/19/2025			2,912.40		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
X594939-IN		08/19/2025			2,736.40		08/19/2025	INV	APP	PARTS
CHECK DATE:										
X594942-IN		08/19/2025			2,773.95		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
					8,422.75					
2207 RENDELS INC										
67600		08/19/2025			2,319.81		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
P-138240		08/19/2025			175.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
					2,494.81					
2245 ROD BAKER FORD SALES INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
65782		08/19/2025			801.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
65797		08/19/2025			133.67		08/19/2025	INV	APP	PARTS
CHECK DATE:										
66532		08/19/2025			319.91		08/19/2025	INV	APP	PARTS
CHECK DATE:										
66533		08/19/2025			256.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
66581		08/19/2025			342.29		08/19/2025	INV	APP	PARTS
CHECK DATE:										
CM65796		08/19/2025			-250.00		08/19/2025	CRM	APP	PARTS
CHECK DATE:										
CM66173		08/19/2025			-197.68		08/19/2025	CRM	APP	PARTS
CHECK DATE:										
					1,405.19					
2261 RON TIRAPELLI FORD, INC.										
248921	25000814	08/19/2025			73,509.00		08/19/2025	INV	APP	AUTOMO
CHECK DATE:										
3042493577		08/19/2025			2,145.58		08/19/2025	INV	APP	PARTS
CHECK DATE:										
3042567829		08/19/2025			81.42		08/19/2025	INV	APP	PARTS
CHECK DATE:										
661912CM2		08/19/2025			-75.00		08/19/2025	CRM	APP	CREDIT
CHECK DATE:										
663389CM		08/19/2025			-400.00		08/19/2025	CRM	APP	CREDIT
CHECK DATE:										
664152-01CM		08/19/2025			-200.00		08/19/2025	CRM	APP	PARTS
CHECK DATE:										
664231CM		08/19/2025			-75.00		08/19/2025	CRM	APP	CREDIT
CHECK DATE:										
664580		08/19/2025			332.75		08/19/2025	INV	APP	PARTS
CHECK DATE:										
664665		08/19/2025			271.43		08/19/2025	INV	APP	PARTS
CHECK DATE:										
664709		08/19/2025			42.08		08/19/2025	INV	APP	PARTS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
664734		08/19/2025			210.38		08/19/2025	INV	APP	PARTS
CHECK DATE:										
664779		08/19/2025			210.38		08/19/2025	INV	APP	PARTS
CHECK DATE:										
664794		08/19/2025			526.84		08/19/2025	INV	APP	PARTS
CHECK DATE:										
664794-01		08/19/2025			55.14		08/19/2025	INV	APP	PARTS
CHECK DATE:										
664825		08/19/2025			117.13		08/19/2025	INV	APP	PARTS
CHECK DATE:										
664828		08/19/2025			68.82		08/19/2025	INV	APP	PARTS
CHECK DATE:										
664883		08/19/2025			52.48		08/19/2025	INV	APP	PARTS
CHECK DATE:										
664936-01		08/19/2025			47.52		08/19/2025	INV	APP	PARTS
CHECK DATE:										
664970		08/19/2025			745.82		08/19/2025	INV	APP	PARTS
CHECK DATE:										
664971		08/19/2025			1,667.71		08/19/2025	INV	APP	PARTS
CHECK DATE:										
665044		08/19/2025			818.20		08/19/2025	INV	APP	PARTS
CHECK DATE:										
665048		08/19/2025			181.50		08/19/2025	INV	APP	PARTS
CHECK DATE:										
					80,334.18					
14090 RUSH TRUCK CENTERS OF ILLINOIS INC										
2903-00158	25000784	08/19/2025			119,955.00		08/19/2025	INV	APP	AUTOMO
CHECK DATE:										
2903-00160	25000784	08/19/2025			119,955.00		08/19/2025	INV	APP	AUTOMO
CHECK DATE:										
2903-00161	25000784	08/19/2025			119,955.00		08/19/2025	INV	APP	AUTOMO
CHECK DATE:										
2903-00164	25000784	08/19/2025			119,432.00		08/19/2025	INV	APP	AUTOMO
CHECK DATE:										
2903-00166	25000784	08/19/2025			119,432.00		08/19/2025	INV	APP	AUTOMO
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
3042648722		08/19/2025			261.55		08/19/2025	INV	APP	PARTS
CHECK DATE:										
3042693210		08/19/2025			240.49		08/19/2025	INV	APP	PARTS
CHECK DATE:										
3042749223		08/19/2025			497.04		08/19/2025	INV	APP	PARTS
CHECK DATE:										
53025-01	25000784	08/19/2025			136,414.00		08/19/2025	INV	APP	AUTOMO
CHECK DATE:										
53025-02	25000784	08/19/2025			136,414.00		08/19/2025	INV	APP	AUTOMO
CHECK DATE:										
53025-03	25000784	08/19/2025			136,414.00		08/19/2025	INV	APP	AUTOMO
CHECK DATE:										
53025-04	25000784	08/19/2025			136,414.00		08/19/2025	INV	APP	AUTOMO
CHECK DATE:										
53025-05	25000784	08/19/2025			136,937.00		08/19/2025	INV	APP	AUTOMO
CHECK DATE:										
					1,282,321.08					
18844 SEAL-RITE ASPHALT MAINTENANCE										
4658		08/19/2025			7,700.00		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
17602 SEASON AND TIME										
0000284		08/19/2025			150.00		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
9816 SEECO CONSULTANTS INC										
19941		08/19/2025			5,500.00		08/19/2025	INV	APP	SOIL B
CHECK DATE:										
16855 SHEFFIELD SAFETY & LOSS CONTROL LLC										
20072632	25000655	08/19/2025			7,900.00		08/19/2025	INV	APP	PSA fo
CHECK DATE:										
20072633	25000655	08/19/2025			12,887.50		08/19/2025	INV	APP	PSA fo
CHECK DATE:										
					20,787.50					
16931 SHEFFIELD SUPPLY & EQUIPMENT										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
21921		08/19/2025			900.00		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
18984 SHERN, CHRISTOPHER										
08/07/2025		08/19/2025			400.00		08/19/2025	INV	APP	CONCER
CHECK DATE:										
2389 SHERWIN-WILLIAMS										
0419-4		08/19/2025			41.95		08/19/2025	INV	APP	PAINT
CHECK DATE:										
6070-7		08/19/2025			584.25		08/19/2025	INV	APP	PAINT
CHECK DATE:										
6080-6		08/19/2025			41.95		08/19/2025	INV	APP	PAINT
CHECK DATE:										
					668.15					
2392 SHOREWOOD HOME & AUTO										
01-476756		08/19/2025			88.28		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
01-476792		08/19/2025			10.66		08/19/2025	INV	APP	PARTS
CHECK DATE:										
01-477012		08/19/2025			353.59		08/19/2025	INV	APP	GATOR
CHECK DATE:										
01-477687		08/19/2025			35.32		08/19/2025	INV	APP	GATOR
CHECK DATE:										
01-478702		08/19/2025			1,227.63		08/19/2025	INV	APP	PARTS
CHECK DATE:										
01-479491		08/19/2025			794.89		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
01-479726		08/19/2025			15.98		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
					2,526.35					
9747 SIGNARAMA										
INV-3303		08/19/2025			115.62		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
12533 SIRCHIE ACQUISITION COMPANY LLC										
0703452-IN		08/19/2025			399.97		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
18278 SMART SOLUTIONS GROUP										
1956		08/19/2025			1,000.00		08/19/2025	INV	APP	SUBSCR
CHECK DATE:										
18568 SOUTH OAK DODGE INC										
1702165		08/19/2025			261.45		08/19/2025	INV	APP	PARTS
CHECK DATE:										
2472 STANDARD EQUIPMENT CO INC										
P05286		08/19/2025			675.97		08/19/2025	INV	APP	PARTS
CHECK DATE:										
P05433		08/19/2025			894.27		08/19/2025	INV	APP	PARTS
CHECK DATE:										
S01467		08/19/2025			6,524.59		08/19/2025	INV	APP	PARTS
CHECK DATE:										
					8,094.83					
2474 STANDARD TRUCK PARTS INC										
1031893		08/19/2025			216.90		08/19/2025	INV	APP	PARTS
CHECK DATE:										
1031894		08/19/2025			1,546.62		08/19/2025	INV	APP	PARTS
CHECK DATE:										
1031903		08/19/2025			680.23		08/19/2025	INV	APP	PARTS
CHECK DATE:										
1031904		08/19/2025			867.68		08/19/2025	INV	APP	PARTS
CHECK DATE:										
1031918		08/19/2025			162.49		08/19/2025	INV	APP	PARTS
CHECK DATE:										
1031919		08/19/2025			156.22		08/19/2025	INV	APP	PARTS
CHECK DATE:										
1031944		08/19/2025			11.92		08/19/2025	INV	APP	PARTS
CHECK DATE:										
1031945		08/19/2025			229.04		08/19/2025	INV	APP	PARTS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
1031978		08/19/2025			456.78		08/19/2025	INV	APP	PARTS
CHECK DATE:										
1031981		08/19/2025			633.50		08/19/2025	INV	APP	PARTS
CHECK DATE:										
					4,961.38					
17176 STANTEC CONSULTING SERVICES INC										
2418750-A	25000336	08/19/2025			2,094,322.15		08/19/2025	INV	APP	Altern
CHECK DATE:										
18935 STAPLES CONTRACT & COMMERCIAL LLC										
6038896512		08/19/2025			1,399.60		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
15637 ILLINOIS DEPARTMENT OF INNOVATION & TECHNOLOGY										
T2528710		08/19/2025			956.15		08/19/2025	INV	APP	LEADS
CHECK DATE:										
18087 STATPACKS INC										
25-68156PPB		08/19/2025			1,328.00		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
2509 STEVE SPIESS CONSTRUCTION INC										
5428		08/19/2025			4,261.75		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
5463	25000724	08/19/2025			89,911.99		08/19/2025	INV	APP	Fairmo
CHECK DATE:										
					94,173.74					
2523 STRAND ASSOC INC										
0227347	25000318	08/19/2025			5,977.13		08/19/2025	INV	APP	On-Cal
CHECK DATE:										
0227554	25000319	08/19/2025			1,321.51		08/19/2025	INV	APP	PSA De
CHECK DATE:										
227553	25000240	08/19/2025			8,255.91		08/19/2025	INV	APP	ESTP -
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					15,554.55					
11947 STRYKER EMS EQUIPMENT-										
9209939227		08/19/2025			2,774.70		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
9209940942		08/19/2025			237.10		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
					3,011.80					
18047 STUENKEL FARMS										
CM424-25		08/19/2025			71,400.00		08/19/2025	INV	APP	LEASE
CHECK DATE:										
4027 SUBURBAN LABORATORIES, INC										
GA5003374	25000017	08/19/2025			412.50		08/19/2025	INV	APP	2025 -
CHECK DATE:										
GA5003437	25000016	08/19/2025			1,182.00		08/19/2025	INV	APP	2025 B
CHECK DATE:										
GA5003438	25000021	08/19/2025			1,365.00		08/19/2025	INV	APP	2025 N
CHECK DATE:										
GA5003439		08/19/2025			126.00		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
GA5003821	25000022	08/19/2025			20.00		08/19/2025	INV	APP	2025 D
CHECK DATE:										
GA5003822	25000017	08/19/2025			565.50		08/19/2025	INV	APP	2025 -
CHECK DATE:										
GA5003823		08/19/2025			1,650.00		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
GA5003953	25000016	08/19/2025			1,155.00		08/19/2025	INV	APP	2025 B
CHECK DATE:										
GA5003954	25000021	08/19/2025			1,036.00		08/19/2025	INV	APP	2025 N
CHECK DATE:										
					7,512.00					
9857 SUNBELT PUMP & POWER RENTALS										
170938196-0001		08/19/2025			861.26		08/19/2025	INV	APP	RENTAL
CHECK DATE:										
171580137-0001		08/19/2025			1,565.00		08/19/2025	INV	APP	RENTAL

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
					2,426.26					
15578 TEKLAB INC										
329650	25000027	08/19/2025			209.42		08/19/2025	INV	APP	2025 I
CHECK DATE:										
18783 TELUS COMMUNICATIONS INC										
2423	25000110	08/19/2025			1,426.99		08/19/2025	INV	APP	GPS/AV
CHECK DATE:										
18284 TERRAPIN AQUATICS MANAGEMENT LLC										
103883		08/19/2025			2,600.00		08/19/2025	INV	APP	POND M
CHECK DATE:										
12548 THOMSON WEST										
852304648		08/19/2025			409.33		08/19/2025	INV	APP	JULY 2
CHECK DATE:										
852306402		08/19/2025			2,953.48		08/19/2025	INV	APP	JULY 2
CHECK DATE:										
					3,362.81					
18842 THREE RIVERS TRANSPORT LLC										
1064		08/19/2025			500.00		08/19/2025	INV	APP	SAMPLE
CHECK DATE:										
1065		08/19/2025			500.00		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
					1,000.00					
13589 TIFCO INDUSTRIES INC										
72109696		08/19/2025			645.90		08/19/2025	INV	APP	PARTS
CHECK DATE:										
72111203		08/19/2025			757.39		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
					1,403.29					
18402 TORIC ENGINEERING LLC										
008850		08/19/2025			672.00		08/19/2025	INV	APP	REPAIR

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
12663 TOTAL PARKING SOLUTIONS INC										
107355		08/19/2025			360.00		08/19/2025	INV	APP	PAPER
CHECK DATE:										
15383 TRAFFIC SAFETY WAREHOUSE										
142309A	25000808	08/19/2025			523.75		08/19/2025	INV	APP	FOR TR
CHECK DATE:										
9199 TRI-K SUPPLIES INC										
126599		08/19/2025			1,556.60		08/19/2025	INV	APP	CLEANI
CHECK DATE:										
126811		08/19/2025			126.88		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
126933		08/19/2025			687.60		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
					2,371.08					
17646 TRICO MECHANICAL INC										
15628		08/19/2025			3,319.61		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
15629		08/19/2025			2,141.31		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
15670		08/19/2025			3,369.52		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
15702		08/19/2025			620.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
15713		08/19/2025			2,895.18		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
15714		08/19/2025			2,052.15		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
					14,397.77					
9584 TROY FIRE PROTECTION DISTRICT										
07/17/2025		08/19/2025			3,000.00		08/19/2025	INV	APP	TRAINI
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
12259 ULINE INC										
195169630		08/19/2025			1,513.50		08/19/2025	INV	APP	JPD RU
CHECK DATE:										
195243240		08/19/2025			4,139.06		08/19/2025	INV	APP	MISC
CHECK DATE:										
195498323		08/19/2025			1,844.90		08/19/2025	INV	APP	FUEL S
CHECK DATE:										
196008098		08/19/2025			453.13		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
					7,950.59					
2718 UNDERGROUND PIPE & VALVE										
074123		08/19/2025			495.00		08/19/2025	INV	APP	TOOLS
CHECK DATE:										
074148		08/19/2025			895.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
074727		08/19/2025			400.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
074837		08/19/2025			69.00		08/19/2025	INV	APP	PARTS
CHECK DATE:										
074913	25000756	08/19/2025			13,550.00		08/19/2025	INV	APP	Purcha
CHECK DATE:										
					15,409.00					
2727 UNITED LAB INC										
INV440129		08/19/2025			2,726.78		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
INV440417		08/19/2025			1,311.24		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
INV440491		08/19/2025			1,676.72		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
INV440821		08/19/2025			1,363.35		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
					7,078.09					
10617 UNITED METERS INC										
4730	25000463	08/19/2025			157,683.00		08/19/2025	INV	APP	2025 S

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
13844 UNIVAR SOLUTIONS USA LLC										
53115691	25000244	08/19/2025			439.43		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53115696	25000244	08/19/2025			378.98		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53135068	25000244	08/19/2025			369.68		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53135069	25000244	08/19/2025			690.53		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53135071	25000244	08/19/2025			2,552.85		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53135072	25000244	08/19/2025			3,094.58		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53135075	25000244	08/19/2025			509.18		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53135077	25000244	08/19/2025			995.10		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53135080	25000244	08/19/2025			1,109.03		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53143650	25000244	08/19/2025			172.05		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53149729	25000244	08/19/2025			381.30		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53149731	25000244	08/19/2025			1,018.35		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53149734	25000244	08/19/2025			383.63		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53149735	25000244	08/19/2025			1,334.55		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53149736	25000244	08/19/2025			590.55		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53149739	25000244	08/19/2025			774.23		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53157326	25000244	08/19/2025			337.13		08/19/2025	INV	APP	2025 D
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
53157327		25000244 08/19/2025			581.25		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53167862		25000244 08/19/2025			395.25		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53167863		25000244 08/19/2025			1,232.25		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53167864		25000244 08/19/2025			1,016.03		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53167866		25000244 08/19/2025			2,889.98		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53167867		25000244 08/19/2025			2,790.00		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53167869		25000244 08/19/2025			332.48		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53167871		25000244 08/19/2025			569.62		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53179232		25000244 08/19/2025			1,162.50		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53179233		25000244 08/19/2025			388.28		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53186022		25000244 08/19/2025			446.40		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53186024		25000244 08/19/2025			992.78		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53186026		25000244 08/19/2025			1,178.78		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53186027		25000244 08/19/2025			592.88		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53186029		25000244 08/19/2025			653.33		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53186030		25000244 08/19/2025			290.62		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53197851		25000244 08/19/2025			688.20		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53205382		25000244 08/19/2025			427.80		08/19/2025	INV	APP	2025 D
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
53205384	25000244	08/19/2025			1,185.75		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53205385	25000244	08/19/2025			604.50		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53205387	25000244	08/19/2025			2,099.48		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53205388	25000244	08/19/2025			1,029.98		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53208954	25000244	08/19/2025			941.63		08/19/2025	INV	APP	2025 D
CHECK DATE:										
53208955	25000244	08/19/2025			1,016.03		08/19/2025	INV	APP	2025 D
CHECK DATE:										
					38,636.95					
18654 URBAN 3 LLC										
AC000377B	25000253	08/19/2025			9,570.25		08/19/2025	INV	APP	Profes
CHECK DATE:										
2707 US CONFERENCE OF MAYORS										
INV005734		08/19/2025			13,870.00		08/19/2025	INV	APP	ANNUAL
CHECK DATE:										
11967 US GAS										
459462		08/19/2025			150.26		08/19/2025	INV	APP	OXYGEN
CHECK DATE:										
459463		08/19/2025			69.71		08/19/2025	INV	APP	OXYGEN
CHECK DATE:										
459464		08/19/2025			71.42		08/19/2025	INV	APP	OXYGEN
CHECK DATE:										
459465		08/19/2025			122.84		08/19/2025	INV	APP	OXYGEN
CHECK DATE:										
480024		08/19/2025			286.00		08/19/2025	INV	APP	RENTAL
CHECK DATE:										
480025		08/19/2025			84.50		08/19/2025	INV	APP	RENTAL
CHECK DATE:										
480026		08/19/2025			52.00		08/19/2025	INV	APP	RENTAL
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
480027		08/19/2025			182.00		08/19/2025	INV	APP	RENTAL
CHECK DATE:										
480028		08/19/2025			247.00		08/19/2025	INV	APP	RENTAL
CHECK DATE:										
480029		08/19/2025			84.50		08/19/2025	INV	APP	RENTAL
CHECK DATE:										
480030		08/19/2025			208.00		08/19/2025	INV	APP	RENTAL
CHECK DATE:										
480031		08/19/2025			91.00		08/19/2025	INV	APP	RENTAL
CHECK DATE:										
480032		08/19/2025			65.00		08/19/2025	INV	APP	RENTAL
CHECK DATE:										
480033		08/19/2025			156.00		08/19/2025	INV	APP	RENTAL
CHECK DATE:										
					1,870.23					
18272 HD SUPPLY INC										
INV00751044		08/19/2025			1,266.01		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
INV00753134		08/19/2025			657.59		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
INV00753695		08/19/2025			75.15		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
INV00761330		08/19/2025			118.38		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
					2,117.13					
18454 USALCO LLC										
910169556	25000031	08/19/2025			4,770.84		08/19/2025	INV	APP	2025 A
CHECK DATE:										
910177367	25000031	08/19/2025			4,776.07		08/19/2025	INV	APP	2025 A
CHECK DATE:										
910177368	25000031	08/19/2025			4,721.86		08/19/2025	INV	APP	2025 A
CHECK DATE:										
910179189	25000031	08/19/2025			4,813.20		08/19/2025	INV	APP	2025 A
CHECK DATE:										
910179190	25000031	08/19/2025			4,811.17		08/19/2025	INV	APP	2025 A
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
910179214	25000031	08/19/2025			4,755.47		08/19/2025	INV	APP	2025 A
CHECK DATE:										
910180434	25000031	08/19/2025			4,786.60		08/19/2025	INV	APP	2025 A
CHECK DATE:										
910181226	25000031	08/19/2025			4,754.16		08/19/2025	INV	APP	2025 A
CHECK DATE:										
910181234	25000031	08/19/2025			4,773.17		08/19/2025	INV	APP	2025 A
CHECK DATE:										
910181943	25000031	08/19/2025			4,760.42		08/19/2025	INV	APP	2025 A
CHECK DATE:										
910183052	25000031	08/19/2025			4,784.67		08/19/2025	INV	APP	2025 A
CHECK DATE:										
					52,507.63					
2763 VARDAL SURVEYING SYSTEMS										
92887		08/19/2025			677.15		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
92911		08/19/2025			129.25		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
92916		08/19/2025			39.60		08/19/2025	INV	APP	SUPPLI
CHECK DATE:										
					846.00					
15358 VEGA AMERICAS INC										
652161		08/19/2025			1,908.30		08/19/2025	INV	APP	PARTS
CHECK DATE:										
18225 VERIZON COMMUNICATIONS INC										
300000075185		08/19/2025			3,066.45		08/19/2025	INV	APP	GPS
CHECK DATE:										
18423 VOIANCE LANGUAGE SERVICES LLC										
2025052013		08/19/2025			61.27		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
15908 VONAGE BUSINESS INC										
2361813	25000002	08/19/2025			12,444.81		08/19/2025	INV	APP	VONAGE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
8139 WASTE MANAGEMENT INC										
0007202-2007-8		08/19/2025			1,968.00		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
7191590-2007-7		08/19/2025			1,225,025.00		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
					1,226,993.00					
2846 WELSCH READY MIX INC										
31JUL2025-67288		08/19/2025			685.75		08/19/2025	INV	APP	MATERI
CHECK DATE:										
2848 WERMER ROGERS DORAN &										
84802		08/19/2025			50,000.00		08/19/2025	INV	APP	SERVIC
CHECK DATE:										
17967 WESCO DISTRIBUTION INC										
222558		08/19/2025			5,341.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
2853 WEST SIDE TRACTOR SALES CO										
K82582		08/19/2025			2,263.70		08/19/2025	INV	APP	PARTS
CHECK DATE:										
14009 WHITE CAP LP										
10021838098		08/19/2025			292.69		08/19/2025	INV	APP	PARTS
CHECK DATE:										
10022156785		08/19/2025			566.37		08/19/2025	INV	APP	TOOLS
CHECK DATE:										
					859.06					
18206 WHITMORE INVESTMENTS										
823880	25000743	08/19/2025			99.03		08/19/2025	INV	APP	2025 B
CHECK DATE:										
823933	25000743	08/19/2025			219.29		08/19/2025	INV	APP	2025 B
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
823935		08/19/2025			28.36		08/19/2025	INV	APP	PARTS
CHECK DATE:										
823937		08/19/2025			17.18		08/19/2025	INV	APP	PARTS
CHECK DATE:										
					363.86					
5894 WHOLESALE DIRECT INC										
000275240		08/19/2025			966.17		08/19/2025	INV	APP	PARTS
CHECK DATE:										
11250 WILL COUNTY 911 SYSTEM										
250612-05		08/19/2025			10,375.00		08/19/2025	INV	APP	EVERBR
CHECK DATE:										
2901 WILLETT HOFMANN & ASSOC										
39158	25000457	08/19/2025			1,351.58		08/19/2025	INV	APP	Hickor
CHECK DATE:										
16210 WINDOW WORLD OF JOLIET INC										
53182		08/19/2025			4,878.00		08/19/2025	INV	APP	WINDOW
CHECK DATE:										
2938 WUNDERLICH DOORS										
208856		08/19/2025			1,170.00		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
504084		08/19/2025			2,355.82		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
					3,525.82					
10750 WUNDERLICH-MALEC ENVIRONMENTAL										
27660		08/19/2025			6,927.30		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
27662		08/19/2025			3,064.83		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
27722		08/19/2025			2,125.30		08/19/2025	INV	APP	REPAIR
CHECK DATE:										
27847		08/19/2025			3,836.20		08/19/2025	INV	APP	REPAIR
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					15,953.63					
		836 INVOICES			14,058,537.66					

** 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: 08/04/2025
Department: Finance
Final Action:
Title:
Agenda Date: 08/19/2025
Attachments: Invoices 08.19.25.pdf
Entered by: rgatson@joliet.gov

Memo

File #: 440-25 **Agenda Date:**8/19/2025

TO: Mayor and City Council

FROM: Chris Sternal, Director of IT

SUBJECT:
Award of Contract to DTS for VUEWorks Asset Management Software Support and Hosting in the amount of $70,000.00

BACKGROUND:
The City of Joliet has been using VUEWorks for six years as its official asset management system. This comprehensive system tracks spatial and non-spatial assets, manages service requests, and handles work orders. Since its implementation, VUEWorks has experienced exponential growth, extending its usage to departments such as Public Utilities, Public Works, Information Technology, Community Development, and the Police Department. The City's popular citizen request portal and mobile app, CitizenVUE, are also supported by and integrated with VUEWorks. Over the past year, VUEWorks has continued to evolve, incorporating new features and improvements that enhance its functionality and user experience.

This item was recommended for City Council approval by the Communication, Technology and Information Systems Committee at the August 6, 2025 meeting.

CONCLUSION:
Payment of the annual hosting, maintenance, and technical support fees is necessary to maintain use of this critical software system to manage the assets of the City and to respond to issues reported by residents. Renewing the City's VUEWorks subscription for 2025 will ensure uninterrupted service and support, allowing the City to continue leveraging this essential tool for efficient asset management and responsive citizen service.

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. Three of these circumstances apply:
(b) Purchases for additions to and repairs and maintenance of equipment owned by the City which may be more efficiently added to, repaired or maintained by a certain person;
(f) Purchases when authorized by a concurring vote of two-thirds of the Mayor and City Council;
(g) Purchases of professional services.

Sufficient funds exist utilizing the IT Contractual Services Budget (Org 04001000, object 524200, $70,000.00).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council award a contract to DTS for

VUEWorks Asset Management Software Support and Hosting in the amount of $70,000.00.

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dts
MAKERS OF vueworks.

482 S Keller Road
Suite 300
Orlando,FL **32810-6101**

Phone: 407-382-5222

Quote

Date	Estimate #
7/22/2025	25-26

Name / Address
City of Joliet Attn: Accounts Payable 150 W Jefferson Street Joliet, IL 60432

Project	P.O. No.
100062105	

Description		Total
VUEWorks Maintenance & Support:		
Annual Technical Support and Maintenance		$40,000.00
Annual Hosting		$30,000.00
October 01, 2025 to September 30, 2026		

All payments must be made in U.S. Dollars.

Total $70,000.00

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 440-25

File ID: 440-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 08/06/2025

Department: **Final Action:**

Title: Award of Contract to DTS for VUEWorks Asset Management Software Support and Hosting in the amount of $70,000.00

Agenda Date: 08/19/2025

Attachments: VUEWorks Renewal Quote 2025.pdf

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/7/2025	Gina Logalbo	Approve	8/8/2025
1	2	8/11/2025	Christopher Sternal	Approve	8/11/2025
1	3	8/12/2025	Kevin Sing	Approve	8/13/2025
1	4	8/12/2025	Todd Lenzie	Approve	8/14/2025
1	5	8/15/2025	Beth Beatty	Approve	8/14/2025

Memo

File #: 441-25 **Agenda Date:**8/19/2025

TO: Mayor and City Council

FROM: Chris Sternal, Director of IT

SUBJECT:
Award of Contract to CDWG for the Renewal of Cradlepoint NetCloud Mobile Router Licensing in the Amount of $44,278.00

BACKGROUND:
The City of Joliet currently uses Cradlepoint NetCloud Essentials for Mobile Routers to manage and secure our mobile networks. These routers provide strong wireless connections for vehicles, field workers, and remote sites, ensuring they stay connected.

NetCloud offers features like real-time network monitoring, advanced security, and easy integration with our current IT systems. This service is especially useful for our city's mobile units, such as emergency vehicles and remote field workers, providing them with reliable and secure internet access.

This item was recommended for City Council approval by the Communication, Technology and Information Systems Committee at the August 6, 2025 meeting.

CONCLUSION:
To continue benefiting from the Cradlepoint NetCloud service, we need to renew our existing subscription licenses. This renewal will ensure our mobile units have reliable and secure connectivity, which is crucial for their operations.

To ensure competitive pricing, the renewal will be purchased using the Sourcewell-State of IL R-257160 contract.

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. Two of these circumstances apply:
(b) Purchases for additions to and repairs and maintenance of equipment owned by the City which may be more efficiently added to, repaired or maintained by a certain person;
(f) Purchases when authorized by a concurring vote of two-thirds (2/3) of the Mayor and City Council;

Sufficient Funds exist utilizing the Information Technology Repairs and Maintenance budget (Org 04013000, Object 524300, $44,278.00)

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council award a contract to CDWG for the renewal of Cradlepoint NetCloud Mobile Router licensing in the amount of $44,278.00.

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 441-25

File ID: 441-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 08/06/2025

Department: **Final Action:**

Title: Award of Contract to CDWG for the Renewal of Cradlepoint NetCloud Mobile Router Licensing in the Amount of $44,278.00

Agenda Date: 08/19/2025

Attachments: CDW Cradlepoint Quote.pdf

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/12/2025	Gina Logalbo	Approve	8/8/2025
1	2	8/12/2025	Christopher Sternal	Approve	8/14/2025
1	3	8/13/2025	Kevin Sing	Approve	8/14/2025
1	4	8/13/2025	Todd Lenzie	Approve	8/15/2025
1	5	8/15/2025	Beth Beatty	Approve	8/15/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 442-25 **Agenda Date:**8/19/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Approval of Change Order No. 1 for the Advanced Traffic Management System Phase A Project - MFT Section No. 21-00546-01-TL to H & H Electric Company in the Amount of $98,848.77 and Payment Request No. 3 and Final in the Amount of $332,591.08

BACKGROUND:
On Tuesday, July 16, 2024, the Mayor and City Council awarded the Advanced Traffic Management System (ATMS) Phase A Project, in the amount of $1,040,442.25, to H & H Electric Company.

The Public Service Committee will review this matter.

CONCLUSION:
This project has been completed, inspected, and accepted by the Department of Public Works. Change Order No. 1, a net addition in the amount of $98,848.77, is the result of the following times:

1. Additional quantity for Fiber Optic Cable required.
2. Deduction of quantity for Splice Fiber in Cabinet not used.
3. Balancing of final quantities.

Funds will be charged to the Motor Fuel Tax Fund / Infrastructure (Org 20090270, Object 557200, $98,848.77).

Also, included is Payment Request No. 3 and Final, in the amount of $332,591.08, on behalf of H & H Electric Company.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council take the following actions:

1. Approve Change Order No. 1, a net addition in the amount of $98,848.77.
2. Approve Payment Request No. 3 and Final, in the amount of $332,591.08, on behalf of H & H Electric Company.

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 442-25

File ID: 442-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 08/06/2025

Department: Public Works **Final Action:**

Title: Approval of Change Order No. 1 for the Advanced Traffic Management System Phase A Project - MFT Section No. 21-00546-01-TL to H & H Electric Company in the Amount of $98,848.77 and Payment Request No. 3 and Final in the Amount of $332,591.08

Agenda Date: 08/19/2025

Entered by: rlubash@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/12/2025	Gina Logalbo	Approve	8/11/2025
1	2	8/12/2025	Greg Ruddy	Approve	8/14/2025
1	3	8/13/2025	Kevin Sing	Approve	8/14/2025
1	4	8/13/2025	Todd Lenzie	Approve	8/15/2025
1	5	8/15/2025	Beth Beatty	Approve	8/15/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 444-25 **Agenda Date:**8/19/2025

TO: Mayor and City Council

FROM: William Evans, Chief of Police

SUBJECT:
Approval of New Position and Authorization to Fill Vacancy

Joliet Police Department- Digital Forensic-Crime Analyst (1 Position)

The Digital Forensic-Crime Analyst will work directly with Detectives, Officers, other law enforcement partners, and the State's Attorney's Office. This position will report to the Deputy Chief of Investigations at the Joliet Police Department.

The Digital Forensic-Crime Analyst will perform electronic evidence and data processing to assist detectives with the investigation, analysis, and processing of digital or electronic evidence.

The Digital Forensic-Crime Analyst will need to track crime patterns, and trend correlations to plan with Administration for prevention and suppression of criminal activities.

The Digital Forensic-Crime Analyst will be responsible for reporting and testifying in court on physical and digital evidence.

This item was reviewed at the Public Safety Committee Meeting held on August 5, 2025 and recommended to the full City Council for approval.

FUNDING:
In the 2025 Budget there are currently 24 Patrol Officer vacant positions. This new position will be funded by using 2 of the open positions.

Because existing funds are already available, a budget amendment is not necessary.

RECOMMENDATION:
It is recommended that the Mayor and City Council approve the creation of the Digital Forensic-Crime Analyst position and authorize the Chief of Police to fill the newly created vacancy.

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POSITION DESCRIPTION

Class Title: **Digital Forensic-Crime Analyst**
Department: **Police Department**
Division: **Investigations**
Reports To: **Deputy Chief of Investigations**
Employee Status: **Full Time**
Classification: **Management, Group II**
Established: **August 8, 2025**

GENERAL PURPOSE

To serve as the Digital Forensic Evidence, Data, and Crime Analyst; the employee will perform electronic evidence and data processing to assist detectives with the investigation, analysis, and processing of digital or electronic evidence. In addition, this employee will use a set of systematic, analytical processes directed at providing timely and pertinent information related to crime patterns and trend correlations to assist operational and administrative personnel in planning the deployment of resources for the prevention and suppression of criminal activities, aiding the investigative process, and the clearance of cases. The Crime Analyst will work with staff to assist with projects as directed, be responsible for performing specialized administrative or investigative work, and coordinate with various units or personnel within the agency.

ESSENTIAL DUTIES AND RESPONSIBILITIES

- Identify, process, analyze, and report on a wide variety of digital and electronic evidentiary items.
- Utilize technical knowledge, training, and experience to assist investigators with digital and electronic evidence.
- Develop and analyze a variety of data sources, including departmental data sets, open-source information and social media.
- Handle physical and digital evidence in legal and judicially acceptable manners.
- May be required to testify in court and travel to crime scenes.
- Provide courtroom testimony related to cases.
- Will work in concert with patrol and investigative functions by immediately leveraging available technological resources to address crime and critical incidents including but not limited to license plate readers (LPRs) and various camera sources available. Responds to requests for video evidence during/after critical incidents as well as post incident investigations.
- Research historical video evidence including officers Body Worn Cameras (BWCs), review, and share the same with the officers, State's Attorney's Office, or other law enforcement partners upon request. Accesses servers and storage media to locate specific video footage and then share files of the video for investigators and officers.
- Perform other duties as assigned or as necessary in the efficient and effective performance of the job functions.

MINIMUM QUALIFICATIONS

Education and Experience:

- Bachelor's degree in a related field, (Master's degree preferred)
- At least ten (10) years' experience in a field such as data analysis, computer forensics, cell phone forensics, or law enforcement experience with concentration in digital forensics/investigations.
- Ability to obtain core certifications in computer, digital, or cell phone forensics within the first year of hire. Additional certifications may be attained as budgetary and staffing constraints allow.

Necessary Knowledge, Skills and Abilities:

- Effective writing skills to compose, compile and maintain reports in writing so that the product is timely, accurate and understandable to others.
- Time management skills to manage and organize thoughts, information and resources into a logical sequence or workable plan of action.
- Must obtain CCO, CCPA, CCME within the first year, and;
- Have the skills and capability to obtain certification in computer or cellular forensics. (e.g., CFCE, GCFE, EnCE, MCFE, GASF, CCCE, CCRS). This list is not all inclusive and additional certifications may be required to fulfill job duties as technology and systems change.
- Ability to obtain and maintain LEADS access.
- Ability to proficiently use FLOCK and other LPR systems.
- Ability to present ideas clearly and concisely both verbally and in writing and email.
- Ability to interact with others in a professional and business-like manner.
- Ability and willingness to adapt to changing circumstances and needs as the situation necessitates.
- Ability to work independently, with minimal supervision and strong decision-making skills.
- Ability to understand and follow through on verbal or written instructions, and to accurately relate instructions in full or in part to other staff.
- Ethical and professional conduct, utilizing discretion, sound judgement, fairness, respect and integrity.
- Accountability for the information and data being handled.
- Ability to prepare accurate and comprehensive reports.
- Posses and maintains a valid driver's license.

SPECIAL REQUIREMENTS (Desired)

Certifications defined per the certifying entity or vendor:

Certified Forensic Computer Examiner (CFCE) certification program is based on a series of core competencies in the field of computer/digital forensics.

The GIAC Certified Forensic Examiner (GCFE) certification validates a practitioner's knowledge of computer forensic analysis, with an emphasis on core skills required to collect and analyze data from Windows computer systems.

GIAC Advanced Smartphone Forensics (GASF)
The EnCase™ Certified Examiner (EnCE) program certifies both public and private sector professionals in the use of Opentext™ EnCase™ Forensic. EnCE certification acknowledges that professionals have mastered computer investigation methodology as well as the use of EnCase software during complex computer examinations.

MCFE certification is an accreditation that showcases an examiners' expert-level competence with Magnet Forensics products to peers, internal stakeholders and external audiences, including legal teams or clients.

The Cellebrite Certified Operator (CCO) course is a 2-day intermediate level certification program which builds on the CMFF course concepts. This course is designed for participants tasked with extracting data in a forensically sound manner using UFED Touch or UFED 4PC.

The Cellebrite Certified Physical Analyst (CCPA) course is a 3-day advanced level program designed for technically savvy investigators, digital evidence analysts and forensic practitioners. As this course focuses on the analysis and advanced search techniques using Physical Analyzer, participants will not be conducting extractions from devices in this course. Physical Analyzer software will be used extensively to explore recovered deleted data, database contents, advanced search and analysis techniques, verification and validation, and reporting.

The Cellebrite Certified Mobile Examiner (CCME) track is designed to prepare practitioners with the knowledge, skills and abilities of mobile device forensics and investigations.

The Cellebrite Certified Computer Examiner (CCCE) track is designed to prepare practitioners with the knowledge, skills and abilities of computer device forensics and investigations. These course tracks also prepare the candidate to utilize Cellebrite's Digital Collector and Inspector technology to conduct extractions, analyze findings, and prepare reports for legal proceedings.

The Cellebrite Certified Recovery Specialist (CCRS) track is a hardware-based track designed to prepare practitioners with the knowledge, skills, and abilities to identify potential electronic evidence, properly collect data and extract data on multiple digital devices – including smart devices, vehicle GPS, drones, IoTs, and many others. These course tracks also prepare to recover destroyed or encrypted evidence using destructive and non-destructive methods.

TOOLS AND EQUIPMENT USED

Telephone, personal computer, copy machine, fax machine, video/audio equipment, and any other tools of the profession which may come into common use or be necessary to perform needed tasks.

PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is frequently required to sit and talk or hear. The employee is occasionally required to walk, use hands, fingers, handle, or operate objects, tools or

controls, and reach with hands and arms. The employee must occasionally lift and/or move up to 25 pounds. Specific vision abilities required by this job include close vision and the ability to adjust focus.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. The noise level in the work environment is moderate.

SELECTION GUIDELINES

Formal application, rating of education and experience, oral interview and reference check; job related test may be required;
Must be able to furnish information for and pass a background investigation and sign a department confidentiality statement.

This job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Approvals:

Police Chief — Date: 8/6/25

Director of Human Resources — Date: 08/06/2025

City Manager — Date: 08/08/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 444-25

File ID: 444-25 **Type:** Agenda Item **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 08/07/2025

Department: **Final Action:**

Title: Approval of New Position and Authorization to Fill Vacancy

Agenda Date: 08/19/2025

Attachments: 2025 Digital Forensic - Crime Analyst.docx

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/12/2025	Gina Logalbo	Approve	8/11/2025
1	2	8/12/2025	William Evans	Approve	8/14/2025
1	3	8/12/2025	Kathy Franson	Approve	8/14/2025
1	4	8/13/2025	Kevin Sing	Approve	8/14/2025
1	5	8/13/2025	Todd Lenzie	Approve	8/15/2025
1	6	8/15/2025	Beth Beatty	Approve	8/15/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 446-25 **Agenda Date:**8/19/2025

TO: Mayor and City Council

FROM: Kevin Sing, Director of Finance

SUBJECT:
Ordinance Maintaining a Municipal Grocery Retailer's Occupation Tax and a Municipal Grocery Service Occupation Tax for the City of Joliet

BACKGROUND:
This ordinance will maintain the 1% municipal grocery tax in Joliet, which is scheduled for elimination by state legislation in January 2026. This tax generates approximately $3.7 million annually, which is utilized to fund essential city services such as police, fire, and public works.

This agenda item is to maintain the current grocery tax at a rate of 1% effective January 1, 2026. This is not a new tax and therefore does not increase the tax burden on residents.

This item will be reviewed at the August 19, 2025 Finance Committee.

CONCLUSION:
This ordinance will maintain the existing 1% municipal grocery tax beyond January 1, 2026. As this is not a new tax there is no new financial impact to citizens.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the Ordinance Maintaining a Municipal Grocery Retailers' Occupation Tax and a Municipal Grocery Service Occupation Tax for the City of Joliet.

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ORDINANCE NO. _____

AN ORDINANCE MAINTAINING A MUNICIPAL GROCERY RETAILERS' OCCUPATION TAX AND A MUNICIPAL GROCERY SERVICE OCCUPATION TAX FOR THE CITY OF JOLIET

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and,

WHEREAS, the City of Joliet is a home rule Illinois municipality pursuant to the Constitution of the State of Illinois of 1970, as amended; and,

WHEREAS, Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) provides that, beginning on January 1, 2026, all Illinois municipalities may impose a tax "upon all persons engaged in the business of selling groceries at retail in the municipality" (the "Municipal Grocery Tax") (65 ILCS 5/8-11-24); and,

WHEREAS, the Municipal Grocery Retailers' Occupation Tax may be imposed "at the rate of 1% of the gross receipts from these sales" (65 ILCS 5/8-11-24); and,

WHEREAS, any Municipal Grocery Retailers' Occupation Tax shall be administered, collected and enforced by the Illinois Department of Revenue; and,

WHEREAS, Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) requires any municipality imposing a Municipal Grocery Retailers' Occupation Tax under Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) to also impose a Service Occupation Tax at the same rate, "upon all persons engaged, in the municipality, in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries" as "an incident to a sale of service" (the "Municipal Grocery Service Occupation Tax") (65 ILCS 5/8-11-24); and,

WHEREAS, any Municipal Grocery Service Occupation Tax shall be administered, collected and enforced by the Illinois Department of Revenue; and,

WHEREAS, the City Council of the City of Joliet believes that it is appropriate, necessary and in the best interests of the City and its residents, that the City levy a Municipal Grocery Retailers' Occupation Tax as permitted by Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24); and,

WHEREAS, the City Council of the City of Joliet believes that it is appropriate, necessary and in the best interests of the City and its residents, that the City levy a Municipal Grocery Service Occupation Tax as permitted by Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24); and,

NOW, THEREFORE, be it ordained, by the City Council of the City of Joliet as follows:

Section 1. Incorporation of Recitals. The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

Section 2. Municipal Grocery Retailers' Occupation Tax Imposed. A tax is hereby imposed upon all persons engaged in the business of selling groceries at retail in this municipality at the rate of 1%

of the gross receipts from such sales made during such business while this Ordinance is in effect. The imposition of this tax is in accordance with and subject to the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).

Section 3. Municipal Grocery Service Occupation Tax. A tax is hereby imposed upon all persons engaged in this municipality in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries as an incident to a sale of service. The rate of this tax shall be the same rate identified in Section 2, above. The imposition of this tax is in accordance with and subject to the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).

Section 4. Illinois Department of Revenue to Administer Both Taxes. The taxes hereby imposed, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the Department of Revenue of the State of Illinois. The Illinois Department of Revenue shall have full power to administer and enforce the provisions of this Ordinance.

Section 5. Clerk to file Ordinance with Illinois Department of Revenue. As required under Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24), the Clerk is hereby directed to file a certified copy of this Ordinance with the Illinois Department of Revenue on or before October 1, 2025).

Section 6. Effective Date. The taxes imposed by this Ordinance shall take effect on the later of: (i) January 1, 2026; (ii) the first day of July next following the adoption and filing of this Ordinance with the Department of Revenue, if filed on or before the preceding April 1st; or, (iii) the first day of January next following the adoption and filing of this Ordinance with the Department of Revenue, if filed on or before the preceding October 1st.

Section 7. Repeal of Conflicting Provisions. All ordinances, resolutions and policies or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

Section 8. Severability. If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

Section 9. Headings/Captions. The headings/captions identifying the various sections and subsections of this Ordinance are for reference only and do not define, modify, expand or limit any of the terms or provisions of the Ordinance.

Section 10. Publication. The Clerk is directed by the corporate authorities to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect after its passage and publication in accordance with 65 ILCS 5/1-2-4.

PASSED this _____ day of _____, 2025

_____ _____

MAYOR **CITY CLERK**

VOTING YES:_____

VOTING NO:_____

NOT VOTING:_____

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 446-25

File ID: 446-25 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 06/23/2025

Department: **Final Action:**

Title: Ordinance Maintaining a Municipal Grocery Retailer's Occupation Tax and a Municipal Grocery Service Occupation Tax for the City of Joliet

Agenda Date: 08/19/2025

Attachments: Grocery Tax Ordinance.docx

Entered by: ksing@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/18/2025	Gina Logalbo	Approve	6/25/2025
1	2	7/21/2025	Kevin Sing	Approve	7/22/2025
1	3	7/21/2025	Todd Lenzie	Approve	7/23/2025
1	4	8/15/2025	Beth Beatty	Approve	7/23/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 447-25 **Agenda Date:**8/19/2025

TO: Mayor and City Council

FROM: Kevin Sing, Director of Finance

SUBJECT:
Ordinance Approving an Amendment of the WIFIA Master Agreement and One or More WIFIA Project Loan Agreements with the United States Environmental Protection Agency and One or More Supplemental Indentures and Authorizing the Issuance of Waterworks and Sewerage Senior Lien Revenue Bonds of the City of Joliet, Illinois.

BACKGROUND:
As part of our project to accept Lake Michigan Water, the City must complete certain capital improvements. The financing plan includes the use of WIFIA loans through the U.S. EPA and revenue bonds. The total cost of the improvements is estimated to be $184,463,665. If approved, we anticipate WIFIA loans totaling $86,926,000 and revenue bonds totaling $97,537,665.

WIFIA loans are one of the most flexible debt options available to the City. The loan has a term of 35 years. Rates are based on the US Treasury SLGS rate at closing (currently 5.02%). The rate can be reset once at our request provided; we have not made a draw on the loan.

The Finance Committee reviewed this matter on July 15, 2025 and recommended its approval.

CONCLUSION:
Approval of this item will allow the financing team to secure the financing necessary to complete the improvements.

RECOMMENDATION:
It is recommended that the City Council approve Ordinance Approving an Amendment of the WIFIA Master Agreement and One or More WIFIA Project Loan Agreements with the United States Environmental Protection Agency and One or More Supplemental Indentures and Authorizing the Issuance of Waterworks and Sewerage Senior Lien Revenue Bonds of the City of Joliet, Illinois.

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ORDINANCE NO. _____

ORDINANCE APPROVING AN AMENDMENT OF THE WIFIA MASTER AGREEMENT AND ONE OR MORE WIFIA PROJECT LOAN AGREEMENTS WITH THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND ONE OR MORE SUPPLEMENTAL INDENTURES AND AUTHORIZING THE ISSUANCE OF WATERWORKS AND SEWERAGE SENIOR LIEN REVENUE BONDS OF THE CITY OF JOLIET, ILLINOIS.

WHEREAS, the City of Joliet (the "City") is a home rule unit of government of the State of Illinois under Section 6 of Article VII of the Illinois Constitution of 1970, duly authorized to own and operate a waterworks system and a sanitary sewerage system; and

WHEREAS, the City currently owns and operates its waterworks system and its sanitary sewerage system as a combined utility system (the "System"); and

WHEREAS, the City has previously issued various series of its Waterworks and Sewerage Senior Lien Revenue Bonds that are currently outstanding (the "Outstanding Bonds"); and

WHEREAS, the Outstanding Bonds are "Senior Lien Obligations" secured under the Master Indenture of Trust Securing Waterworks and Sewerage Revenue Senior Lien Obligations dated as of March 15, 2022 (as heretofore supplemented, the "Master Indenture") between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"); and

WHEREAS, the City determined to finance a portion of the costs of the Water Transmission System Project and a portion of the costs of the Water Main Replacement Project (each as more particularly described in the Master Indenture) by obtaining credit assistance in the form of secured loans (the "WIFIA Loans") from the United States Environmental Protection Agency ("USEPA") pursuant to the Water Infrastructure Finance and Innovation Act (codified as 33 U.S.C. 3901-3915); and

WHEREAS, in connection with the WIFIA Loans, the City and the USEPA entered into a WIFIA Master Agreement dated April 19, 2022 (the "WIFIA Master Agreement") and two WIFIA Project Loan Agreements (collectively, the "Outstanding WIFIA Loan Agreements") with respect to the Water Transmission System Project and Water Main Replacement Project; and

WHEREAS, the City and USEPA will enter into Amendment No. 1 to the WIFIA Master Agreement (the "Amendment"); and

WHEREAS, the Outstanding WIFIA Loan Agreements are "Senior Lien Obligations" under the Master Indenture evidenced by the Outstanding Bonds; and

WHEREAS, the City has determined to obtain credit assistance in the form of an additional secured WIFIA Loan (the "Phase III WIFIA Loan") for the purpose of funding the cost of the Phase III Project (System Improvements for AWSP) (the "Phase III Project") as more particularly described in

the WIFIA Master Agreement, as amended by the Amendment and the hereinafter defined Phase III WIFIA Loan Agreement), which is part of the Water Transmission System Project (the "Phase III Project" or "Project") and to enter into a WIFIA Project Loan Agreement (the "Phase III WIFIA Loan Agreement" and, together with the WIFIA Master Agreement and the Outstanding WIFIA Loan Agreements, the "WIFIA Loan Agreements") in connection therewith; and

WHEREAS, the Project means the design, engineering, construction, program management, and planning for the Water Transmission System Program; and

WHEREAS, the Project is described in Schedule III (Project) of the Phase III WIFIA Loan Agreement as the planning, design, and construction of proposed system improvements related to the Alternative Water Source Program (AWSP). Specifically, the components include required additions and upgrades to the existing distribution system under "Capital Improvement Plan #8 – Joliet Distribution System Improvements"' to connect the City of Joliet to AWSP infrastructure by upgrading pumping, storage, and distribution systems deemed necessary by 2030; and

WHEREAS, the Phase III WIFIA Loan will be a Senior Lien Obligation under the Master Indenture evidenced by the issuance of one or more series of Waterworks and Sewerage Revenue Senior Lien Bonds of the City, each constituting a series of Senior Lien Obligations secured under the Master Indenture and created pursuant to one or more supplemental indentures (each a "Phase III WIFIA Loan Supplemental Indenture").

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

Section 1. Authority and Purposes. This ordinance is adopted pursuant to Section 6 of Article VII of the Illinois Constitution of 1970 for the purpose of financing the Phase III Project, being a portion of the costs of the improvement and expansion of the System by the design, engineering, construction, program management and planning for the Water Transmission System Program by entering into (i) the Amendment of the WIFIA Master Agreement and (ii) the Phase III WIFIA Loan Agreement and by the issuance of the Waterworks and Sewerage Revenue Senior Lien Bonds to the USEPA (the "Revenue Bonds") authorized to be issued by Section 4 of this Ordinance.

Section 2. Findings and Determinations. It is found and determined that (i) all of the recitals contained in the preamble to this Ordinance are incorporated in full as part of this Ordinance, and (ii) the undertaking of the Phase III Project and the borrowing of money to finance the costs of the Phase III Project as provided for in this Ordinance pertains to the government and affairs of the City, is for proper public purposes and is in the public interest.

Section 3. Approval of the Phase III WIFIA Loan Supplemental Indenture. To provide the details of and to prescribe the terms and conditions upon which the Revenue Bonds are to be issued, secured, executed, authenticated and held, the Mayor, the City Manager and the Director of Finance of the City (the "Authorized Officers") are each hereby authorized to execute and deliver one or more Phase III WIFIA Loan Supplemental Indentures, in the name and on behalf of the City, in each case in the form attached hereto as Exhibit A, and such form is hereby approved, with such other or further changes in the form of the Phase III WIFIA Loan Supplemental Indenture as may be approved by any Authorized Officer executing a Phase III WIFIA Loan Supplemental Indenture. The execution of any

Phase III WIFIA Loan Supplemental Indenture by any Authorized Officer shall constitute conclusive evidence of the approval by such Authorized Officer and this City Council of any and all such changes from the form of the Phase III WIFIA Loan Supplemental Indenture presented to this meeting and approved hereby.

Section 4. Authorization and Terms of Revenue Bonds. To meet part of the estimated costs of the Phase III Project (including the reimbursement of prior expenditures), to capitalize interest on the Revenue Bonds, to fund any debt service reserve funds or System reserves required under the terms of the Master Indenture or any Phase III WIFIA Loan Supplemental Indenture, to pay the financing costs and the loan management costs of each WIFIA Loan and to pay the costs of issuance of the Revenue Bonds herein authorized, there is hereby appropriated the sum of $86,926,000. Pursuant to the home rule powers of the City to incur debt and for the purpose of financing said appropriation, Waterworks and Sewerage Revenue Senior Lien Bonds (the "Revenue Bonds") of the City are authorized to be issued and sold in one or more series and in an aggregate principal amount of not to exceed $86,926,000.

Each series of the Revenue Bonds shall be issued pursuant to the Master Indenture and a Phase III WIFIA Loan Supplemental Indenture and shall be Senior Lien Obligations, as defined in the Master Indenture. The tax covenants contained in Section 413 of the Master Indenture shall not apply to the Revenue Bonds.

No Revenue Bond shall mature later than January 1, 2065 and no Revenue Bond shall bear interest at a rate per annum greater than the maximum rate of interest per annum permitted under the Bond Authorization Act, 30 Illinois Compiled Statutes 305.

Authority is hereby delegated to any one of the Authorized Officers, to determine all of the terms and provisions of the Revenue Bonds in accordance with the terms and provisions of, and subject to the limitations of this Ordinance. Such terms and provisions to be set forth in the Phase III WIFIA Loan Supplemental Indenture creating each series of Revenue Bonds.

Section 5. Limited Obligations. The Revenue Bonds shall be limited obligations of the City payable from the Revenues (as defined in the Master Indenture) of the System and certain other moneys and securities held by the Trustee under the Master Indenture and the applicable Phase III WIFIA Loan Supplemental Indenture. The Revenue Bonds shall not constitute an indebtedness or a loan of the credit of the City within the meaning of any constitutional or statutory limitation and neither the full faith and credit nor the taxing power of the City is pledged to the payment of the principal of or the interest on the Revenue Bonds.

Section 6. Trust Estate Securing Revenue Bonds. Pursuant to the Master Indenture the Revenue Bonds shall be payable from, and secured by a pledge of, lien on and security interest in the Trust Estate consisting of (i) the Revenues, (ii) amounts on deposit in the Funds, Accounts and Dedicated Sub-Funds established under the Master Indenture and the Phase III WIFIA Loan Supplemental Indenture authorizing the applicable series of the Revenue Bonds and (iii) all other moneys held from time to time under the Master Indenture on any applicable Phase III WIFIA Loan Supplemental Indenture for the payment of the Revenue Bonds.

Section 7. Appointment of Paying Agent. U.S. Bank Trust Company, National Association, a national banking association having the powers of a trust company doing business and having an office in the state of Illinois is hereby appointed as the Paying Agent for the Revenue Bonds.

Section 8. Approval of the Amendment and One or More WIFIA Project Loan Agreements. The Authorized Officers are each hereby authorized to execute and deliver (i) the Amendment to the WIFIA Master Agreement and (ii) one or more Phase III WIFIA Loan Agreements in the name and on behalf of the City. The Amendment shall be in substantially the form of Amendment No. 1 between the United States Environmental Protection Agency and the City and attached hereto as Exhibit B. Each Phase III WIFIA Loan Agreement shall be in substantially the form of the United States Environmental Protection Agency WIFIA Loan Agreement for up to $86,926,000 with City of Joliet, Illinois for the Alternative Water Supply Program – Phase III Project (WIFIA-19155IL) (the "Phase III WIFIA Loan Agreement") attached hereto as Exhibit C. Such forms are hereby approved with such other or further changes in the Amendment or the Phase III WIFIA Loan Agreement and any other WIFIA Project Loan Agreements as may be approved by any Authorized Officer executing the same. The execution of (i) the Amendment and (ii) the Phase III WIFIA Loan Agreement by any Authorized Officer shall constitute conclusive evidence of the approval by such Authorized Officer and this City Council of any and all such changes from the form of the Amendment or the Phase III WIFIA Loan Agreement presented to the meeting and approved hereby.

Section 9. Authorization of the Purchase of Qualified Credit Instruments. In connection with any sale of any series of the Revenue Bonds, any one of the Authorized Officers is authorized to obtain one or more Qualified Credit Instruments (as defined in the Master Indenture) if such Authorized Officer determines such Qualified Credit Instrument to be desirable in connection with such sale of such Revenue Bonds. The Authorized Officer may, on behalf of the City, make such covenants with Qualified Credit Providers (as defined in the Master Indenture) as are necessary or desirable to obtain such Qualified Credit Instruments, execute and deliver such documents and agreements and pay such related costs with Revenue Bonds proceeds or with the funds of the City, as are necessary to carry out the purposes of this Ordinance.

Section 10. Subordination of State Loans. All loans to the City from the State of Illinois Public Water Supply Loan Program and the State of Illinois Water Pollution Control Loan Program through the Illinois Environmental Protection Agency and the Loan Agreements with respect thereto shall be completely subordinated to all Senior Lien Obligations under the Master Indenture, including the Revenue Bonds, and to all requirements of all Funds, Sub-Funds and Accounts maintained under the Master Indenture having a priority on application of the Revenues to that of the Junior Lien Obligation Debt Service Fund. All such State of Illinois Public Water Supply Loan Program Loans and Water Pollution Control Loan Program Loans shall be payable from the System General Fund. In addition, the City reserves the right to designate such Loans as Junior Lien Obligations payable from moneys that may be withdrawn from the Junior Lien Obligation Debt Service Fund.

Section 11. Prior Actions Ratified and Confirmed. The prior actions of the Authorized Officers and all other authorized officers and agents of the City in doing any and all acts necessary in connection with the WIFIA Loans, the WIFIA Master Agreement, the WIFIA Loan Agreements and the WIFIA loan program and the issuance of the Revenue Bonds are hereby approved, ratified and confirmed, including, without limitation, the execution and delivery on behalf of the City of the WIFIA Loan Term Sheet.

Section 12. Ratification and Continued Effectiveness of Actions of Any Authorized Officer. In the event that any Authorized Officer executes or delivers any document or other instrument approved hereunder and later ceases to be such an Authorized Officer before the delivery or performance of the document or instrument so executed, whether by reason of resignation, disqualification or otherwise, any such document or instrument so executed or delivered and any such other action taken in connection therewith shall be and continue to be authorized by this Ordinance and valid, binding and enforceable against the City.

Section 13. Authorization and Ratification of Subsequent Acts. The Authorized Officers are each hereby authorized to do all such acts and to execute or accept all such documents as may be necessary to carry out and comply with the provisions of this Ordinance, and the documents attached hereto as Exhibits, and all of the acts of the Authorized Officers that are in conformity with the intent and purposes of this Ordinance, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

Section 14. Ordinance to Constitute Full Authority. This Ordinance shall constitute full authority for the execution and delivery of the final form of the documents attached hereto as Exhibits and the issuance of the Revenue Bonds and to the extent that the provisions of this Ordinance conflict with the provisions of any other ordinance or resolution of the City, the provisions of this Ordinance shall control. If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

As used in this Ordinance, the term “Mayor”, the term “City Clerk”, the term “City Manager” or the term “Director of Finance” includes any person appointed to that office, or authorized to perform the functions of that office, on a temporary or interim basis.

Section 15. Publication. The City Clerk is hereby authorized and directed to publish this Ordinance in pamphlet form and to file copies thereof for public inspection in her office.

Section 16. Effective Date. This Ordinance shall become effective upon its passage and approval.

Passed and adopted this 5th day of August, 2025, by roll call vote as follows:
Ayes:

Nays:

Not Voting:

Approved: August ____, 2025

_____
Mayor

Published in pamphlet form: August ____, 2025

(SEAL)

Attest:

_____
City Clerk

CERTIFICATE

I, Lauren O'Hara, City Clerk of the City of Joliet, Illinois, hereby certify that the foregoing ordinance entitled: "Ordinance Approving an Amendment of the WIFIA Master Agreement and one or more WIFIA Project Loan Agreements with the United States Environmental Protection Agency and one or more Supplemental Indentures and Authorizing the Issuance of Waterworks and Sewerage Senior Lien Revenue Bonds of the City of Joliet, Illinois," is a true copy of an original ordinance that was duly adopted by the recorded affirmative votes of a majority of the members of the City Council of the City at a meeting thereof that was duly called and held at 6:30 p.m. on August 5, 2025, in the Council Chambers at the City Hall, 150 West Jefferson Street, and at which a quorum was present and acting throughout, and that said copy has been compared by me with the original ordinance signed by the Mayor on August ____, 2025, and thereafter published in pamphlet form on August ____, 2025, and recorded in the Ordinance Book of the City and that it is a correct transcript thereof and of the whole of said ordinance, and that said ordinance has not been altered, amended, repealed or revoked, but is in full force and effect.

I further certify that the agenda for said meeting included the ordinance as a matter to be considered at the meeting and that said agenda was posted at least 48 hours in advance of the holding of the meeting in the manner required by the Open Meetings Act, 5 Illinois Compiled Statutes 120, and was continuously available for public review during the 48 hour period preceding the meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this _____ day of August, 2025.

_____
City Clerk

(SEAL)

EXHIBIT A

PHASE III WIFIA LOAN SUPPLEMENTAL INDENTURE

EXHIBIT B

AMENDMENT NO. 1 TO THE MASTER LOAN AGREEMENT

EXHIBIT C

PHASE III WIFIA PROJECT LOAN AGREEMENT

WIFIA LOAN SUPPLEMENTAL INDENTURE NUMBER THREE

From

City of Joliet

To

U.S. Bank Trust Company, National Association,
as Trustee

Securing

Waterworks and Sewerage Senior Lien Revenue Bond, Series 2025A
Alternative Water Supply Program – Phase III Project (WIFIA – 19155IL)

Dated as of August 1, 2025

Supplementing the Master Indenture of Trust Securing Waterworks and Sewerage Revenue Senior Lien Obligations dated as of March 15, 2022 from the City of Joliet to U.S. Bank Trust Company, National Association.

TABLE OF CONTENTS

Page

ARTICLE I Definitions 3

ARTICLE II The WIFIA Bond 5

Section 2.01. Bond Authorization 5
Section 2.02. Issuance and Terms of Bond 5
Section 2.03. Limited Obligations 6
Section 2.04. Execution and Authentication 6
Section 2.05. WIFIA Agreements 6
Section 2.06. Form of Bond 7
Section 2.07. Delivery of Bond 12
Section 2.08. Mutilated, Lost, Stolen or Destroyed Bonds 12
Section 2.09. Registration and Exchange of Bonds; Persons Treated as Owners 12

ARTICLE III Redemption of Bond Before Maturity 14

Section 3.01. Prepayment and Redemption 14
Section 3.02. Notice of Redemption 14
Section 3.03. Deposit of Funds 14
Section 3.04. Partial Redemption of Principal 14

ARTICLE IV Revenues and Funds 14

Section 4.01. Moneys to Be Held in Trust 14
Section 4.02. Creation of Dedicated Sub-Fund and Accounts in the Debt Service Fund. 15
Section 4.03. Application of WIFIA Loan Disbursements 15
Section 4.04. Deposits into WIFIA 2025A Dedicated Sub-Fund and Accounts Therein . 15
Section 4.05. Use of Moneys in Principal and Interest Account for Payment of Bonds .. 16
Section 4.06. Use of Moneys in the Administrative Account 16
Section 4.07. Common Debt Service Reserve Sub-Fund 16
Section 4.08. Tax Status 16

ARTICLE V Investment of Moneys 16

Section 5.01. Investment of Moneys 16
Section 5.02. Investment Income 16

ARTICLE VI Discharge of Lien 17

Section 6.01. Defeasance 17

ARTICLE VII Concerning the Trustee 17

Section 7.01. Acceptance of Trusts 17

ARTICLE VIII Miscellaneous 17

Section 8.01. Supplemental Indenture as Part of Indenture 17
Section 8.02. Supplements or Amendments 17
Section 8.03. Severability 17
Section 8.04. Payments Due on Saturdays, Sundays and Holidays 18
Section 8.05. Counterparts 18
Section 8.06. Rules of Interpretation 18
Section 8.07. Captions 18

WIFIA LOAN SUPPLEMENTAL INDENTURE NUMBER THREE

THIS WIFIA LOAN SUPPLEMENTAL INDENTURE NUMBER THREE, made and entered into as of August 1, 2025, from the City of Joliet (the "*City*"), a municipal corporation and home rule unit of local government duly organized and existing under the Constitution and laws of the State of Illinois, to U.S. Bank Trust Company, National Association (the "*Trustee*"), a national banking association duly organized, existing and authorized to accept and execute trusts of the character herein set out under and by virtue of the laws of the United States of America, as Trustee.

W I T N E S S E T H:

WHEREAS, the City is a home rule unit of local government, duly organized and existing under the laws of the State of Illinois, and in accordance with the provisions of Section 6 of Article VII of the 1970 Constitution of the State of Illinois is authorized to own and operate a waterworks system and a sanitary sewerage system; and

WHEREAS, the City currently owns and operates its waterworks system and its sewerage system as a combined utility system (the "*System*"); and

WHEREAS, the City has entered into a Master Indenture of Trust securing Waterworks and Sewerage Revenue Senior Lien Obligations, dated as of March 15, 2022, with the Trustee (as supplemented and amended from time to time, the "*Indenture*") which authorizes the issuance of Senior Lien Obligations (as therein defined) in one or more Series (as therein defined) pursuant to one or more Supplemental Indentures; and

WHEREAS, the City has determined to finance a portion of the costs of the Water Transmission System Project (as defined in the Indenture), including the Phase III Project (System Improvements for AWSP) (the "Phase III Project" or the "Project) as defined in the hereinafter defined WIFIA Master Agreement), as amended, by obtaining credit assistance in the form of one or more secured loans (the "*WIFIA Loans*") from the United States Environmental Protection Agency ("*USEPA*") pursuant to the Water Infrastructure Finance and Innovation Act (codified as 33 U.S.C. 3901-3915); and

WHEREAS, the Project means the design, engineering, construction, program management, project management and planning for the Water Transmission System Program; and

WHEREAS, the Project is described in Schedule III (Project) of the Phase III WIFIA Loan Agreement as the planning, design, and construction of proposed system improvements related to the Alternative Water Source Program (AWSP). Specifically, the components include required additions and upgrades to the existing distribution system under "Capital Improvement Plan #8 – Joliet Distribution System Improvements: to connect the City of Joliet to AWSP infrastructure by upgrading pumping, storage, and distribution systems deemed necessary by 2030.

WHEREAS, to provide for the WIFIA Loans, the City and the USEPA have entered into the WIFIA Master Agreement and the WIFIA Project Loan Agreement (hereinafter defined) with respect to the financing of the Phase III Project; and

WHEREAS, the obligation of the City to repay the WIFIA Loan will be a Senior Lien Obligation issued under the Indenture; and

WHEREAS, in order to provide funds for the financing of the payment, or the reimbursement for the payment, of the costs of the Phase III Project, constituting a System Project and a Priority Project, each as defined in the Indenture, the City has authorized the issuance of Waterworks and Sewerage Senior Lien Revenue Bonds of the City in the original principal amount of $86,926,000 (the "*Bond*") pursuant to the Indenture and this WIFIA Loan Supplemental Indenture Number Three (the "*Supplemental Indenture*");

NOW, THEREFORE, THIS WIFIA LOAN SUPPLEMENTAL INDENTURE NUMBER THREE WITNESSETH:

GRANTING CLAUSES

That the City, in consideration of the premises and the acceptance by the Trustee of the trusts hereby created and of the purchase and acceptance of the Bond by the USEPA, and of the sum of one dollar, lawful money of the United States of America, to it duly paid by the Trustee at or before the execution and delivery of these presents, and for other good and valuable consideration, the receipt of which is hereby acknowledged, in order to secure the payment of the principal of, and interest on the Bond according to its tenor and effect, to secure the performance and observance by the City of all the covenants expressed or implied herein and in the Bond, does hereby assign and grant a security interest in and to the following to the Trustee, and its successors in trust and assigns forever, for the securing of the performance of the obligations of the City hereinafter set forth (the "*Trust Estate*"):

GRANTING CLAUSE FIRST

All right, title and interest of the City in and to Revenues (as defined in the Indenture), to the extent pledged and assigned in the granting clauses of the Indenture.

GRANTING CLAUSE SECOND

All moneys and securities from time to time held by the Trustee under the terms of this Supplemental Indenture, except for moneys deposited with or paid to the Trustee and held in trust hereunder for the redemption of any principal amount of the Bond.

GRANTING CLAUSE THIRD

All moneys and securities from time to time held by the Trustee in the Common Debt Service Reserve Sub-Fund on a parity with the security interest in said Sub-Fund granted or to be granted to the present and future owners of Common Reserve Bonds (as defined in the Indenture).

GRANTING CLAUSE FOURTH

Any and all other property, rights and interests of every kind and nature from time to time hereafter by delivery or by writing of any kind granted, bargained, sold, alienated, demised, released, conveyed, assigned, transferred, mortgaged, pledged, hypothecated or otherwise

subjected hereto, as and for additional security hereunder by the City or by any other person on its behalf or with its written consent to the Trustee, and the Trustee is hereby authorized to receive any and all property thereof at any and all times and to hold and apply the same subject to the terms hereof.

TO HAVE AND TO HOLD all and singular the Trust Estate, whether now owned or hereafter acquired, unto the Trustee and its successors in said trust and assigns forever;

IN TRUST NEVERTHELESS, upon the terms and trusts herein set forth for the equal and proportionate benefit, security and protection of all present and future owners of the Bond, without privilege, priority or distinction as to the lien or otherwise of any of the foregoing over any other of the foregoing except to the extent herein or in the Indenture otherwise specifically provided;

PROVIDED, HOWEVER, that if the City, its successors or assigns shall well and truly pay, or cause to be paid, the principal of and interest on the Bond due or to become due thereon, at the times and in the manner set forth therein according to the true intent and meaning thereof, and shall cause the payments to be made on the Bond as required under Article VI hereof, or shall provide, as permitted hereby, for the payment thereof and shall well and truly cause to be kept, performed and observed all of its covenants and conditions pursuant to the terms of the Indenture and this Supplemental Indenture and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions hereof, then upon the final payment thereof this Supplemental Indenture and the rights hereby granted shall cease, determine and be void; otherwise this Supplemental Indenture shall remain in full force and effect.

THIS WIFIA LOAN SUPPLEMENTAL INDENTURE NUMBER THREE FURTHER WITNESSETH, and it is expressly declared, that the Bond issued and secured hereunder is to be issued, authenticated and delivered and all said property, rights and interests and any other amounts hereby assigned and pledged are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as herein expressed, and the City has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective owners of the Bond, as follows:

ARTICLE I

Definitions

All capitalized terms used herein unless otherwise defined shall have the same meaning as used in Article I of the Indenture. In addition, the following words and phrases shall have the following meanings for purposes of this Supplemental Indenture:

"*Administrative Account*" means the WIFIA Series 2025A Senior Lien Administrative Account established in the WIFIA 2025A Dedicated Sub-Fund.

"*Authorized Denomination*" means the principal amount of $1 or any integral multiple thereof.

"*Bondholder*" or "*holder*" or "*owner of the Bond*" or "*registered owner*" means the Registered Owner of any Bond.

"*Bond*" means the Waterworks and Sewerage Senior Lien Revenue Bond, Series 2025A, Alternative Water Supply Program – Phase III Project (WIFIA – 19155IL) of the City authorized to be issued pursuant to Article II.

"*Business Day*" means a day on which banks located in the city in which the principal corporate trust office of the Trustee is located are not required or authorized to remain closed, and are not in fact closed.

"*Date of Issuance*" means August 18, 2025, the date of original issuance and delivery of the Bond hereunder.

"*Disbursement*" means a disbursement of proceeds made by the WIFIA Lender under the Series 2025A Bond.

"*Indenture*" means the Master Indenture of Trust securing Waterworks and Sewerage Revenue Senior Lien Obligations, dated as of March 15, 2022, from the City to the Trustee, pursuant to which Senior Lien Obligations are authorized to be issued, and any amendments and supplements thereto, including this Supplemental Indenture.

"*Interest Payment Date*" means January 1 and July 1 of each year, commencing on the latest to occur of (A) the earlier to occur of (i) January 1, 2026 and (ii) the January 1 or July 1 immediately preceding the fifth anniversary of the Substantial Completion Date (as defined in the WIFIA Project Loan Agreement) or (B) the first January 1 or July 1 immediately following the initial Disbursement.

"*Ordinance*" means the ordinance duly adopted by the City Council of the City on August 5, 2025, and entitled: "Ordinance Approving an Amendment of the WIFIA Master Agreement and one or more WIFIA Project Loan Agreements with the United States Environmental Protection Agency and one or more Supplemental Indentures and Authorizing the Issuance of Waterworks and Sewerage Senior Lien Revenue Bonds of the City of Joliet, Illinois," which authorizes the issuance and sale of the Bond and the execution of this Supplemental Indenture.

"*Principal and Interest Account*" means the WIFIA Series 2025A Senior Lien Principal and Interest Account established in the WIFIA 2025A Dedicated Sub-Fund.

"*Record Date*" means June 15 and December 15 of each year.

"*Registered Owner*" means the person or persons in whose name or names a Bond shall be registered on the books of the City kept for that purpose in accordance with provisions hereof.

"*State*" means the State of Illinois.

"*Supplemental Indenture*" means this WIFIA Loan Supplemental Indenture Number Three and any amendments and supplements hereto.

"*Trust Estate*" means the property conveyed to the Trustee pursuant to the Granting Clauses hereof.

"*WIFIA Agreements*" means collectively the WIFIA Master Agreement and the WIFIA Project Loan Agreement.

"*WIFIA Loan*" means the up to $86,926,000 loan from the WIFIA Lender to the City pursuant to the WIFIA Master Agreement and the WIFIA Project Loan Agreement.

"*WIFIA Master Agreement*" means the agreement by and between the WIFIA Lender and the City dated April 19, 2022 entitled: "United States Environmental Protection Agency WIFIA Master Agreement with City of Joliet for the Alternative Water Supply Program" as amended by Amendment No. 1 dated August 18, 2025.

"*WIFIA Project Loan Agreement*" means the agreement by and between the WIFIA Lender and the City dated as of the Date of Issuance entitled: "United States Environmental Protection Agency WIFIA Loan Agreement for up to $86,926,000 with City of Joliet, Illinois for the Alternative Water Supply Program – Phase III Project (WIFIA – 19155IL)".

"*WIFIA 2025A Dedicated Sub-Fund*" means the WIFIA Series 2025A Senior Lien Dedicated Sub-Fund established and described in Section 4.02.

ARTICLE II

The WIFIA Bond

Section 2.01. Bond Authorization. The Bond is issued pursuant to and in full compliance with the Constitution and laws of the State, and pursuant to the Ordinance, which authorizes the execution and delivery of this Supplemental Indenture. No Bonds may be issued under the provisions of this Supplemental Indenture except in accordance with this Article. The Bond is being issued (i) to provide funds to pay, or to reimburse the City for payment of, costs of the Phase III Project (System Improvements for Joliet Alternative Water Source Program), (ii) to fund a deposit into the Common Debt Service Reserve Sub-Fund, and (iii) to pay costs of issuance of the Bond.

Section 2.02. Issuance and Terms of Bond. The Bond shall be issued in the original maximum principal amount of $86,926,000 and shall be designated "City of Joliet, Waterworks and Sewerage Senior Lien Revenue Bonds, Series 2025A Alternative Water Supply Program – Phase III Project (WIFIA – 19155IL)." The Bonds shall be issued as a single Bond. The Bond is a Series of Senior Lien Obligations and a Common Reserve Bond.

Each Bond shall be issued as a registered bond without coupons. Each Bond shall be issued only in an Authorized Denomination. The Bonds shall be numbered consecutively from 1 upward bearing numbers not then contemporaneously outstanding (in order of issuance) according to the records of the Trustee.

Each Bond shall be dated as of the Interest Payment Date next preceding their date of authentication, unless such date of authentication is an Interest Payment Date, in which case the Bond shall be dated as of such Interest Payment Date, or unless such Bond is authenticated prior to the first Interest Payment Date, in which event the Bond shall be dated as of the Date of Issuance.

The principal amount of the Bond from time to time Outstanding shall bear interest at the rate of [____]% per annum, subject to an increase of an additional 200 basis points to the Default Rate as provided in the WIFIA Master Agreement. The Principal Installments of the Bond shall become due and payable pursuant to the schedule of repayment set forth in Exhibit B (WIFIA Debt Service) to the WIFIA Project Loan Agreement, as modified from time to time in accordance with the terms of the WIFIA Master Agreement.

Interest on the Bond shall be payable on each Interest Payment Date, subject to adjustment as set forth in the WIFIA Agreements. The Bond shall bear interest from the date thereof or from and including the most recent Interest Payment Date with respect to which interest has been paid or duly provided for. Interest on the Bond shall be calculated on the basis of a 360-day year consisting of twelve 30-day months.

Section 2.03. Limited Obligations. The Bond is a limited obligation of the City as set forth in Section 204 of the Indenture. The Bond shall not constitute an indebtedness of the City or a loan of credit thereof within the meaning of any constitutional or statutory limitation, and neither the full faith and credit nor the taxing power of the City is pledged to the payment of the principal of or interest on the Bond or other costs incident thereto.

Section 2.04. Execution and Authentication. The Bond shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor or the Director of Finance of the City and attested with the official manual or facsimile signature of its City Clerk or Deputy City Clerk, and shall have affixed, impressed, imprinted or otherwise reproduced thereon the corporate seal of the City or a facsimile thereof. In case any officer whose signature or a facsimile of whose signature shall appear on the Bond shall cease to be such officer before the delivery of the Bond, such signature or such facsimile shall nevertheless be valid and sufficient for all purposes, as if such officer had remained in office until delivery. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this Supplemental Indenture unless and until such certificate of authentication in substantially the form set forth in Section 2.06 shall have been duly executed by the Trustee, and such executed certificate of the Trustee upon any such Bond shall be conclusive evidence that such Bond has been authenticated and delivered under this Supplemental Indenture. The Trustee's certificate of authentication on any Bond shall be deemed to have been executed by it if (a) signed by an authorized signatory of the Trustee, but it shall not be necessary that the same officer sign the certificate of authentication on all of the Bonds issued hereunder, and (b) the date of authentication on the Bond is inserted in the place provided therefor on the certificate of authentication.

Section 2.05. WIFIA Agreements. The WIFIA Master Agreement and the WIFIA Project Loan Agreement collectively constitute a Multiple Advance Loan Arrangement under the Indenture. The Series of Senior Lien Obligations created by this Supplemental Indenture evidences the obligation of the City to repay the loan to be made by the WIFIA Lender in multiple disbursements pursuant to such Multiple Advance Loan Arrangement.

Section 2.06. Form of Bond. The Bond shall be substantially in the form set forth in this Section 2.06, with such appropriate variations, omissions and insertions as are permitted or required by the WIFIA Master Agreement, the WIFIA Project Loan Agreement, the Indenture or this Supplemental Indenture.

[FORM OF BOND]

No. R-1 $86,926,000

UNITED STATES OF AMERICA
STATE OF ILLINOIS
CITY OF JOLIET
Waterworks and Sewerage Senior Lien Revenue Bond,
Series 2025A
Alternative Water Supply Program – Phase III Project (WIFIA – 19155IL)

MATURITY DATE	INTEREST RATE	DATED DATE	CUSIP
January 1, 2065	___%	August 18, 2025	479790 KJ5

REGISTERED OWNER: United States Environmental Protection Agency

MAXIMUM PRINCIPAL AMOUNT: Eighty Six Million Nine Hundred Twenty Six Thousand Dollars ($86,926,000)

CITY OF JOLIET (the "*City*"), a municipal corporation and home rule unit of local government duly organized and existing under the laws of the State of Illinois, for value received, hereby promises to pay (but only out of the sources hereinafter provided) to the order of the United States Environmental Protection Agency acting by and through the Administrator of the United States Environmental Protection Agency, or its assigns (the "*WIFIA Lender*"); the lesser of (x) the Maximum Principal Amount set forth above and (y) the aggregate unpaid principal amount of all disbursements (the "*Disbursements*") made by the WIFIA Lender (such lesser amount, such amount being hereinafter referred to as the "*Outstanding Principal Sum*"), together with accrued and unpaid interest (including, if applicable, interest at the Default Rate, as defined, in the WIFIA Loan Agreement (as defined below)) on the Outstanding Principal Sum and all fees, costs and other amounts payable in connection therewith, as more fully described in the WIFIA Loan Agreement. The principal hereof shall be payable in the manner and at the place provided in the WIFIA Loan Agreement in accordance with Exhibit B (*WIFIA Debt Service*) to the WIFIA Loan Agreement, as revised from time to time in accordance with the WIFIA Loan Agreement and that certain WIFIA Master Agreement, dated April 19, 2022, by and between the WIFIA Lender and the City as amended by Amendment No. 1, dated August 18, 2025 (the "*WIFIA Master Agreement*"), until paid in full (which Exhibit B, as modified from time to time in accordance with the terms of the WIFIA Loan Agreement, is incorporated in and is a part of this Bond). The WIFIA Lender is hereby authorized to modify the Loan Amortization Schedule included in Exhibit B to the WIFIA Loan Agreement from time to time in accordance with the terms of the WIFIA Master Agreement and the WIFIA Loan Agreement to reflect the amount of each disbursement made thereunder and the date and amount of principal or interest paid by the City thereunder. Absent

manifest error, the WIFIA Lender's determination of such matters as set forth on Exhibit B to the WIFIA Loan Agreement shall be conclusive evidence thereof; provided that neither the failure to make any such recordation nor any error in such recordation shall affect in any manner the City's obligations hereunder or under any other WIFIA Loan Document (as defined in the WIFIA Loan Agreement).

Payments hereon are to be made in accordance with Section 8 (*Payment of Principal and Interest - Manner of Payment*) and Section 31 (*Notices*) of the WIFIA Loan Agreement as the same become due. Principal of and interest on this Bond shall be paid in funds available on or before the due date and in any lawful coin or currency of the United States of America that at the date of payment is legal tender for the payment of public and private debts.

Interest on this Bond shall accrue and be computed on the Outstanding WIFIA Loan Balance from time to time at the interest rate stated above, on the basis of a three hundred sixty (360) day year comprised of twelve (12) thirty (30) day months; provided that upon the occurrence of any event of default under Section 17(a) of the WIFIA Master Agreement, interest on this Bond shall be computed on the Outstanding WIFIA Loan Balance at the Default Rate in accordance with the provisions of Section 6 of the WIFIA Master Agreement.

This Bond is an authorized series of Senior Lien Obligations issued pursuant to, under authority of and in full compliance with the Constitution and laws of the State of Illinois, particularly Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois and an ordinance adopted by the City Council of the City on August 5, 2025, and executed and secured under a Master Indenture of Trust securing Waterworks and Sewerage Revenue Senior Lien Obligations dated as of March 15, 2022, from the City to U.S. Bank Trust Company, National Association, as Trustee, as supplemented to date including by the WIFIA Loan Supplemental Indenture Number Three securing Waterworks and Sewerage Senior Lien Revenue Bond, Series 2025A, Alternative Water Supply Program – Phase III Project (WIFIA – 19155IL) dated as of August 1, 2025, from the City to the Trustee (collectively, the "Indenture").

This Bond has been delivered pursuant to that certain WIFIA Loan Agreement Alternative Water Supply Program – Phase III Project (WIFIA – 19155IL), dated as of [CLOSING DATE], between the WIFIA Lender and the City (the "*WIFIA Loan Agreement*") and is issued to evidence the obligation of the City under the WIFIA Loan Agreement to repay the loans made by the WIFIA Lender and any other payments of any kind required to be paid by the City under the WIFIA Loan Agreement or the other WIFIA Loan Documents referred to therein. Reference is made to the WIFIA Loan Agreement and the Indenture for details relating to the City's obligations hereunder.

This Bond may be prepaid and redeemed at the option of the City in whole or in part (and, if in part, the principal installments and amounts thereof to be prepaid are to be determined in accordance with the WIFIA Loan Agreement; provided that such prepayments shall be in principal amounts of at least $1,000,000 or any integral multiple of $1 in excess thereof), from time to time, but not more than annually, without penalty or premium, by paying to the WIFIA Lender all or part of the principal amount of the Bond in accordance with the WIFIA Loan Agreement and the Indenture.

The Bond and the interest thereon are payable from Revenues (as defined in the Indenture) pledged to the payment thereof under the Indenture and certain other moneys held by or on behalf of the Trustee. The Bond is a limited obligation of the City and shall not constitute an indebtedness of the City or a loan of credit thereof within the meaning of any constitutional or statutory limitation. Neither the full faith and credit nor the taxing power of the City is pledged to the payment of the principal of the Bond, or the interest thereon, or other costs incident thereto.

Copies of the Indenture are on file at the principal office of the Trustee, and reference to the Indenture and any and all supplements thereto and modifications and amendments thereof is made for a description of the pledge and covenants securing the Bond, the nature, extent and manner of enforcement of such pledge, the rights and remedies of the registered owners of the Bond, and the limitations on such rights and remedies.

The person in whose name any Bond is registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of principal or interest shall be made only to or upon the order of the registered owner thereof, but such registration may be changed as hereinabove provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture, or to institute, appear in or defend any suit or other proceedings with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Indenture, or of any supplements thereto, may be made only to the extent and in the circumstances permitted by the Indenture.

All capitalized terms used in this Bond shall have the meanings assigned in the Indenture unless otherwise defined herein.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Indenture unless and until the certificate of authentication hereon shall have been duly executed by the Trustee.

Any delay on the part of the WIFIA Lender in exercising any right hereunder shall not operate as a waiver of any such right, and any waiver granted with respect to one default shall not operate as a waiver in the event of any subsequent default.

This Bond is issued with the intent that the federal laws of the United States of America shall govern its construction to the extent such federal laws are applicable and the internal laws of the State of Illinois shall govern its construction to the extent such federal laws are not applicable.

It is Hereby Certified, Recited and Declared that all acts and conditions required to be performed precedent to and in the execution and delivery of the Indenture and the issuance of this Bond have been performed in due time, form and manner as required by law, and that the issuance of this Bond and the series of which it forms a part does not exceed or violate any constitutional or statutory limitation.

IN WITNESS WHEREOF, the City of Joliet has caused this Bond to be signed in its name and on its behalf by the manual or duly authorized facsimile signature of its Mayor and its corporate seal (or a facsimile thereof) to be hereunto impressed, imprinted, engraved or otherwise reproduced hereon and attested by the manual or duly authorized facsimile signature of its City Clerk.

Dated: August 18, 2025

CITY OF JOLIET

By: _____
Mayor

[SEAL]

Attest:

By: _____
City Clerk

[FORM OF TRUSTEE'S CERTIFICATE OF AUTHENTICATION]

This WIFIA Bond is the WIFIA Bond described in the within-mentioned Indenture.

Date of Authentication: August 18, 2025

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

By: _____
Authorized Signature

[FORM OF ASSIGNMENT]

The following abbreviations, when used in the inscription on the face of this certificate, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	–	as tenants in common	UNIF GIFT MIN ACT –
TEN ENT	–	as tenants by the entireties	_____ Custodian _____
JT TEN	–	as joint tenants with right of survivorship and not as tenants in common	(Cust) (Minor) under Uniform Gifts to Minors Act _____ (State)

Additional abbreviations may also be used
though not in the above list.

For Value Received, the undersigned sells, assigns and transfers unto _____

_____

(Name and Address of Assignee)

the within Bond and does hereby irrevocably constitute and appoint _____

_____

to transfer said Bond on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____

Signature:

_____

Signature Guaranteed:

_____

_____

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

Section 2.07. Delivery of Bond. Upon the execution and delivery of this Supplemental Indenture, the City shall execute and deliver to the Trustee, and the Trustee shall authenticate the Bond and deliver the authenticated Bond to the WIFIA Lender.

Prior to the delivery by the Trustee of the Bond there shall be filed with the Trustee:

(a) A copy, duly certified by the City Clerk, of the Ordinance;

(b) Original executed counterpart of the Indenture;

(c) Original executed counterpart of this Supplemental Indenture;

(d) Original executed counterpart of the WIFIA Master Agreement as amended;

(e) Original executed counterpart of the WIFIA Project Loan Agreement;

(f) A Counsel's Opinion to the effect that (i) the Indenture and this Supplemental Indenture have been duly and lawfully authorized by all necessary action on the part of the City, have been duly and lawfully executed by authorized officers of the City, are in full force and effect and are valid and binding upon the City and enforceable in accordance with their terms (except as limited by any applicable bankruptcy, liquidation, reorganization, insolvency or other similar laws or by general principles of equity if equitable remedies are sought); (ii) the Indenture and this Supplemental Indenture create the valid pledge of Revenues, moneys and securities which they purport to create; and (iii) upon their execution, authentication and delivery, the Bond will have been duly and validly authorized and issued in accordance with the Constitution and laws of the State, the Indenture and this Supplemental Indenture;

(g) A written order as to the delivery of the Bond, executed by an Authorized Officer stating (i) the identity of the purchaser, aggregate purchase price and date and place of delivery of the Bond and (ii) that no Event of Default has occurred and is continuing under the Indenture or this Supplemental Indenture;

(h) The Certificate of the City required by Section 206(e) of the Indenture; and

(i) A Certificate of an Independent System Consultant or a Certificate of the City complying with Section 206(f) of the Indenture.

Section 2.08. Mutilated, Lost, Stolen or Destroyed Bonds. If any Bond is mutilated, lost, stolen or destroyed, the City may execute and the Trustee may authenticate a new Bond of like tenor as the Bond mutilated, lost, stolen or destroyed, *provided* that, in the case of any mutilated Bond, such mutilated Bond shall first be surrendered to the Trustee, and in the case of any lost, stolen or destroyed Bond, there shall be first furnished to the City and the Trustee evidence of such loss, theft or destruction satisfactory to the City and the Trustee.

Section 2.09. Registration and Exchange of Bonds; Persons Treated as Owners. The City shall cause books for the registration and for the transfer of the Bond as provided in this

Supplemental Indenture to be kept by the Trustee. Upon surrender for transfer of any Bond at the principal office of the Trustee, duly endorsed for transfer or accompanied by an assignment duly executed by the Registered Owner or his or her attorney duly authorized in writing, the City shall execute and the Trustee shall authenticate and deliver in the name of the transferee or transferees a fully registered Bond for a like aggregate principal amount.

Bonds may be exchanged at the principal office of the Trustee for a like aggregate principal amount of fully registered Bonds of the same maturity of other authorized denominations. The City shall execute and the Trustee shall authenticate and deliver Bonds which the Bondowners making the exchange are entitled to receive, bearing numbers not contemporaneously then outstanding. The execution by the City of any Bond of any denomination shall constitute full and due authorization of such denomination and the Trustee shall thereby be authorized to authenticate and deliver such Bond.

In each case the Trustee shall require the payment by the Bondowner requesting exchange or transfer of any tax or other governmental charge required to be paid with respect to such exchange or transfer, but otherwise no charge shall be made to the Bondowner for such exchange or transfer.

The Trustee shall not be required to register for transfer or exchange any undelivered Bond or any Bond after the giving of notice calling such Bond for redemption or partial redemption.

The person in whose name any fully registered Bond is registered at the close of business on any Record Date with respect to any Interest Payment Date shall be entitled to receive the interest payable on such Interest Payment Date notwithstanding the cancellation of such registered Bond upon any transfer or exchange thereof subsequent to the Record Date and prior to such Interest Payment Date, except if and to the extent there shall be a default in the payment of the interest due on such Interest Payment Date, in which case such defaulted interest shall be paid to the person in whose name such Bond is registered either at the close of business on the day preceding the date of payment of such defaulted interest or on a subsequent Record Date for such payment if one shall have been established as hereinafter provided. A subsequent Record Date may be established by or on behalf of the City by notice mailed to the Registered Owners of Bonds not less than 10 days preceding such Record Date, which Record Date shall be not more than 30 days prior to the subsequent interest payment date.

Except as provided in the Indenture, as to any Bond the person in whose name the same shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of principal or interest on any Bond shall be made only to or upon the written order of the Registered Owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

ARTICLE III

Redemption of Bond Before Maturity

Section 3.01. Prepayment and Redemption. The principal of the WIFIA Loan may be paid, in whole or in part, prior to maturity and the Bond shall be subject to redemption prior to maturity in the amounts, at the times and in the manner provided in this Article III.

The Bond shall be subject to redemption prior to maturity at the option of the City as a whole or in part at any time, and if in part, in such principal amounts of $1,000,000 or any integral multiple of $1 in excess of $1,000,000 as the City shall determine, at a Redemption Price equal to the principal amount to be redeemed, plus accrued interest to the date of the redemption. The right of the City to redeem principal of the Bond at the option of the City may be exercised by the City not more than once in each Fiscal Year.

Section 3.02. Notice of Redemption. Written notice of the redemption of principal of the Bond pursuant to Section 3.01 identifying the portions thereof to be redeemed, specifying the redemption date, the Redemption Price, the date of payment, and that from the redemption date interest will cease to accrue, shall be given to the WIFIA Lender by the Trustee or by the City by mailing a copy of such redemption notice not less than 10 nor more than 30 days prior to the date fixed for redemption.

Section 3.03. Deposit of Funds. For the redemption of any principal amount of the Bond, the City shall cause to be deposited in trust in a special redemption account held by the Trustee Qualified Investments and moneys sufficient to pay when due the Redemption Price of and interest on such principal amount of Bonds on the redemption date.

Section 3.04. Partial Redemption of Principal. Upon any optional redemption of the principal of the Bond the schedule of the remaining Principal Installments of the Bond shall be adjusted as directed by the City pursuant to a written direction to the WIFIA Lender and the Trustee and, in the absence of such written direction, in the inverse order of the due dates of the Principal Installments of the Bond.

ARTICLE IV

Revenues and Funds

Section 4.01. Moneys to Be Held in Trust. All moneys required to be deposited with or paid to the Trustee for the account of any Fund, Sub-Fund or Account referred to in any provision of this Supplemental Indenture shall be held by the Trustee in trust as provided in Section 1003 of the Indenture, and shall, while held by the Trustee, constitute part of the Trust Estate and be subject to the lien and security interest created hereby.

Section 4.02. Creation of Dedicated Sub-Fund and Accounts in the Debt Service Fund.

(a) *Creation of WIFIA 2025A Dedicated Sub-Fund.* There is hereby created by the City and ordered established with the Trustee a separate and segregated Dedicated Sub-Fund within the Debt Service Fund, such Dedicated Sub-Fund to be designated the "WIFIA Series 2025A Senior Lien Dedicated Sub-Fund" (hereinafter called the "*WIFIA 2025A Dedicated Sub-Fund*"). Moneys on deposit in the WIFIA 2025A Dedicated Sub-Fund, and in each Account established therein as hereinafter provided, shall be held in trust by the Trustee for the sole and exclusive benefit of the Owner of the Bond, and shall not be used or available for the payment of any other Senior Lien Obligations.

(b) *Creation of Accounts.* There are hereby created by the City and ordered established with the Trustee separate Accounts within the WIFIA 2025A Dedicated Sub-Fund, designated as follows:

(i) *Principal and Interest Account:* an Account to be designated the "WIFIA Series 2025A Senior Lien Principal and Interest Account" (the "*Principal and Interest Account*")*; and*

(ii) *Administrative Account:* an Account to be designated the "WIFIA Series 2025A Senior Lien Administrative Account" (the "*Administrative Account*").

Section 4.03. Application of WIFIA Loan Disbursements. The proceeds received by the City from each disbursement of the WIFIA Loan shall be applied as provided in the WIFIA Master Agreement and the WIFIA Project Loan Agreement.

Section 4.04. Deposits into WIFIA 2025A Dedicated Sub-Fund and Accounts Therein. On January 1 and July 1 of each year, commencing on January 1, 2026 (each such date referred to herein as the "*Deposit Date*") there shall be deposited into the WIFIA 2025A Dedicated Sub-Fund from amounts on deposit in the Debt Service Fund an amount equal to the aggregate of the following amounts, which amounts shall have been calculated by the Trustee on the next preceding December 20 or June 20 (in the case of each January 1 or July 1, respectively) (such aggregate amount with respect to any Deposit Date being referred to herein as the "*WIFIA 2025A Deposit Requirement*"):

(a) for deposit into the Principal and Interest Account, an amount equal to the aggregate of: (i) commencing on the July 1, 2061 Deposit Date one-half of the Principal Installment coming due on the Bond on the January 1 next succeeding such date of calculation and (ii) the amount of interest due on the Bond on the current Deposit Date (reduced, in the case of each January 1 Deposit Date, by investment earnings credited as of the immediately prior calculation date to the Principal and Interest Account); and

(b) for deposit into the Administrative Account, the amount estimated by the City to be required as of the close of business on such Deposit Date to pay all fees and expenses with respect to the Bond during the semi-annual period commencing on such Deposit Date, as specified in writing by the City to the Trustee.

In addition to the WIFIA 2025A Deposit Requirement, there shall be deposited into the WIFIA 2025A Dedicated Sub-Fund any other moneys received by the Trustee under and pursuant to the Indenture or this Supplemental Indenture, when accompanied by directions from an Authorized Officer that such moneys are to be paid into the WIFIA 2025A Dedicated Sub-Fund and to one or more accounts therein.

Section 4.05. Use of Moneys in Principal and Interest Account for Payment of Bonds. Moneys in the Principal and Interest Account shall be used for (i) payment of the Principal Installment, and interest due on each Payment Date with respect to the Bond and not otherwise provided for, ratably, without preference or priority of any kind, (ii) payment of the interest on the principal amount of the Bond called for optional redemption pursuant to Section 3.01 and (iii) payment of the Redemption Price of the principal amount of the Bond called for optional redemption pursuant to Section 3.01 to the extent that moneys have theretofore been deposited into the Principal and Interest Account for the payment of such Principal Installment.

Section 4.06. Use of Moneys in the Administrative Account. Moneys in the Administrative Account shall be used for the payment of fees and expenses with respect to the Bond as set forth in a Certificate filed with the Trustee.

Section 4.07. Common Debt Service Reserve Sub-Fund. The City hereby designates the Bond as a Common Reserve Bond. The City covenants to maintain the Common Debt Service Reserve Sub-Fund in an amount equal to the Reserve Requirement. The City covenants and the City and the Trustee agree that the Common Debt Service Reserve Sub-Fund is to be administered for the equal benefit, protection and security of the Owners of the Common Reserve Bonds and that, with respect to the Common Debt Service Reserve Sub-Fund, all Outstanding Common Reserve Bonds are on a parity and rank equally without preference, priority or distinction.

Section 4.08. Tax Status. The City intends that the interest on the Bond shall be includable in the gross income of the Bondowner for federal income tax purposes. The tax covenants contained in Section 413 of the Indenture shall not apply to the Bond.

ARTICLE V

Investment of Moneys

Section 5.01. Investment of Moneys. Moneys held in the Dedicated Sub-Fund and Accounts established hereunder shall be invested and reinvested in accordance with the provisions governing investments contained in the Indenture. All such investments shall be held by or under the control of the Trustee and shall be deemed at all times a part of the Dedicated Sub-Fund and Accounts for which they were made.

Section 5.02. Investment Income. The interest earned on any investment of moneys held hereunder, any profit realized from such investment and any loss resulting from such investment shall be credited or charged to the Dedicated Sub-Fund or Account for which such investment was made.

ARTICLE VI

Discharge of Lien

Section 6.01. Defeasance. If the City shall pay to the Registered Owners of the Bonds, the principal or Redemption Price of, and interest to become due thereon, at the times and in the manner stipulated in Section 601 of the Indenture, then this Supplemental Indenture shall be fully discharged and satisfied. Upon the satisfaction and discharge of this Supplemental Indenture, the Trustee shall, upon the request of the City, execute and deliver to the City all such instruments as may be desirable to evidence such discharge and satisfaction and the Fiduciaries shall pay over or deliver to the City all Dedicated Sub-Funds and Accounts and other moneys or securities held by them pursuant to this Supplemental Indenture which are not required for the payment or redemption of the Bond not theretofore surrendered or presented for such payment or redemption.

ARTICLE VII

Concerning the Trustee

Section 7.01. Acceptance of Trusts. The Trustee hereby accepts the trusts imposed upon it by this Supplemental Indenture, and agrees to perform said trusts, but only upon and subject to the express terms and conditions set forth herein and in the Indenture. Except as otherwise expressly set forth in this Supplemental Indenture, the Trustee assumes no duties, responsibilities or liabilities by reason of its execution of this Supplemental Indenture other than as set forth in the Indenture and this Supplemental Indenture, and this Supplemental Indenture is executed and accepted by the Trustee subject to all the terms and conditions of its acceptance of the trust under the Indenture, as fully as if said terms and conditions were herein set forth at length.

ARTICLE VIII

Miscellaneous

Section 8.01. Supplemental Indenture as Part of Indenture. This Supplemental Indenture shall be construed in connection with and as a part of the Indenture and all terms, conditions and covenants contained in the Indenture, except as herein modified and except as restricted in the Indenture to Senior Lien Obligations of another Series, shall apply and be deemed to be for the equal benefit, security and protection of the Bonds.

Section 8.02. Supplements or Amendments. This Supplemental Indenture may be supplemented or amended in the manner set forth in Articles VII and VIII, respectively, of the Indenture.

Section 8.03. Severability. If any provision of this Supplemental Indenture shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatever.

Section 8.04. Payments Due on Saturdays, Sundays and Holidays. If any payment of interest or principal or redemption premium on the Bond is due on a date that is not a Business Day, payment shall be made on the next succeeding Business Day with the same force and effect as if made on the date which is fixed for such payment, and no interest shall accrue on such amount for the period after such due date.

Section 8.05. Counterparts. This Supplemental Indenture may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 8.06. Rules of Interpretation. Unless expressly indicated otherwise, references to Sections or Articles are to be construed as references to Sections or Articles of this instrument as originally executed. Use of the words "herein," "whereby," "hereunder," "hereof," "hereinbefore," "hereinafter" and other equivalent words refer to this Supplemental Indenture and not solely to the particular portion in which any such word is used.

Section 8.07. Captions. The captions and headings in this Supplemental Indenture are for convenience only and in no way define, limit or describe the scope or intent of any provisions or Sections of this Supplemental Indenture.

IN WITNESS WHEREOF, the City has caused these presents to be executed in its name and with its official seal hereunto affixed and attested by its duly authorized officials; and to evidence its acceptance of the trusts hereby created, the Trustee has caused these presents to be executed in its corporate name and attested by its duly authorized officers, as of the Date of Issuance.

CITY OF JOLIET

By:_____
Mayor

[SEAL]

Attest:

By:_____
City Clerk

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

By:_____
Authorized Signatory

Attest:

By:_____
Authorized Signatory

UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY

WIFIA LOAN AGREEMENT

for up to $86,926,000

with

CITY OF JOLIET, ILLINOIS

for the

ALTERNATIVE WATER SUPPLY PROGRAM – PHASE III PROJECT
(WIFIA – 19155IL)

Dated as of August [_____], 2025

TABLE OF CONTENTS

Page

ARTICLE I DEFINITIONS AND INTERPRETATION....2

Section 1. Definitions....2
Section 2. Interpretation....3
ARTICLE II THE WIFIA LOAN....4

Section 3. WIFIA Loan Amount....4
Section 4. Disbursement Conditions....4
Section 5. [Reserved]....4
Section 6. Interest Rate....4
Section 7. [Reserved]....4
Section 8. Payment of Principal and Interest....4
Section 9. Prepayment....4
Section 10. Fees and Expenses....4
ARTICLE III CONDITIONS PRECEDENT....5

Section 11. Conditions Precedent....5
ARTICLE IV REPRESENTATIONS AND WARRANTIES....5

Section 12. Representations and Warranties of Borrower....5
Section 13. Representations and Warranties of WIFIA Lender....6
ARTICLE V COVENANTS....6

Section 14. Covenants....6
Section 15. [Reserved]....6
Section 16. [Reserved]....6
ARTICLE VI EVENTS OF DEFAULT....6

Section 17. Events of Default and Remedies....6
ARTICLE VII MISCELLANEOUS....7

Section 18. Governing Law....7
Section 19. Effectiveness....7
Section 20. Termination....7
Section 21. Miscellaneous....7

SCHEDULES

SCHEDULE I – Project Budget

SCHEDULE II – Construction Schedule

SCHEDULE III – Project

SCHEDULE 12(n) – Construction Contracts

EXHIBITS

EXHIBIT A – WIFIA Debt Service

WIFIA LOAN AGREEMENT

THIS WIFIA LOAN AGREEMENT (this "**Agreement**"), dated as of August [___], 2025, is by and between **CITY OF JOLIET,** a municipal corporation and home rule unit of local government duly organized and existing under the laws of the State of Illinois with an address at 150 West Jefferson Street, Joliet, IL 60432 (the "**Borrower**"), and the **UNITED STATES ENVIRONMENTAL PROTECTION AGENCY**, an agency of the United States of America, acting by and through the Administrator of the Environmental Protection Agency, with an address at 1200 Pennsylvania Avenue NW, Washington, DC 20460 (the "**WIFIA Lender**").

RECITALS:

WHEREAS, the Congress of the United States of America enacted the Water Infrastructure Finance and Innovation Act (as amended, and as may be further amended from time to time), which is codified as 33 U.S.C. §§ 3901-3915;

WHEREAS, the Act authorizes the WIFIA Lender to enter into agreements to provide financial assistance with one or more eligible entities to make secured loans with appropriate security features to finance a portion of the eligible costs of projects eligible for assistance;

WHEREAS, the Borrower and the WIFIA Lender entered into that certain WIFIA Master Agreement, dated as of April 19, 2022, as amended by Amendment No. 1, dated as of August [___], 2025 (the "**WIFIA Master Agreement**"), pursuant to which the parties thereto have set forth certain common terms and conditions applicable to each WIFIA loan and project under the Master Program;

WHEREAS, pursuant to the Application the Borrower has requested that the WIFIA Lender make the WIFIA Loan (as defined below) in a principal amount not to exceed $86,926,000 to be used to pay a portion of the Eligible Project Costs related to the Project (as defined below);

WHEREAS, as of the date hereof, the Administrator has approved WIFIA financial assistance for the Project to be provided in the form of the WIFIA Loan, subject to the terms and conditions contained herein and in the WIFIA Master Agreement;

WHEREAS, based on the Application, the WIFIA Master Agreement and the representations, warranties and covenants set forth herein and therein, the WIFIA Lender proposes to make funding available to the Borrower through the purchase of the WIFIA Bond (as defined below) to be issued by the Borrower, upon the terms and conditions set forth herein and in the WIFIA Master Agreement;

WHEREAS, the Borrower agrees to repay any amount due pursuant to this Agreement and the WIFIA Bond in accordance with the terms and provisions of this Agreement, the WIFIA Master Agreement, the WIFIA Bond and the Indenture; and

WHEREAS, the WIFIA Lender has entered into this Agreement in reliance upon, among other things, the information and representations of the Borrower set forth in the

Application, the WIFIA Master Agreement, and the supporting information provided by the Borrower.

NOW, THEREFORE, the premises being as stated above, and for good and valuable consideration, the receipt and sufficiency of which are acknowledged to be adequate, and intending to be legally bound hereby, it is hereby mutually agreed by and between the Borrower and the WIFIA Lender as follows:

ARTICLE I
DEFINITIONS AND INTERPRETATION

Section 1. Definitions. Each capitalized term used in this Agreement (including in the recitals hereto) and not otherwise defined herein shall have the meaning assigned to such term in the WIFIA Master Agreement. Any term used in this Agreement (including in the recitals hereto) that is defined by reference to any other agreement shall continue to have the meaning specified in such agreement, whether or not such agreement remains in effect. In addition, as used in this Agreement (including in the recitals hereto), the following terms have the following meanings:

"**Agreement**" has the meaning provided in the preamble hereto.

"**Construction Schedule**" means (a) the initial schedule or schedules on which the construction timetables for the Project are set forth, attached as Schedule II (*Construction Schedule*), and (b) any updates thereto included in the periodic reports submitted to the WIFIA Lender pursuant to Section 16(d) (*Reporting Requirements – Construction Reporting*) of the WIFIA Master Agreement most recently approved by the WIFIA Lender.

"**Final Maturity Date**" means the earlier of (a) January 1, 2065 (or such earlier date as is set forth in an updated Exhibit A (*WIFIA Debt Service*) pursuant to Section 8(d) (*Payment of Principal and Interest – Adjustments to Loan Amortization Schedule*) of the WIFIA Master Agreement); and (b) the Principal Payment Date immediately preceding the date that is thirty-five (35) years following the Substantial Completion Date.

"**First Payment Date**" means the earlier to occur of (a) the Payment Date immediately succeeding the date of the initial disbursement of the WIFIA Loan, and (b) the Payment Date on or immediately preceding the fifth (5th) anniversary of the Substantial Completion Date.

"**Indenture**" means that certain Master Indenture of Trust dated as of March 15, 2022, between the Borrower and the Trustee.

"**Interest Payment Date**" means January 1 and July 1 of each year, commencing on the January 1 or July 1 immediately succeeding the date of the initial disbursement of the WIFIA Loan.

"**Loan Amortization Schedule**" means the loan amortization schedule reflected in the applicable column of Exhibit A (*WIFIA Debt Service*), as amended from time to time in accordance with Section 8(d) (*Payment of Principal and Interest – Adjustments to Loan Amortization Schedule*) of the WIFIA Master Agreement.

"**Principal Payment Date**" means each January 1, beginning on January 1, 2062.

"**Project**" means the design, engineering, construction, program management and planning for the Water Transmission System Program, as further described in Schedule III (*Project*).

"**Project Budget**" means the budget for the Project attached to this Agreement as Schedule I (*Project Budget*) showing a summary of Total Project Costs with a breakdown of all Eligible Project Costs and the estimated sources and uses of funds for the Project.

"**Projected Substantial Completion Date**" means June 30, 2031, as such date may be adjusted in accordance with Section 16(d) (*Reporting Requirements – Construction Reporting*) of the WIFIA Master Agreement.

"**Substantial Completion**" means, with respect to each Project, the stage at which such Project is able to perform the functions for which it was designed.

"**WIFIA Bond**" means the Bond issued and delivered by the Borrower in substantially the form of Exhibit A (*Form of WIFIA Bond*) to the WIFIA Master Agreement.

"**WIFIA Loan**" means the secured loan made by the WIFIA Lender to the Borrower on the terms and conditions set forth herein, in the WIFIA Master Agreement and in the WIFIA Bond, pursuant to the Act, in a principal amount not to exceed $86,926,000, to be used in respect of Eligible Project Costs with respect to the Project.

"**WIFIA Loan Agreement Effective Date**" means the date of this Agreement.

"**WIFIA Master Agreement**" has the meaning provided in the recitals hereto.

"**WIFIA Ordinance**" means that certain Ordinance Approving an amendment of the WIFIA Master Agreement and One or More WIFIA Project Loan Agreements with the United States Environmental Protection Agency and One or More Supplemental Indentures and Authorizing the Issuance of Waterworks and Sewerage Senior Lien Revenue Bonds of the City of Joliet, Illinois, adopted by the Joliet City Council on August 5, 2025.

"**WIFIA Supplemental Indenture**" means that certain WIFIA Loan Supplemental Indenture Number Three, dated as of August 1, 2025, by and between the Borrower and the Trustee.

Section 2. Interpretation.

(a) Except as otherwise expressly provided herein, the rules of interpretation set forth in Section 2 of the WIFIA Master Agreement shall apply herein, *mutatis mutandis*, as if set out in this Agreement in full (and as if each reference therein to "this Agreement" were a reference to this Agreement, and each reference to any "WIFIA Loan" or any "WIFIA Bond" were a reference, respectively, to the WIFIA Loan or the WIFIA Bond as such terms are defined in this Agreement).

(b) This Agreement is one of the WIFIA Loan Agreements referenced in the WIFIA Master Agreement.

ARTICLE II
THE WIFIA LOAN

Section 3. WIFIA Loan Amount. The principal amount of the WIFIA Loan shall not exceed $86,926,000. WIFIA Loan proceeds available to be drawn shall be disbursed from time to time in accordance with Section 4 (*Disbursement Conditions*) hereof and Section 11(c) (*Conditions Precedent – Conditions Precedent to Disbursements*) of the WIFIA Master Agreement.

Section 4. Disbursement Conditions. The WIFIA Loan shall be disbursed in accordance with Section 4 (*Disbursement Conditions*) of the WIFIA Master Agreement.

Section 5. [Reserved].

Section 6. Interest Rate. The interest rate with respect to the Outstanding WIFIA Loan Balance for the WIFIA Loan shall be [_____] percent ([____]%) per annum. Interest will accrue and be computed on the Outstanding WIFIA Loan Balance from time to time pursuant to, and otherwise in accordance with, with Section 6 (*Interest Rate*) of the WIFIA Master Agreement.

Section 7. [Reserved].

Section 8. Payment of Principal and Interest

(a) Payment of WIFIA Debt Service. Payments of WIFIA Debt Service shall be made by the Borrower on each Payment Date occurring on or after the First Payment Date as provided in Section 8(a) (*Payment of Principal and Interest – Payment of WIFIA Debt Service*) of the WIFIA Master Agreement.

(b) WIFIA Bond. As evidence of the Borrower's obligation to repay the WIFIA Loan, the Borrower shall issue and deliver to the WIFIA Lender, on or prior to the WIFIA Loan Agreement Effective Date, the WIFIA Bond substantially in the form of **Error! Reference source not found.** (*Form of WIFIA Bond*) to the Master Agreement, having a maximum principal amount of $86,926,000

Section 9. Prepayment. The Borrower may prepay the WIFIA Loan in accordance with Section 9(b) (*Prepayment – Optional Prepayments*) of the WIFIA Master Agreement.

Section 10. Fees and Expenses. The Borrower shall pay to the WIFIA Lender, in each case pursuant to and in accordance with Section 10 (*Fees and Expenses*) of the WIFIA Master Agreement:

(a) a one-time Servicing Set-Up Fee equal to $12,710;

(b) an annual Construction Period Servicing Fee equal to $12,710 per annum; provided that the initial Construction Period Servicing Fee shall be in a pro-rated amount equal to $3,170 in accordance with Section 10(a)(ii) (*Fees and Expenses*) of the WIFIA Master Agreement;

(c) an Operating Period Servicing Fee equal to $9,530 per annum; and

(d) any other applicable fees, costs, charges and expenses pursuant to, and otherwise in accordance with, Section 10 (*Fees and Expenses*) of the WIFIA Master Agreement.

ARTICLE III
CONDITIONS PRECEDENT

Section 11. Conditions Precedent.

(a) Conditions Precedent to Effectiveness. The effectiveness of this Agreement is subject to the satisfaction, or the WIFIA Lender's written waiver, as determined by the WIFIA Lender in its sole discretion, of each of the conditions precedent to the effectiveness of this Agreement set forth in Section 11(b) (*Conditions Precedent – Conditions Precedent to Effectiveness of Each WIFIA Loan Agreement*) of the WIFIA Master Agreement, including delivery of complete and fully executed versions of the WIFIA Ordinance and the WIFIA Supplemental Indenture (each of which is incorporated by reference herein, *mutatis mutandis*, as if set out in this Agreement in full and as if each reference therein to any "Project," any "WIFIA Loan," any "WIFIA Bond," or any "WIFIA Loan Agreement" were a reference, respectively, to the Project, the WIFIA Loan, the WIFIA Bond, or this Agreement (as such terms are defined in this Agreement)).

(b) Conditions Precedent to Disbursements. Notwithstanding anything in this Agreement to the contrary, the WIFIA Lender's obligation to make any disbursement of the WIFIA Loan to the Borrower (including the initial disbursement hereunder) is subject to the satisfaction or the WIFIA Lender's written waiver, as determined by the WIFIA Lender in its sole discretion, of each of the conditions precedent to disbursements set forth in Section 11(c) (*Conditions Precedent – Conditions Precedent to Disbursements*) of the WIFIA Master Agreement (each of which is incorporated by reference herein, *mutatis mutandis*, as if set out in this Agreement in full and as if each reference therein to any "WIFIA Loan" or any "WIFIA Loan Agreement" were a reference, respectively, to the WIFIA Loan or this Agreement (as such terms are defined in this Agreement)).

ARTICLE IV
REPRESENTATIONS AND WARRANTIES

Section 12. Representations and Warranties of Borrower. The representations and warranties set out in Section 12 (*Representations and Warranties of Borrower*) of the WIFIA Master Agreement shall be made on the WIFIA Loan Agreement Effective Date and as of each date on which any disbursement of the WIFIA Loan is requested or made, except as otherwise expressly provided in Section 12 of the WIFIA Master Agreement. Each such representation and warranty is incorporated by reference herein, *mutatis mutandis*, for the benefit of the WIFIA Lender as if set out in this Agreement in full (and as if each reference therein to "this Agreement"

were a reference to this Agreement and as if each reference therein to (a) any "Project" or the "Master Program", (b) any "WIFIA Loan" or (c) any "WIFIA Bond" were a reference, respectively, to (i) the Project, (ii) the WIFIA Loan or (iii) the WIFIA Bond (as such terms are defined in this Agreement)). The Borrower acknowledges that it makes such representations and warranties with the intention of inducing the WIFIA Lender to enter into this Agreement and the other WIFIA Loan Documents and to advance the WIFIA Loan to the Borrower, and that the WIFIA Lender has entered into this Agreement and the other WIFIA Loan Documents on the basis of, and in full reliance on, each such representation and warranty.

Section 13. Representations and Warranties of WIFIA Lender. The representations and warranties set out in Section 13 (*Representations and Warranties of WIFIA Lender*) of the WIFIA Master Agreement shall be made on the WIFIA Loan Agreement Effective Date, *mutatis mutandis*, for the benefit of the Borrower as if set out in this Agreement in full (and as if each reference therein to any "WIFIA Loan" were a reference to the WIFIA Loan (as such term is defined in this Agreement)).

ARTICLE V
COVENANTS

Section 14. Covenants. The Borrower covenants and agrees, until the date the WIFIA Loan and all of the obligations of the Borrower under the WIFIA Loan Documents with respect to the WIFIA Loan or the Project (other than contingent indemnity obligations) have been irrevocably paid in full in immediately available funds and the WIFIA Lender no longer has any commitment to make disbursements under this Agreement to the Borrower, unless the WIFIA Lender waives compliance in writing, to comply with each of the covenants set forth in the WIFIA Master Agreement, including Section 14 (*Affirmative Covenants*), Section 15 (*Negative Covenants*) and Section 16 (*Reporting Requirements*) of the WIFIA Master Agreement, which covenants are incorporated by reference herein *mutatis mutandis* as if fully set forth herein (and as if each reference therein to "this Agreement" were a reference to this Agreement and as if each reference therein to (a) any "Project" or the "Master Program," (b) any "WIFIA Loan" or (c) any "WIFIA Bond" were a reference, respectively, to (i) the Project, (ii) the WIFIA Loan or (iii) the WIFIA Bond (as such terms are defined in this Agreement)).

Section 15. [Reserved].

Section 16. [Reserved].

ARTICLE VI
EVENTS OF DEFAULT

Section 17. Events of Default and Remedies.

(a) Each Event of Default set out in Section 17 (*Events of Default and Remedies*) of the WIFIA Master Agreement shall constitute an Event of Default under this Agreement, except as otherwise expressly provided in Section 17 (*Events of Default and Remedies*) of the WIFIA Master Agreement.

(b) Upon the occurrence and during the continuation of any Event of Default hereunder, the WIFIA Lender shall have each of the rights and remedies to which it is entitled as provided in and with the same effect as described in Section 17 (*Events of Default and Remedies*) of the WIFIA Master Agreement.

ARTICLE VII
MISCELLANEOUS

Section 18. Governing Law. This Agreement shall be governed by the federal laws of the United States of America, if and to the extent such federal laws are applicable, and the internal laws of Illinois, if and to the extent such federal laws are not applicable.

Section 19. Effectiveness. This Agreement shall be effective on the WIFIA Loan Agreement Effective Date.

Section 20. Termination. This Agreement shall terminate upon the irrevocable payment in full in immediately available funds by the Borrower of the Outstanding WIFIA Loan Balance, together with all accrued interest, fees and expenses with respect thereto; provided that the indemnification requirements of Section 32 (*Indemnification*) of the Master WIFIA Agreement, as incorporated herein, the reporting and record keeping requirements of Section 14(q) (*Affirmative Covenants – Access; Records*) of the WIFIA Master Agreement, as incorporated herein, and the payment requirements of Section 10 (*Fees and Expenses*) shall survive the termination of this Agreement as provided in such sections.

Section 21. Miscellaneous. Article VII (*Miscellaneous*) of the WIFIA Master Agreement (other than Sections 25 (*Governing Law*), 34 (*Effectiveness*) and 35 (*Termination*) of the WIFIA Master Agreement) shall be incorporated in this Agreement, *mutatis mutandis*, as if set out in this Agreement in full (and as if each reference therein to "this Agreement" were a reference to this Agreement and as if each reference therein to (a) any "Project" or the "Master Program", (b) any "WIFIA Loan" or (c) any "WIFIA Bond" were a reference, respectively, to (i) the Project, (ii) the WIFIA Loan or (iii) the WIFIA Bond (as such terms are defined in this Agreement)).

[*The remainder of this page intentionally left blank; signature pages immediately follow*.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed and delivered by their respective officers thereunto duly authorized as of the date first written above.

CITY OF JOLIET, ILLINOIS
by its authorized representative

By: _____
Name:
Title:

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, acting by and through the Administrator of the Environmental Protection Agency

By: _____
Name: Lee M. Zeldin
Title: Administrator

SCHEDULE I

PROJECT BUDGET

SOURCES OF FUNDS	AMOUNT ($ USD)	PERCENTAGE (%)
WIFIA Loan	$86,926,000	49%
Revenue Bonds	$90,474,000	51%
Total Sources	**$177,400,000**	**100.00%**
USES OF FUNDS	**AMOUNT ($ USD)**	**PERCENTAGE (%)**
Construction	**$141,069,398**	**79.5%**
Design	**$18,962,433**	**10.7%**
Program Management	**$12,678,348**	**7.1%**
Other (land acquisition)	**$3,689,821**	**2.1%**
Total Capital Costs	**$176,400,000**	**99.4%**
Financing Costs	**$1,000,000**	**<1%**
Total Uses	**$177,400,000**	**100.00%**

SCHEDULE II

CONSTRUCTION SCHEDULE

Project Component Name	Start Date	Begin Design	Begin Construction	Substantial Completion
System Improvements for AWSP (Phase III)	1/15/2021	4/15/2025	4/15/2025	6/30/2031

SCHEDULE III

PROJECT

The **Project** is the planning, design, and construction of proposed system improvements related to the Alternative Water Source Program (AWSP). Specifically, the components include required additions and upgrades to the existing distribution system under 'Capital Improvement Plan #8 – Joliet Distribution System Improvements' to connect the City of Joliet to AWSP infrastructure by upgrading pumping, storage, and distribution systems deemed necessary by 2030.

SCHEDULE 12(n)

CONSTRUCTION CONTRACTS

A. Existing Construction Contracts

As of the date of this agreement no construction contracts have been executed for elements of the Project.

B. Additional Construction Contracts

Contract Package No.	Description	Est. Bid Award Date
JOL-08-02	Elevated Water Storage Tanks	June 2026
JOL-08-03	Ridge Rd Pumping Station, Ingalls Pumping Station Improvements, Morgan St PRV	Dec 2025
JOL-08-04	Water Distribution Improvements	Jan 2026
JOL-08-05	Water Storage Tanks	Feb 2026
JOL-08-06	Stryker and WCHPZ Water Pumping Stations	Dec 2026
JOL-08-07	Washington St Water Pumping Station and Essington Pumping Station Improvements	June 2027
JOL-08-08	Existing Facility Demo, Rehab, and Repurposing	June 2030
JOL-08-09	Public Utilities Maintenance Facility Improvements	Sept 2026

EXHIBIT A

WIFIA DEBT SERVICE

[*Attached.*]

AMENDMENT NO. 1

dated as of [___]

between

UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY

and

CITY OF JOLIET, ILLINOIS

in connection with the

WIFIA Master Agreement dated as of April 19, 2022, between the United States Environmental Protection Agency, acting by and through the Administrator of the Environmental Protection Agency, and CITY OF JOLIET, ILLINOIS, for the ALTERNATIVE WATER SUPPLY PROGRAM

AMENDMENT NO. 1

THIS AMENDMENT NO. 1 (this "**Amendment**"), dated as of [___], is by and between **CITY OF JOLIET, ILLINOIS,** a municipal corporation and home rule unit of local government duly organized and existing under the laws of the State of Illinois, with an address at 150 West Jefferson Street, Joliet, IL 60432 (the "**Borrower**"), and the **UNITED STATES ENVIRONMENTAL PROTECTION AGENCY**, an agency of the United States of America, acting by and through the Administrator of the Environmental Protection Agency (the "**Administrator**"), with an address at 1200 Pennsylvania Avenue NW, Washington, DC 20460 (the "**WIFIA Lender**").

RECITALS:

WHEREAS, pursuant to the Water Infrastructure Finance and Innovation Act ("**WIFIA**"), § 5021 *et seq.* of Public Law 113-121 (as amended, and as may be further amended from time to time, the "**Act**"), which is codified as 33 U.S.C. §§ 3901-3915, the WIFIA Lender is authorized to enter into agreements to provide financial assistance with one or more eligible entities to make secured loans with appropriate security features to finance a portion of the eligible costs of projects eligible for assistance;

WHEREAS, the Borrower and the WIFIA Lender entered into that certain WIFIA Master Agreement dated as of April 19, 2022, for the Alternative Water Supply Program – (the "**WIFIA Master Agreement**"), for the provision of three WIFIA Loans Under the Master Program (as defined in the WIFIA Master Agreement) not to exceed $343,454,947 (excluding interest that is capitalized in accordance with the terms thereof) to be used to pay a portion of the Eligible Project Costs (as defined in the WIFIA Master Agreement) related to the Projects (as defined in each WIFIA Loan Agreement);

WHEREAS, the Borrower executed loans one and two on April 19, 2022 for a total of $308,454,947, leaving $35,000,000 of the Aggregate Master Program Amount remaining for loan three;

WHEREAS, the Borrower is requesting loan three for the remaining costs related to the Alternative Water Supply Program (AWSP);

WHEREAS, the Borrower, after defining the specific project subcomponents and advancing AWSP design has determined that the remainder of the program will cost $177,400,000, significantly exceeding the original estimate of $73,000,000 and has therefore requested to increase the Aggregate Master Program Amount to $395,380,947, and the parties hereto have agreed to make certain amendments to the WIFIA Master Agreement as set forth below;

WHEREAS, the Borrower wishes to amend the project description for the Phase III project; and

WHEREAS, the WIFIA Lender has entered into this Amendment in reliance upon, among other things, the information and representations of the Borrower set forth in this Amendment and the supporting information provided by the Borrower.

NOW THEREFORE, the parties to this Amendment hereby agree as follows:

Section 1. Definitions.

Except as otherwise expressly provided herein or unless the context otherwise requires, capitalized terms not otherwise defined herein shall have the meanings specified in the WIFIA Loan Agreement.

Section 2. Amendments.

Each of the parties hereto hereby agree to amend the WIFIA Master Agreement (WMA), as follows:

(a) In Section 1 (Definitions), the definition of "Aggregate Master Program Amount" is hereby amended by replacing "$343,454,947" with "$395,380,947";

(b) In Section 1 (Definitions), the definition of "Master Availability Period" is hereby amended by replacing "June 30, 2024" with "September 30, 2025";

(c) In Section 1 (Definitions), the definition of "Phase III Project (System Improvements for AWSP)" is hereby amended by deleting it in its entirety and replacing it with the following:

> ""Phase III Project (System Improvements for AWSP)" means the design, engineering, construction engineering, program management, project management, acquisition, construction and installation of System improvements, including infrastructure to connect the System to the Water Transmission System Project and other related facility improvements."

(d) Schedule I (Master Program Schedule) is hereby amended by deleting it in its entirety and replacing it with the schedule set forth in Annex A hereto;

(e) Schedule II (Master Program Budget) is hereby amended by deleting it in its entirety and replacing it with the schedule set forth in Annex B hereto;

(f) Exhibit K is hereby amended by deleting "$35,000,000" for the WIFIA Loan Amount in the second column of the table titled "INDICATIVE TERMS OF THE WIFIA LOAN" and replacing it with "$86,926,000;"

(g) Exhibit L is hereby amended by deleting "$35,000,000" and replacing it with "$86,926,000" in every instance; and

(h) Exhibit L, schedule 1 is hereby amended by deleting "$73,000,000" in two places in column two and replacing both with "$177,400,000."

Section 3. Representations and Warranties.

The Borrower hereby represents and warrants that (a) the execution and delivery of this Amendment has been duly authorized; (b) this Amendment constitutes its legal, valid and binding obligation, enforceable in accordance with its terms; (c) the execution, delivery and performance of this Amendment does not conflict with any provision of its charter or applicable law; (d) the information it has provided to the WIFIA Lender in connection with this Amendment is true and correct in all material respects and does not omit any information related to the matters contemplated in this Amendment, the omission of which makes such information materially misleading in any respect; and (e) as of the date hereof, there is no Default or Event of Default, or any event that, with the giving of notice and/or the passage of time, would constitute a Default or Event of Default, that has occurred and is continuing.

Section 4. Miscellaneous.

(a) Each of the parties hereto agree that:

(i) any reference in any of the WIFIA Loan Documents, or in any agreement, document or instrument contemplated thereby to the WIFIA Master Agreement shall be deemed to be a reference to the WIFIA Master Agreement as amended by this Amendment;

(ii) the terms and conditions of the WIFIA Master Agreement shall continue in full force and effect unchanged, except as expressly amended by this Amendment;

(iii) except as expressly provided in this Amendment, no provision of this Amendment shall be deemed (A) to be a consent, waiver, supplement to or modification of the term or any condition of the WIFIA Master Agreement, any other WIFIA Loan Document or any of the instruments referred to therein, or (B) to prejudice any rights or remedies which the WIFIA Lender may have now or in the future under or in connection with the WIFIA Master Agreement as amended by this Amendment, or any other WIFIA Loan Document; and

(iv) this Amendment shall be a WIFIA Loan Document; and

(v) this Amendment amends and supplements the WIFIA Master Agreement and is entered into in accordance with Section 24 (*Amendments and Waivers*) of the WIFIA Master Agreement.

(b) The provisions of Sections 18 (*Disclaimer of Warranty*) through (and including) Section 32 (*Indemnification*) of the WIFIA Master Agreement are incorporated herein and shall apply herein, *mutatis mutandis*, as if set out in this Amendment in full (and as if each reference therein to "this Agreement" were, or included (as applicable), a reference to this Amendment.

(c) This Amendment may be executed in any number of counterparts and by the different parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed an original, but all such counterparts together shall constitute one and the same instrument; signature pages may be detached from multiple separate counterparts and attached to a single counterpart so that all signature pages are physically attached to the same document. Electronic signatures are effective, valid and enforceable for any counterpart to this Amendment executed by the parties hereto. Electronic delivery of an executed counterpart of a signature page of this Amendment or of any document or instrument delivered in connection herewith in accordance with Section 31 (*Notices*) of the WIFIA Master Agreement shall be effective as delivery of an original executed counterpart of this Amendment or such other document or instrument, as applicable.

(d) This Amendment shall be effective as of the date set forth on the first page of this Amendment.

[*Signature pages follow on next page*]

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be duly executed and delivered by their respective officers thereunto duly authorized as of the date first written above.

CITY OF JOLIET, ILLINOIS,

by its authorized representative

By: _____
Name:
Title:

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, acting by and through the Administrator of the Environmental Protection Agency

By: _____
Name:
Title:

ANNEX A

SCHEDULE I

MASTER PROGRAM SCHEDULE

Project Component Name	Start Date	Begin Design	Begin Construction	Substantial Completion
AWSP Program Management (Phase 1)	7/20/2018	2/1/2021	N/A	12/31/2030
AWSP CIP 1-10 (Phase 1)	7/20/2018	2/1/2021	N/A	12/31/2030
Water Distribution Improvements 2022-2030 (Phase II)	1/15/2021	3/15/2021	1/15/2022	12/31/2030
System Improvements for AWSP (Phase III)	1/15/2021	4/15/2025	4/15/2025	6/30/2031

ANNEX B

SCHEDULE II
MASTER PROGRAM BUDGET

Project Component Name	Total Project Component Cost	WIFIA Loan Amount (up to 49%)	Total Project Component Cost as a Percentage of Aggregate Master Program Amount
AWSP Program Management and AWSP CIP 1-10 (Phase 1)	$262,208,561	$87,465,000 (33.36%)	25.52%
Water Distribution Improvements 2022-2030 (Phase II)	$587,873,038	$220,989,947 (37.59%)	57.21%
System Improvements for AWSP (Phase III)	$177,400,000	$86,926,000 (49%)	17.27%
	$1,027,482,599		**100%**

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 447-25

File ID: 447-25 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 07/18/2025

Department: **Final Action:**

Title: Ordinance Approving an Amendment of the WIFIA Master Agreement and One or More WIFIA Project Loan Agreements with the United States Environmental Protection Agency and One or More Supplemental Indentures and Authorizing the Issuance of Waterworks and Sewerage Senior Lien Revenue Bonds of the City of Joliet, Illinois.

Agenda Date: 08/19/2025

Attachments: Joliet - 2025 - Phase III WIFIA Loan Ordinance.docx, WIFIA Loan Supplemental Indenture Number Three.docx, Joliet Phase III WIFIA Loan Agreement.docx, Joliet WIFIA Amendment 1.docx

Entered by: ksing@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/29/2025	Gina Logalbo	Approve	7/23/2025
1	2	7/29/2025	Kevin Sing	Delegated	
Notes:	Delegated: Out Of Office				
1	3	7/29/2025	Christine Chinderle	Approve	7/31/2025
1	4	7/29/2025	Todd Lenzie	Approve	7/31/2025
1	5	8/15/2025	Beth Beatty	Approve	7/31/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 448-25 **Agenda Date:**8/19/2025

TO: Mayor and City Council

FROM: William Evans, Chief of Police

SUBJECT:
Ordinances Amending Chapter 3, Article IV, Section 3-150, Pre-Tow Hearing; Inoperable or Abandoned Vehicles and Chapter 3, Article II, Section 3-50; Vehicle Immobilization and Impoundment and Chapter 19, Article II, Section 6 Illegally Parked, Abandoned, Inoperable or Stolen Vehicles of the City of Joliet Code of Ordinances

BACKGROUND:
The Joliet Police Department conducts reviews of the City of Joliet Administrative Code to audit the relevance and effectiveness of the Code. The Joliet Police Department follows best practices in ensuring that the Code is consistent throughout. The proposed amendments to Chapter 3 establish that a pre-tow hearing regarding abandoned/inoperable vehicles must be requested in writing and such hearing will be held by representatives of the city legal department before said vehicle is towed. Also amended in Chapter 3 is language regarding illegally parked vehicles and states that if the registered owner of a vehicle is liable for 10 or more parking violations, the vehicle may be immobilized/impounded. The proposed amendment to Chapter 19 clarifies the procedure for removing abandoned/inoperable vehicles throughout the city and states that an abandoned/inoperable vehicle on private property and in view of the public may be towed or impounded after 14 days. If on public property, the vehicle may be towed or impounded after 7 days.

This item was reviewed at the Public Safety Committee Meeting held on August, 5, 2025 and recommended to the full Council for approval.

CONCLUSION:
These ordinances are intended to eliminate nuisances caused by illegally parked and abandoned/inoperable vehicles throughout the city. The proposed amendments are intended to clarify procedures regarding the removal of nuisance vehicles. A review of the abandoned vehicle and nuisance vehicle codes of neighboring communities reveals that this proposed change is not uncharacteristic within the surrounding area.

RECOMMENDATION:
Based on the above it is recommended that the Mayor and City Council approve the amended ordinances.

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ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 3, ARTICLE IV, SECTION 3, PRE-TOW HEARING; INOPERABLE OR ABANDONED VEHICLES OF THE CITY OF JOLIET CODE OF ORDINANCES

WHEREAS, the City of Joliet is a home rule unit under the Illinois Constitution of 1970; and

WHEREAS, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morales and welfare; and

WHEREAS, the Mayor and City Council of the City of Joliet, Illinois (City) have the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Mayor and City Council recognize the need to update the Code of Ordinances from time to time; and

WHEREAS, the Mayor and City Council have seen fit to regulate abandoned and inoperable vehicles on public and private property; and

WHEREAS, the Mayor and City Council have seen fit to ensure the public have the opportunity to contest the tow of any inoperable or abandoned vehicle; and

WHEREAS, the Mayor and City Council have the authority to adopt ordinances to expedite the towing and disposal of abandoned or inoperable vehicles on public and private property within the City, in order to promote the safety and welfare of the citizens of the City of Joliet; and

WHEREAS, the Mayor and City Council declare abandoned and inoperable vehicles on public and private property a public nuisance.

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 that the recitals contained in the remainder of this Ordinance are true, correct and complete and are hereby incorporated into this Ordinance by reference.

***SECTION 2*:** That Chapter 3, Article IV, Section 3-150, paragraph (a) and (b), shall be amended as follows:

(a) An owner of a vehicle, or any part thereof, which is abandoned or inoperable, on private property, and in view of the general public, that has been declared a nuisance and unlawful, shall be entitled to both a pre-tow emergency review hearing and a pre-tow administrative hearing prior to removal and impoundment of the vehicle.

(b) The owner must request the pre-tow emergency review hearing, in writing, within three (3) calendar days from the date of notice of the City's intent to tow and impound the vehicle. The owner of a vehicle shall have the right to an emergency review, which shall be conducted by a representative of the city legal department within two (2) business days of receipt of a written demand from the person seeking the review or by agreement.

1) The payment of the administrative fee, if any, shall constitute a waiver of the pre-tow emergency review.
2) The scope of the review shall be limited to a determination of procedural integrity, and the existence of probable cause to support the violation for which the vehicle was towed and impounded.
3) The pre-tow emergency review shall be conducted in an informal manner and is not bound by technical rules of evidence.
4) The representative of the legal department shall have the authority to settle the claim.
5) Failure of the registered owner or person who has legal entitlement to possession of the vehicle to request or attend the scheduled pre-tow emergency review shall be deemed a waiver of the right to such a review.
6) After a finding of probable cause, upon a timely filed written request, the owner has the right to appeal the decision to an administrative hearing.

(c) An owner of a vehicle, or any part thereof, which is abandoned or inoperable, on private property, and in view of the general public, that has been declared a nuisance and unlawful, shall be entitled to a pre-tow administrative hearing prior to removal and impoundment of the vehicle. The owner must request the pre-tow administrative hearing, in writing, within 7 (seven) calendar days from the date of notice of the City's intent to tow and impound vehicle.

(d) Such notice may be given in any of the following manners:

1) Affixing a "police tow" notice on the vehicle;
2) Personal service of the notice on the owner or any person in charge or control of said property; or
3) Sending notice by regular and certified mail to the owner or any person in charge of control of said property.

***SECTION 3*:** That Chapter 3, Article IV, Section 3-151, paragraphs (c) and (d) be amended as follows:

(a) A pre-tow tow administrative hearing shall be conducted pursuant to the terms of section 3-13, Administrative hearings. Said hearing shall be conducted on the next available administrative hearing date.

(b) At a pre-tow administrative hearing, the authorized official's report shall be considered prima facie correct. The administrative hearing officer shall only determine that as to the vehicle in question either:

(1) There is probable cause to impound and tow the vehicle; or

(2) There is no such probable cause.

(c) The city shall carry the burden of establishing that there is probable cause to impound and tow the vehicle in question. All interested persons shall be given a reasonable opportunity to be heard at the hearing. At the conclusion of the hearing, the hearing officer shall prepare a written decision. Failure of the registered owner or person who has legal entitlement to possession of the vehicle to request or attend a scheduled pre-tow administrative hearing shall be deemed a waiver of the right to such hearing.

SECTION 4: That Chapter 3, Article IV, Section 3-152, paragraph (a) be amended as follows:

(a) In the event that the hearing officer determines that there is just cause to impound and tow the vehicle, the hearing officer shall prepare and date a certificate of just cause which will permit the authorized official to impound and tow the vehicle.

(b) In the event that the hearing officer determines that there is no just cause to impound and tow the vehicle, the hearing officer shall prepare and date a certificate of no just cause which will prohibit the authorized official from impounding and towing the vehicle.

(c) Copies of the certificate of just cause or the certificate of no just cause, whichever is appropriate, shall be given to the registered owner or person who has legal entitlement to possession of the vehicle and the authorized official.

(d) If an administrative fee is imposed, the fee shall constitute a debt due and owing the city. Said debt shall be collectible pursuant to the terms of this chapter.

SECTION 5: In the event that any provision or provisions, or portion or portions of this ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions or portions of this ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions.

***SECTION 6*:** All ordinances directly in conflict with the terms of this Ordinance are hereby repealed to the extent of such conflict.

***SECTION 7*:** This Ordinance shall be deemed severable and the invalidity of any portion hereof shall not invalidate the remainder.

***SECTION 8*:** This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this _____ day of _____, 2025.

_____ _____

MAYOR CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 3-50 OF CHAPER 3, ARTICLE II, VEHICLE IMMOBILIZATION AND IMPOUNDMENT OF THE CITY OF JOLIET CODE OF ORDINANCES

WHEREAS, the Mayor and City Council of the City of Joliet, Illinois (City) has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs;

WHEREAS, the Mayor and City Council recognize the need to update the Code of Ordinances from time to time; and

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*:** The Mayor and City Council hereby find that the recitals contained in the remainder of this Ordinance are true, correct and complete and are hereby incorporated into this Ordinance by reference.

***SECTION 2*:** That Section 3-50 of Chapter 3, Article II, shall be amended as follows (increasing the number of unpaid parking tickets from five (5) to ten (10) in order to immobilize or tow vehicle):

[Amended language in bold]

Sec. 3-50. Vehicle immobilization and impoundment.

(a) *Pre-immobilization and pre-tow procedures.* Any motor vehicle whose registered owner has been determined to be liable for **ten (10)** or more parking, vehicular standing, or compliance regulation violations for which the fines or penalties assessed remain unpaid may be immobilized or towed and impounded if:

(1) The traffic compliance administrator has determined that a person has determined to be liable for **ten (10)** or more violation notices for which the fines or penalties remain unpaid.

(2) The person is determined to be liable for **ten (10)** or more violations is the registered owner of a motor vehicle located within the corporate limits of the City of Joliet (but the vehicle need not be registered to an address located within the City of Joliet).

(3) A pre-immobilization or pre-towing notice has been sent to the registered owner of the motor vehicle, which contains at least, but not limited to, the following:

a. That a final determination has been made on **ten (10)** or more parking, standing, or compliance violations for which the fines or penalties remain unpaid.

b. A listing of the violations for which the person has been determined liable, which shall include for each violation:

i. The violation notice number.
ii. Date of issuance.
iii. Total amount of fines and penalties assessed and that remain unpaid.

c. That the motor vehicle owned by the person is subject to immobilization and towing and impoundment if the fines and penalties are not paid within, but no later than fourteen (14) days of the date of the notice.

d. That the registered owner may contest the validity of the notice and the impending immobilization or tow by filing and signing a request for hearing with the traffic compliance administrator within but not later than fourteen (14) days of the date of the notice. The request for hearing shall be deemed filed upon receipt by the traffic compliance administrator.

SECTION 3: In the event that any provision or provisions, or portion or portions of this ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions or portions of this ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions.

***SECTION 4*:** All ordinances directly in conflict with the terms of this Ordinance are hereby repealed to the extent of such conflict.

***SECTION 5*:** This Ordinance shall be deemed severable and the invalidity of any portion hereof shall not invalidate the remainder.

***SECTION 6*:** This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this _____ day of _____, 2025.

_____ MAYOR

_____ CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 19, ARTICLE II, DIVISION 6, ILLEGALLY PARKED, ABANDONED, INOPERABLE OR STOLEN VEHICLES OF THE CITY OF JOLIET CODE OF ORDINANCES

WHEREAS, the City of Joliet is a home rule unit under the Illinois Constitution of 1970; and

WHEREAS, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morales and welfare; and

WHEREAS, the Mayor and City Council of the City of Joliet, Illinois (City) have the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Mayor and City Council recognize the need to update the Code of Ordinances from time to time; and

WHEREAS, the Mayor and City Council have seen fit to regulate abandoned and inoperable vehicles on public and private property; and

WHEREAS, the Mayor and City Council have the authority to adopt ordinances to expedite the towing and disposal of abandoned or inoperable vehicles on public and private property within the City, in order to promote the safety and welfare of the citizens of the City of Joliet; and

WHEREAS, the Mayor and City Council declare abandoned and inoperable vehicles on public and private property a public nuisance.

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 that the recitals contained in the remainder of this Ordinance are true, correct and complete and are hereby incorporated into this Ordinance by reference.

***SECTION 2*:** That Chapter 19, Article II, Division 6, Section 19-232, shall be amended to remove the definition of Inoperable Vehicle, modify the definition of Abandoned Vehicle and Unlicensed Vehicle as follows:

Abandoned/Inoperable Vehicle **means any vehicle, or part thereof, that is dilapidated, wrecked, dismantled, or in a state of disassembly or disrepair rendering the vehicle incapable of being legally or safely driven in its condition, left for such a time and under such circumstances so as to reasonably appear to have been abandoned or deserted, or a vehicle which does not have valid license plates or registration properly displayed or registration that is expired or suspended.**

Unlicensed Vehicle **means any vehicle which does not have valid license plates or registration property displayed on the vehicle or any vehicle with registration that is expired or suspended.**

SECTION 3**:** That Chapter 19, Article II, Division 6, Section 19-235, paragraphs (c) and (d) be amended as follows:

(c) A vehicle, or any part thereof, that is abandoned on public property, other than a highway, in view of the public, is declared a nuisance and unlawful. An authorized official is hereby permitted to remove or have removed said vehicle, in accordance with all applicable laws; provided however that no vehicle shall be towed or impounded until seven (7) days after an authorized official gives written notice of the intent to impound the vehicle to the registered owner(s) of the vehicle, if the vehicle has not been brought into compliance with the provisions of the division at the end of such time. Such notice may be given by any of the following:

> **(1) Affixing a "police tow" notice on the vehicle;**
> **(2) By personally serving a copy of the notice on the owner(s) of the vehicle;**
> **(3) Sending a notice by regular and certified mail to the registered owner(s) of the vehicle at the address on file with Secretary of State, if the owner is reasonably ascertainable.**

(d) A vehicle, or any part thereof, that is abandoned, discarded, dilapidated, inoperable, junked, partially dismantled, or wrecked, on private property, and in view of the general public, is declared a nuisance and unlawful. An authorized official is hereby permitted to remove or have removed said vehicle, in accordance with all applicable laws; provided however that no vehicle shall be towed or impounded until fourteen (14) days after an authorized official gives written notice of the intent to impound the vehicle to the registered owner(s) of the vehicle, if the vehicle has not been brought into compliance with the provisions of the division at the end of such time. Such notice may be given by any of the following:

> **(1) Affixing a "police tow" notice on the vehicle;**
> **(2) By personally serving a copy of the notice on the owner(s) of the vehicle;**
> **(3) Sending a notice by regular and certified mail to the registered owner(s) of the vehicle at the address on file with Secretary of State, if the owner is reasonably ascertainable; or**

(4) Sending notice by regular and certified mail to the owner of such property where the vehicle is located, if the owner is reasonably ascertainable

SECTION 4: That Chapter 19, Article II, Division 6, Section 19-239, paragraph (a) be amended as follows:

(a) Except as provided otherwise in this division, a vehicle shall continue to be impounded until: (1) the administrative fee (if any) and any applicable towing and storage fees are paid, in which case the vehicle shall be released to the person who is legally entitled to possess the vehicle, or (2) the vehicle is sold or disposed of as provided by law.

SECTION 5: That Chapter 19, Article II, Division 6, Section 19-240 be amended as follows.

In addition to all other remedies, any person who violates, disobeys, neglects or refuses to comply with any provision of this section shall be subject to the penalties as provided in section 1-8 of this Code for each offense.

SECTION 6: In the event that any provision or provisions, or portion or portions of this ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions or portions of this ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions.

***SECTION 7*:** All ordinances directly in conflict with the terms of this Ordinance are hereby repealed to the extent of such conflict.

***SECTION 8*:** This Ordinance shall be deemed severable and the invalidity of any portion hereof shall not invalidate the remainder.

***SECTION 9*:** This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this _____ day of _____, 2025.

_____ _____

MAYOR CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 448-25

File ID: 448-25 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 08/07/2025

Department: **Final Action:**

Title: Ordinances Amending Chapter 3, Article IV, Section 3-150, Pre-Tow Hearing; Inoperable or Abandoned Vehicles and Chapter 3, Article II, Section 3-50; Vehicle Immobilization and Impoundment and Chapter 19, Article II, Section 6 Illegally Parked, Abandoned, Inoperable or Stolen Vehicles of the City of Joliet Code of Ordinances

Agenda Date: 08/19/2025

Attachments: Ordinance ARTICLE_IV.___PRE_TOW_HEARING__INOPERABLE_OR_ABANDONED_VEHICLES.docx, Ordinance Vehicle Immobilization.docx, Ordinance Abandoned Vehicles.docx

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/12/2025	Gina Logalbo	Approve	8/11/2025
1	2	8/14/2025	William Evans	Approve	8/15/2025
1	3	8/15/2025	Todd Lenzie	Approve	8/18/2025
1	4	8/15/2025	Beth Beatty	Approve	8/19/2025

Memo

File #: 449-25 **Agenda Date:**8/19/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinance Approving a Special Use Permit to Allow the Sales, Leasing, Rental, and Maintenance of New and Used Commercial Vehicles Including Semi-Trailer Trucks, Located at 3050 Channahon Road (ZBA 2025-25)

BACKGROUND:
The petitioner and property owner, Ketone Acquisitions LLC, is requesting a special use permit to allow the sales of new and used commercial vehicles including trucks within an existing industrial subdivision at 3050 Channahon Road. The subject site is within Ketone Business Center subdivision, which is an industrial subdivision located south of Channahon Road at Houbolt Road that was first approved in 2016. The entire subdivision has I-2 (general industrial) zoning and mainly contains logistics and transportation uses. The subject site is at the southeast corner of the intersection of Channahon Road and Houbolt Road and is currently undeveloped.

The subject lot is 18.5 acres but only has around 5 acres of buildable area due to the stormwater easements on the north and south portions of the site. The conceptual site plan shows that the proposed 5.4-acre development would contain a 24,750-square-foot office and repair building with 8 dock doors on each side. The surrounding paved parking area would contain employee parking, around 14 trailer spaces, and around 27 tractor spaces. The specific user is unknown at this time, but the petitioner states they have had interest from several groups. The main sales product would be semi-tractors, but sales could also include semi-trailers, construction equipment, and other commercial vehicles. The onsite repair services would be limited to the fleet-owned trucks and would not be open to the public.

In May 2019, City Council approved a special use permit (Ordinance #17956) to allow a truck and travel fueling center at the site, which at the time was Lot 3 in Ketone Business Center Unit 2 Subdivision with an address of 3100 Channahon Road. In June 2021, City Council approved a special use permit (Ordinance #18240) to allow a tire repair and sales center for Cassidy Tire on Lot 3 in addition to the fueling center. Following this approval, in 2022 the property owner subdivided Lot 3 to separate the Cassidy Tire development (now Lot 10) from the subject site (Lot 11). The owner has continued to market Lot 11 for a travel and fueling center but does not believe they will find a suitable user for this type of development.

Access to the site would be from the existing private driveway along the east side of the subject site. This existing access road would not be changed or expanded as part of this request. No additional access points to Channahon Road (Route 6) or Houbolt Road are requested. There are no additional public improvements required with the development of this lot. Staff is not requiring a traffic impact

study for the proposed use.

The development would be required to comply with the City's Zoning Ordinance requirements, including but not limited to the Landscape and Screening Regulations and the Non-Residential Design Standards. The existing stormwater areas within the onsite easements will remain and will not be modified.

Staff finds that the request meets the following special use criteria: the establishment and operation of the special use will not be detrimental to public health and safety nor will it impede the normal and orderly development and improvement of the surrounding property. The proposed use will be similar to the existing transportation-related uses within the subdivision. Adequate utilities, access roads, and drainage are provided within the subdivision. The site has ingress and egress via the existing private access road.

ZONING BOARD OF APPEALS PUBLIC HEARING:
The Zoning Board of Appeals held a public hearing on this matter on July 17, 2025. Kyle Schuhmacher, petitioner with Ketone Partners, represented the petition. No one spoke in favor of or in opposition to the petition. Meeting minutes are attached.

RECOMMENDATION OF THE ZONING BOARD OF APPEALS:
Ralph Bias moved that the Zoning Board of Appeals recommend approval of the Special Use Permit to allow the sales, leasing, rental, and maintenance of new and used commercial vehicles including semi-trailer trucks, located at 3050 Channahon Road, subject to the following conditions:

1. That a landscape plan that meets City Ordinance shall be submitted as part of the building permit plan set;

2. That the development shall comply with the City's Non-Residential Design Standards;

3. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.

Jesse Stiff seconded the motion, which passed with six (6) aye votes and no nay votes. Voting aye were: Bias, Hennessy, Nachtrieb, Radakovich, Roehr, and Stiff. Voting nay were: none. Absent were: none.

RECOMMENDATION:
Staff concurs with the recommendation of the Zoning Board of Appeals and recommends that the Mayor and City Council adopt the following, subject to the same conditions approved by the Zoning Board of Appeals above:

1. Ordinance Approving a Special Use Permit to Allow the Sales, Leasing, Rental, and Maintenance of New and Used Commercial Vehicles Including Semi-Trailer Trucks, Located at 3050 Channahon Road

ORDINANCE NO._____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
(3050 Channahon Road)

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

SECTION 1: A Special Use Permit is hereby authorized pursuant to Section 47-5.2 of the Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, to allow the specific use identified in Exhibit A on the real property described in Exhibit A and subject to the conditions set forth in Exhibit A. The Special Use Permit is authorized subject to the terms and conditions of all applicable federal, state, and local laws, ordinances, and regulations. The zoning classification of the subject property for which this Special Use Permit is authorized remains the same and is not changed in any way by the passage of this Ordinance. This Ordinance shall be strictly construed to prohibit any use not specifically authorized herein or otherwise allowed by the Zoning Ordinance of the City of Joliet. Noncompliance with the mandatory conditions set forth in this Ordinance shall subject the Special Use to repeal. The City Manager is hereby authorized to take such action as may be necessary for the City to comply with the terms thereof.

SECTION 2: The findings of fact and recommendation of the Zoning Board of Appeals on the granting of this Special Use are hereby adopted and made a part of this Ordinance.

SECTION 3: 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 4: This Ordinance shall be in effect upon its passage.

PASSED this ___ day of _____, 2025

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 05-06-25-301-008-0000
ADDRESS: 3050 Channahon Road
ZBA APPROVED: Yes
PETITION #: 2025-25

PREPARED BY: Helen Miller, Planner, City of Joliet, 150 West Jefferson Street, Joliet IL 60432
MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

EXHIBIT A

SPECIAL USE PERMIT FOR: 3050 Channahon Road

1. **LEGAL DESCRIPTION OF PROPERTY:**

   LOT 11 IN KETONE BUSINESS CENTER RESUBDIVISION OF LOT 3, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 1, 2023, AS DOCUMENT NO. R2023005355, IN WILL COUNTY, ILLINOIS, BEING A RESUBDIVISION OF LOT 3 IN KETONE BUSINESS CENTER UNIT 2 SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 11, 12, 13, AND THAT PART OF LOT 14 LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10 IN CHICAGO GRAVEL COMPANY SUBDIVISION OF PART OF SECTIONS 25, 26, 35, AND 36, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 2018, AS DOCUMENT NO. R2018070932, IN WILL COUNTY, ILLINOIS.

   PIN: 05-06-25-301-008-0000

2. **SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:**

   A Special Use Permit to allow the sales, leasing, rental, and maintenance of new and used commercial vehicles including semi-trailer trucks

3. **MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:**

   1. That a landscape plan that meets City Ordinance shall be submitted as part of the building permit plan set;

   2. That the development shall comply with the City's Non-Residential Design Standards;

   3. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.



DATA:

SITE AREA:	± 236,018	SQ.FT.
	5.41	ACRES
BUILDING AREA (GROSS):	24,750	SQ.FT.
TRACTOR POSITIONS:	27	TRACTORS
TRAILER POSITIONS:	30	TRAILERS
CAR PARKING:	47	CARS
DRIVE IN DOORS:	16	DOORS

1 SITE PLAN
SCALE: 1" = 40'

Cornerstone Architects Ltd.
A NELSON Worldwide Company
NELSONWW.com

CLIENT: KETONE PARTNERS, LLC
44 S. VAIL AVE. STE. 106
ARLINGTON HEIGHTS, ILLINOIS

PROJECT: 3080 CHANNAHON ROAD
JOLIET, ILLINOIS

DATE: 06/06/2025
PROJECT #25177

SHEET: PROPOSED FACILITY

SD-01
1 of 1



1 SITE PLAN
SCALE: 1" = 100'

Cornerstone Architects Ltd.
A NELSON Worldwide Company
NELSONWW.com

CLIENT:
KETONE PARTNERS, LLC
44 S. VAIL AVE. STE. 106
ARLINGTON HEIGHTS, ILLINOIS

PROJECT:
3080 CHANNAHON ROAD
JOLIET, ILLINOIS

DATE: 06/06/2025
PROJECT #25177

SHEET:
PROPOSED FACILITY

SD-01
1 of 1



4 NORTH ELEVATION
SCALE: 1/16" = 1'



2 WEST ELEVATION
SCALE: 1/16" = 1'



3 SOUTH ELEVATION
SCALE: 1/16" = 1'



1 EAST ELEVATION
SCALE: 1/16" = 1'

ACCENT COLOR: SHERWIN WILLIAMS
DIGNITY BLUE SW6804

DARK FIELD COLOR: SHERWIN WILLIAMS
WEB GRAY SW 7075

MEDIUM FIELD COLOR: SHERWIN WILLIAMS
ONLINE SW7072

LIGHT FIELD COLOR: SHERWIN WILLIAMS
SITE WHITE SW7070

Cornerstone
Architects Ltd.
A NELSON Worldwide Company
NELSONWW.com

CLIENT: KETONE PARTNERS, LLC
44 S. VAIL AVE. STE. 106
ARLINGTON HEIGHTS, ILLINOIS

PROJECT: 3080 CHANNAHON ROAD
JOLIET, ILLINOIS

DATE: 06/06/2025
PROJECT #25177

SHEET: PROPOSED ELEVATIONS

SD-01
1 of 1

STAFF REPORT

DATE:	July 8, 2025	
TO:	Zoning Board of Appeals	
FROM:	Helen Miller, Planner	
RE:	Petition Number:	2025-25
	Applicant:	Ketone Acquisitions, LLC
	Status of Applicant:	Property owner
	Location:	3050 Channahon Road (Council District #5)
	Request:	A Special Use Permit to allow the sales, leasing, rental, and maintenance of new and used commercial vehicles including semi-trailer trucks

---

Purpose

The applicant is requesting a special use permit to allow the sales and maintenance of new and used commercial vehicles, including semi-trailer trucks, in the I-2 (general industrial) zoning district at 3050 Channahon Road.

Truck, trailer, and vehicle sales are a special use in the B-3 (general business) zoning district. The City of Joliet Zoning Ordinance allows B-3 uses as special uses in the I-2 (general industrial) zoning district when authorized by two-thirds majority vote of the City Council. Per Section 47-14.3 (D), the uses shall be granted only when they will not be adversely affected by their location within industrial districts and when they will not interfere with the orderly and economic development of the remaining portions of the industrial districts.

Site Specific Information

The subject site is Lot 11 in the Ketone Business Center Resubdivision of Lot 3, which was recorded in 2023. Ketone Business Center is an industrial subdivision located south of Channahon Road at Houbolt Road that was initially approved in 2016. The entire subdivision has I-2 (general industrial) zoning and mainly contains logistics and transportation uses. The subject site is at the southeast corner of the intersection of Channahon Road and Houbolt Road and is currently undeveloped. The lot is 18.5 acres but only has around 5 acres of buildable area due to the stormwater easements on the north and south portions of the site. The lot also contains the private access road that serves the Ketone lots east of Houbolt Road. The interior road has two access points, one on Channahon Road and one on Houbolt Road, and will not be modified with the proposed development.

In May 2019, City Council approved a special use permit (Ordinance #17956) to allow a truck and travel fueling center at 3100 Channahon Road, which at the time was Lot 3 in Ketone Business Center Unit 2 Subdivision. In June 2021, City Council approved a special use permit (Ordinance #18240) to allow a tire repair and sales center for Cassidy Tire on Lot 3 in addition to the fueling center. Following this approval, in 2022 the property owner subdivided Lot 3 to separate the Cassidy Tire development (now Lot 10) from the subject site (Lot 11). The owner has continued to market Lot 11 for a travel and fueling center but does not believe they will find a suitable user for this type of development.

Surrounding Zoning, Land Use and Character

The property is located within the Ketone Business Center industrial park, which is zoned I-2 (general industrial). The east side of the subdivision, where the subject site is located, contains a tire repair and sales facility, a trucking company, and a trailer rental facility. The west side of the subdivision contains distributions centers, a truck equipment rental business, and a ready-mix concrete plant and aggregate yard. The subject site is adjacent to industrial uses within Ketone subdivision on the east and south, and is adjacent to the Houbolt Road right-of-way on the west. To the north across Channahon Road are a transportation company zoned I-2 (general industrial) and a residential lot within unincorporated Will County zoned County R-2 (single-family residence).

Applicable Regulations

- Section 47-13.2A (G) Special Uses – B-3 (General Business) District
- Section 47-14.3 (D) B-3 Uses within the I-2 District
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit (refer to attachment)

Discussion

The petitioner and property owner, Ketone Acquisitions LLC, is requesting a special use permit to allow the sales of new and used commercial vehicles including trucks within an existing industrial subdivision. The proposed development would occupy 5.4 acres on Lot 11. The conceptual site plan shows that the development would contain a 24,750-square-foot office and repair building with 8 dock doors on each side. The surrounding paved parking area would contain employee parking, around 14 trailer spaces, and around 27 tractor spaces. The specific user is unknown at this time but the petitioner states they have had interest from several groups. The main sales product would be semi-tractors but sales could also include semi-trailers, construction equipment, and other commercial vehicles. The onsite repair services would be limited to the fleet-owned trucks and would not be open to the public.

Access to the site would be from the existing private driveway along the east side of the subject site. This existing access road would not be changed or expanded as part of this request. No additional access points to Channahon Road (Route 6) or Houbolt Road are requested. There are no additional public improvements required with the development of this lot. Staff is not requiring a traffic impact study for the proposed use.

The development would be required to comply with the City's Zoning Ordinance requirements, including but not limited to the Landscape and Screening Regulations and the Non-Residential Design Standards. The existing stormwater areas within the onsite easements will remain and will not be modified.

Staff finds that the request meets the following special use criteria: the establishment and operation of the special use will not be detrimental to public health and safety nor will it impede the normal and orderly development and improvement of the surrounding property. The proposed use will be similar to the existing transportation-related uses within the subdivision. Adequate utilities, access roads, and drainage are provided within the subdivision. The site has ingress and egress via the existing private access road.

Conditions

If the Zoning Board desires to approve the Special Use Permit to allow the sales, leasing, rental, and maintenance of new and used commercial vehicles including semi-trailer trucks, located at 3050 Channahon Road, the following conditions would be included:

1. That a landscape plan that meets City Ordinance shall be submitted as part of the building permit plan set;

2. That the development shall comply with the City's Non-Residential Design Standards;

3. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.

Figure 1: Lot 11 in Ketone Business Center Resubdivision of Lot 3, view southeast from the intersection of Channahon Road and Houbolt Road (June 2023)

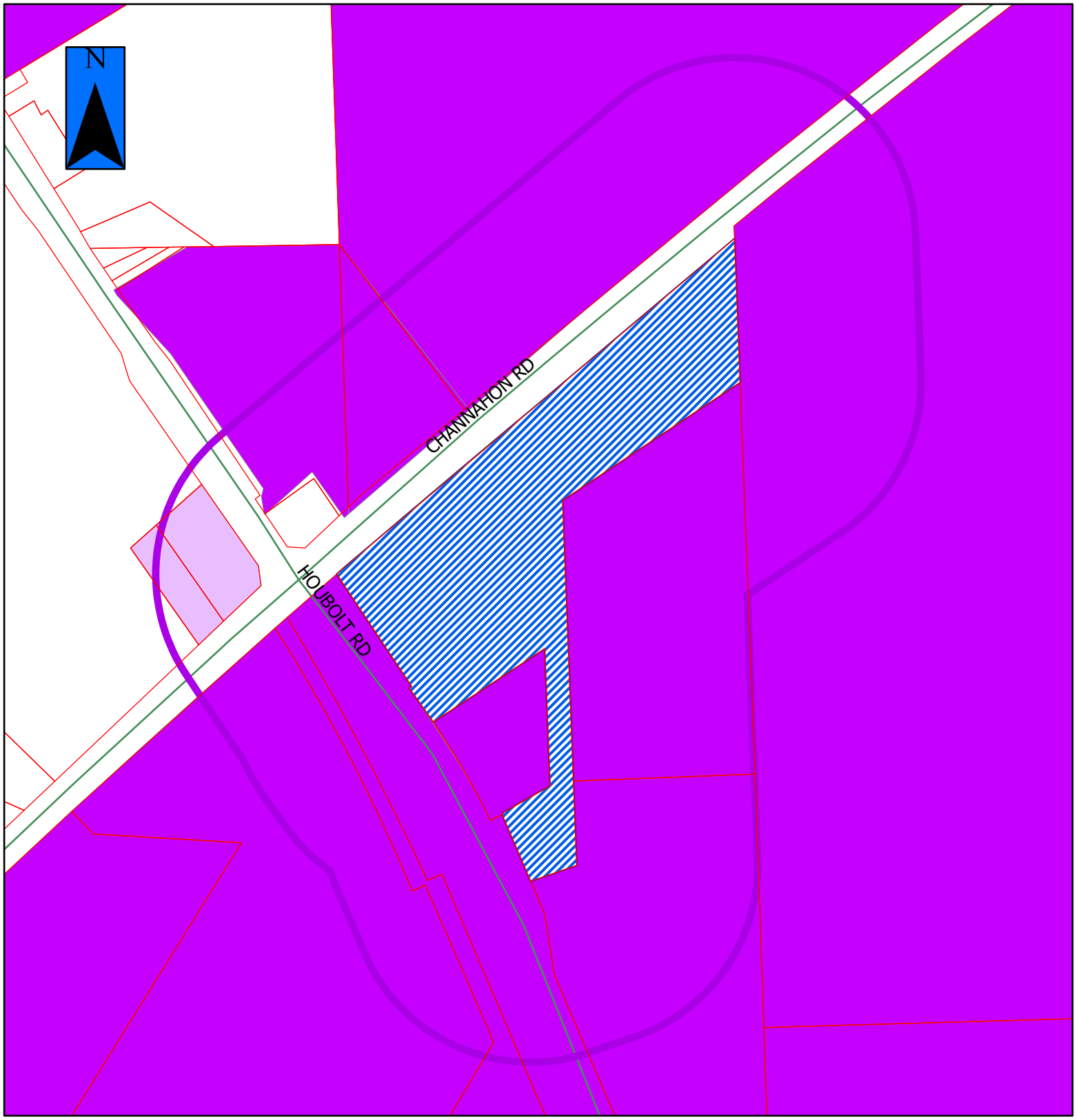


Figure 2: Entrance off Channahon Road on the east side of Lot 11, view south from Channahon Road (October 2022)



Figure 3: Subject lot within the Ketone Business Center subdivision (2025)





2025-25

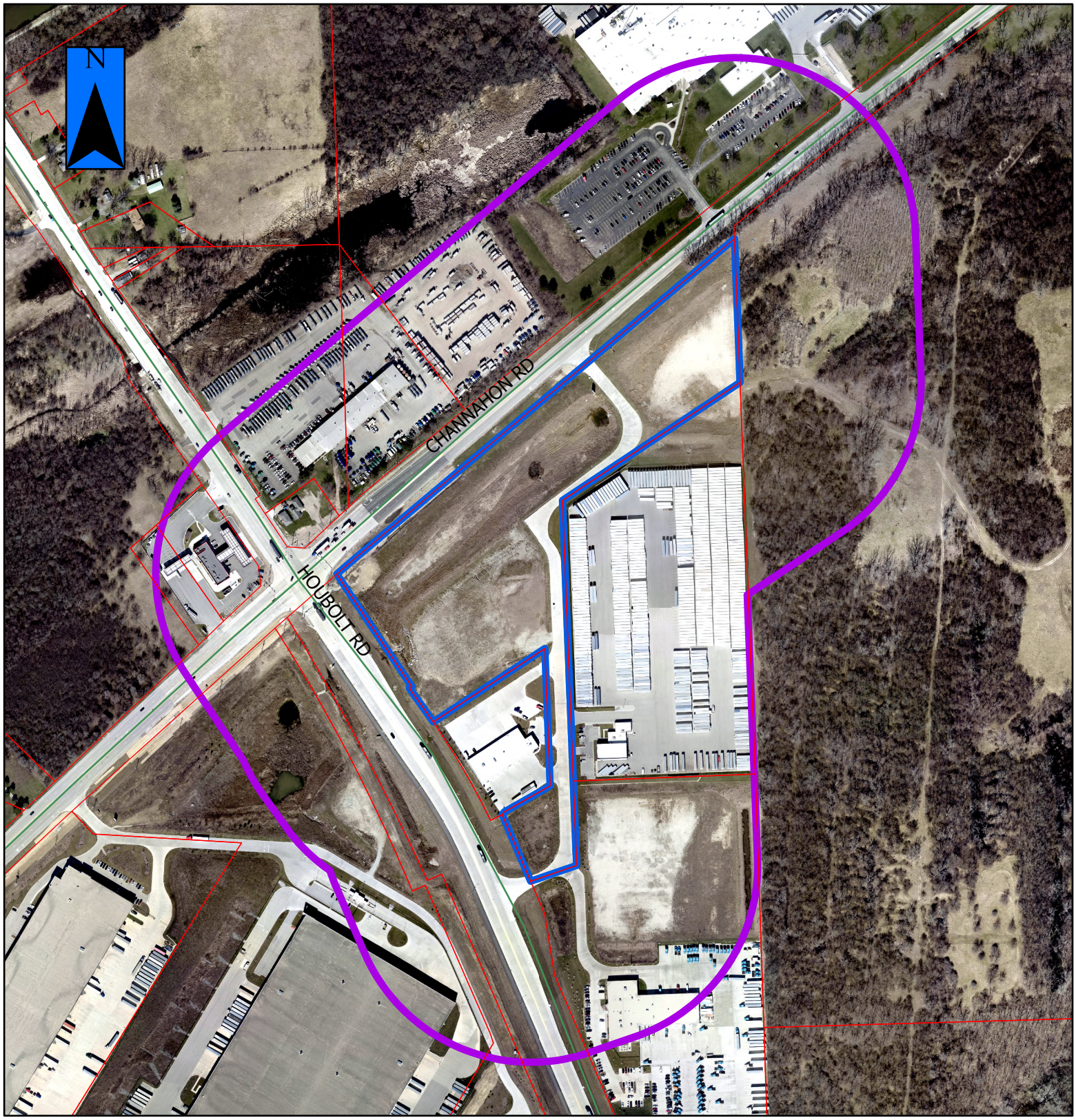
JOLIET PLANNING DIVISION

= 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



2025-25a

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)

Conceptual Site Plan



DATA:

SITE AREA:	± 236,018	SQ.FT.
	5.41	ACRES
BUILDING AREA (GROSS):	24,750	SQ.FT.
TRACTOR POSITIONS:	27	TRACTORS
TRAILER POSITIONS:	30	TRAILERS
CAR PARKING:	47	CARS
DRIVE IN DOORS:	16	DOORS

1 SITE PLAN
SCALE: 1" = 40'

Cornerstone Architects Ltd.
A NELSON Worldwide Company
NELSONWW.com

CLIENT: KETONE PARTNERS, LLC
44 S. VAIL AVE. STE. 106
ARLINGTON HEIGHTS, ILLINOIS

PROJECT: 3080 CHANNAHON ROAD
JOLIET, ILLINOIS

DATE: 06/06/2025
PROJECT #25177

SHEET: PROPOSED FACILITY

SD-01
1 of 1



1 SITE PLAN
SCALE: 1" = 100'

Cornerstone Architects Ltd.
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WEB GRAY SW 7075

MEDIUM FIELD COLOR: SHERWIN WILLIAMS
ONLINE SW7072

LIGHT FIELD COLOR: SHERWIN WILLIAMS
SITE WHITE SW7070

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SHEET: PROPOSED ELEVATIONS

SD-01
1 of 1

Record Plat from 2023

RECORDING PLAT
OF
KETONE BUSINESS CENTER RESUBDIVISION OF LOT 3

BEING A RESUBDIVISION OF LOT 3 IN KETONE BUSINESS CENTER UNIT 2 SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 11, 12, 13 & THAT PART OF LOT 14 LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10 IN CHICAGO GRAVEL COMPANY SUBDIVISION OF PART OF THE SECTIONS 25, 26, 35 AND 36, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 2018 AS DOCUMENT R2018070932, IN WILL COUNTY, ILLINOIS.

R2023005355
KAREN A. STUKEL
WILL COUNTY RECORDER
RECORDED ON
02/01/2023 02:59:39 PM
REC FEE: 88.00
IL RENTAL HSNG: 9.00
PAGES: 3
LEH

N

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS.

LEGEND

PROPERTY LINE	———
LOT LINE	———
EASEMENT LINE	— — —
SETBACK LINE	— — —
B.S.L.	BUILDING SETBACK LINE
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION
L.S.E.	LANDSCAPING EASEMENT

OWNER
KETONE ACQUISITIONS, LLC
44 S VAIL AVENUE, SUITE 200
ARLINGTON HEIGHTS, ILLINOIS 60005
PHONE: 847-440-4850

DEVELOPER
KETONE ACQUISITIONS, LLC
44 S VAIL AVENUE, SUITE 200
ARLINGTON HEIGHTS, ILLINOIS 60005
PHONE: 847-440-4850

MUNICIPALITY
CITY OF JOLIET
150 WEST WASHINGTON STREET
JOLIET, IL 60432

ENGINEER
JACOB & HEFNER ASSOCIATES, INC.
5030 38TH AVENUE
MOLINE, ILLINOIS 61265

LAND SURVEYOR
MANHARD CONSULTING, LTD.
700 SPRINGER DRIVE
LOMBARD, ILLINOIS 60148

AREA TABLE

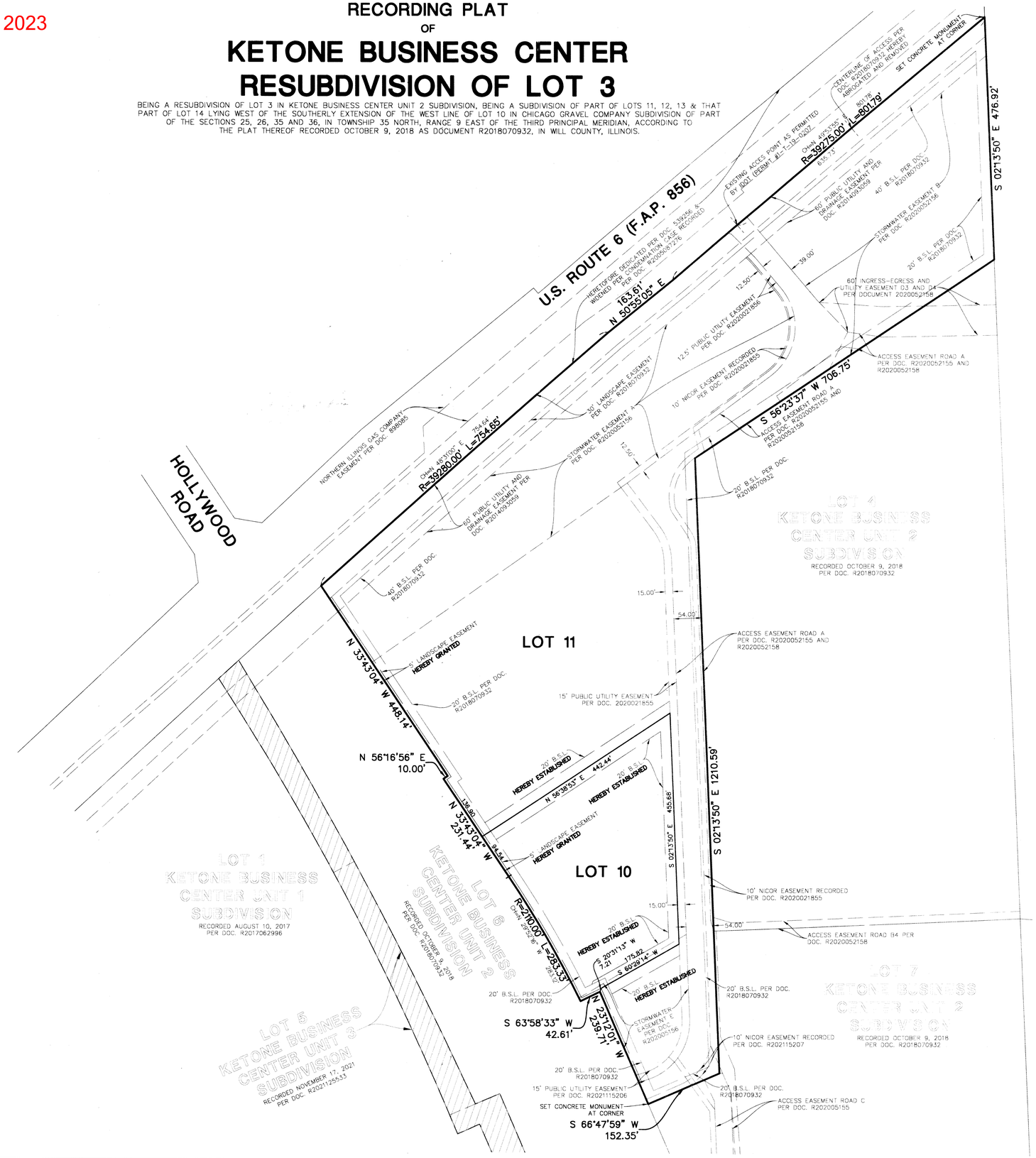
LOT 10 =	126,682 SQUARE FEET	(2.908 ACRES ±)
LOT 11 =	807,328 SQUARE FEET	(18.534 ACRES ±)
TOTAL =	934,010 SQUARE FEET	(21.442 ACRES ±)

EXISTING P.I.N.

05-06-25-301-005

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. EXISTING OFF-SITE MONUMENTATION (SECTION CORNERS) HAS BEEN SHOWN HEREON BASED ON PRIOR SURVEYS AND RECORDED PLATS AND HAS NOT BEEN VERIFIED FOR THIS SUBDIVISION.
4. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
5. THIS SUBDIVISION MAY BE SUBJECT TO CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY FROM THIS PLAT.
6. MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
7. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.



Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph 630.691.9500 fx 630.691.9595 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
12/26/22	REVISED NOTES PER IDOT REVIEW	TJM
01/09/23	REVISED PER CITY REVIEW	ARM

KETONE BUSINESS CENTER RESUBDIVISION OF LOT 3
CITY OF JOLIET, ILLINOIS
RECORDING FINAL PLAT OF SUBDIVISION

PROJ. MGR:	TJM
PROJ. ASSOC:	TJM
DRAWN BY:	MGS
DATE:	06/16/22
SCALE:	1"=100'

SHEET 1 OF 2
FIDJO3

FOR OFFICE USE ONLY

******Verified by Planner (please initial):_____******

Payment received from:

Petition #:

Common Address:

Date filed:

Meeting date requested:

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS

PETITION FOR SPECIAL USE PERMIT

City of Joliet Planning Division, 150 W. Jefferson St., First Floor, South Wing, Joliet, IL 60432
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 3080 Channahon Road

PETITIONER'S NAME: Ketone Acquisitions, LLC

HOME ADDRESS: N/A ZIP CODE: N/A

BUSINESS ADDRESS: 44 S Vail Avenue, Suite 106, Arlington Heights, IL ZIP CODE: 60005

PHONE: (Primary) 847-924-0485 (Secondary) N/A

EMAIL ADDRESS: kschuhmacher@ketonepartners.com FAX: N/A

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Ketone Acquisitions, LLC

HOME ADDRESS: N/A ZIP CODE: N/A

BUSINESS ADDRESS: 44 S Vail Avenue, Suite 106, Arlington Heights, IL ZIP CODE: 60005

EMAIL ADDRESS: kschuhmacher@ketonepartners.com FAX: N/A

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (*name, address, phone)*:

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 05-06-25-301-008-0000;

_____; _____; _____.

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

See attached.

LOT SIZE: WIDTH: N/A DEPTH: N/A AREA : 18.534 acres

PRESENT USE(S) OF PROPERTY: Vacant land

PRESENT ZONING OF PROPERTY: I-2

SPECIAL USE REQUESTED: To allow for the sales, leasing, rental and maintenance of new and used commerical vehicles and equipment, including outdoor display and storage of vehicles (which shall include, but not be limited to, semi-trucks, tractors and trailers)

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

(1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and

(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and

(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and

(4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and

(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

(6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and

(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

This will be an amenity for the transportation and logistics users in the area. We do not anticipate that the establishment, maintenance or operation of the special use will negatively affect the public health, safety, morals, comfort or general welfare.

2. How will the special use impact properties in the immediate area?

The special use will have little to no negative impact to properties in the immediate area as it is consistent with other surrounding uses.

3. Will the use impede the normal/orderly development/improvement of surrounding property?

No, the use does not impede the normal/orderly development/improvement of surrounding property.

4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?

Yes, the plan has been prepared according to City of Joliet requirements and includes adequate utilties, access roads and drainage.

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?

Yes, an interior connector road between Route 6 and the Houbolt Road extension was constructed to provide access to the site.

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

Yes, the use conforms to the applicable land use regulations. No, it does not violate any other applicable law, ordinance or regulation.

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

There has not been any denial of any prior application for a SUP for the site. A SUP for a truck & travel fueling center was approved on 5/21/19.

REQUIRED SUPPORTING ATTACHMENTS

- ☒ Site plan / concept plan / floor plan / building elevation plan
- ☒ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Kyle Schuhmacher, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Kyle Schuhmacher
Petitioner's Signature

Owner's Signature
(*If other than petitioner*)

Subscribed and sworn to before me this 5th **day of** June **, 20** 25

Kathleen Dawn Collas

Notary Public, State of Illinois
Official Seal
Kathleen Dawn Collas
Commission # 997847
My Commission Expires 10/1/2028

Legal Description:

Lot 11 in Ketone Business Center Resubdivision of Lot 3, according to the plat thereof recorded February 1, 2023, as Document No. R2023005355, in Will County, Illinois, being a resubdivision of Lot 3 in Ketone Business Center Unit 2 Subdivision, being a subdivision of part of Lots 11, 12, 13, and that part of Lot 14 lying west of the southerly extension of the west line of Lot 10 in Chicago Gravel Company Subdivision of part of Sections 25, 26, 35, and 36, in Township 35 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded October 9, 2018, as Document No. R2018070932, in Will County, Illinois.

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:

3080 Channahon Road

PIN(s): 05-06-25-301-008-0000

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

Ketone Partners, LLC, 44 S Vail Avenue, Suite 106, Arlington Heights, IL 60005

(100% Member of Ketone Acquisitions, LLC)

Kyle Schuhmacher (Manager) Cell phone: 847-924-0485

E-MAIL: kschuhmacher@ketonepartners.com **FAX**: N/A

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

N/A

E-MAIL:_____ **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: Kyle Schuhmacher

DATE: June 5, 2025

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Kyle Schuhmacher, Manager, Ketone Acquisitions, LLC, 847-924-0485

PRINT

ZONING BOARD OF APPEALS

CRITERIA FOR SPECIAL USES

Section 47-5.2 (C) of the Zoning Ordinance states:

A special use permit shall not be granted unless the applicant establishes by clear and convincing evidence:

	Does the evidence presented sustain this criteria?	Comments
(1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and		
(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and		
(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and		
(4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and		
(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and		
(6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and		
(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.		

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Thursday, July 17, 2025

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members
Ralph Bias
Ed Hennessy
Bob Nachtrieb
Debbie Radakovich
Brigette Roehr
Jesse Stiff

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 Ralph Bias, Ed Hennessy, Bob Nachtrieb, Debbie Radakovich, Brigette Roehr and Jesse Stiff

ALSO PRESENT: Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Planner Raymond Heitner, Planner Helen Miller, Economic Development Specialist Emily McGuire, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 6-19-25 **TMP-8730**

Attachments: Zoning Board of Appeals Meeting Minutes 6-19-25.pdf

A motion was made by Brigette Roehr, seconded by Bob Nachtrieb, to approve Zoning Board of Appeals Meeting Minutes 6-19-25. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr and Stiff

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-24: A Variation to reduce the front yard setback to allow a covered front porch, located at 217 Union Street. (COUNCIL DISTRICT #5) **TMP-8726**

Attachments: ZBA 2025-24 (217 Union St) Staff Report Packet.pdf

Planning Director Jayne Bernhard read the staff report into the record. Leonel Aguilera and Jaqueline Aguilera appeared on behalf of the petition. In response to Mr. Bias's questions, Ms. Aguilera described the property as owner occupied for five years. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Debbie Radakovich, to approve PETITION 2025-24: A Variation to reduce the front yard setback to allow a covered front porch, located at 217 Union Street. (COUNCIL DISTRICT

#5) . The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr and Stiff

PETITION 2025-25: A Special Use Permit to allow the sales, leasing, rental, and maintenance of new and used commercial vehicles including semi-trailer trucks, located at 3050 Channahon Road. (COUNCIL DISTRICT #5) **TMP-8727**

Attachments: ZBA 2025-25 (3050 Channahon Rd) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Kyle Schuhmacher with Ketone Partners appeared on behalf of the petition. In response to Mr. Bias's question, Mr. Schuhmacher explained the lot was on the southeast quadrant of Route 6 and Houbolt Road. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve PETITION 2025-25: A Special Use Permit to allow the sales, leasing, rental, and maintenance of new and used commercial vehicles including semi-trailer trucks, located at 3050 Channahon Road. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr and Stiff

PETITION 2025-26: A Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 361 Wilcox Street. (COUNCIL DISTRICT #4) **TMP-8728**

Attachments: ZBA 2025-26 (361 Wilcox Street) _Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Jodi Wartenberg appeared on behalf of the petition. In response to the Board's comments and questions, Ms. Wartenberg described the property as owner occupied for thirty-eight years. Barry McCue spoke in favor of the petition. No one from the public spoke in opposition to the petition.

A motion was made by Ralph Bias, seconded by Debbie Radakovich, to approve PETITION 2025-26: A Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 361 Wilcox Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr and Stiff

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve adjournment. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr and Stiff

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: 449-25

File ID: 449-25 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 08/01/2025

Department: **Final Action:**

Title: Ordinance Approving a Special Use Permit to Allow the Sales, Leasing, Rental, and Maintenance of New and Used Commercial Vehicles Including Semi-Trailer Trucks, Located at 3050 Channahon Road (ZBA 2025-25)

Agenda Date: 08/19/2025

Attachments: Ordinance - Special Use Permit ZBA 2025-25.docx, Site Plan and Elevations 2025-25.pdf, ZBA Staff Report Packet 2025-25.pdf, Zoning Board of Appeals Minutes 07-17-25.pdf

Entered by: hmiller@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/12/2025	Gina Logalbo	Approve	8/5/2025
1	2	8/13/2025	Dustin Anderson	Approve	8/15/2025
1	3	8/13/2025	Todd Lenzie	Approve	8/15/2025
1	4	8/15/2025	Beth Beatty	Approve	8/15/2025

Memo

File #: 450-25 **Agenda Date:**8/19/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinances Associated with Luna Estates:

Ordinance Approving the Final Planned Unit Development of Luna Estates (PUD-5-25)

Ordinance Approving the Recording Plat of Luna Estates, a Planned Unit Development (RP-7-25)

BACKGROUND:
The petitioner and property owner, Marciano Luna, requests approval of the Final Planned Unit Development and Recording Plat of Luna Estates, located at 1924 Mills Road. The purpose of the subdivision is to create two additional lots on the 10-acre parcel so that family members of the property owner can build and reside on the property. The subdivision includes three lots: Lot 1 is 5 acres and will contain the existing residence and horse stables; Lots 2 and 3 are each 2.2 acres and could each be developed with a single-family residence. Lots 2 and 3 would have access off Marigold Drive. The existing driveway access to Lot 1 off Mills Road would remain and would not be modified.

City Council approved the Preliminary Planned Unit Development of Luna Estates at their meeting on August 5, 2025. The PUD included the approval of several variances from the Zoning Ordinance and Subdivision Regulations, including:

1. Variance from providing widening, realignment, or roadway improvements on Mills Road and Marigold Drive;
2. Variance from providing street lighting;
3. Variance from providing storm detention for the three residential lots;
4. Variance from providing storm sewers onsite;
5. Variance from installing extensions of water mains onsite;
6. Variance from installing public sidewalks along Mills Road and Marigold Drive;
7. Variance from conforming to the Zoning Ordinance landscape requirements regarding parkway trees;
8. Variance from the Zoning Ordinance permitted uses to allow horses and stables in the R-1B (single-family residential) zoning district for Lot 1.

The final Planned Unit Development also includes these variances. The variances are requested by the petitioner due to the rural nature of the site and its location near other similar rural residential and agricultural properties. The property was annexed in 2005 when it contained private horse stables and associated agricultural uses, which were permitted to continue through the annexation agreement. At that time, there were no plans to develop the site with anything but a single-family

residence. The owner constructed a residence in 2021.

There is no public sewer available near the site, while public water is available along Mills Road. At this time, the City is not requiring the existing house nor the proposed residences on Lots 2 and 3 to connect to City water. The existing house was not required to connect to City water when it was constructed in 2021 due to the rural layout of the property which would have created a long water service line. If public water and sewer utilities were to be extended along the east property line in the future, City ordinance does allow the City to require connection to all properties at that time. The plat includes a 30-foot public utility and drainage easement along the east side of the property for any future utility extensions.

School donation fees and development impact fees will be required for this development. The Joliet Park District has agreed to a cash contribution in lieu of land donation in the amount of $250 for this proposal.

PLAN COMMISSION PUBLIC HEARING:
The Plan Commission held a public hearing on this matter at their meeting on June 19, 2025. Tom Carroll, engineer with Geotech Incorporated, and Jesus Luna, petitioner, represented the petition. Four residents spoke with questions about the petition. Meeting minutes are attached.

RECOMMENDATION OF THE PLAN COMMISSION:
Mike Eulitz moved that the Plan Commission recommend approval of the Final Planned Unit Development of Luna Estates, located at 1924 Mills Road.

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

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 Final Planned Unit Development of Luna Estates

2. Ordinance approving the Recording Plat of Luna Estates, a Planned Unit Development

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLANNED UNIT DEVELOPMENT
(Luna Estates)

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

SECTION 1: The attached final 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 _____, 2025

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

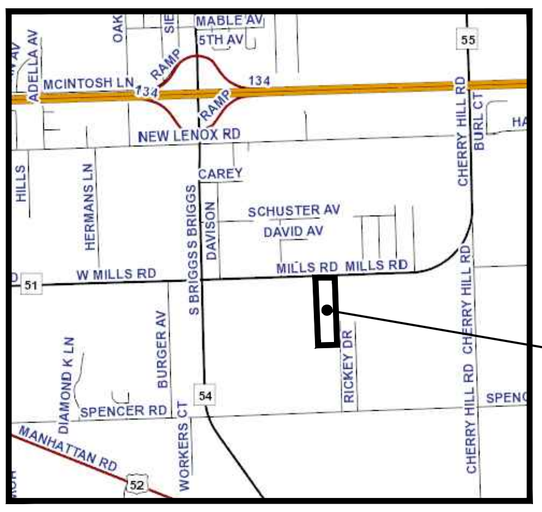
NOT VOTING: _____

SUBDIVISION: Luna Estates
PIN: 30-07-24-300-042-0000
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: No
CED DOC. NO.: PUD-5-25

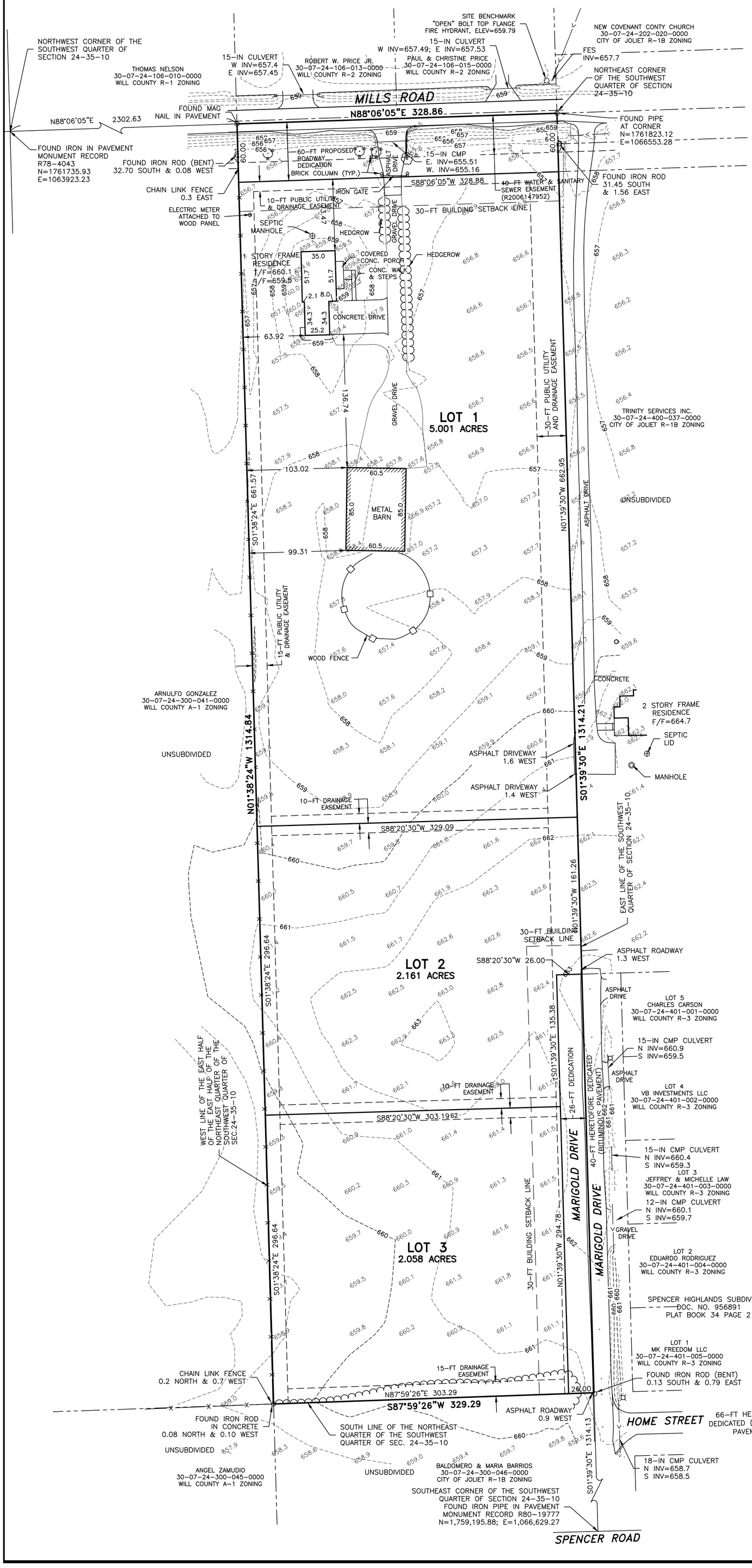
FINAL PLAT OF LUNA ESTATES,
A PLANNED UNIT DEVELOPMENT

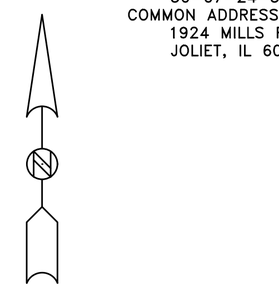
P.I.N.
30-07-24-300-042-0000
COMMON ADDRESS
1924 MILLS ROAD
JOLIET, IL 60433

LEGAL DESCRIPTION
THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



VICINITY MAP





Scale: 1" = 60'

GENERAL NOTES
1. PROPERTY IS ANNEXED TO THE CITY OF JOLIET WITH A CURRENT ZONING DISTRICT OF R-1B.
2. THE BOUNDARY SURVEY WAS COMPLETED BY GEOTECH, INC IN APRIL OF 2021 AND THE TOPOGRAPHIC SURVEY WAS COMPLETED BY GEOTECH, INC. IN APRIL OF 2025.
3. THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS THE STATE PLANE OF ILLINOIS, EAST DATUM [NAD83 (2011)], BASED ON GNSS OBSERVATIONS UTILIZING THE TRIMBLE NOW VRS NETWORK.
4. NO PART OF THIS PROPERTY IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM MAP NUMBER 17197C0170G, DATED FEBRUARY 15, 2019.
5. NO PART OF THIS PROPERTY IS SITUATED WITHIN A WETLANDS AREA, AS DESIGNATED ON THE US FISH AND WILDLIFE SERVICE, NATIONAL WETLANDS INVENTORY MAPS.
6. ACCESS FOR LOTS 2 AND 3 WILL BE VIA MARIGOLD DRIVE, EXTENDING NORTHWARD FROM SPENCER ROAD TO THE SOUTH. ACCESS TO LOT 1 IS EXISTING AND WILL NOT BE REVISED OR RELOCATED IN ANY WAY.
7. NO WELL HEAD WAS FOUND WHILE CONDUCTING THE ONSITE FIELD WORK FOR THE PRIVATE WATER SYSTEM BEING UTILIZED FOR THE EXISTING BUILDINGS ON LOT 1.
8. ALL LOTS WILL BE SERVED BY PRIVATE WATER WELLS AND INDIVIDUAL PRIVATE SEPTIC SEWER SYSTEMS. PERMITS WILL BE OBTAINED BY THE WILL COUNTY HEALTH DEPARTMENT, AT THE TIME OF CONSTRUCTION FOR LOTS 2 AND 3.
9. ALTHOUGH WATER AND SEWER EXTENSIONS WILL NOT BE REQUIRED AT THIS TIME, THE CITY ORDINANCE DOES ALLOW THE CITY TO REQUIRE FUTURE OWNERS TO CONNECT TO PUBLIC WATER AND SEWER IF THEY ARE EXTENDED ALONG THE PROPERTY LIMITS IN THE FUTURE.
10. PURSUANT TO THE ANNEXATION AGREEMENT, THE LAND OWNER WILL RETAIN HIS HORSE STABLES AND RIDING RING FOR HIS PERSONAL HORSES AND USES.
11. IF ANY FIELD TILES ARE DISCOVERED DURING ONSITE CONTRUCTION, THEY MUST BE REROUTED AROUND THE LIMITS OF CONSTRUCTION.

REQUESTED VARIANCES
1. A VARIANCE FOR NOT PROVIDING ANY WIDENING OR REALIGNMENT OF ANY EXISTING ROADWAYS, INLCUDED BUT NOT LIMITED TO ALL ITEMS FOUND IN SUBDIVISION REGULATIONS, SECTION 5.4.C.2.
2. A VARIANCE FOR NOT PROVIDING ANY STREET LIGHTING, AS INDICATED IN SECTION 5.4.A.8.
3. A VARIANCE FOR NOT PROVIDING SITE RUNOFF STORAGE FOR THIS DEVELOPMENT OF THREE RESIDENTIAL LOTS WITH AN AVERAGE LOT SIZE OF 3.1 ACRES OR ANY OTHER PROVISION FOUND IN CODE OF ORDINANCES, SECTION 31-205a1.
4. A VARIANCE FOR NOT PROVIDING ANY DRAINAGE AND STORM SEWERS ONSITE, AS INDICATED IN THE SUBDIVISION REGULATIONS, SECTION 5.5.
5. A VARIANCE FOR NOT INSTALLING ANY EXTENSION OF WATER MAINS FROM MILLS ROAD ON THE NORTH, SOUTHWARD TO THE TOWNSHIP ROAD, KNOWN AS MARIGOLD DRIVE, AS INDICATED IN THE SUBDIVISION REGULATIONS, SECTION 5.6.A.2.
6. A VARIANCE FOR NOT INSTALLING PUBLIC SIDEWALKS ALONG EITHER MILLS ROAD OR MARIGOLD DRIVE, AS INDICATED IN THE SUBDIVISION REGULATIONS, SECTION 5.8.
7. A VARIANCE FOR NOT CONFORMING TO THE LANDSCAPE REQUIREMENTS FOR REQUIRED PARKWAY TREES, AS INDICATED IN THE ZONING ORDINANCE, SECTION 47-15E.
8. A VARIANCE TO ALLOW THE STABLING OF HORSES IN THE R1-B ZONING DISTRICT (A VARIATION FROM PERMITTED USES IN SECTION 47-5B.1)

EXISTING SYMBOLS LEGEND
- FOUND SURVEY MONUMENT
- SURVEY MONUMENT - R.O.W. MARKER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL - MAST ARM
- UTILITY CONTROL CABINET
- UTILITY POLE GUY WIRE
- UTILITY POLE
- STREET LIGHT
- SIGN
- UTILITY HAND HOLE
- UTILITY DOUBLE HAND HOLE
- UTILITY HEAVY DUTY HAND HOLE
- UTILITY JUNCTION BOX
- UTILITY SPLICE BOX - GENERAL
- UTILITY SPLICE BOX - TELEPHONE
- STORM SEWER CATCH BASIN
- STORM SEWER FLARED END SECTION (FES)
- STORM SEWER MANHOLE
- STORM SEWER INLET
- SANITARY SEWER MANHOLE
- WATER - POST INDICATOR VALVE (PIV)
- WATER - FIRE HYDRANT
- WATER - VALVE BUFFALO BOX
- WATER - VALVE BOX
- WATER - VALVE VAULT
- WATER - SIAMESE FIRE CONNECTION
- RAILROAD SIGNAL
- RAILROAD SIGNAL WITH STOP GATE
- VEGETATION - TREE STUMP
- VEGETATION - DECIDUOUS TREE
- VEGETATION - EVERGREEN TREE
- VEGETATION - SHRUB/HEDGEROW
- CONCRETE BOLLARD
- FLAG POLE
- MAIL BOX
- AIR CONDITIONER UNIT
- GENERATOR UNIT
- ELECTRICAL TRANSFORMER
- AUTOMATED TELLER MACHINE (ATM)

SCOPE OF DEVELOPMENT

EXIST. ZONING	= R-1B (JOLIET)
TOTAL AREA	= 9.931 ACRES
R.O.W. AREA	= 0.710 ACRES
NET AREA	= 9.221 ACRES
TOTAL LOTS	= 3 LOTS
MIN. LOT WIDTH	= 294.62 FEET
MIN. LOT SIZE	= 2.058 ACRES
AVG. LOT SIZE	= 3.073 Acres
GROSS DENSITY	= 0.302 Lots/Acre

LINE LEGEND
- PRIMARY SURVEYED PARCEL
- ADDITIONALLY INSURED PARCEL (LOT)
- ADDITIONALLY INSURED PARCEL (EASEMENT)
- SECTION LINE
- OFF-SITE PARCEL LINE
- EASEMENT LINE
- ZONING ORDINANCE LIMITS
- OVERHEAD UTILITY LINE(S)
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELECOM LINE
- UNDERGROUND FIBER OPTIC LINE
- WATERMAIN
- UNDERGROUND PIPELINE
- UNDERGROUND GAS LINE
- SANITARY SEWER
- STORM SEWER
- FENCE LINE
- GUARDRAIL

LOT #	LOT SIZE
1	5.001 ACRES
2	2.162 ACRES
3	2.058 ACRES
R.O.W.	0.710 ACRES

REFERENCE BENCHMARK:
WILL COUNTY CONTROL MONUMENT 713 IN THE NORTHWEST CORNER OF THE INTERSECTION OF CHERRY HILL ROAD AND NEW LENOX ROAD.
ELEVATION = 660.45 (NAVD 88)

SITE BENCHMARK:
"OPEN" FLANGE BOLT OF FIRE HYDRANT NORTH SIDE OF MILLS ROAD, NORTH OF THE NORTHEAST CORNER OF SURVEYED PROPERTY.
ELEVATION 659.79 (NAVD 88)

SURVEYOR & ENGINEER:
GEOTECH, INC.
1207 CEDARWOOD DRIVE
CREST HILL, ILLINOIS 60403
(815) 730-1010

OWNER & DEVELOPER:
MARCIANO LUNA
C/O JESUS (JESSIE) LUNA
1924 MIILLS ROAD
JOLIET, ILLINOIS 60433
(815) 919-4992

STATE OF ILLINOIS) ss
COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON _____, 2025.

_____
CHAIRPERSON

_____
SECRETARY

STATE OF ILLINOIS) ss
COUNTY OF WILL)

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON _____, 2025.

_____
MAYOR

_____
CITY CLERK

PREPARED BY: _____
CHRISTOPHER M. PAPESH, I.P.L.S. NO. 3369
LICENSE EXPIRATION DATE 11/30/2026
cpapesh@geotechincorp.com

DATE: May 8, 2025

THIS PLAT IS NOT FOR RECORDING

GN220910

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

LUNA ESTATES, A PLANNED UNIT DEVELOPMENT

FINAL PLAT

DRAWN BY: CP JOB # 20910
CHECKED BY: CP/TC DATE: 05/07/2025

DATE	BY	REVISION
07.11.25	CP	REVISED-CITY REVIEW 2
06.09.25	CP	REVISED-CITY REVIEW 1
05.28.25	CP	REVISED TO PUD

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECORDING PLAT OF A SUBDIVISION
(Luna Estates)

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

SECTION 1: The attached recording plat of subdivision is hereby approved, subject to 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 _____, 2025

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

SUBDIVISION: Luna Estates, a Planned Unit Development
PLAN COMMISSION APPROVED: N/A
PIN: 30-07-24-300-042-0000
CED DOC. NO.: RP-7-25

RECORD PLAT OF

LUNA ESTATES. A PLANNED UNIT DEVELOPMENT

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

P.I.N.
30-07-24-300-042-0000
COMMON ADDRESS
1924 MILLS ROAD
JOLIET, IL 60433

100 0 100 200 300

Scale: 1" = 100'

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to

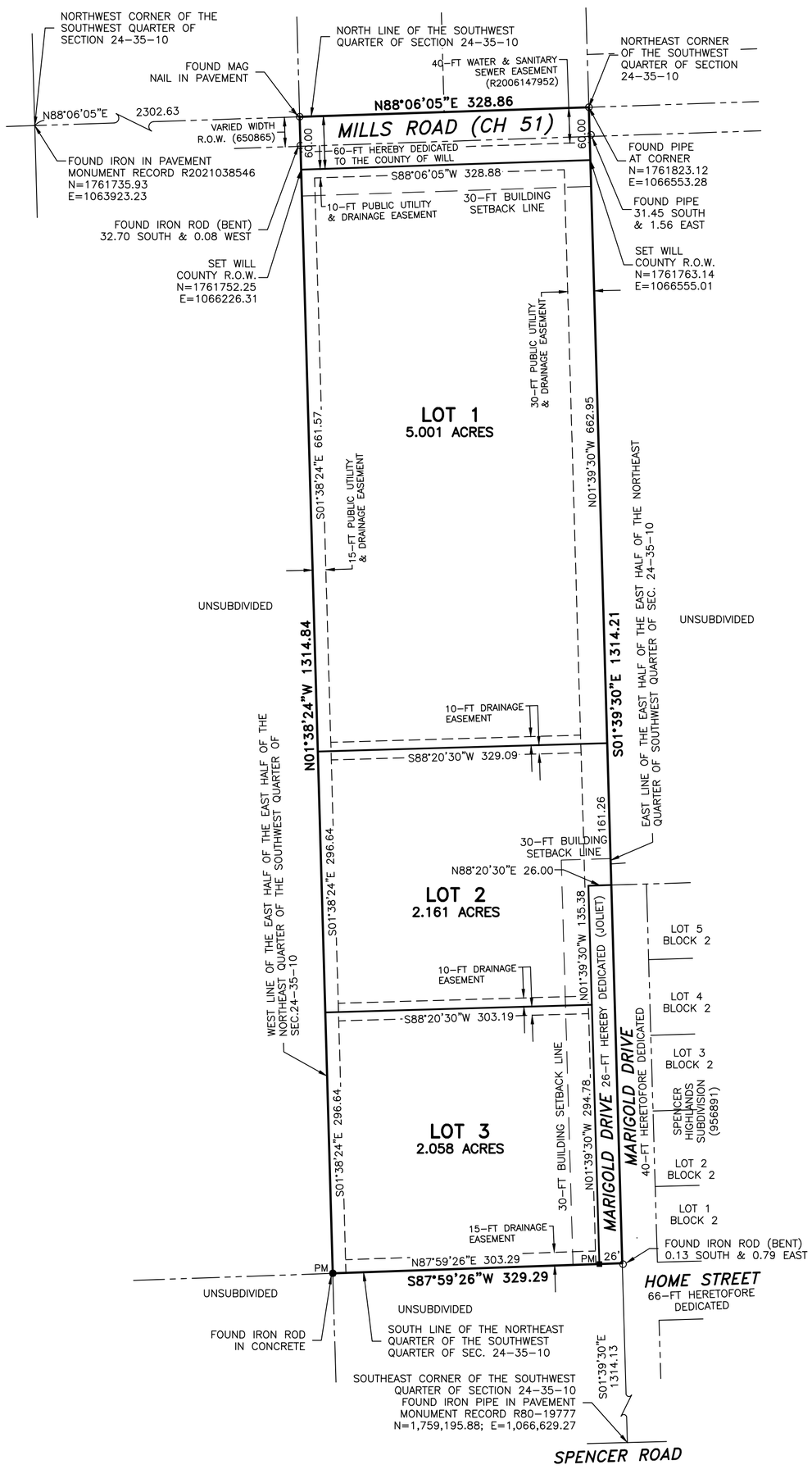
**COMMONWEALTH EDISON COMPANY,
AMERITECH TELEPHONE COMPANY,
APPLICABLE CABLE TELEVISION COMPANY, GRANTEES**

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as a "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of grantees. After installation of any such facilities the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(e), as amended from time to time. The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by other terms such as, "outlots", "common elements", "open space", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment. Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NI-Gas") to install, operate, maintain, repair and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement," "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NI-Gas' facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NI-Gas. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.
The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.
The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" OR "P.U. & D.E." OR "D.U.E." ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR CITY (WATER, SANITARY SEWERS, STORM, ETC.) AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF JOLIET. EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF JOLIET AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.



GENERAL NOTES

1. THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS THE STATE PLANE OF ILLINOIS, EAST DATUM [NAD83 (2011)], BASED ON GNSS OBSERVATIONS UTILIZING THE TRIMBLE NOW VRS NETWORK.
2. BASIS OF COORDINATES: ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 EAST ZONE, NGS ADJ. 2011 (GRID).
3. AN INDIVIDUAL SEPTIC PERMIT WILL BE REQUIRED TO BE OBTAINED FROM THE WILL COUNTY HEALTH DEPARTMENT FOR CONSTRUCTION ON LOTS 2 & 3.
4. AN INDIVIDUAL PRIVATE WELL PERMIT WILL BE REQUIRED TO BE OBTAINED FROM THE WILL COUNTY HEALTH DEPARTMENT FOR CONSTRUCTION ON LOTS 2 & 3.
5. ACCESS FOR LOTS 2 AND 3 WILL BE VIA MARIGOLD DRIVE, EXTENDING NORTHWARD FROM SPENCER ROAD TO THE SOUTH. ACCESS TO LOT 1 IS EXISTING AND WILL NOT BE REVISED OR RELOCATED IN ANY WAY.
6. ■ PM – INDICATES 9/16" IRON ROD SET IN CONCRETE.

LOT #	LOT SIZE
1	5.001 ACRES
2	2.162 ACRES
3	2.058 ACRES
R.O.W.	0.710 ACRES

CERTIFICATE OF COUNTY RECORDER

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, AFORESAID, ON

THIS _____ DAY OF _____, 2025, A.D. AT _____ O'CLOCK _____.M.

_____
WILL COUNTY RECORDER

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNERS THEREOF, I HAVE SURVEYED, SUBDIVIDED AND PLATTED INTO 3 LOTS AND 2 STREETS; THE FOLLOWING DESCRIBED PROPERTY:

THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS. Containing 9.931 acres more or less.

I DO FURTHER CERTIFY THAT:

1. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME.
2. NO PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS "FIRM MAPS", PANEL NUMBER 17197C0170G, DATED FEBRUARY 15, 2019.
3. THE PROPERTY IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF JOLIET.
4. THAT ALL REGULATIONS ENACTED BY THE SUBDIVISION AND PLAT ORDINANCE OF THE CITY OF JOLIET HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
5. THE BASIS OF BEARING IS THE STATE PLANE OF ILLINOIS, EAST ZONE [NAD83 (2011)]. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
6. 9/16" x 30" IRON RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

DATED AT CREST HILL, ILLINOIS THIS 8th DAY OF May, 2025, A.D.

PROFESSIONAL LAND SURVEYOR
CHRISTOPHER M. PAPESH
035-003369
CREST HILL, ILLINOIS
STATE OF ILLINOIS

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
EXPIRATION DATE 11/30/2026
GEOTECH INCORPORATED PROFESSIONAL DESIGN
FIRM NUMBER 184-000165

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT MARCIANO D. LUNA IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

TO BEST OF MY KNOWLEDGE, THE PROPERTY DESCRIBED IN THE FORGOING CAPTION FALLS WITHIN THE UNION ELEMENTARY SCHOOL DISTRICT 81, JOLIET TOWNSHIP HIGH SCHOOL DISTRICT 204, AND COMMUNITY COLLEGE DISTRICT 525.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____ A.D., 2025.

BY: _____
MARCIANO D. LUNA
1924 MILLS ROAD
JOLIET, ILLINOIS 60433

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT MARCIANO D. LUNA IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 2025.

_____
NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY THE COUNTY HEALTH DEPARTMENT REGARDING COMPLIANCE WITH ALL STATE LAWS AND COUNTY ORDINANCES AND THAT IT IS HEREBY APPROVED BY THE WILL COUNTY HEALTH DEPARTMENT PROVIDED THAT THE FOLLOWING REQUIREMENTS ARE MET:

1. THE MINIMUM SIZE SEPTIC TANK TO SERVE EACH LOT HAVING HOMES CONSISTING OF THREE BEDROOMS OR LESS SHALL BE 1000 GALLONS. FOR THE ADDITION OF EACH BEDROOM IN EXCESS OF THREE, THE WORKING CAPACITY OF THE SEPTIC TANK MUST BE INCREASED BY AT LEAST 250 GALLONS. FOR THE INSTALLATION OF A GARBAGE GRINDER OR DISPOSAL, THE TOTAL WORKING CAPACITY OF THE SEPTIC TANK MUST BE INCREASED BY 50%.
2. THE MINIMUM SIZE SOIL ABSORPTION TRENCH SYSTEM TO SERVE EACH HOME CONSISTING OF THREE BEDROOMS OR LESS SHALL BE

_____ SQUARE FEET CONSISTING OF _____ LINEAL FEET OF A 36" WIDE TRENCH SYSTEM. FOR THE ADDITION OF EACH BEDROOM IN EXCESS OF THREE, THE SOIL ABSORPTION TRENCH SHALL BE INCREASED BY 300 SQUARE FEET CONSISTING OF 100 LINEAL FEET OF 36" WIDE TRENCH SYSTEM. FOR INSTALLATION OF A GARBAGE GRINDER OR DISPOSAL, THE SOIL ABSORPTION TRENCH SYSTEM SHALL BE INCREASED BY 300 SQUARE FEET CONSISTING OF 100 LINEAL FEET OF A 36" WIDE TRENCH SYSTEM.
3. THE MINIMUM LOT SIZE WITHIN THIS SUBDIVISION SHALL BE AT LEAST 60,000 SQUARE FEET, HAVING A MINIMUM LOT WIDTH OF 150 FEET.
4. THE WATER SUPPLY TO SERVE THIS DWELLING SHALL BE CITY OF JOLIET PUBLIC WATER AND A SERVICE WILL BE INTALLED UNDER MILLS ROAD FROM AN EXISTING MAIN LOCATED ALONG THE NORTH SIDE OF MILLS ROAD.

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

WILL COUNTY HEALTH DEPARTMENT

BY: _____
REPRESENTATIVE OF HEALTH AUTHORITY

STATE OF ILLINOIS)
COUNTY OF WILL) SS

APPROVED THIS _____ DAY OF _____, 2025, A.D. AS TO RIGHT OF WAY DEDICATION ALONG COUNTY HIGHWAY 51, ALSO KNOWN AS MILLS ROAD.

BY: _____
WILL COUNTY ENGINEER

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, JOLIET CITY COLLECTOR, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT TAXES OR UNPAID SPECIAL ASSESSMENTS AGAINST THE PROPERTY DESCRIBED BY THIS PLAT.

DATED AT JOLIET, ILLINOIS, THIS _____ DAY OF _____, 2025, A.D.

_____
CITY COLLECTOR

STATE OF ILLINOIS)
COUNTY OF WILL) SS

AS AUTHORIZED BY THE JOLIET CITY PLAN COMMISSION ON _____, 2025, A.D.

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

_____ _____
PLAN COMMISSION CHAIRMAN PLAN COMMISSION SECRETARY

STATE OF ILLINOIS)
COUNTY OF WILL) SS

AS AUTHORIZED BY THE PLAT APPROVED BY ORDINANCE NO. _____ OF THE CITY COUNCIL OF THE CITY OF JOLIET,

ON _____, 2025, A.D. DATED THIS _____ DAY OF _____, 2025, A.D.

_____ _____
CITY CLERK MAYOR
150 W. JEFFERSON STREET
JOLIET, ILLINOIS 60432

CERTIFICATE OF TAX MAPPING AND PLATTING

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT.

THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP NO. _____

AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN) _____

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

_____
DIRECTOR

CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES OR UNPAID CURRENT GENERAL TAXES AGAINST ANY OF THE ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES. GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS,

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

_____
WILL COUNTY CLERK

GN20910

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

LUNA ESTATES
A PLANNED UNIT DEVELOPMENT

RECORD PLAT

DRAWN BY: CP JOB # 20910
CHECKED BY: CP/TC DATE: 05/07/2025

DATE	BY	REVISION
07.11.25	CP	REVISED-CITY REVIEW 2
06.19.25	CP	REVISED-COUNTY REVIEW 1
06.09.25	CP	REVISED-CITY REVIEW 1
05.28.25	CP	REVISED TO PUD

DATE: June 12, 2025

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: PUD-4-25: Preliminary Planned Unit Development of Luna Estates

PUD-5-25: Final Planned Unit Development of Luna Estates

GENERAL INFORMATION:

APPLICANT:	Marciano Luna
STATUS OF APPLICANT:	Owner
REQUESTED ACTION:	Approval of a preliminary and final Planned Unit Development
PURPOSE:	To create three residential lots
EXISTING ZONING:	R-1B (single-family residential)
LOCATION:	1924 Mills Road (30-07-24-300-042-0000)
SIZE:	10 acres
EXISTING LAND USE:	Single-family residence with horse stables

SURROUNDING LAND USE & ZONING:

NORTH: Residential, County R-2 (single-family residence)
SOUTH: Agricultural, City R-1B (single-family residential)
EAST: Residential, City R-1B (single-family residential)
WEST: Rural residential, County A-1 (agricultural)

SITE HISTORY: The subject site was annexed and zoned R-1B (single-family residential) in 2005. At that time, the site contained horse stables and associated agricultural uses, which were permitted to continue as outlined in the annexation agreement, which expired in April 2025. The owner constructed a single-family home on the property around 2021. The home is not connected to City water and sewer services. There is currently a City water main along Mills Road but public sewer is not available in the area.

The subject site was annexed in 2005 at the same time as numerous other properties in what became the far southeast area of the City, with these properties classified to either

I-1 (light industrial) or R-1B (single-family residential) zoning. At the time of annexation, there were no plans to develop the subject site with anything but a single-family residence. The site has remained residential and agricultural; adjacent parcels have similar residential and agricultural uses.

SPECIAL INFORMATION: The Preliminary and Final Planned Unit Development of Luna Estates will create three residential lots on the 10-acre parcel. The purpose of the subdivision is to create two additional lots so that family members of the property owner can build and reside on the property. The existing house and stables would remain on proposed Lot 1, which would be 5 acres. Lots 2 and 3 would each be approximately 2.2 acres and could each be developed with a single-family residence. Lots 2 and 3 would have access off of Marigold Drive. The existing driveway access to Lot 1 off Mills Road would remain. The plats also include a 60-foot roadway dedication for Mills Road.

The use on Lot 1 includes the stabling of horses and a riding ring, as well as the growing of hay, for use by the owner for their personal horses. This use was permitted through the annexation agreement that was approved in 2005. The PUD will include a variance from the Zoning Ordinance to continue to allow the stabling of horses on this property as long as the PUD remains in effect.

There is no public sewer available near the site, while public water is available along Mills Road. At this time, the City is not requiring the existing house nor the proposed residences on Lots 2 and 3 to connect to City water. The PUD includes a variation from the requirement to extend water main along the property. If public water and sewer utilities were to be extended along the property line in the future, City ordinance does allow the City to require connection at that time. The plats include a 30-foot public utility and drainage easement along the east side of the property for any future utility extensions.

Due to the nature and location of the site, the petitioner is requesting additional variations as part of the PUD from the requirements for storm water detention, roadway improvements, public sidewalk, and street lighting. The petitioner and City staff are still finalizing details related to these variation requests.

School donation fees and development impact fees will be required for this development. The petitioner has reached out to the Joliet Park District to see if a cash contribution in lieu of land dedication will be required for this subdivision proposal, but has not received a response as of the writing of this staff report.

ANALYSIS: Approval of the Preliminary and Final Planned Unit Development of Luna Estates will allow two additional residential lots, for two future single-family homes, on the 10-acre parcel.

Marciano Luna
Owner, Luna Estates
1924 Mills Rd.
Joliet, IL 60433

07/22/25

Executive Director and Board of Commissioners
Joliet Park District
3000 W. Jefferson St.
Joliet, IL 60435

Dear Executive Director and Board Members,

My name is Marciano Luna, owner of Luna Estates located at 1924 Mills Road in Joliet. I am writing to inform the Joliet Park District of my plans to subdivide my current 10-acre property into three residential parcels.

Each of the three parcels will contain, at most, one single-family home. I want to assure the Park District that there are no future plans to further subdivide the property or to pursue any additional use beyond these three residential homes.

Sincerely,
Marciano Luna

Marciano Luna

Owner, Luna Estates
1924 Mills Rd.
Joliet, IL 60433
815-919-4992

lunagtomex@sbcglobal.net

Miller, Helen

From: Brad Staab <bstaab@jolietpark.org>
Sent: Friday, July 11, 2025 9:27 AM
To: Miller, Helen
Subject: Property - 1924 Mills Road

Follow Up Flag: Follow up
Flag Status: Flagged

This email originated from an external source. Please exercise caution when opening attachments or clicking links

Good morning Helen,

We are good to proceed with this property – the board has requested a $250 payment in lieu of land, and an agreement between both parties memorializing the future use of the land.

Let me know what you need from me to keep the project on schedule.

Have a great weekend!

Brad

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Thursday, July 17, 2025

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members
Jason Cox
Jeff Crompton
Mike Eulitz
John Kella
Wendell Martin
Roberto Perez
Debbie Radakovich
Brigette Roehr
Michael 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, Mike Eulitz, John Kella, Debbie Radakovich, Brigette Roehr and Michael F. Turk

Absent Wendell Martin and Roberto Perez

ALSO PRESENT: Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Media Engagement and Communications Director Rosemaria DiBenedetto, Planner Raymond Heitner, Planner Helen Miller, Civil Engineer Kyle Hinson, Economic Development Specialist Emily McGuire, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 6-19-25 **TMP-8731**

Attachments: Plan Commission Meeting Minutes 6-19-25.pdf

A motion was made by Brigette Roehr, seconded by Michael F. Turk, to approve Plan Commission Meeting Minutes 6-19-25. The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

CITIZENS TO BE HEARD ON AGENDA ITEMS

No one from the public spoke.

Planning Director Jayne Bernhard explained there was a tabling request for Petition FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision.

OLD BUSINESS: PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS: PUBLIC HEARING

P-3-25: Preliminary Plat of Ketone Business Center Unit 4 Subdivision, a Minor Subdivision. (3350 Channahon Road) (PIN # 05-06-36-101-001-0000) (COUNCIL DISTRICT #5) **TMP-8732**

Attachments: P-3-25 (Ketone Business Center Unit 4) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Kyle Schuhmacher with Ketone Partners appeared on behalf of the petition. Commissioner Eulitz inquired whether the previously provided public improvements and storm detention covered the subdivided property, to which Mr. Schuhmacher responded yes. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Jason Cox, seconded by Brigette Roehr, to approve P-3-25: Preliminary Plat of Ketone Business Center Unit 4 Subdivision, a Minor Subdivision. (3350 Channahon Road) (PIN # 05-06-36-101-001-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

P-4-25: Preliminary Plat of Rock Run Crossings Drive Subdivision. (North of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5) **TMP-8733**

FP-3-25: Final Plat of Rock Run Crossings Drive Subdivision. (North of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

V-4-25: Vacation of a 3-Acre Portion of Rock Run Crossings Drive Right-of-Way. (North and South of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

Attachments: P-4-25_FP-3-25, V-4-25_Rock Run Crossings Drive Subdivision_Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Jim Testin with Cullinan Properties appeared on behalf of the petition. There were no comments or questions from the Commission. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Jeff Crompton, seconded by Mike Eulitz, to approve P-4-25: Preliminary Plat of Rock Run Crossings Drive Subdivision. (North of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

FP-3-25: Final Plat of Rock Run Crossings Drive Subdivision. (North of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of

05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

V-4-25: Vacation of a 3-Acre Portion of Rock Run Crossings Drive Right-of-Way. (North and South of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5) **TO BE TABLED** **TMP-8734**

Attachments: FP-4-25 Staff Report July 2025 Tabling.pdf

Ms. Bernhard explained the petitioner requested a tabling of Petition FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision to the August 21, 2025 Plan Commission meeting.

A motion was made by Michael F. Turk, seconded by Jeff Crompton, to table FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5) **TO BE TABLED**. The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

NEW BUSINESS

None

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

Interstate 80 Des Plaines River Bridge Community Plan - Overview and Status Update **TMP-8736**

Ms. Bernhard provided a status update on the Interstate 80 Des Plaines River Bridge Community Plan. Commissioner Roehr inquired if the improvements to the bridge were isolated to the yellow boundary on the map, to which Ms. Bernhard responded yes.

Ms. Bernhard provided a status update on the Downtown Joliet Equitable Transit Oriented Development (ETOD) Plan.

Joliet Comprehensive Plan - Overview and Status Update TMP-8737

Ms. Bernhard provided a status update on the Joliet Comprehensive Plan.

Commissioner Roehr highlighted the information and historical context within the Existing Conditions Report (ECR) and described it as a helpful resource for current and future Plan Commissioners.

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Brigette Roehr, seconded by Debbie Radakovich, to approve adjournment. The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

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: 450-25

File ID: 450-25 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 08/01/2025

Department: **Final Action:**

Title: Ordinances Associated with Luna Estates:

Ordinance Approving the Final Planned Unit Development of Luna Estates (PUD-5-25)

Ordinance Approving the Recording Plat of Luna Estates, a Planned Unit Development (RP-7-25)

Agenda Date: 08/19/2025

Attachments: Ordinance - Final PUD Luna Estates.docx, Final Plat Luna Estates PUD.pdf, Ordinance - Recording Plat Lune Estates.docx, Record Plat Luna Estates PUD.pdf, Plan Commission Staff Report Packet Luna Estates PUD.pdf, Park District Letter Luna Estates.pdf, Plan Commission Minutes 07-17-25.pdf

Entered by: hmiller@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/12/2025	Gina Logalbo	Approve	8/5/2025
1	2	8/13/2025	Dustin Anderson	Approve	8/15/2025
1	3	8/13/2025	Todd Lenzie	Approve	8/15/2025
1	4	8/15/2025	Beth Beatty	Approve	8/15/2025

Memo

File #: 451-25 **Agenda Date:**8/19/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinance Approving a Variation of Use to Allow the Continuation of a Two-Unit Residence, an R-3 (one- and two-family residential) Use, in the R-2 (single-family residential) Zoning District, located at 361 Wilcox Street.

BACKGROUND:
The applicants, Gregg Vershay and Jodi Wartenberg, are requesting a Variation of Use to allow a two -unit residence, an R-3 (one-and two-family residential) use, in the R-2 (single-family residential) zoning district. The property is located at 361 Wilcox Street. The requested Variation of Use petition, if approved, would allow the continued use of two dwelling units on the subject property.

The subject property is approximately 6,400 square feet in size and contains a two-story, 3,600 square-foot building with a 385 square-foot detached garage. The two-story brick building was built prior to 1925 with the first level functioning as a neighborhood store and the second level as a dwelling unit. The building then operated with 2-3 dwelling units throughout much of its history. The ground floor of the building has had varied uses as a school supply store, general store, and efficiency apartment throughout its history. The building has two separate entrances to an apartment unit on each floor. Both units have an enclosed porch to the rear of the building that leads to a shared patio in the back yard. Floor plans of the subject structure have been included in the staff report packet, that show the interior layout for the current two-unit use.

The subject property was downzoned to its current zoning designation of R-2 (single-family residential) zoning in 1975 along with numerous other properties in this area of the City. A Variation of Use to allow two dwelling units was applied for but ultimately withdrawn in 1986. According to City directories, one household lived here from 1995 - 2015, presumably the other unit was vacant. City Directory records show that two households have resided here since 2016. The Zoning Board of Appeals granted variations to reduce the lot area per family from 7,000 to 3,200 square feet and to reduce the required amount of off-street parking from three spaces to two spaces in 1985.The requested Variation of Use petition to allow the continued use of two dwelling units on the subject property is needed to allow the property to operate in a legal conforming manner.

The petitioner wishes to continue the existing two-dwelling unit use at the subject property. The ground-floor unit is currently owner occupied. The property was purchased in 1986 with the understanding that the correct zoning to allow two dwelling units was already in place at the time the property was purchased. Variations to approve a reduction in lot area per family and to reduce the required amount of off-street parking to two parking spaces have been previously approved. Since the subject property was built to have two uses, visually appears as two-unit, and has a history of

operating with two units, staff does not believe the requested Variation of Use will alter the essential character of the neighborhood.

ZONING BOARD OF APPEALS PUBLIC HEARING:
The Zoning Board of Appeals held a public hearing on this matter on July 17, 2025. Jodi Wartenberg represented the petition. No one spoke in favor of or in opposition to the petition at the public hearing. Meeting minutes are attached hereto.

RECOMMENDATION OF THE ZONING BOARD OF APPEALS:
Ralph Bias moved that the Zoning Board of Appeals recommend approval of the Variation of Use to allow a two-unit residence, an R-3 (one-and two-family residential) use, in the R-2 (single-family residential) zoning district, subject to the following conditions:

1. That the property shall comply with the City's Rental Inspection Program.

2. Should the property be declared a public nuisance by the City Council, the Variation of Use shall be subject to a rehearing and possible revocation of the Variation of Use.

Debbie Radakovich seconded the motion, which passed with six (6) aye votes. Voting aye were Bias, Hennessy, Nachtrieb, Radakovich, Roehr, and Stiff.

RECOMMENDATION OF THE ADMINISTRATION:
Staff concurs with the recommendation of the Zoning Board of Appeals and recommends that the Mayor and City Council adopt the following, subject to the same conditions approved by the Zoning Board of Appeals above:

1. Ordinance Approving a Variation of Use to Allow the Continuation of a Two-Unit Residence, an R-3 (one- and two-family residential) Use, in the R-2 (single-family residential) Zoning District, located at 361 Wilcox Street.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION OF USE
(361 Wilcox Street)

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: A variation of use from the Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, is hereby granted to allow the specific use identified in Exhibit A on the real property described in Exhibit A and subject to the conditions set forth in Exhibit A. The variation of use is granted subject to the terms and conditions of all applicable federal, state, and local laws, ordinances, and regulations. The zoning classification of the subject property for which this variation of use is granted remains the same and is not changed in any way by the passage of this Ordinance. This Ordinance shall be strictly construed to prohibit any use not specifically granted herein or otherwise allowed by the Zoning Ordinance of the City of Joliet. Noncompliance with the mandatory conditions set forth in this Ordinance shall subject the variation of use to repeal.

SECTION 2: The findings of fact and recommendation of the Zoning Board of Appeals on the granting of this variation of use are hereby adopted and made a part of this Ordinance (unless the Zoning Board of Appeals has recommended against the approval of the variation of use, in which case this Ordinance has been passed by a favorable vote of at least two-thirds of the members of the City Council then holding Office).

SECTION 3: 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 4: This Ordinance shall be in effect upon its passage.

PASSED this _____ day of _____, 2025.

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 30-07-09-301-008-0000
ADDRESS: 361 Wilcox Street
ZBA APPROVED: Yes
PETITION #: 2025-26

PREPARED BY: Ray Heitner, Planner, City of Joliet, 150 West Jefferson Street, Joliet IL 60432
MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

EXHIBIT A

VARIATION OF USE FOR: 361 Wilcox Street

1. **LEGAL DESCRIPTION OF SUBJECT PROPERTY:**

   LOT 1 BLOCK 1 IN SARAH M WHITTIER'S SUB OF LOT 4 OF C A STRONG'S SUB, OF THE W1/2 SW1/4 SEC 9, T35N-R10E.

   PIN: 30-07-09-301-008-0000

2. **SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:**

   A Variation of Use to Allow the Continuation of a Two-Unit Residence, an R-3 (one- and two-family residential) Use, in the R-2 (single-family residential) Zoning District.

3. **MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:**

   1. That the property shall comply with the City's Rental Inspection Program.

   2. Should the property be declared a public nuisance by the City Council, the Variation of Use shall be subject to a rehearing and possible revocation of the Variation of Use.

STAFF REPORT

DATE: July 17, 2025
TO: Zoning Board of Appeals
FROM: Ray Heitner, Planner
RE: Petition Number: 2025-26
Applicant / Owner: Gregg Vershay and Jodi Wartenberg
Location: 361 Wilcox Street (COUNCIL DISTRICT #4)
Request: 2025-26: A Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district.

Purpose

The applicant is requesting a Variation of Use to allow the continuation of a two-unit residence, an R-3 (one-and two-family residential) use, in an R-2 (single-family residential) zoning district located at 361 Wilcox Street. The requested Variation of Use petition will require City Council approval, with a recommendation from the Zoning Board of Appeals.

Site Specific Information

The subject property is approximately 6,400 square feet in size and contains a two-story, 3,600 square-foot building with a 385 square-foot detached garage. The two-story brick building was built prior to 1925 with the first level functioning as a neighborhood store and the second level as a dwelling unit. The building then operated with 2-3 dwelling units throughout much of its history. The ground floor of the building has had varied uses as a school supply store, general store, and efficiency apartment throughout its history. The building has two separate entrances to an apartment unit on each floor. Both units have an enclosed porch to the rear of the building that leads to a shared patio in the back yard. Floor plans of the subject structure have been included in the staff report packet, that show the interior layout for the current two-unit use.

The subject property was downzoned to its current zoning designation of R-2 (single-family residential) zoning in 1975 along with numerous other properties in this area of the City. A Variation of Use to allow two dwelling units was applied for but ultimately withdrawn in 1986. According to City directories, one household lived here from 1995 – 2015, presumably the other unit was vacant. City Directory records show that two households have resided here since 2016. The Zoning Board of Appeals granted variations to reduce the lot area per family from 7,000 to 3,200 square feet and to reduce the required amount of off-street parking from three spaces to two spaces in 1985.The

requested Variation of Use petition to allow the continued use of two dwelling units on the subject property is needed to allow the property to operate in a legal conforming manner.

Surrounding Zoning, Land Use and Character

The property is located at the southwest corner of Wilcox Street and Glenwood Avenue. The surrounding neighborhood is largely comprised of single-family homes; however, some two-units and multi-family dwelling buildings with three or more units can be found in the vicinity, including across the street at the intersection of Glenwood and Wilcox and at the intersection of Glenwood Avenue and Raynor Avenue.

The zoning and land use for the adjacent properties are as follows:

- North: R-2 (Single-Family Residential), school (Farragut Elementary School)
- South: R-2 (Single-Family Residential), single-family residence
- East: R-2 (Single-Family Residential), single-family residence
- West: R-2 (Single-Family Residential), single-family residence

Applicable Regulations

- Section 47-17.28 – Variation of Use
- Section 47-19.8 - Criteria for granting a Variation (refer to attachment)
- Section 47-6 – R-2 (Single-Family Residential) Zoning District

***Section 47-17.28**: **Variation of Use**: A "variation of use" shall be defined to mean relief from strict compliance with the use limitations of this Ordinance regarding the classification, regulation, and restriction of the location where trades, industries, businesses, and residences may exist.*

Discussion

The petitioner wishes to continue the existing two-dwelling unit use at the subject property. The property was purchased in 1986 with the understanding that the correct zoning to allow two dwelling units was already in place at the time the property was purchased. Variations to approve a reduction in lot area per family and to reduce the required amount of off-street parking to two parking spaces have been previously approved. Since the subject property was built to have two uses, visually appears as two-unit, and has a history of operating with two units, staff does not believe the requested Variation of Use will alter the essential character of the neighborhood.

Conditions

If the Zoning Board desires to approve this Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family

residential) zoning district, located at 361 Wilcox Street, staff recommends the following conditions be included:

1. That the property shall comply with the City's Rental Inspection Program.
2. Should the property be declared a public nuisance by the City Council, the Variation of Use shall be subject to a rehearing and possible revocation of the Variation of Use.

ZONING BOARD OF APPEALS

CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

A variation shall not be granted in any case unless the Board shall find and clearly state in its record of the case that:

	Does the evidence presented sustain this criteria?	Comments
(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows: (a) _____ (b) _____ (c) _____ (list of reasons)		
(2) Adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgment of the Board, a variation is permitted because the evidence sustained the existence of each of the three following conditions: (a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone. (b) The plight of the owner is due to unique circumstances. (c) The variation, if granted, will not alter the essential character of the locality.		
(3) A public hearing was held on such variation of which at least 15 days and not more than 30 days notice was published in the _____ (name of newspaper) on _____ (date).		

FOR OFFICE USE ONLY

Verified by Planner (please initial):_____

Payment received from:

_____

_____

_____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS

PETITION FOR VARIATION OF USE

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 361 Wilcox St.

PETITIONER'S NAME: Gregg Vershay and Jodi Wartenberg

HOME ADDRESS: 361 Wilcox St. Joliet IL 6043 ZIP CODE: 60435

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) 815-514-8125 (Secondary) _____

EMAIL ADDRESS: JodiKay@aol.com FAX: _____

PROPERTY INTEREST OF PETITIONER: owner

OWNER OF PROPERTY: Gregg Vershay and Jodi K Wartenberg

HOME ADDRESS: 361 Wilcox St. Joliet IL ZIP CODE: 60435

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: JodiKay@aol.com FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (*name, address, phone or email)*:

N/A

_____

_____

OTHER PROJECTS AND/OR DEVELOPMENTS:

_____

_____

_____

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): # 07-09-301-008 ;

_____ ; _____ ; _____ .

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

Lot 1 in block 1 in Sarah H. Whittier's Subdivision of Lot 4 of C.A. Strong's subdivision of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 and part of the North 1/2 of the Southwest 1/4 of Section 9, Township 35 North, Range 10 East of the third Principal Meridian per Plat record Aug. 8 page 28, in Will County as Doc No. 16962

LOT SIZE: WIDTH: 50' DEPTH: 128' AREA: 6400 sq ft

PRESENT USE(S) OF PROPERTY: owner occupied

PRESENT ZONING OF PROPERTY: R2

VARIATION OF USE REQUESTED: R3

RESPONSE TO VARIATION OF USE CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

(a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.

(b) The plight of the owner is due to unique circumstances.

(c) The variation, if granted, will not alter the essential character of the locality.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

Building is currently zoned as single unit. Research indicates that in 1975 the property was downzoned from R3 to R2, as was the entire Cathedral Area at that time. However, building was constructed as two-unit and owner would like to use as two-unit.

2. What unique circumstances exist which mandate a variance?

Bringing building's proper use back to it's original intent of two-units. As noted on provided floor plan, building has two entrances for each spacious unit. Building sits on corner lot and brings character to neighborhood as it is very well-maintained.

3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.

Within a one block area there are numerous multifamily units, a grade school, university, and one 6-unit apartment building. A variation of use would have no impact on neighborhood. Original intent was not for single family but instead two-units.

REQUIRED SUPPORTING ATTACHMENTS

- ☑ Site plan / concept plan / floor plan / building elevation plan
- ☑ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Jodi Wartenberg, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Jodi K Wartenberg
Petitioner's Signature

Owner's Signature
(*If other than petitioner*)

OFFICIAL SEAL
NICOLE HUGHES
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires August 19, 2026

Subscribed and sworn to before me this 13 **day of** June, **20** 25

Nicole Hughes

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:

361 Wilcox Street Joliet IL 60435

PIN(s): 07-09-301-008

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

Joint owners. Married Couple: gregg vershay and Jodi Wartenberg
361 Wilcox Street
Joliet, IL 60435
815-514-8125 (Jodi)

E-MAIL: jodikay@aol.com FAX: n/a

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

n/a

E-MAIL: _____ **FAX:** _____

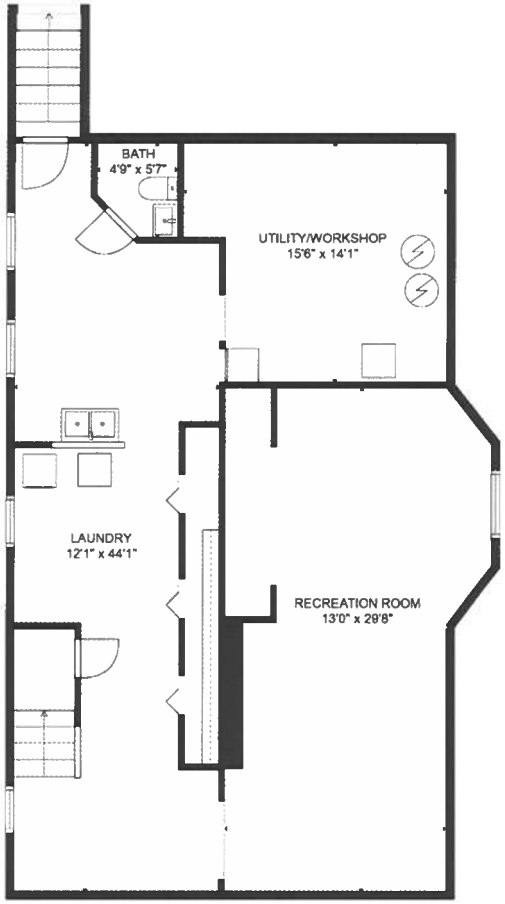
NOTE:
If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated 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: Jodi Wartenberg

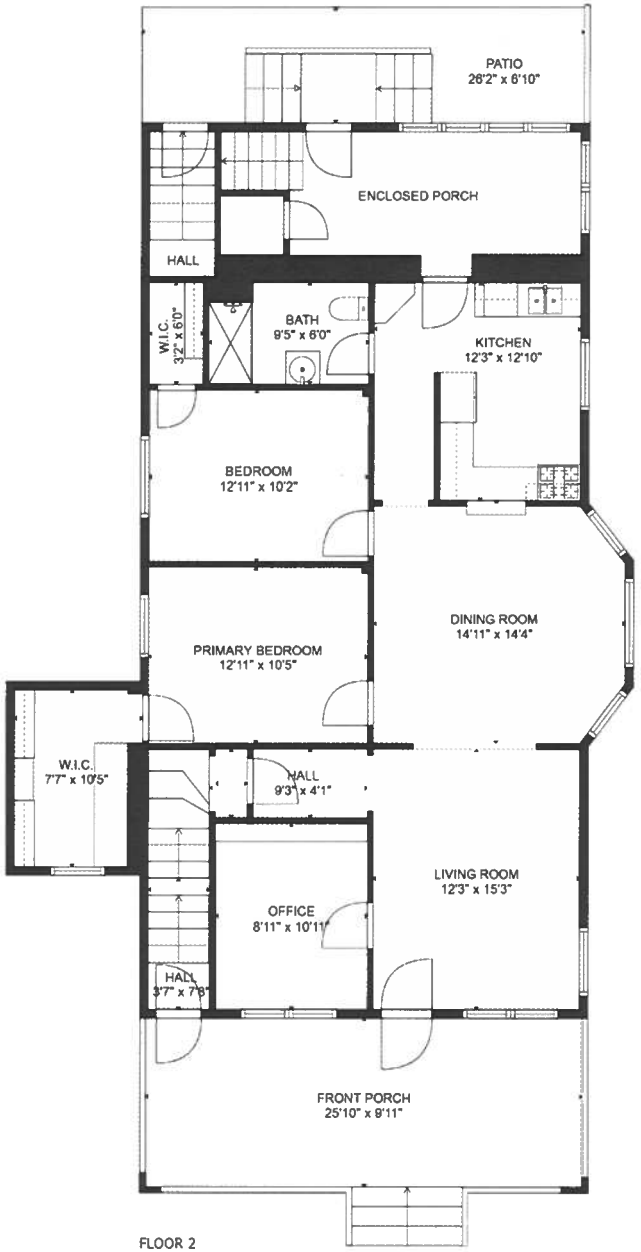
DATE: June 5, 2025

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

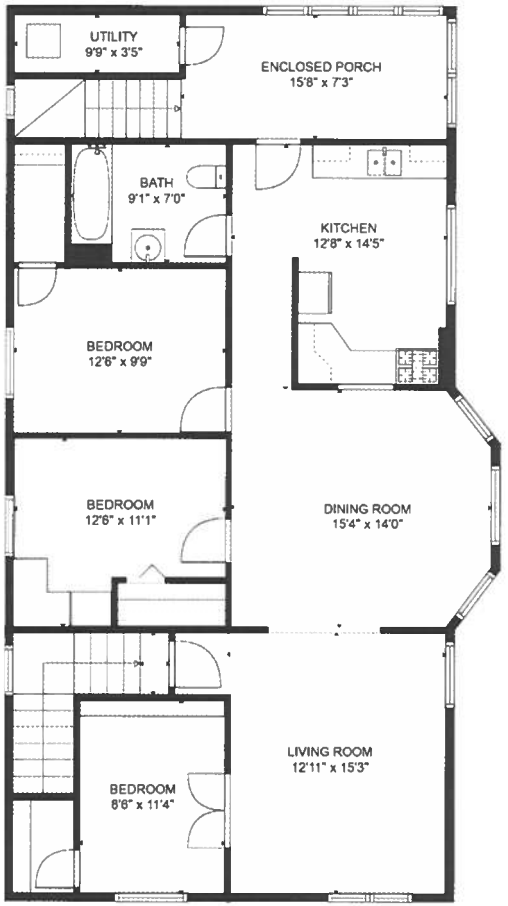
Jodi Wartenberg, owner. 815-514-8125



FLOOR 1



FLOOR 2



FLOOR 3

TOTAL: 3609 sq. ft

BELOW GROUND: 983 sq. ft, FLOOR 2: 1428 sq. ft, FLOOR 3: 1198 sq. ft
EXCLUDED AREAS: UTILITY/WORKSHOP: 198 sq. ft, FRONT PORCH: 256 sq. ft, PATIO: 178 sq. ft,
ENCLOSED PORCH: 147 sq. ft
WALLS: 245 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

ADDRESS:
361 WILCOX ST.
JOLIET IL 60435

PLAT OF SURVEY

LOT 1 IN BLOCK 1 IN SARAH H. WHITTIER'S SUBDIVISION OF LOT 4 OF C.A. STRONG'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 1892, IN PLAT BOOK 8, PAGE 28, IN WILL COUNTY, ILLINOIS.

FIELD WORK COMPLETED ON: 06/13/2025

CLIENT:
O'Dekirk, Allred & Rhodes, LLC

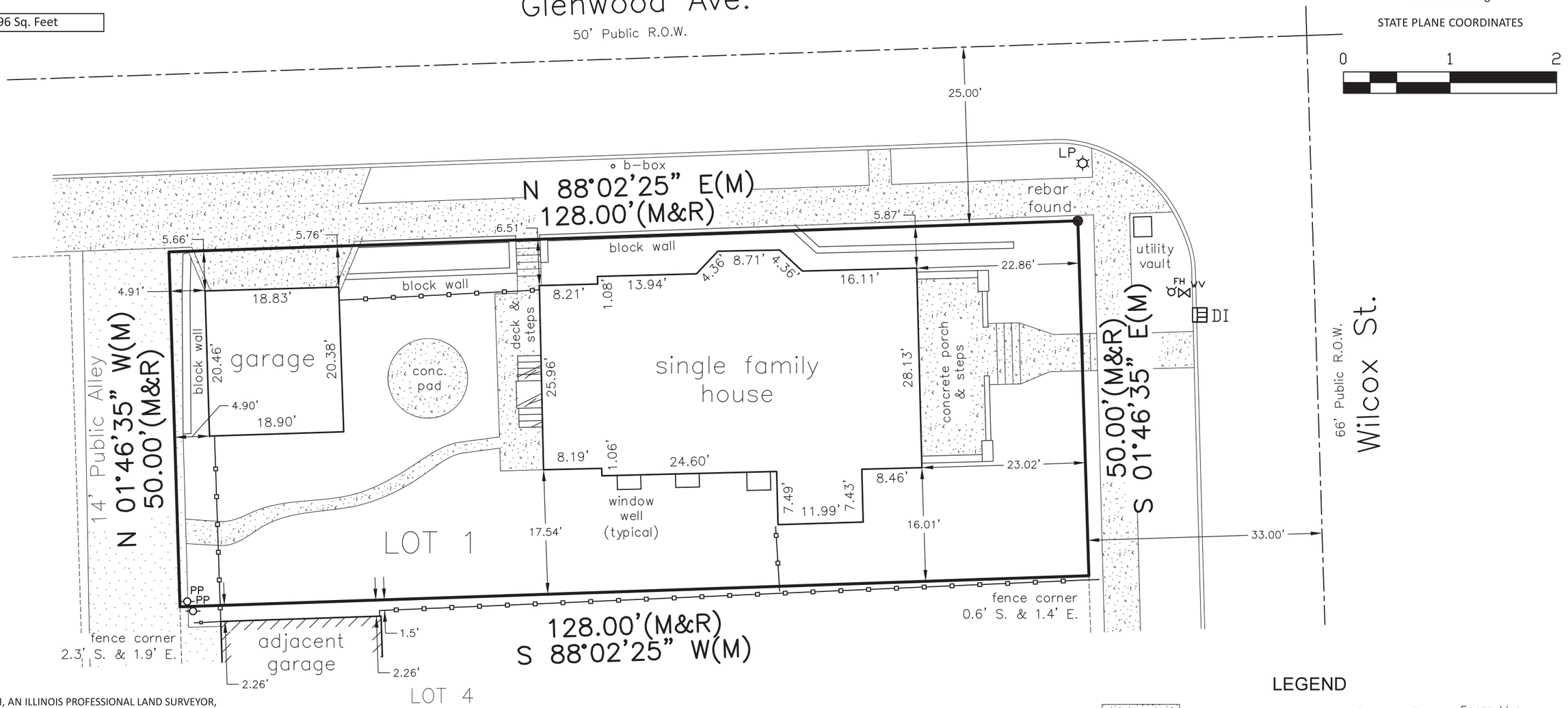
Area: 6,399.96 Sq. Feet

SCALE 1"=15'

Basis of Bearing

STATE PLANE COORDINATES

0 1 2



STATE OF ILLINOIS
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE DRAWN PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT MINOOKA, ILLINOIS,
THIS 16TH DAY OF JUNE OF 2025.

JOSE RAFAEL SALAS
ILLINOIS LICENSE NO. 035.003933, EXPIRES NOVEMBER 30TH, 2026.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

JOSE RAFAEL SALAS
035.003933
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
MINOOKA, ILLINOIS

LEGEND

- Concrete Surface
- Wood Surface
- Asphalt Surface
- Fence Line
- Center Line
- Boundary Line
- Adjacent Line
- WV water valve
- LP light post
- PP utility pole
- b-box
- utility vault
- FH fire hydrant
- (M) Measured or Calculated
- (R) Recorded
- Monument Found
- Monument Set

Notes:

Compare this Plat with your records and immediately report any discrepancies.

SALAS LAND SURVEYING
P.O. BOX 661
Minooka, IL 60447
(815) 521-6354
salaslandsurveying.com

(137)
JOLIET, ILL. VOL. 2

227
(91-92)

224

223

232

231

228

WILCOX

WHITTIER

N. RAYNOR AV.

BROOKS AV.

GLENWOOD AV.

BUELL AV.

WESTERN AV.

SUB 8 — STRONG'S — A.

SUB 1 — STRONG'S — B.

ROWELL'S — GLENWOOD — S

1 — I

4 — S

2 — W

3 — H

Scale of Feet.
50 40 30 20 10 0 50 100 150

Copyright 1924 by the Sanborn Map Co.

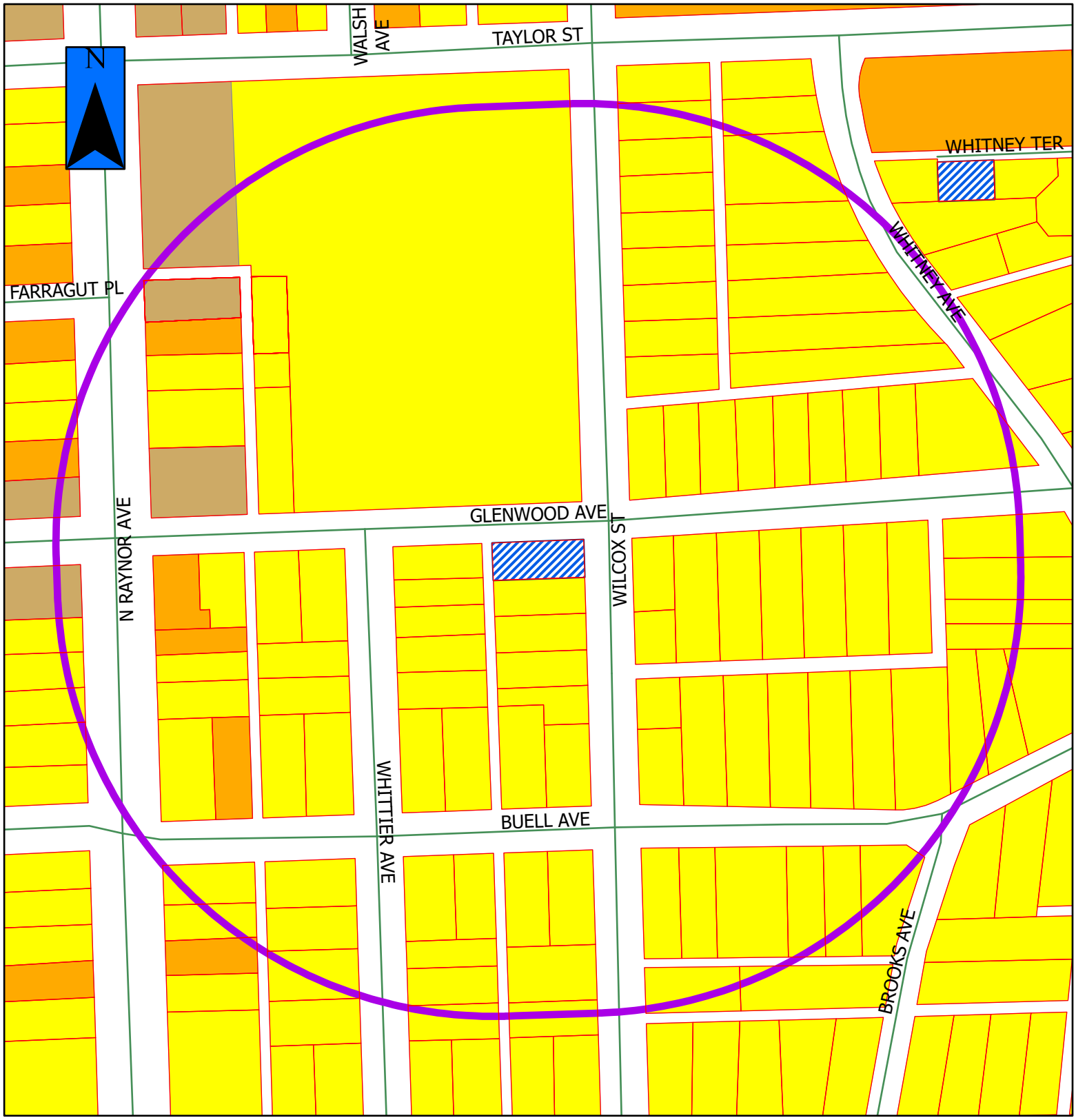

PROUD
IBEW
LOCAL 176
LIVES HERE
SCHOOL
SPEED
LIMIT
20




NO
PARKING
ANY
TIME


ARDEN HALL
SPEED LIMIT
20


NO
PARKING
BUSES
ONLY
7-8:30AM
1-2:30PM



2025-26

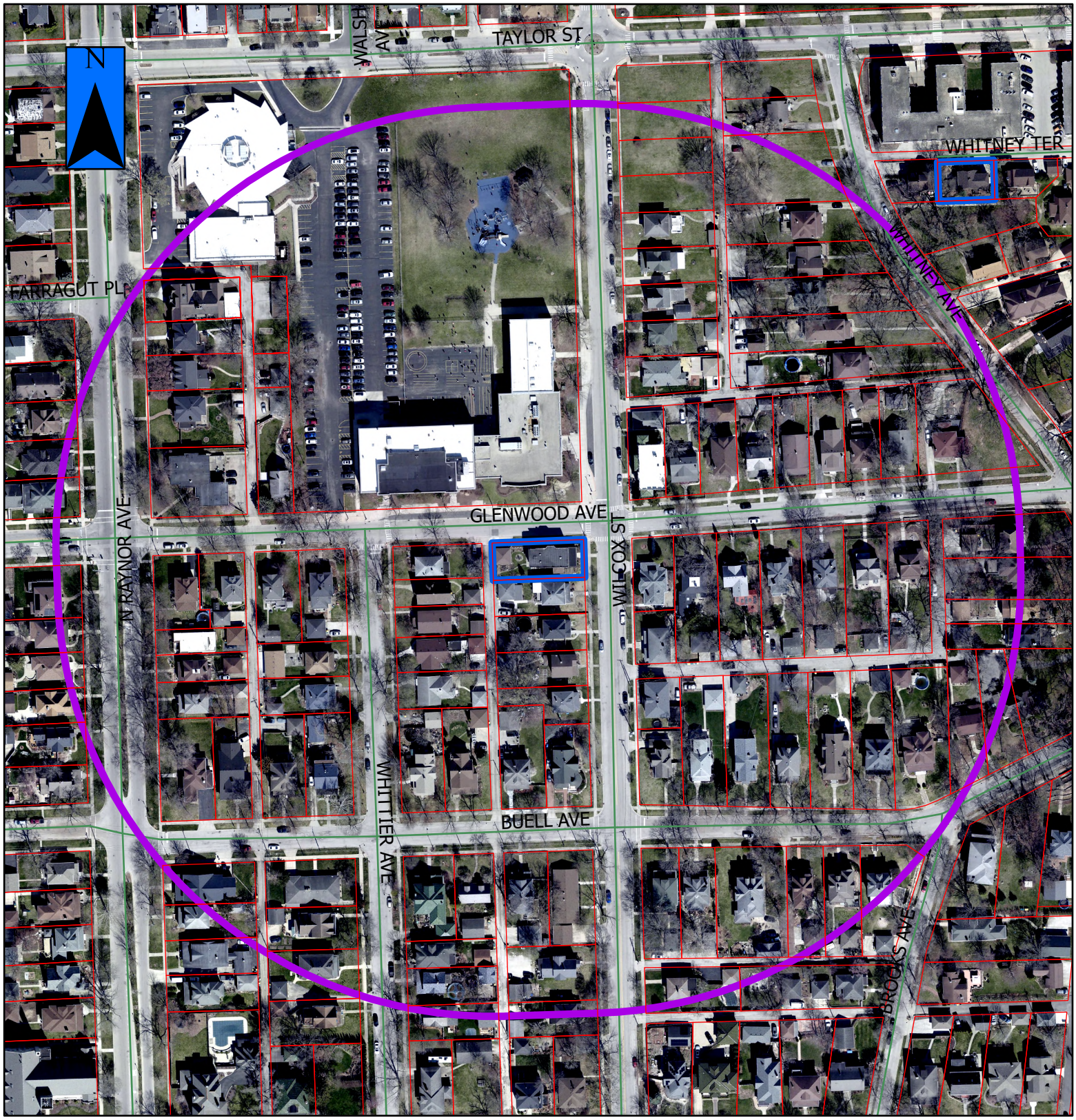
JOLIET PLANNING DIVISION

= 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



2025-26a

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)

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Thursday, July 17, 2025

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members
Ralph Bias
Ed Hennessy
Bob Nachtrieb
Debbie Radakovich
Brigette Roehr
Jesse Stiff

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 Ralph Bias, Ed Hennessy, Bob Nachtrieb, Debbie Radakovich, Brigette Roehr and Jesse Stiff

ALSO PRESENT: Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Planner Raymond Heitner, Planner Helen Miller, Economic Development Specialist Emily McGuire, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 6-19-25 **TMP-8730**

Attachments: Zoning Board of Appeals Meeting Minutes 6-19-25.pdf

A motion was made by Brigette Roehr, seconded by Bob Nachtrieb, to approve Zoning Board of Appeals Meeting Minutes 6-19-25. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr and Stiff

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-24: A Variation to reduce the front yard setback to allow a covered front porch, located at 217 Union Street. (COUNCIL DISTRICT #5) **TMP-8726**

Attachments: ZBA 2025-24 (217 Union St) Staff Report Packet.pdf

Planning Director Jayne Bernhard read the staff report into the record. Leonel Aguilera and Jaqueline Aguilera appeared on behalf of the petition. In response to Mr. Bias's questions, Ms. Aguilera described the property as owner occupied for five years. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Debbie Radakovich, to approve PETITION 2025-24: A Variation to reduce the front yard setback to allow a covered front porch, located at 217 Union Street. (COUNCIL DISTRICT

#5) . The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr and Stiff

PETITION 2025-25: A Special Use Permit to allow the sales, leasing, rental, and maintenance of new and used commercial vehicles including semi-trailer trucks, located at 3050 Channahon Road. (COUNCIL DISTRICT #5) **TMP-8727**

Attachments: ZBA 2025-25 (3050 Channahon Rd) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Kyle Schuhmacher with Ketone Partners appeared on behalf of the petition. In response to Mr. Bias's question, Mr. Schuhmacher explained the lot was on the southeast quadrant of Route 6 and Houbolt Road. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve PETITION 2025-25: A Special Use Permit to allow the sales, leasing, rental, and maintenance of new and used commercial vehicles including semi-trailer trucks, located at 3050 Channahon Road. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr and Stiff

PETITION 2025-26: A Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 361 Wilcox Street. (COUNCIL DISTRICT #4) **TMP-8728**

Attachments: ZBA 2025-26 (361 Wilcox Street) _Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Jodi Wartenberg appeared on behalf of the petition. In response to the Board's comments and questions, Ms. Wartenberg described the property as owner occupied for thirty-eight years. Barry McCue spoke in favor of the petition. No one from the public spoke in opposition to the petition.

A motion was made by Ralph Bias, seconded by Debbie Radakovich, to approve PETITION 2025-26: A Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 361 Wilcox Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr and Stiff

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve adjournment. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr and Stiff

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: 451-25

File ID: 451-25 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 08/07/2025

Department: Planning and Zoning **Final Action:**

Title: Ordinance Approving a Variation of Use to Allow the Continuation of a Two-Unit Residence, an R-3 (one- and two-family residential) Use, in the R-2 (single-family residential) Zoning District, located at 361 Wilcox Street.

Agenda Date: 08/19/2025

Attachments: Ordinance - Variation of Use ZBA 2025-26 (361 Wilcox).docx, ZBA 2025-26 (361 Wilcox Street)_Staff Report Packet.pdf, Zoning Board of Appeals Minutes 07-17-25.pdf

Entered by: rheitner@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/12/2025	Gina Logalbo	Approve	8/11/2025
1	2	8/13/2025	Dustin Anderson	Approve	8/15/2025
1	3	8/13/2025	Todd Lenzie	Approve	8/15/2025
1	4	8/15/2025	Beth Beatty	Approve	8/15/2025

Memo

File #: 452-25 **Agenda Date:**8/19/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinances Associated with Rock Run Crossings Drive Subdivision

Ordinance Approving the Preliminary Plat of Rock Run Crossings Drive Subdivision (P-4-25)

Ordinance Approving the Final Plat of Rock Run Crossings Drive Subdivision (FP-3-25)

Ordinance Approving the Recording Plat for Rock Run Crossings Drive Subdivision (RP-9-25)

Ordinance Approving the Vacation of a 3-Acre Portion of Rock Run Crossings Drive Right-of-Way (V-4-25)

BACKGROUND:
The petitioner, Cullinan Joliet, LLC, is requesting approval of the preliminary, final, and recording plats of subdivision for the Rock Run Crossings Drive subdivision, in addition to a vacation of a 3-acre portion of Rock Run Crossings Drive right-of-way. Approval will allow future development of a three-lot mixed-use subdivision.

The subject property lies within the Rock Run Crossings Redevelopment Project Area, which has been designated as a Tax Increment Financing District (“TIF District”) since 2021. When it was created, it was the intention of the TIF District to include a future mixed-use development that would contain commercial retail, restaurant, entertainments attractions, recreational amenities, and a multi-family residential neighborhood over the entire 309-acre District area.

The subdivision covers a 37-acre portion of the Rock Run Crossings Lot 3 Resubdivision. The applicant is proposing a realignment of Rock Run Crossings Drive back to its originally planned alignment from 2021. In May of 2024, the 3-acre portion of Rock Run Crossings Drive was vacated and shifted approximately 75 feet to the west. The petitioner wishes to vacate the newly dedicated Rock Run Crossings Drive right-of-way from 2024 and place the road back to its original alignment from 2021.

Lots 1, 2, and 3 in the proposed subdivision will have altered lot dimensions due to the proposed vacation and realignment of Rock Run Crossings Drive. All three lots will have frontage on Rock Run Crossings Drive. It is expected that Lot 1 will obtain its primary means of access from an access drive that stems off Shale Road to the north. A 10-foot landscaping easement will be located along the

Shale Road and Rock Run Crossings Drive frontages of Lot 1. Lots 2 and 3 will likely be resubdivided later as site development plans are finalized.

PLAN COMMISSION PUBLIC HEARING:
The Plan Commission held a public hearing on the Preliminary and Final Plats of Subdivision, in addition to the requested Vacation at its July 17, 2025, meeting. Jim Testin with Cullinan Joliet, LLC appeared on behalf of the petitions. No members of the public spoke in favor of or in opposition to the petitions. Minutes of the meeting are attached hereto.

RECOMMENDATION OF THE PLAN COMMISSION:
Jeff Crompton moved the Plan Commission recommend approval of the Preliminary and Final Plats of the Rock Run Crossings Drive Subdivision, in addition to the Vacation of a 3-acre portion of Rock Run Crossings Drive right-of-way. Mike Eulitz seconded the motion, which passed with seven (7) aye votes. Voting aye were Cox, Crompton, Eulitz, Kella, Radakovich, Roehr, and Turk. Commissioners Martin and Perez were absent.

RECOMMENDATION OF THE ADMINISTRATION:
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 Plat of Rock Run Crossings Drive Subdivision (P-4-25).

2. Ordinance Approving the Final Planned Plat of Rock Run Crossings Drive Subdivision (FP-3-25).

3. Ordinance Approving the Recording Plat for Rock Run Crossings Drive Subdivision (RP-9-25), subject to the receipt of the following fees and documentation:
    a. A performance bond or letter of credit for public improvements;
    b. A one and one-quarter percent (1 ¼%) inspection fee for public improvements;
    c. An irrevocable offer of dedication for public improvements;
    d. An engineering review fee as determined by City staff.

4. Ordinance Approving the Vacation of a 3-Acre Portion of Rock Run Crossings Drive Right-of-Way (V-4-25).

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE PRELIMINARY PLAT
(Rock Run Crossings Drive Subdivision)

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

SECTION 1: The attached preliminary plat 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 _____, 2025

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

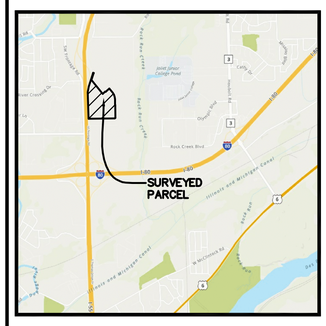
NOT VOTING: _____

SUBDIVISION: Rock Run Crossings Drive Subdivision
PIN: Part of 05-06-22-302-001-0020
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: No
CED DOC. NO.: P-4-25

PRELIMINARY PLAT
FOR
ROCK RUN CROSSINGS DRIVE SUBDIVISION

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE
SHEET 3: DETAIL PAGE

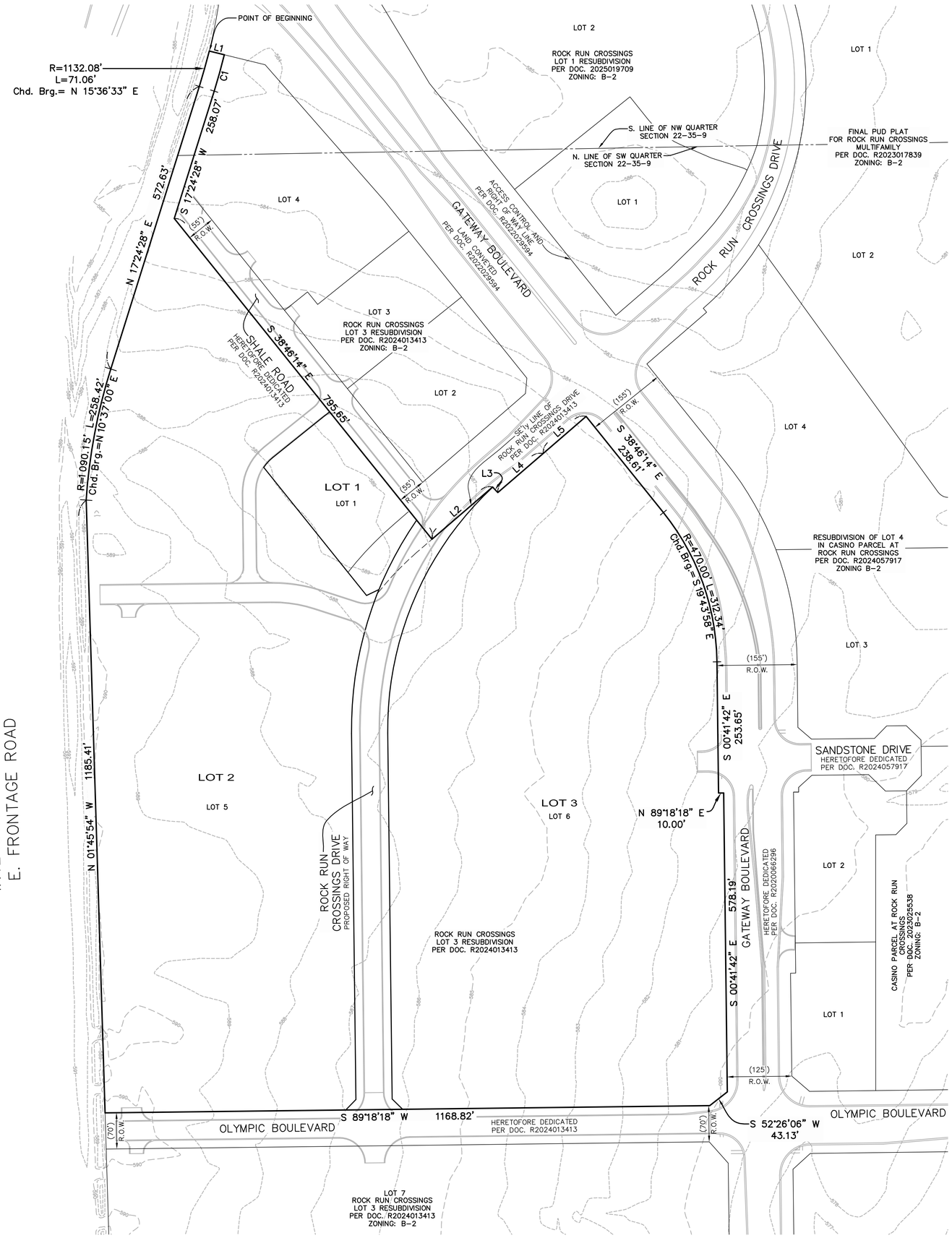


VICINITY MAP

BEING A RESUBDIVISION OF LOTS 1, 5 AND 6 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION PER DOCUMENT R2024013413 IN THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERN MOST CORNER OF SAID LOT 5; THE FOLLOWING FOUR COURSES ARE ALONG AN EASTERLY LINE OF SAID LOT 5 AND THE EASTERLY EXTENSION THEREOF; 1) THENCE SOUTH 76 DEGREES 11 MINUTES 27 SECONDS EAST, 30.00 FEET; 2) THENCE SOUTHWESTERLY, 72.94 FEET ALONG A CURVE THE RIGHT, HAVING A RADIUS OF 1162.08 FEET AND A CHORD BEARING SOUTH 15 DEGREES 36 MINUTES 33 SECONDS WEST; 3) THENCE SOUTH 17 DEGREES 24 MINUTES 28 SECONDS WEST, 258.07 FEET; 4) THENCE SOUTH 38 DEGREES 46 MINUTES 14 SECONDS EAST, 795.65 FEET TO THE SOUTHEASTERLY LINE OF ROCK RUN CROSSINGS DRIVE DEDICATED PER AFORESAID SUBDIVISION; THE FOLLOWING FOUR COURSES ARE ALONG SAID SOUTHEASTERLY LINE; 1) THENCE NORTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 154.80 FEET; 2) THENCE SOUTH 43 DEGREES 03 MINUTES 49 SECONDS EAST, 14.92 FEET; 3) THENCE NORTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 115.65 FEET; 4) THENCE NORTH 49 DEGREES 10 MINUTES 44 SECONDS EAST, 109.81 FEET TO THE WESTERLY LINE OF GATEWAY BOULEVARD AS DEDICATED PER DOCUMENT R2020066296; THE FOLLOWING FIVE COURSES ARE ALONG SAID WESTERLY LINE; 1) THENCE SOUTH 38 DEGREES 46 MINUTES 14 SECONDS EAST, 238.61 FEET; 2) THENCE SOUTHEASTERLY, 312.34 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING SOUTH 19 DEGREES 43 MINUTES 58 SECONDS EAST; 3) THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 253.65 FEET; 4) THENCE NORTH 89 DEGREES 18 MINUTES 18 SECONDS EAST, 10.00 FEET; 5) THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 578.19 FEET TO A NORTHERLY LINE OF OLYMPIC BOULEVARD AS DEDICATED PER AFOREMENTIONED SUBDIVISION RECORDED AS DOCUMENT R2024013413; THE FOLLOWING TWO COURSES ARE ALONG SAID NORTH LINE; 1) THENCE SOUTH 52 DEGREES 26 MINUTES 06 SECONDS WEST, 43.13 FEET; 2) THENCE SOUTH 89 DEGREES 18 MINUTES 18 SECONDS WEST, 1168.82 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 5; THE FOLLOWING FOUR COURSES ARE ALONG THE WESTERLY LINE OF SAID LOT 5; 1) THENCE NORTH 01 DEGREE 45 MINUTES 54 SECONDS WEST, 1185.41 FEET; 2) THENCE NORTHERLY, 258.42 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1090.15 FEET AND A CHORD BEARING NORTH 10 DEGREES 37 MINUTES 00 SECONDS EAST; 3) THENCE NORTH 17 DEGREES 24 MINUTES 28 SECONDS EAST, 572.63 FEET; 4) THENCE NORTHERLY, 71.06 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1132.08 FEET AND A CHORD BEARING NORTH 15 DEGREES 36 MINUTES 33 SECONDS EAST TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 76°11'27" E	30.00'
L2	N 49°10'29" E	154.80'
L3	S 43°03'49" E	14.92'
L4	N 49°10'29" E	115.65'
L5	N 49°10'44" E	109.81'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	72.94'	1162.08'	S 15°36'33" W



BENCHMARK

ELEVATION REFERENCE MARK

NGS MONUMENT WRI 023 (PID DP5478); THE STATION IS LOCATED 17 FT. SOUTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 174 FT. WEST OF THE CENTERLINE OF EARL ROAD, 51 FT. EAST OF A LIGHT POLE AND 4 FT. NORTH OF THE NORTH EDGE OF A SIDEWALK. NOTE—ACCESS TO THE DATUM POINT IS THROUGH A 6-INCH LOGO CAP. THE ROD (DATUM POINT) IS SURROUNDED BY A FLOATING BRONZE DISK TO AID IN IDENTIFICATION.
ELEVATION: 614.12 NAVD88

SITE BENCHMARK;

CP #101: SET '+' IN TOP OF CURB IN FRONT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GATEWAY BOULEVARD AND ROCK RUN CROSSINGS DRIVE.
NORTHING: 1759974.60
EASTING: 1022595.01
ELEVATION: 583.80 NAVD88

GENERAL NOTES:

1. THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE THE RECORD BEARINGS OF THE RESUBDIVISION OF ROCK RUN CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022 AS DOCUMENT NUMBER R2022031684.

2. THE EXISTING TOPOGRAPHY DEPICTED HEREON IS BASED ON DATA COLLECTED BY CEMCON, LTD. FROM JULY 2019.

3. PU&DE = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.

4. PUE = DENOTES PUBLIC UTILITY EASEMENT.

5. THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING DISTRICT.

6. THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET B-2 ZONING DISTRICT UNLESS MODIFIED BY PUD-7-23 REQUIREMENTS.

7. MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.

8. STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. IN CERTAIN CASES, REGIONAL DETENTION BASINS WILL BE UTILIZED WHICH WILL EVENTUALLY BE MAINTAINED BY THE ASSOCIATION. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.

9. BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INFLOW AND OUTFLOW STORM SEWERS, NATIVE PLANTINGS/WETLAND PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.

10. THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCS5/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.

11. ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOLIET UNDER SEPARATE COVER.

12. EXISTING ZONING FOR PROPOSED LOTS 1, 2 AND 3 IS B-2 (CENTRAL BUSINESS).

13. STORMWATER DETENTION FOR PROPOSED LOTS 1, 2 AND 3 IS PROVIDED WITHIN THE STORMWATER FACILITIES ALONG THE EAST PROPERTY LINE OF THE ROCK RUN CROSSINGS PROJECT SITE (RESUBDIVISION OF ROCK RUN CROSSINGS PER DOC. R2022031684).

14. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL 17197C0255G.

15. FULL ACCESS TO PROPOSED LOTS 1, 2 AND 3 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE, GATEWAY DRIVE, OLYMPIC BOULEVARD AND SHALE ROAD. THERE SHALL BE NO DIRECT ACCESS TO INTERSTATE ROUTE 55.

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON_____, 20___.

_____ _____
CHAIRPERSON SECRETARY

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON_____, 20___.

_____ _____
MAYOR CITY CLERK

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

_____
MATTHEW M. WORLINE
LICENSED PROFESSIONAL ENGINEER NO. 062-048134

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

_____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483

ROCK RUN CROSSINGS DRIVE SUBDIVISION (±37.256 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 1	1.145 ACRES
LOT 2	17.184 ACRES
LOT 3	17.061 ACRES
AVERAGE	11.797 ACRES

R.O.W. DEDICATION	1.867 ACRES

PERMANENT INDEX NUMBER:
05-06-22-302-001-0020

N

100 50 0 100
SCALE: 1 INCH = 100 FEET

OWNER/DEVELOPER: CULLINAN JOLIET, LLC
C/O MICHAEL GOLD
420 N. MAIN STREET
EAST PEORIA, IL 61611
PH: 309-999-1700

LAND SURVEYOR: CEMCON, LTD.
C/O JEFFREY R. PANKOW
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502
PH: 630-862-2100

CIVIL ENGINEER: CEMCON, LTD.
C/O MATTHEW WORLINE
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502
PH: 630-862-2100

THIS PLAT IS NOT FOR RECORDING.

SITE DATA TABLE			
LOT #	1	2	3
ZONING	B-2	B-2	B-2
PUD	YES	YES	YES
RIVER BASIN	ROCK RUN CREEK	ROCK RUN CREEK	ROCK RUN CREEK
CURRENT USE	UNDEVELOPED	UNDEVELOPED	UNDEVELOPED
PROPOSED USE*	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL
PARKING	PER P.U.D.	PER P.U.D.	PER P.U.D.
CURRENT IMPERVIOUS	0%	0%	0%
PROPOSED RCN	94	94	94
EXISTNG TREE COVERAGE	0%	0%	0%
BUILDING SQ. FT.	TBD	TBD	TBD

* SUBJECT TO CHANGE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849001 FILE NAME: RRC DRIVE PREPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 06-06-25 JOB NO.: 849.001
XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
CHECKED BY: JRP 06-04-25
REVISED 07-09-25\AJB PER CITY REVIEW

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DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUBDIVRC DRIVE PREPLAT.DWG
PLOT FILE CREATED: 7/9/2025 BY: TONY BLUS

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE
SHEET 3: DETAIL PAGE

PRELIMINARY PLAT
FOR
ROCK RUN CROSSINGS DRIVE SUBDIVISION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 64°42'55" W	26.55'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	72.94'	1162.08'	S 15°36'33" W
C2	26.09'	86.25'	N 42°33'55" E
C3	71.06'	1132.08'	N 15°36'33" E

N

50 25 0 50
SCALE: 1 INCH = 50 FEET

THIS PLAT IS NOT FOR RECORDING.

S 76°11'27" E 30.00'
C3
C1
S 17°24'28" W 258.07'
N 17°24'28" E 572.63'
15' PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. 2024013413
10' LANDSCAPE EASEMENT PER DOC. R2024013413
(55') R.O.W.
LOT 4
LOT 3
LOT 2
LOT 1
ROCK RUN CROSSINGS LOT 3 RESUBDIVISION PER DOC. R2024013413
ROCK RUN CROSSINGS LOT 1 RESUBDIVISION PER DOC. 2025019709
R=585.0 l=575.8
R=584.6 l=574.1
R=584.4 l=572.6
GATEWAY BOULEVARD
ACCESS CONTROL AND RIGHT OF WAY LINE PER DOC. R2022025894
EXISTING CONCRETE PAVEMENT WITH B6-24 CURB & GUTTER WIDTH VARIES
LAND CONVEYED PER DOC. R2022025894
ROCK RUN CROSSINGS DRIVE
EXISTING ASPHALT PAVEMENT WITH B6-24 CURB & GUTTER WIDTH VARIES
SHALE ROAD
EXISTING ASPHALT PAVEMENT WITH B6-12 CURB & GUTTER
479.87'
S 38°46'14" E
ROADWAY, INGRESS/EGRESS, PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. 2024013413
S 51°13'46" W 140.81'
PROPOSED PRIVATE DRIVE ASPHALT PAVEMENT WITH B6-12 CURB & GUTTER
PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. 2024013413
10' LANDSCAPE EASEMENT PER DOC. 2024013413
245.93'
HERETOFORE DEDICATED PER DOC. R2024013413
(55') R.O.W.
(110') R.O.W.
S 43°03'49" E 14.92'
0.49'
14.43'
N 49°10'29" E 115.63'
N 49°10'44" E 109.51'
N 49°10'29" E 154.80'
S 38°46'14" E 236.67'
280.19'
N 38°46'14" W
317.53'
STORMWATER MANAGEMENT EASEMENT PER DOC. 2024013413
PROPOSED 10' LANDSCAPE EASEMENT
L=152.84'
47.33'
57.34'
PROPOSED PRIVATE DRIVE ASPHALT PAVEMENT WITH B6-12 CURB & GUTTER
ROADWAY, INGRESS/EGRESS, DRAINAGE AND PUBLIC UTILITY EASEMENT PER DOC. 2022031684
PROPOSED STORMWATER MANAGEMENT EASEMENT
R=640.00' L=502.05'
R=210.00' L=37.34'
PROPOSED ROADWAY, INGRESS/EGRESS, DRAINAGE AND PUBLIC UTILITY EASEMENT (SHADED AREA)
L=285.10'
PROPOSED ASPHALT PAVEMENT WITH B6-12 CURB & GUTTER
ROCK RUN CROSSINGS DRIVE
PROPOSED RIGHT OF WAY
S 89°46'14" E 707.91'
N 00°41'42" E 707.91'
S 89°18'18" W 10.00'
GATEWAY BOULEVARD
HERETOFORE DEDICATED PER DOC. R2022006296
EXISTING ASPHALT PAVEMENT WITH B6-24 CURB & GUTTER WIDTH VARIES
INTERSTATE ROUTE 55
E. FRONTAGE ROAD
N 01°45'54" W 1185.41'
15' PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. 2024013413
LOT 5
LOT 2
LOT 6
LOT 3

LEGEND

EXISTING	PROPOSED	DESCRIPTION
	◉	MANHOLE
	●	CATCH BASIN
	□	INLET
	◀	END SECTION
		STORM SEWER
		SANITARY SEWER
W	W	WATERMAIN
⊗	⊗	VALVE & BOX
⊛	⊛	WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

MATCH LINE-SEE SHEET 3

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849001 FILE NAME: RRC DRIVE PREPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 06-06-25 JOB NO.: 849.001
XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
CHECKED BY: JRP 06-04-25
REVISED 07-09-25\AJB PER CITY REVIEW

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DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUB\RRC DRIVE PREPLAT.DWG
PLOT FILE CREATED: 7/9/2025 BY: TONY BLUS

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE
SHEET 3: DETAIL PAGE

PRELIMINARY PLAT
FOR
ROCK RUN CROSSINGS DRIVE SUBDIVISION

N

50 25 0 50
SCALE: 1 INCH = 50 FEET

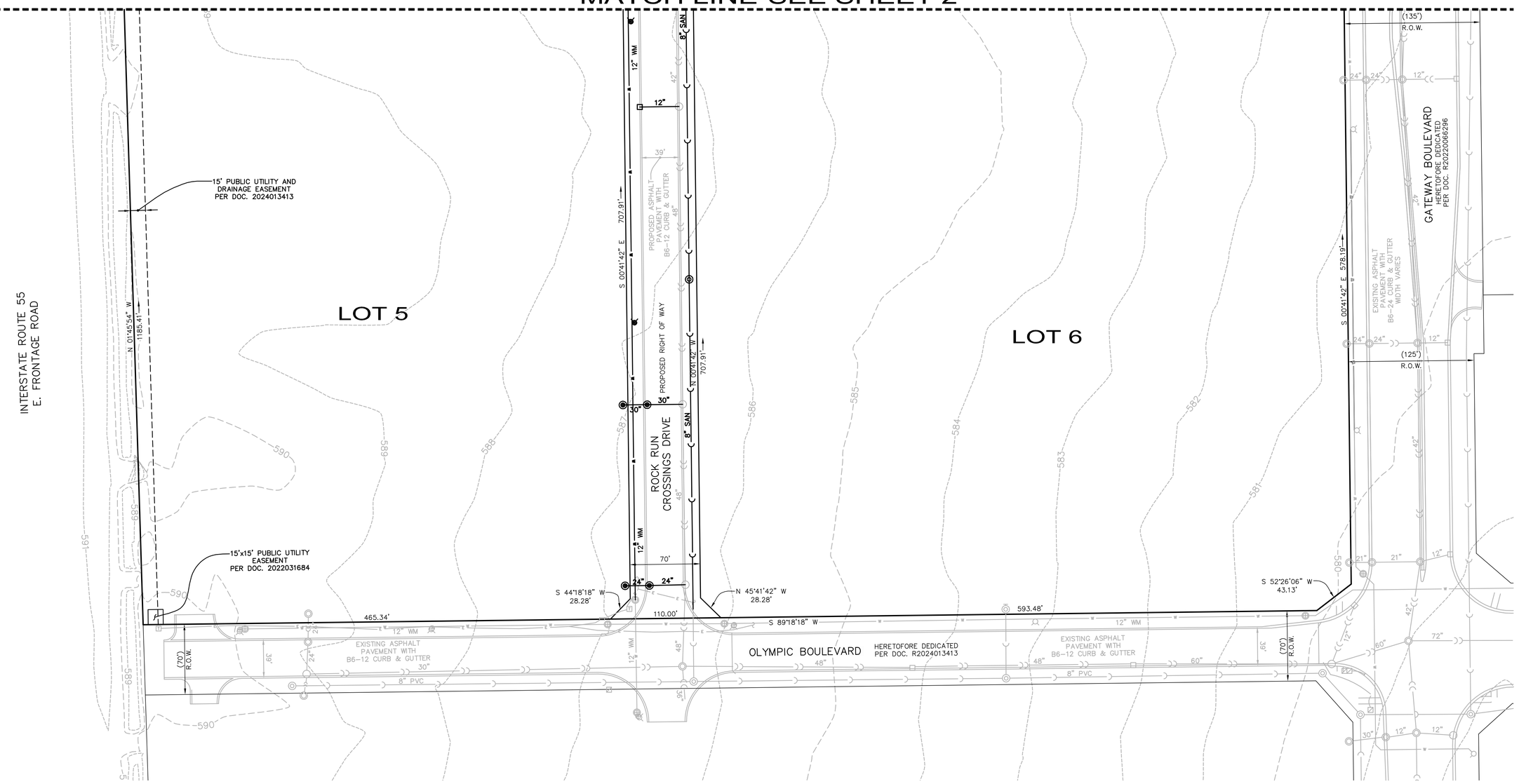
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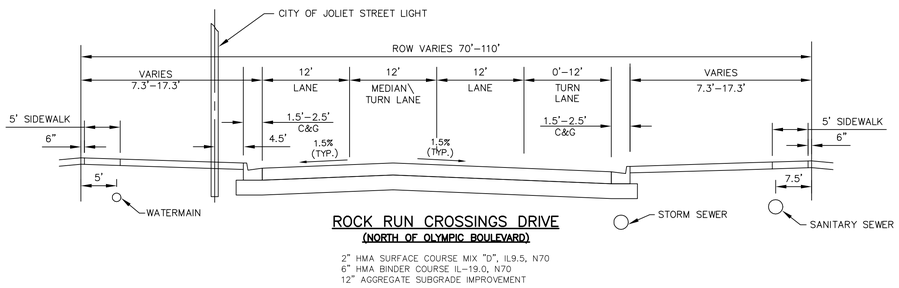
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		END SECTION
		STORM SEWER
		SANITARY SEWER
W	W	WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

MATCH LINE-SEE SHEET 2





ROCK RUN CROSSINGS DRIVE
(NORTH OF OLYMPIC BOULEVARD)

2" HMA SURFACE COURSE MIX "D", IL9.5, N70
6" HMA BINDER COURSE IL-19.0, N70
12" AGGREGATE SUBGRADE IMPROVEMENT

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
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DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUB\RRC DRIVE PREPLAT.DWG

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT
(Rock Run Crossings Drive Subdivision)

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

SECTION 1: The attached final plat 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 _____, 2025

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

SUBDIVISION: Rock Run Crossings Drive Subdivision
PIN: Part of PIN # 05-06-22-302-001-0020
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: No
CED DOC. NO.: FP-3-25

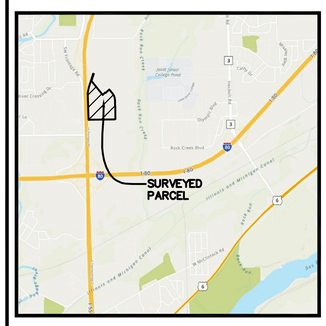
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FINAL PLAT FOR
ROCK RUN CROSSINGS DRIVE SUBDIVISION

PERMANENT INDEX NUMBER:
05-06-22-302-001-0020

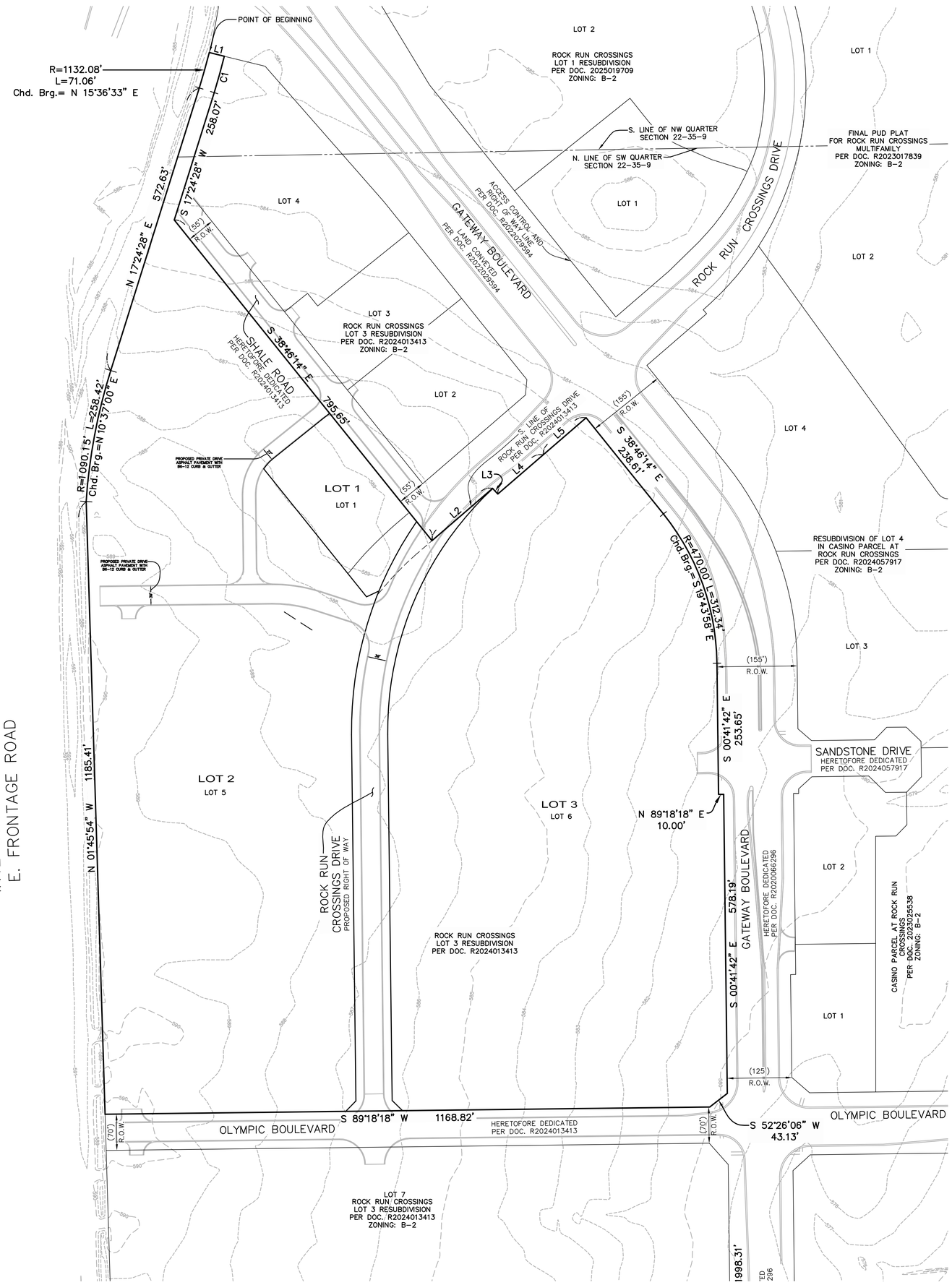
BEING A RESUBDIVISION OF LOTS 1, 5 AND 6 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION PER DOCUMENT R2024013413 IN THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERN MOST CORNER OF SAID LOT 5; THE FOLLOWING FOUR COURSES ARE ALONG AN EASTERLY LINE OF SAID LOT 5 AND THE EASTERLY EXTENSION THEREOF; 1) THENCE SOUTH 76 DEGREES 11 MINUTES 27 SECONDS EAST, 30.00 FEET; 2) THENCE SOUTHWESTERLY, 72.94 FEET ALONG A CURVE THE RIGHT, HAVING A RADIUS OF 1162.08 FEET AND A CHORD BEARING SOUTH 15 DEGREES 36 MINUTES 33 SECONDS WEST; 3) THENCE SOUTH 17 DEGREES 24 MINUTES 28 SECONDS WEST, 258.07 FEET; 4) THENCE SOUTH 38 DEGREES 46 MINUTES 14 SECONDS EAST, 795.65 FEET TO THE SOUTHEASTERLY LINE OF ROCK RUN CROSSINGS DRIVE DEDICATED PER AFORESAID SUBDIVISION; THE FOLLOWING FOUR COURSES ARE ALONG SAID SOUTHEASTERLY LINE; 1) THENCE NORTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 154.80 FEET; 2) THENCE SOUTH 43 DEGREES 03 MINUTES 49 SECONDS EAST, 14.92 FEET; 3) THENCE NORTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 115.65 FEET; 4) THENCE NORTH 49 DEGREES 10 MINUTES 44 SECONDS EAST, 109.81 FEET TO THE WESTERLY LINE OF GATEWAY BOULEVARD AS DEDICATED PER DOCUMENT R2020066296; THE FOLLOWING FIVE COURSES ARE ALONG SAID WESTERLY LINE; 1) THENCE SOUTH 38 DEGREES 46 MINUTES 14 SECONDS EAST, 238.61 FEET; 2) THENCE SOUTHEASTERLY, 312.34 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING SOUTH 19 DEGREES 43 MINUTES 58 SECONDS EAST; 3) THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 253.65 FEET; 4) THENCE NORTH 89 DEGREES 18 MINUTES 18 SECONDS EAST, 10.00 FEET; 5) THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 578.19 FEET TO A NORTHERLY LINE OF OLYMPIC BOULEVARD AS DEDICATED PER AFOREMENTIONED SUBDIVISION RECORDED AS DOCUMENT R2024013413; THE FOLLOWING TWO COURSES ARE ALONG SAID NORTH LINE; 1) THENCE SOUTH 52 DEGREES 26 MINUTES 06 SECONDS WEST, 43.13 FEET; 2) THENCE SOUTH 89 DEGREES 18 MINUTES 18 SECONDS WEST, 1168.82 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 5; THE FOLLOWING FOUR COURSES ARE ALONG THE WESTERLY LINE OF SAID LOT 5; 1) THENCE NORTH 01 DEGREE 45 MINUTES 54 SECONDS WEST, 1185.41 FEET; 2) THENCE NORTHERLY, 258.42 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1090.15 FEET AND A CHORD BEARING NORTH 10 DEGREES 37 MINUTES 00 SECONDS EAST; 3) THENCE NORTH 17 DEGREES 24 MINUTES 28 SECONDS EAST, 572.63 FEET; 4) THENCE NORTHERLY, 71.06 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1132.08 FEET AND A CHORD BEARING NORTH 15 DEGREES 36 MINUTES 33 SECONDS EAST TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.



VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 76°11'27" E	30.00'
L2	N 49°10'29" E	154.80'
L3	S 43°03'49" E	14.92'
L4	N 49°10'29" E	115.65'
L5	N 49°10'44" E	109.81'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	72.94'	1162.08'	S 15°36'33" W



ROCK RUN CROSSINGS DRIVE SUBDIVISION (±37.256 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 1	1.145 ACRES
LOT 2	17.184 ACRES
LOT 3	17.061 ACRES
AVERAGE	11.797 ACRES

R.O.W. DEDICATION	1.867 ACRES

100 50 0 100
SCALE: 1 INCH = 100 FEET

OWNER/DEVELOPER: CULLINAN JOLIET, LLC
C/O MICHAEL GOLD
420 N. MAIN STREET
EAST PEORIA, IL 61611
PH: 309-999-1700

LAND SURVEYOR: CEMCON, LTD.
C/O JEFFREY R. PANKOW
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502
PH: 630-862-2100

CIVIL ENGINEER: CEMCON, LTD.
C/O MATTHEW WORLINE
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502
PH: 630-862-2100

THIS PLAT IS NOT FOR RECORDING.

BENCHMARK

ELEVATION REFERENCE MARK

NGS MONUMENT WRI 023 (PID DP5478); THE STATION IS LOCATED 17 FT. SOUTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 174 FT. WEST OF THE CENTERLINE OF EARL ROAD, 51 FT. EAST OF A LIGHT POLE AND 4 FT. NORTH OF THE NORTH EDGE OF A SIDEWALK. NOTE-ACCESS TO THE DATUM POINT IS THROUGH A 6-INCH LOGO CAP. THE ROD (DATUM POINT) IS SURROUNDED BY A FLOATING BRONZE DISK TO AID IN IDENTIFICATION.
ELEVATION: 614.12 NAVD88

SITE BENCHMARK:

CP #101: SET '+' IN TOP OF CURB IN FRONT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GATEWAY BOULEVARD AND ROCK RUN CROSSINGS DRIVE.
NORTHING: 1759974.60
EASTING: 1022595.01
ELEVATION: 583.80 NAVD88

GENERAL NOTES:

1. THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE THE RECORD BEARINGS OF THE RESUBDIVISION OF ROCK RUN CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022 AS DOCUMENT NUMBER R2022031684.

2. THE EXISTING TOPOGRAPHY DEPICTED HEREON IS BASED ON DATA COLLECTED BY CEMCON, LTD. FROM JULY 2019.

3. PU&DE = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.

4. PUE = DENOTES PUBLIC UTILITY EASEMENT.

5. THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING DISTRICT.

6. THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET B-2 ZONING DISTRICT UNLESS MODIFIED BY PUD-7-23 REQUIREMENTS.

7. MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.

8. STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. IN CERTAIN CASES, REGIONAL DETENTION BASINS WILL BE UTILIZED WHICH WILL EVENTUALLY BE MAINTAINED BY THE ASSOCIATION. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.

9. BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INFLOW AND OUTFLOW STORM SEWERS, NATIVE PLANTINGS/WETLAND PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.

10. THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCS5/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.

11. ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOLIET UNDER SEPARATE COVER.

12. EXISTING ZONING FOR PROPOSED LOTS 1, 2 AND 3 IS B-2 (CENTRAL BUSINESS).

13. STORMWATER DETENTION FOR PROPOSED LOTS 1, 2 AND 3 IS PROVIDED WITHIN THE STORMWATER FACILITIES ALONG THE EAST PROPERTY LINE OF THE ROCK RUN CROSSINGS PROJECT SITE (RESUBDIVISION OF ROCK RUN CROSSINGS PER DOC. R2022031684).

14. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL 17197C0255G.

15. FULL ACCESS TO PROPOSED LOTS 1, 2 AND 3 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE, GATEWAY DRIVE, OLYMPIC BOULEVARD AND SHALE ROAD. THERE SHALL BE NO DIRECT ACCESS TO INTERSTATE ROUTE 55.

SITE DATA TABLE			
LOT #	1	2	3
ZONING	B-2	B-2	B-2
PUD	YES	YES	YES
RIVER BASIN	ROCK RUN CREEK	ROCK RUN CREEK	ROCK RUN CREEK
CURRENT USE	UNDEVELOPED	UNDEVELOPED	UNDEVELOPED
PROPOSED USE*	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL
PARKING	PER P.U.D.	PER P.U.D.	PER P.U.D.
CURRENT IMPERVIOUS	0%	0%	0%
PROPOSED RCN	94	94	94
EXISTNG TREE COVERAGE	0%	0%	0%
BUILDING SQ. FT.	TBD	TBD	TBD

* SUBJECT TO CHANGE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS
		DRAINAGE DIRECTION
		OVERLAND FLOOD ROUTE

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON_____, 20___.

_____ _____
CHAIRPERSON SECRETARY

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON_____, 20___.

_____ _____
MAYOR CITY CLERK

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

_____
MATTHEW M. WORLINE
LICENSED PROFESSIONAL ENGINEER NO. 062-048134

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

_____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
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DISC NO.: 849001 FILE NAME: FINAL PLAT-5
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 06-05-25 JOB NO.: 849.001
XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
CHECKED BY:
REVISED 07-09-25\AJB PER CITY REVIEW COMMENTS

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PLOT FILE CREATED: 7/9/2025 BY: TONY BLISS
DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUB\FINAL PLAT.DWG

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE
SHEET 3: DETAIL PAGE

FINAL PLAT FOR

ROCK RUN CROSSINGS DRIVE SUBDIVISION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 64°42'55" W	26.55'

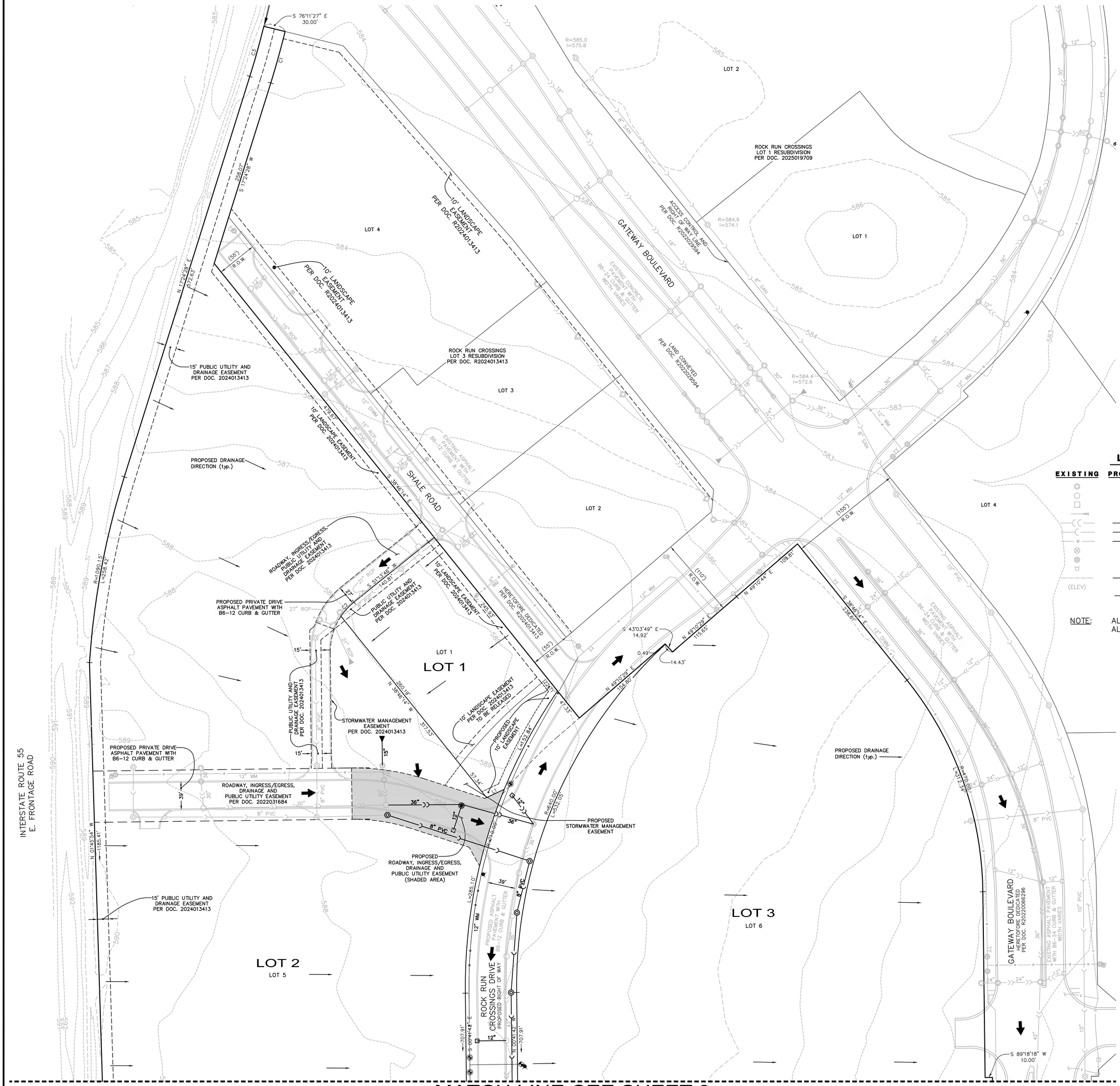
CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	72.94'	1162.08'	S 15°36'33" W
C2	26.09'	86.25'	N 42°33'55" E
C3	71.06'	1132.08'	N 15°36'33" E

N

50 25 0 50

SCALE: 1 INCH = 50 FEET

THIS PLAT IS NOT FOR RECORDING.



LEGEND

EXISTING	PROPOSED	DESCRIPTION
◎	◉	MANHOLE
○	●	CATCH BASIN
□	■	INLET
	◀	END SECTION
—(C—	—(C—	STORM SEWER
—(C—	—(C—	SANITARY SEWER
—W—	—W—	WATERMAIN
⊗	⊗	VALVE & BOX
◎	◉	WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS
	→	DRAINAGE DIRECTION
	➡	OVERLAND FLOOD ROUTE

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

MATCH LINE-SEE SHEET 3

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
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FINAL PLAT FOR

ROCK RUN CROSSINGS DRIVE SUBDIVISION

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50 25 0 50

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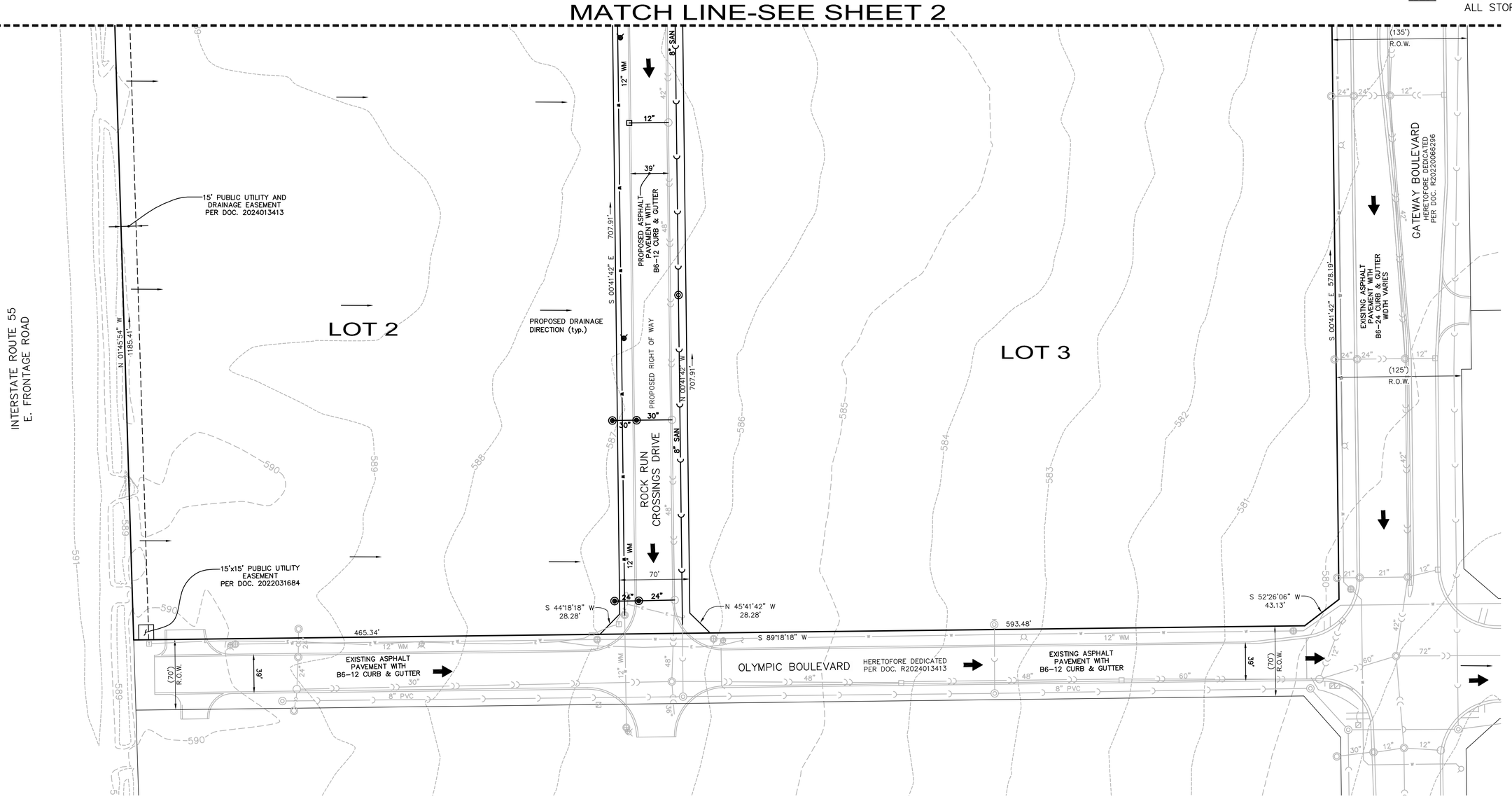
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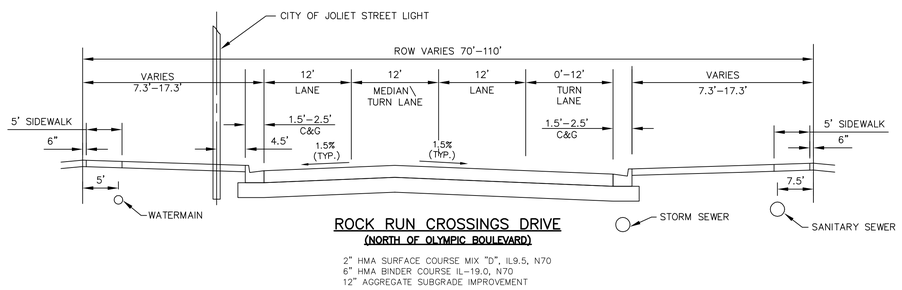
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(ELEV)	ELEV	ELEVATIONS
		DRAINAGE DIRECTION
		OVERLAND FLOOD ROUTE

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

MATCH LINE-SEE SHEET 2



STORM SEWER AND OVERLAND FLOOD ROUTE TRIBUTARY TO DETENTION FACILITY AT EAST PROPERTY LINE OF ROCK RUN CROSSINGS



ROCK RUN CROSSINGS DRIVE
(NORTH OF OLYMPIC BOULEVARD)

2" HMA SURFACE COURSE MIX "D", IL9.5, N70
6" HMA BINDER COURSE IL-19.0, N70
12" AGGREGATE SUBGRADE IMPROVEMENT

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DRAWING PATH: P:\849001\SURV\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUB\FINAL PLAT.DWG

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECORDING PLAT
(Rock Run Crossings Drive Subdivision)

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

SECTION 1: The attached recording plat of subdivision for Cadence Crossings, Unit 1 Subdivision is hereby approved, subject to conditions set forth on the plat or in Exhibit "A" if any and the receipt of the following fees and documentation within 60 days of the passage of this ordinance:

1. A performance bond or letter of credit for public improvements;

2. A one and one quarter percent (1¼%) inspection fee for public improvements;

3. An irrevocable offer of dedication for public improvements;

4. An engineering review fee as determined by City staff.

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 _____, 2025

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

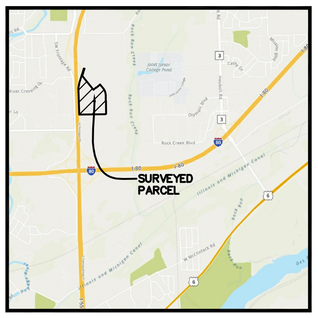
NOT VOTING: _____

SUBDIVISION: Rock Run Crossings Drive Subdivision
PLAN COMMISSION APPROVED: N/A
PIN: Part of PIN # 05-06-22-302-001-0020
CED DOC. NO.: RP-9-25

RECORDING PLAT FOR
ROCK RUN CROSSINGS DRIVE SUBDIVISION

PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

NOTE:
KEYMAP FOR BOUNDARY ONLY. SEE FOLLOWING SHEET FOR PARTICULARS.



VICINITY MAP

TOTAL AREA OF SUBDIVISION

37.256 ACRES

(MORE OR LESS)

N

100 50 0 100

SCALE: 1 INCH = 100 FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 76°11'27" E	30.00'
L2	N 49°10'29" E	154.80'
L3	S 43°03'49" E	14.92'
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CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	72.94'	1162.08'	S 15°36'33" W

LOT AREA SUMMARY TABLE

LOT NUMBER	SQUARE FEET	ACRES
LOT 1	49,871	1.145
LOT 2	748,522	17.184
LOT 3	743,169	17.061

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

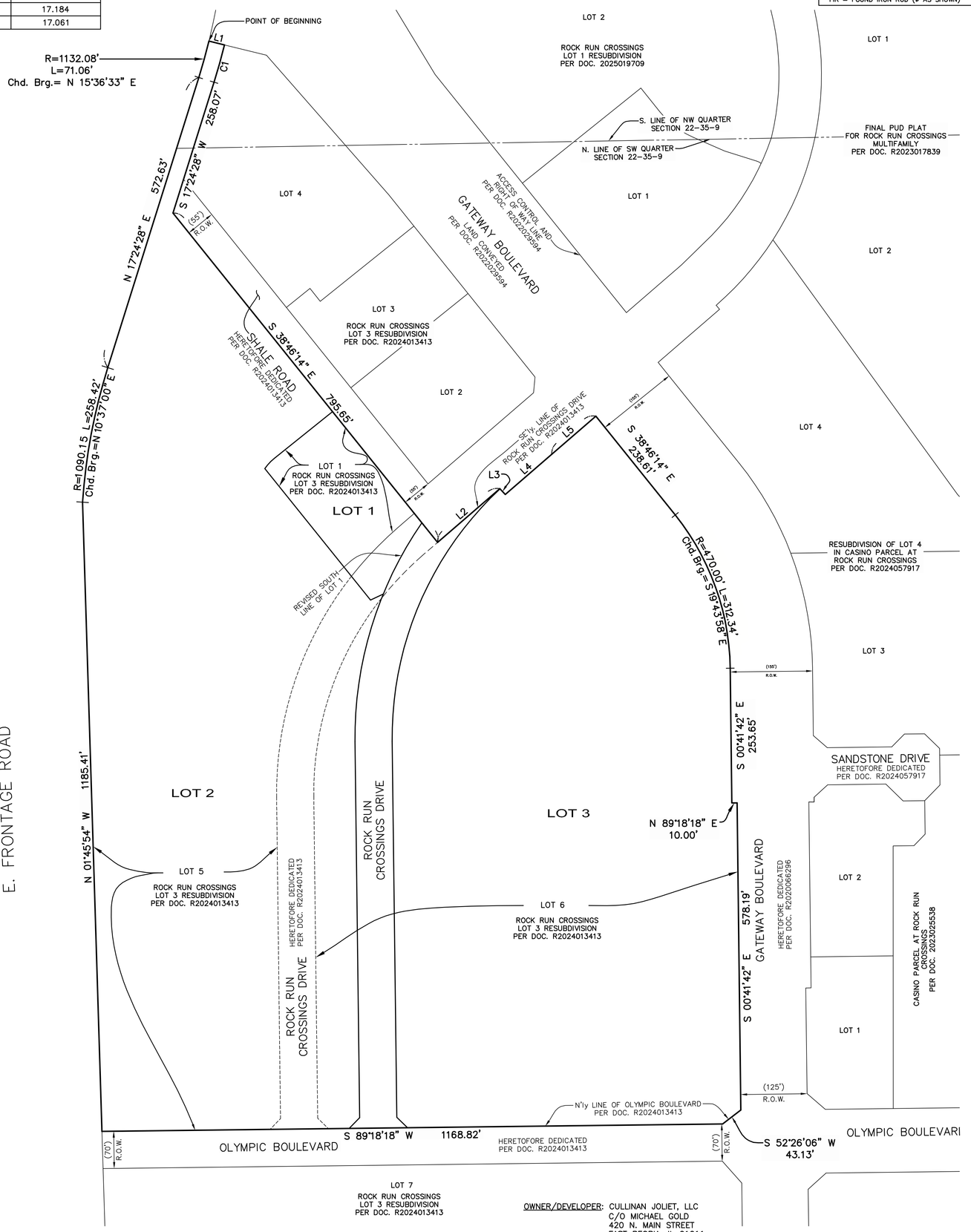
DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

P.U. & D.E. – INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.

THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, IS THE RECORD BEARINGS OF ROCK RUN CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 2018, AS DOCUMENT NUMBER R2018073972.

FIP = FOUND IRON PIPE (ø AS SHOWN)
FIR = FOUND IRON ROD (ø AS SHOWN)



OWNER/DEVELOPER: CULLINAN JOLIET, LLC
C/O MICHAEL GOLD
420 N. MAIN STREET
EAST PEORIA, IL 61611
PH: 309-999-1700

LAND SURVEYOR: CEMCON, LTD.
C/O JEFFREY R. PANKOW
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502
PH: 630-862-2100

CIVIL ENGINEER: CEMCON, LTD.
C/O MATTHEW WORLINE
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502
PH: 630-862-2100

PREPARED BY:

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849001 FILE NAME: RECORDING PLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 06-06-25 JOB NO.: 849.001
849.001 & 849.004
CHECKED BY:
REVISED 07-09-25 PER CITY REVIEW

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PLOT FILE CREATED: 7/9/2025 BY: TONY BLUS
DRAWING PATH: P:\849001\CIVIL\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUB\RECORDING PLAT.DWG

RECORDING PLAT FOR
ROCK RUN CROSSINGS DRIVE SUBDIVISION

PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

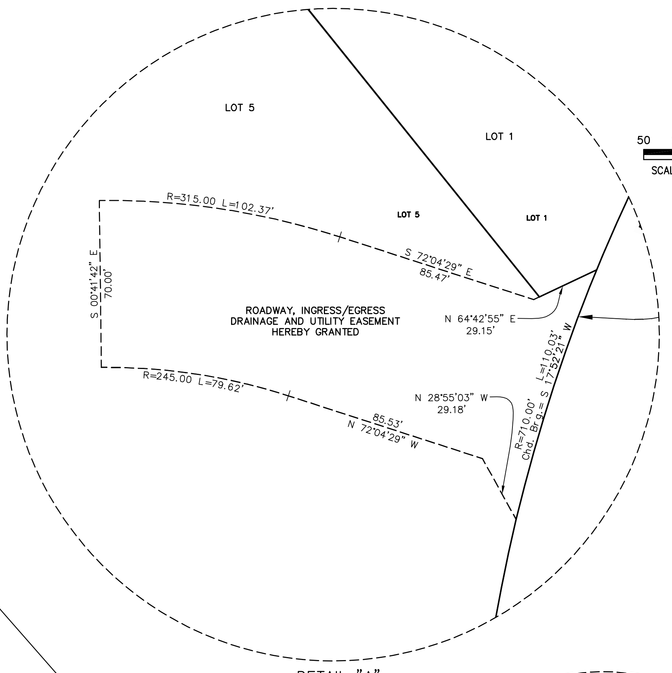
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 64°42'55" W	26.55'
L2	S 75°25'42" W	22.69'
L3	S 64°42'55" W	2.60'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	72.94'	1162.08'	S 15°36'33" W
C2	26.09'	86.25'	N 42°33'55" E
C3	71.06'	1132.08'	N 15°36'33" E
C4	35.12'	660.00'	N 36°37'09" E

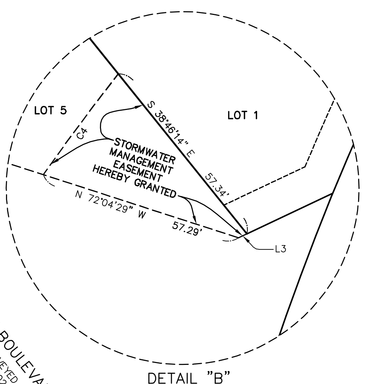
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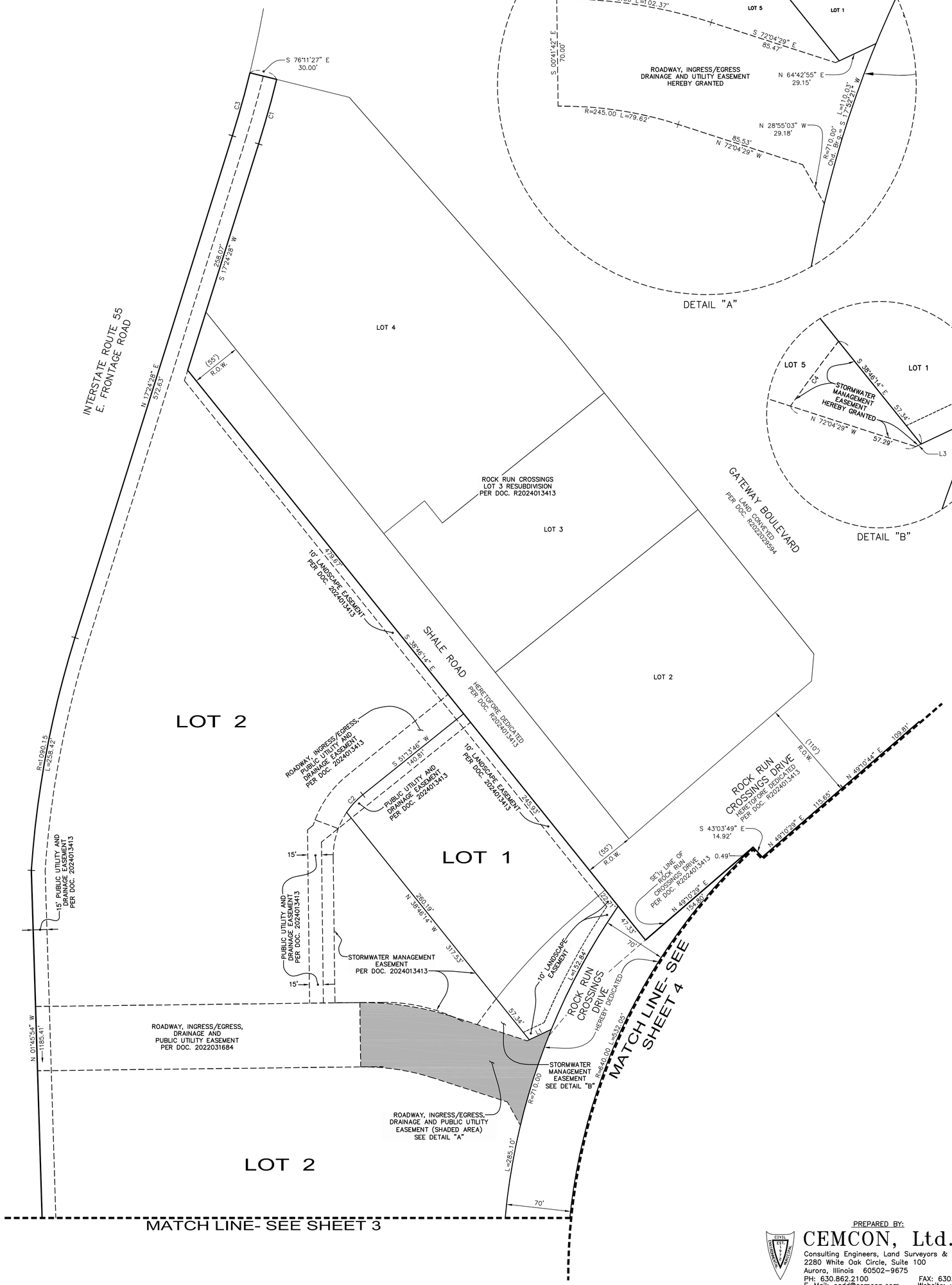
SCALE: 1 INCH = 50 FEET



DETAIL "A"



DETAIL "B"



PREPARED BY:
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Aurora, Illinois 60502-9675
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E-Mail: cadd@cemcon.com Website: www.cemcon.com

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DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
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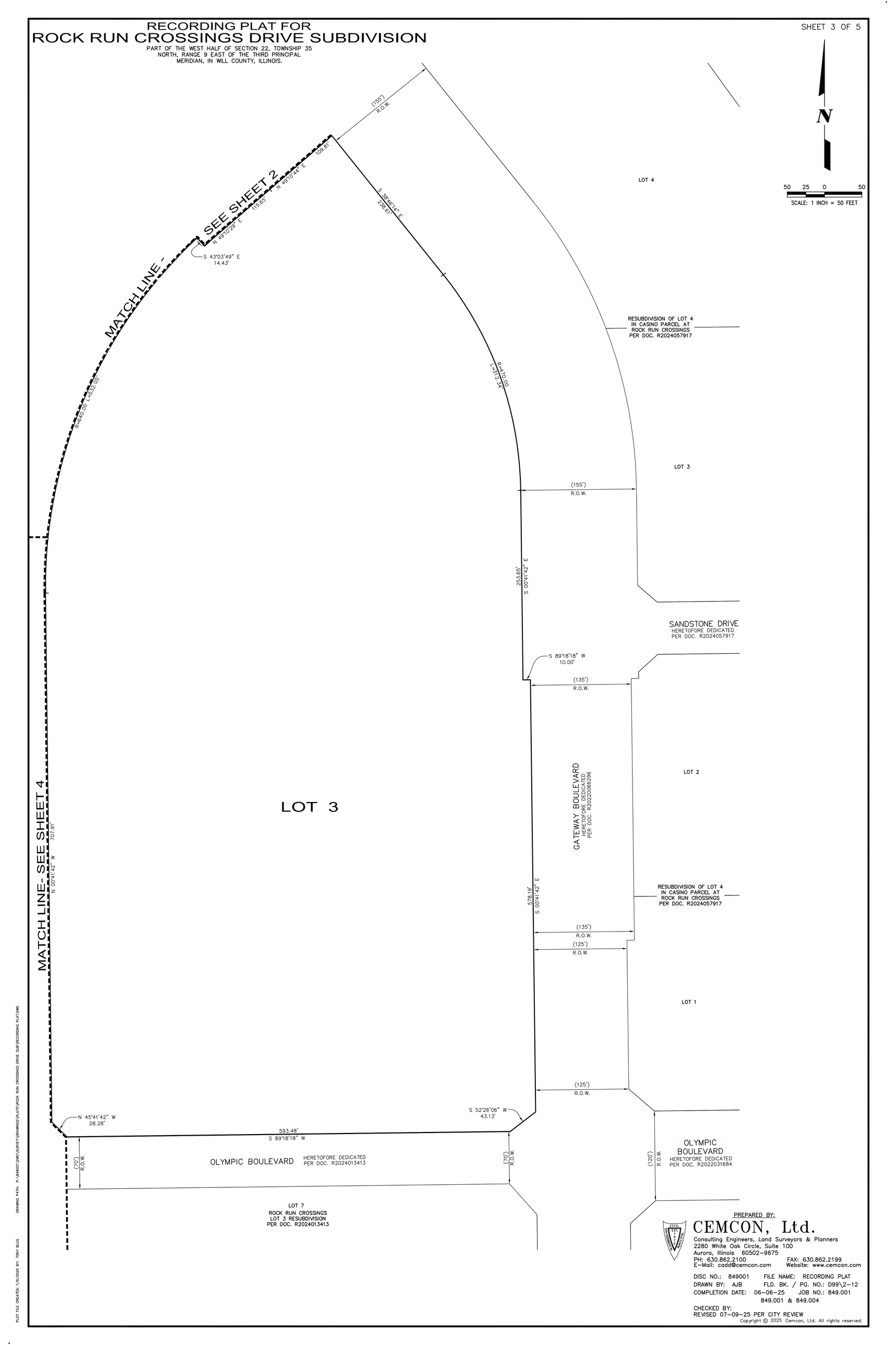
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DRAWING PATH: P:\849001\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUB\RECORDING PLAT.DWG

PLOT FILE CREATED: 7/9/2025 BY: TONY BLUS

RECORDING PLAT FOR
ROCK RUN CROSSINGS DRIVE SUBDIVISION

PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



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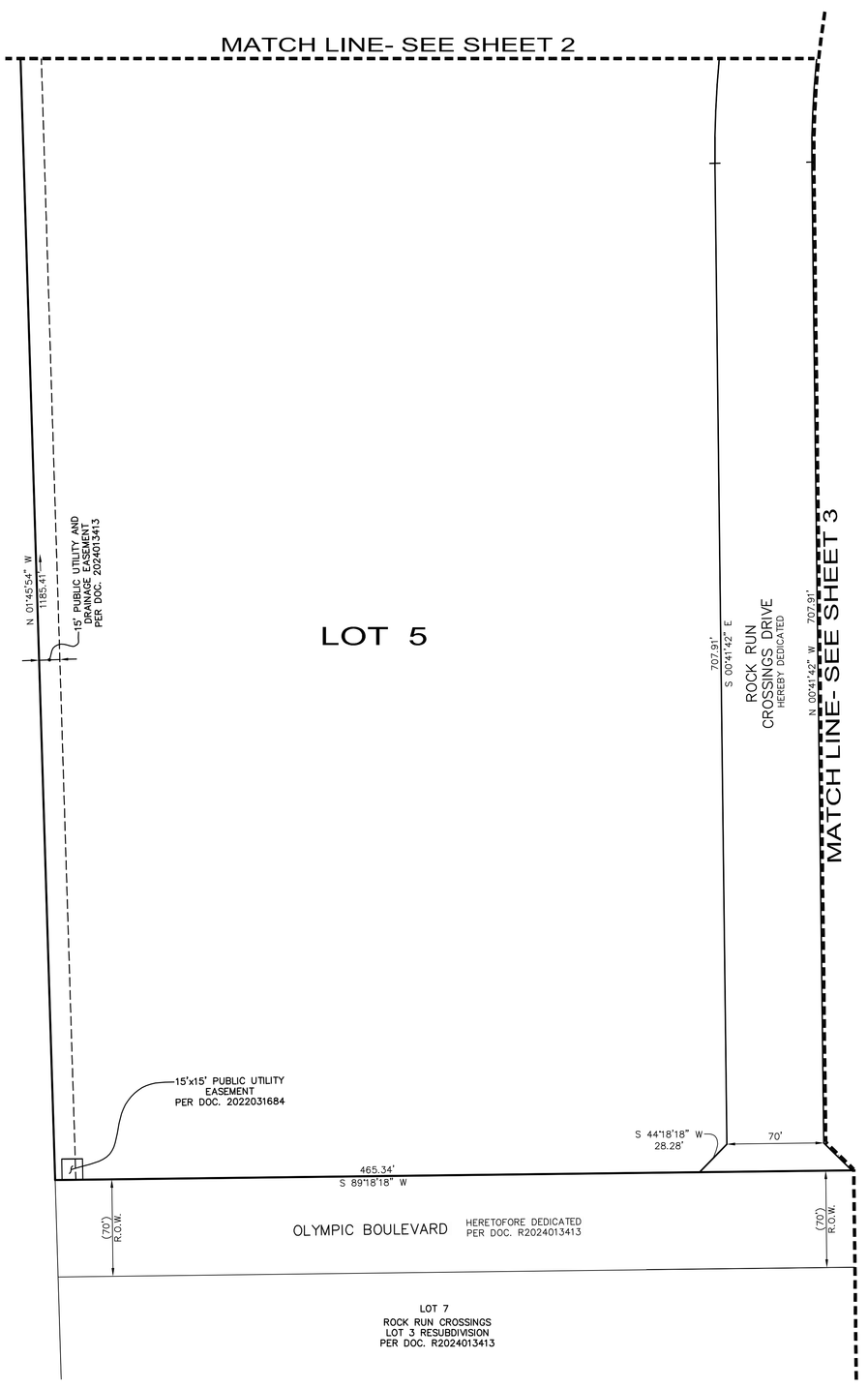
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DRAWING PATH: P:\849001\CIVIL\SURVEY\RAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUB\RECORDING PLAT.DWG

RECORDING PLAT FOR
ROCK RUN CROSSINGS DRIVE SUBDIVISION

PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



N

50 25 0 50

SCALE: 1 INCH = 50 FEET

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RECORDING PLAT FOR
ROCK RUN CROSSINGS DRIVE SUBDIVISION

PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF TAZEWELL)

THIS IS TO CERTIFY THAT CULLINAN JOLIET, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES INDICATED THEREIN.

THIS IS ALSO TO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY HEREON DESCRIBED HAS DETERMINED TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS:

TROY SCHOOL DISTRICT 30-C
MINOOKA HIGH SCHOOL DISTRICT 111
JOLIET JUNIOR COLLEGE DISTRICT 525

DATED THIS _____ DAY OF _____, A.D., 20____.

BY: CULLINAN COMPANIES L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY

ITS: PRESIDENT

BY: _____
MICHAEL GOLD

ITS: _____
PRESIDENT

ADDRESS: 420 N. MAIN STREET, EAST PEORIA, IL 61611

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF COOK)

I, _____A NOTARY PUBLIC, IN AND FOR SAID CITY, OR COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THIS PLAT AT THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

GENERAL NOTES

1. THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING DISTRICT.

2. THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET B-2 ZONING DISTRICT REQUIREMENTS UNLESS MODIFIED BY P.U.D. REQUIREMENTS.

3. MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.

4. STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. IN CERTAIN CASES, REGIONAL DETENTION BASINS WILL BE UTILIZED WHICH WILL EVENTUALLY BE MAINTAINED BY THE ASSOCIATION. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.

5. BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INFLOW AND OUTFLOW STORM SEWERS, NATIVE PLANTINGS/WETLAND PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.

6. THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCS5/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

BEING A RESUBDIVISION OF LOTS 1, 5 AND 6 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION PER DOCUMENT R2024013413 IN THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERN MOST CORNER OF SAID LOT 5; THE FOLLOWING FOUR COURSES ARE ALONG AN EASTERLY LINE OF SAID LOT 5 AND THE EASTERLY EXTENSION THEREOF; 1) THENCE SOUTH 76 DEGREES 11 MINUTES 27 SECONDS EAST, 30.00 FEET; 2) THENCE SOUTHWESTERLY, 72.94 FEET ALONG A CURVE THE RIGHT, HAVING A RADIUS OF 1162.08 FEET AND A CHORD BEARING SOUTH 15 DEGREES 36 MINUTES 33 SECONDS WEST; 3) THENCE SOUTH 17 DEGREES 24 MINUTES 28 SECONDS WEST, 258.07 FEET; 4) THENCE SOUTH 38 DEGREES 46 MINUTES 14 SECONDS EAST, 795.65 FEET TO THE SOUTHEASTERLY LINE OF ROCK RUN CROSSINGS DRIVE DEDICATED PER AFORESAID SUBDIVISION; THE FOLLOWING FOUR COURSES ARE ALONG SAID SOUTHEASTERLY LINE; 1) THENCE NORTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 154.80 FEET; 2) THENCE SOUTH 43 DEGREES 03 MINUTES 49 SECONDS EAST, 14.92 FEET; 3) THENCE NORTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 115.65 FEET; 4) THENCE NORTH 49 DEGREES 10 MINUTES 44 SECONDS EAST, 109.81 FEET TO THE WESTERLY LINE OF GATEWAY BOULEVARD AS DEDICATED PER DOCUMENT R2020066296; THE FOLLOWING FIVE COURSES ARE ALONG SAID WESTERLY LINE; 1) THENCE SOUTH 38 DEGREES 46 MINUTES 14 SECONDS EAST, 238.61 FEET; 2) THENCE SOUTHEASTERLY, 312.34 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING SOUTH 19 DEGREES 43 MINUTES 58 SECONDS EAST; 3) THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 253.65 FEET; 4) THENCE NORTH 89 DEGREES 18 MINUTES 18 SECONDS EAST, 10.00 FEET; 5) THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 578.19 FEET TO A NORTHERLY LINE OF OLYMPIC BOULEVARD AS DEDICATED PER AFOREMENTIONED SUBDIVISION RECORDED AS DOCUMENT R2024013413; THE FOLLOWING TWO COURSES ARE ALONG SAID NORTH LINE; 1) THENCE SOUTH 52 DEGREES 26 MINUTES 06 SECONDS WEST, 43.13 FEET; 2) THENCE SOUTH 89 DEGREES 18 MINUTES 18 SECONDS WEST, 1168.82 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 5; THE FOLLOWING FOUR COURSES ARE ALONG THE WESTERLY LINE OF SAID LOT 5; 1) THENCE NORTH 01 DEGREE 45 MINUTES 54 SECONDS WEST, 1185.41 FEET; 2) THENCE NORTHERLY, 258.42 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1090.15 FEET AND A CHORD BEARING NORTH 10 DEGREES 37 MINUTES 00 SECONDS EAST; 3) THENCE NORTH 17 DEGREES 24 MINUTES 28 SECONDS EAST, 572.63 FEET; 4) THENCE NORTHERLY, 71.06 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1132.08 FEET AND A CHORD BEARING NORTH 15 DEGREES 36 MINUTES 33 SECONDS EAST TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

I DO FURTHER CERTIFY THAT:

1. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME.
2. THE PROPERTY OR PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF JOLIET.
3. THAT ALL REGULATIONS ENACTED BY THE SUBDIVISION AND PLAT ORDINANCE OF THE CITY OF JOLIET HAVE BEEN COMPLIED
4. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
5. 3/4 INCH IRON PIPE SET AT ALL LOT CORNERS EXCEPT WHERE PERMANENT IDOT SURVEY MARKERS HAVE PREVIOUSLY BEEN SET.
6. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
7. FIELD WORK COMPLETED JULY 28, 2019.
8. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17197C0139G AND 17197C0255G BOTH WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONES X AS DESIGNATED AND DEFINED BY F.E.M.A.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF _____)

THIS IS TO CERTIFY THAT INB, NATIONAL ASSOCIATION, AS MORTGAGEE UNDER THE MORTGAGE RECORDED AS DOCUMENT NUMBER R2021014461, DATED FEBRUARY 4, 2021, HEREBY CONSENTS TO RECORDING OF THE PLAT AS HEREON SHOWN.

DATED AT _____, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT (NAME) _____, (TITLE) _____ OF _____ AND (NAME) _____, (TITLE) _____ OF _____, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH (TITLE) _____ AND (TITLE) _____, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID _____, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

_____
NOTARY PUBLIC

CORPORATE AUTHORITY CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE JOLIET CITY PLAN COMMISSION ON

_____A.D.,20____

_____ _____
PLAN COMMISSION CHAIRMAN PLAN COMMISSION SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

APPROVED BY ORDINANCE_____OF THE CITY COUNCIL OF THE CITY OF JOLIET ON

_____A.D.,20____

_____ _____
MAYOR CITY CLERK

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

I, _____, JOLIET CITY COLLECTOR, HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT TAXES, OR UNPAID SPECIAL ASSESSMENTS AGAINST THE PROPERTY DESCRIBED BY THIS PLAT.

DATED AT JOLIET, ILLINOIS, THIS _____ DAY OF_____ 20____

_____
CITY COLLECTOR

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

I, _____, COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, WILL COUNTY ILLINOIS,

THIS _____ DAY OF _____, A.D., 20____.

_____
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

THIS PLAT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS ON THE _____ DAY OF _____, A.D. 2021 AT _____ O'CLOCK ___ M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

_____
WILL COUNTY RECORDER OF DEEDS

COUNTY TAX MAPPING DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THE PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP _____ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PN) _____.

DATED THIS _____ DAY OF _____, A.D., 20____.

_____
DIRECTOR

GRANT OF NON-EXCLUSIVE EASEMENT

CULLINAN JOLIET, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY. ITS SUCCESSORS AND ASSIGNS ("GRANTOR"), FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT WHICH IS HEREBY ACKNOWLEDGED, GIVES AND GRANTS TO THE CITY OF JOLIET (THE "CITY"), ITS SUCCESSORS AND ASSIGNS: (I) A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING STORM WATER DRAINAGE PIPES, FEEDERS AND LATERALS, ASSOCIATED MANHOLES AND ANY NECESSARY FACILITIES APPURTENANT THERETO IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF STORM WATER RUNOFF, IN, UPON, UNDER, ALONG AND ACROSS THE PROPERTY LABELED ON THIS PLAT OF SUBDIVISION FOR "DRAINAGE EASEMENT", OR "PUBLIC UTILITY AND DRAINAGE EASEMENT" (COLLECTIVELY, THE "STORM WATER MANAGEMENT EASEMENT AREAS") TOGETHER WITH REASONABLE RIGHT OF ACCESS THERETO FOR SAID PURPOSES; AND (II) A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING WATER MAINS, FEEDERS AND LATERALS, AND SANITARY SEWER DRAINAGE PIPES, FEEDERS AND LATERALS, AND ASSOCIATED MANHOLES AND ANY NECESSARY FACILITIES APPURTENANT THERETO IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION AND DRAINAGE OF WATER AND SANITARY SEWER SERVICES IN, UPON, UNDER, ALONG AND ACROSS THE PROPERTY LABELED ON THIS PLAT OF SUBDIVISION FOR "PUE", "P.U. & D.E.", "PUBLIC UTILITY EASEMENT" OR "PUBLIC UTILITY AND DRAINAGE EASEMENT" (COLLECTIVELY, THE "WATER & SANITARY SEWER EASEMENT AREAS") TOGETHER WITH REASONABLE RIGHT OF ACCESS THERETO FOR SAID PURPOSES. THE STORM WATER MANAGEMENT EASEMENT AREAS AND THE WATER & SANITARY SEWER EASEMENT AREAS ARE HEREIN COLLECTIVELY REFERRED TO AS THE "EASEMENT AREAS". GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT AREAS IN ANY MANNER NOT INCONSISTENT WITH THE RIGHTS GRANTED HEREIN, INCLUDING WITHOUT LIMITATION, THE RIGHT TO CONSTRUCT, USE, OPERATE, MAINTAIN, REPAIR AND REPLACE ACROSS, OVER AND/OR UNDER THE EASEMENT AREAS, TELEPHONE, TELEGRAPH, ELECTRICITY, WATER, GAS, GASOLINE, OIL AND SEWER LINES, DRIVEWAYS, PARKING LOTS AND OTHER FACILITIES AND STRUCTURES IN SUCH A MANNER AS NOT TO CREATE AN UNREASONABLE INTERFERENCE WITH THE USE OF THE EASEMENTS HEREIN GRANTED IN THE EASEMENT AREAS WITHOUT THE CITY'S CONSENT. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO MATERIALLY INTERFERE WITH THE OPERATION AND MAINTENANCE THEREOF.

GRANT OF NON-EXCLUSIVE EASEMENT

CULLINAN JOLIET, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS ("GRANTOR"), IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLAR ($10.00) AND OTHER VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HEREBY GIVES AND GRANTS TO COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, COMCAST CABLE COMMUNICATIONS, INC., AND ILLINOIS BELL TELEPHONE COMPANY DBO AT&T ILLINOIS, AN ILLINOIS CORPORATION (COLLECTIVELY "GRANTEES"), THEIR RESPECTIVE LICENSE AND SEVERALLY A NON-EXCLUSIVE EASEMENT TO CONSTRUCT, OPERATE, REPAIR, "MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, WIRES TRANSFORMERS, AND, OTHER FACILITIES USED, IN CONNECTION WITH OVERHEAD TRANSMISSION "AND DISTRIBUTION OF ELECTRICITY, COMMUNICATION, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY LABELED ON THIS PLAT OF SUBDIVISION AS "PUE", "PU&DE", PUBLIC UTILITY EASEMENT"OR "PUBLIC UTILITY AND DRAINAGE EASEMENT" (COLLECTIVELY, THE "EASEMENT AREAS"), TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THE RIGHT, FROM TIME TO TIME, TO TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE GRANT HEREIN GIVEN, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE EASEMENT AREAS. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON AND OVER THE EASEMENT AREAS WITHOUT PRIOR CONSENT OF THE GRANTEES; PROVIDED HOWEVER, GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO CONSTRUCT, USE, OPERATE, MAINTAIN, REPAIR AND REPLACE "ACROSS, OVER AND/OR UNDER THE EASEMENT "AREAS, TELEPHONE, TELEGRAPH, ELECTRICITY, WATER, GAS, GASOLINE, OIL AND SEWER LINES, RAIL AND RAIL RELATED FACILITIES, ROADS AND ROAD RELATED FACILITIES AND OTHER FACILITIES AND STRUCTURES. IN SUCH A MANNER AS NOT TO CREATE AN UNREASONABLE INTERFERENCE WITH THE USE OF THE EASEMENT HEREIN GRANTED IN THE EASEMENT AREA WITHOUT GRANTEES' CONSENT. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO MATERIALLY INTERFERE WITH THE OPERATION AND MAINTENANCE THEREOF.

GRANT OF NON-EXCLUSIVE EASEMENT

CULLINAN JOLIET, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS (GRANTOR), IN CONSIDERATION OF THE SUM OF TEN AND 00/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, IN HAND PAID BY THE GRANTEE, NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS. CORPORATION, DOING BUSINESS OS NICOR GAS ("NICOR"), DOES HEREBY GIVE AND GRANT UNTO SAID NICOR GAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY FACILITIES APPURTENANT. THEREBY IN, UPON, UNDER, ALONG AND ACROSS THE PROPERTY LABELED ON THIS PLAT OF SUBDIVISION FOR "PUE", "P.U. & D.E.", "PUBLIC UTILITY EASEMENT" OR "PUBLIC UTILITY AND DRAINAGE EASEMENT" (COLLECTIVELY, THE "EASEMENT AREAS") TOGETHER WITH REASONABLE RIGHT OF ACCESS THERETO FOR SAID PURPOSES. GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT AREAS IN ANY MANNER NOT INCONSISTENT WITH THE RIGHTS GRANTED HEREIN, INCLUDING WITHOUT LIMITATION, THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE ACROSS, OVER AND/OR UNDER THE EASEMENT AREAS, TELEPHONE, TELEGRAPH, ELECTRICITY, WATER, GAS, GASOLINE, OIL AND SEWER LINES, RAIL AND RAIL RELATED FACILITIES, ROADS AND ROAD RELATED FACILITIES AND OTHER FACILITIES AND STRUCTURES. NICOR SHALL RESTORE ALL OF THAT PORTION OF GRANTOR'S PROPERTY IMPACTED, DAMAGED AND/OR DISTURBED BY NICOR OR DURING THE ORIGINAL INSTALLATION OF NICOR'S FACILITIES ON GRANTOR'S PROPERTY, AND ALSO DURING ANY SUBSEQUENT MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF NICOR'S FACILITIES ON GRANTOR'S PROPERTY, ALL TO A CONDITION AS GOOD AS OR BETTER THAN THAT WHICH EXISTED PRIOR TO NICOR ENTERING GRANTOR'S PROPERTY. REGARDING SUCH RESTORATION, GRANTOR ACKNOWLEDGES THAT PROPERTY RESTORATION IS, DEPENDENT UPON WEATHER, THEREFORE, WEATHER PERMITTING, NICOR AGREES THAT IT SHALL PERFORM ALL SUCH RESTORATION IN A TIMELY MANNER.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849001 FILE NAME: RECORDING PLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 06-06-25 JOB NO.: 849.001
849.001 & 849.004
CHECKED BY:
REVISED 07-08-25 PER CITY REVIEW

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DRAWING PATH: P:\849001\CIVIL\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUBD\RECORDING PLAT.DWG
PLOT FILE CREATED: 7/9/2025 BY: TONY BLUS

ORDINANCE NO. _____

ORDINANCE VACATING A 3-ACRE PORTION OF
ROCK RUN CROSSINGS DRIVE RIGHT-OF-WAY
(Rock Run Crossings Drive Subdivision)

WHEREAS, the Mayor and City Council have determined that it is in the best interest of the City of Joliet to vacate and release the right-of-way identified and described in Exhibit "A".

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

SECTION 1: That the right-of-way described in Exhibit "A" are hereby vacated and released.

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 _____, 2025

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: Part of 05-06-22-302-001-0020
ADDRESS: North and South of Olympic Boulevard and West of Gateway Boulevard
PLAN COMMISSION APPROVED: Yes
EASEMENT RESERVED: No
PLAT ATTACHED: Yes
CED DOC. NO.: V-4-25

PREPARED BY: Ray Heitner, Planner, City of Joliet, 150 West Jefferson Street, Joliet IL 60432
MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

EXHIBIT A

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PIN: Part of 05-06-22-302-001-0020

PLAT OF VACATION
OF
PUBLIC RIGHT OF WAY AND EASEMENTS

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN WILL COUNTY, ILLINOIS.



N

100 50 0 100

SCALE: 1 INCH = 100 FEET

LEGEND

— ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)

RIGHT OF WAY AREA HEREBY VACATED

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 38°46'14" E	22.72'
L2	S 45°41'42" E	28.28'
L3	S 89°18'18" W	110.00'
L4	N 44°18'18" E	28.28'
L5	N 49°10'29" E	40.76'
L6	N 89°18'18" E	110.00'
L7	S 44°18'18" W	28.28'
L8	S 89°18'18" W	70.00'
L9	N 45°41'42" W	28.28'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	161.01'	710.00'	S 28°08'57" W

LOT 2

ROCK RUN CROSSINGS
LOT 1 RESUBDIVISION
PER DOC. 2025019709

S. LINE OF NW QUARTER SECTION 22-35-9

N. LINE OF SW QUARTER SECTION 22-35-9

LOT 4

LOT 1

ACCESS CONTROL AND RIGHT OF WAY LINE PER DOC. R2022029594

GATEWAY BOULEVARD
LAND CONVEYED PER DOC. R2022029594

(55') R.O.W.

LOT 3

ROCK RUN CROSSINGS
LOT 3 RESUBDIVISION
PER DOC. R2024013413

SHALE ROAD

HERETOFORE DEDICATED PER DOC. R2024013413

LOT 2

(110') R.O.W.

(55') R.O.W.

LOT 1

L5 L1 C1

R=660.00' Chd. Brg.= N 24°14'24" E L=574.46'

R=590.00' Chd. Brg.= S 18°31'58" W L=402.86'

SEE SHEET 2 FOR EASEMENT RELEASES IN THIS AREA

LOT 5

ROCK RUN CROSSINGS
LOT 3 RESUBDIVISION
PER DOC. R2024013413

LOT 6

ROCK RUN CROSSINGS
LOT 3 RESUBDIVISION
PER DOC. R2024013413

LOT 2
FINAL PUD PLAT
FOR ROCK RUN CROSSINGS
MULTIFAMILY
PER DOC. R2023017839

(155') R.O.W.

LOT 4

RESUBDIVISION OF LOT 4
IN CASINO PARCEL AT
ROCK RUN CROSSINGS
PER DOC. R2024057917

LOT 3

SANDSTONE DRIVE
HERETOFORE DEDICATED
PER DOC. R2024057917

(135') R.O.W.

GATEWAY BOULEVARD
HERETOFORE DEDICATED
PER DOC. R2020066296

LOT 2

LOT 3
CASINO PARCEL AT ROCK RUN CROSSINGS
PER DOC. 2023025538

(135') R.O.W.

(125') R.O.W.

LOT 1

(125') R.O.W.

INTERSTATE ROUTE 55
E. FRONTAGE ROAD

N 00°41'42" W 605.60'

ROCK RUN CROSSINGS DRIVE
HERETOFORE DEDICATED
PER DOC. R2024013413

S 00°41'42" E 605.60'

PURPORTED RE-ALIGNMENT OF ROCK RUN CROSSINGS DRIVE TO BE DEDICATED PER SEPARATE DOCUMENT

SEE SHEET 2 FOR EASEMENT RELEASES IN THIS AREA

L4 L2 L3

OLYMPIC BOULEVARD
HERETOFORE DEDICATED
PER DOC. R2024013413

(70') R.O.W.

L6

L9 L7

(70') R.O.W.

OLYMPIC BOULEVARD
HERETOFORE DEDICATED
PER DOC. R2022031684

(120') R.O.W.

(125') R.O.W.

N 00°41'42" W 714.01'

ROCK RUN CROSSINGS DRIVE
HERETOFORE DEDICATED
PER DOC. R2024013413

S 00°41'42" E 714.01'

LOT 7
ROCK RUN CROSSINGS
LOT 3 RESUBDIVISION
PER DOC. R2024013413

GATEWAY BOULEVARD
HERETOFORE DEDICATED
PER DOC. R20220066296

ROCK RUN CROSSINGS
I.D.I. RESUBDIVISION NO. 1
PER DOC. 2023010784

S. LINE OF SW QUARTER SECTION 22-35-9

N. LINE OF NW QUARTER SECTION 27-35-9

L8

PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849001 FILE NAME: PLAT OF VACATION
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 06-04-25 JOB NO.: 849.001
CHECKED BY: JRP 06-04-25
REVISED 07-08-25\AJB PER CITY REVIEW

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PLOT FILE CREATED: 7/8/2025 BY: TONY BLUS DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\PLAT OF VACATION.DWG

PLAT OF VACATION
OF
PUBLIC RIGHT OF WAY AND EASEMENTS

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN WILL COUNTY, ILLINOIS.

N

30 15 0 30

SCALE: 1 INCH = 30 FEET

LEGEND

———— – ADJACENT PROPERTY LINE OR RIGHT–OF–WAY LINE (Light Solid Line)

– – – – – – – – EASEMENT LINE (Light Dashed Line)

UTILITY COMPANY RELEASE CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

THE UNDERSIGNED HEREBY CERTIFY THAT THERE ARE NO EXISTING FACILITIES WITHIN THE DEPICTED EASEMENT/RIGHT OF WAY AND FURTHER CERTIFY AS AGENT FOR THEIR RESPECTIVE UTILITY, ALL RIGHTS AND EASEMENTS CURRENTLY EXISTING WITHIN SAID EASEMENT/RIGHT OF WAY ARE HEREBY RELINQUISHED AND VACATED.

NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS. CORPORATION:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

ILLINOIS BELL TELEPHONE COMPANY DBO AT&T ILLINOIS, AN ILLINOIS CORPORATION:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

COMCAST CABLE COMMUNICATIONS, INC.:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

CITY OF JOLIET–PUBLIC UTILITIES, ITS SUCCESSORS AND ASSIGNS:

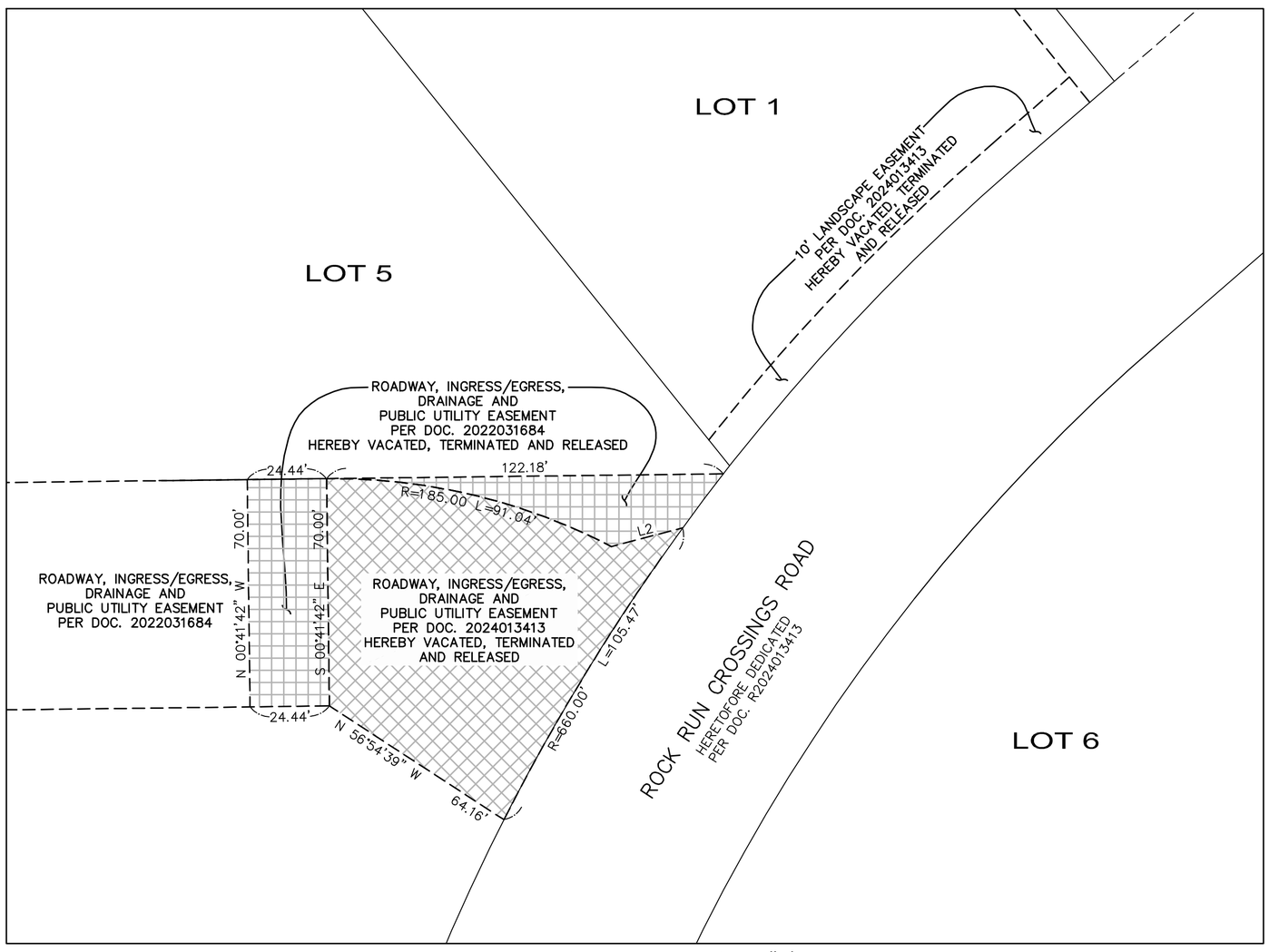
THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

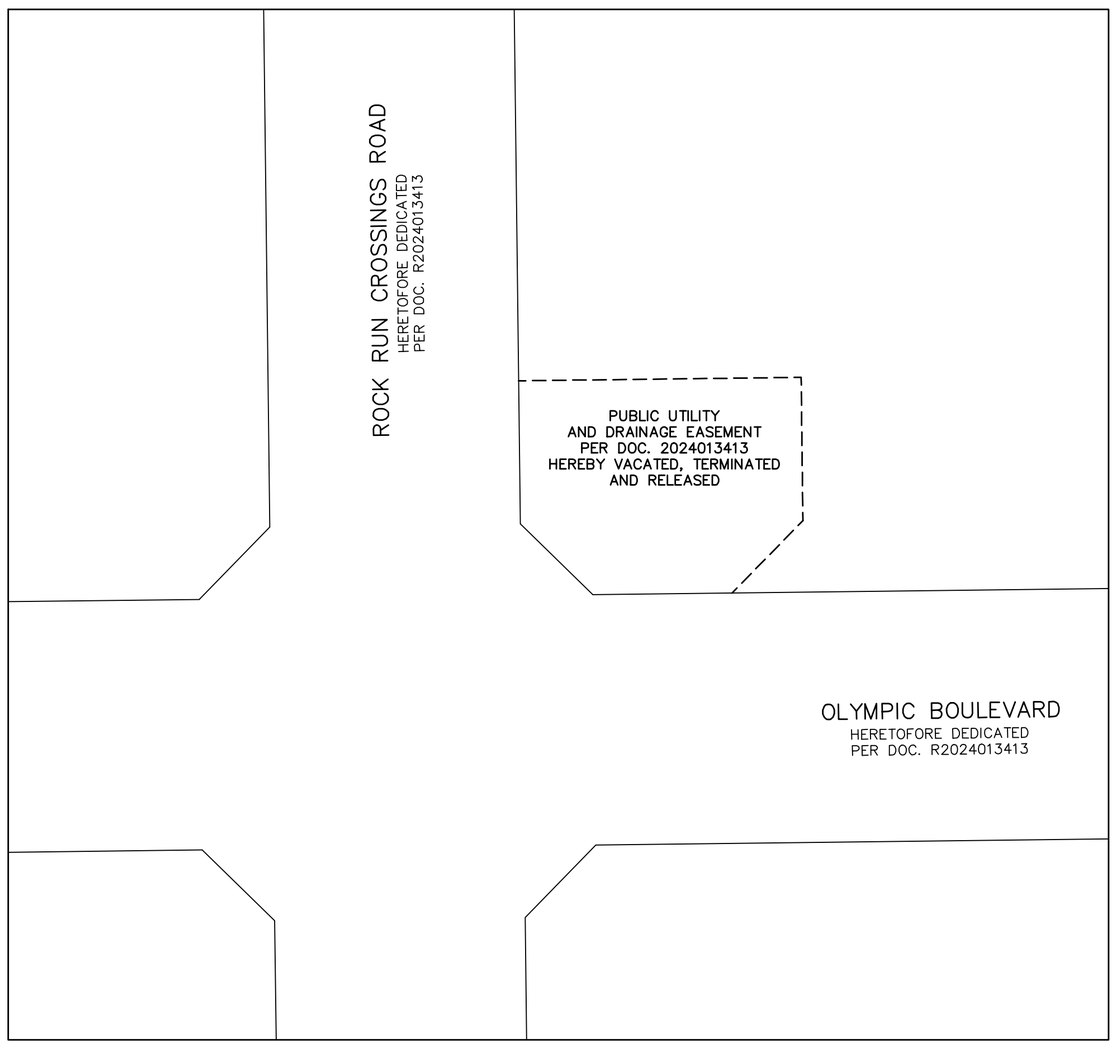
CITY OF JOLIET–PUBLIC WORKS, ITS SUCCESSORS AND ASSIGNS:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS



EASEMENT RELEASE DETAIL "A'



EASEMENT RELEASE DETAIL "B'

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

APPROVED BY ORDINANCE_____OF THE CITY COUNCIL OF THE CITY OF JOLIET ON

_____A.D.,20___

_____ _____
MAYOR CITY CLERK

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS

ON THE _____ DAY OF _____, A.D., 20____

AT _____ O'CLOCK __.M.

_____
RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, A.D., 20___.

_____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184–002937
EXPIRES APRIL 30, 2027

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502–9675 PH: 630.862.2100 FAX: 630.862.2199
E–Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849001 FILE NAME: PLAT OF VACATION
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2–12
COMPLETION DATE: 06–04–25 JOB NO.: 849.001
CHECKED BY: JRP 06–04–25
REVISED 07–08–25\AJB PER CITY REVIEW

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PLOT FILE CREATED: 7/8/2025 BY: TONY BLUS
DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\PLAT OF VACATION.DWG

DATE: July 17, 2025

TO: Joliet Plan Commission

FROM: Ray Heitner - Planner

SUBJECT: P-4-25: Preliminary Plat of Rock Run Crossings Drive Subdivision

FP-3-25: Final Plat of Rock Run Crossings Drive Subdivision

V-4-25: Vacation of a 3-Acre Portion of Rock Run Crossings Drive Right-of-Way

GENERAL INFORMATION:

APPLICANT:	Cullinan Joliet, LLC
STATUS OF APPLICANT:	Developer
REQUESTED ACTION:	Approval of a preliminary plat, final plat, and vacation of right-of-way
PURPOSE:	To create a three-lot mixed-use subdivision
EXISTING ZONING:	B-2 (Central Business District)
LOCATION:	North of Olympic Boulevard and West of Gateway Boulevard
SIZE:	37.26 Acres
EXISTING LAND USE:	Undeveloped

SURROUNDING LAND USE & ZONING:

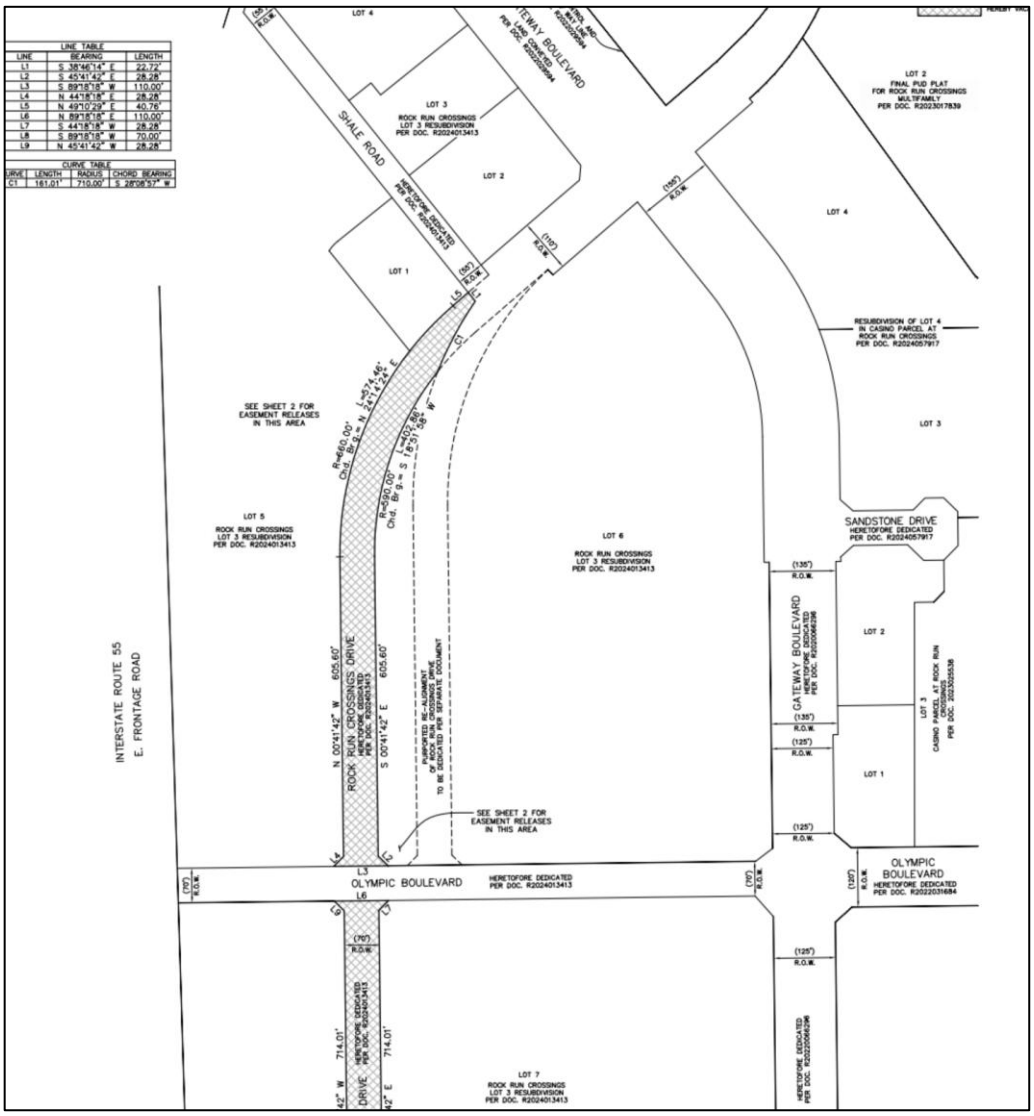
NORTH: Future Mixed-Use; B-2 (Central Business District)
SOUTH: Future Mixed Use; B-2 (Central Business District)
EAST: Future Mixed-Use; B-2 (Central Business District)
WEST: Interstate 55; Shorewood OCI (Office, Commercial, Institutional), Shorewood ORI (Office, Research, Light Industrial)

SITE HISTORY: The subject property lies within the Rock Run Crossings Redevelopment Project Area, which has been designated as a Tax Increment Financing District ("TIF District") since 2021. When it was created, it was the intention of the TIF District to include a future mixed-use development that would contain commercial retail, restaurant,

entertainments attractions, recreational amenities, and a multi-family residential neighborhood over the entire 309-acre District area.

The subject property is a 37-acre portion of the Rock Run Crossings Lot 3 Resubdivision. The applicant is proposing a realignment of Rock Run Crossings Drive back to its originally planned alignment from 2021. In May of 2024, the 3-acre portion of Rock Run Crossings Drive was vacated and shifted approximately 75 feet to the west. The petitioner wishes to vacate the newly dedicated Rock Run Crossings Drive right-of-way from 2024 and place the road back to its original alignment from 2021. Figure 1 below shows the subject vacation, along with the existing and proposed right-of-way alignments.

Figure 1 – Plat of Vacation



SPECIAL INFORMATION: The applicant seeks approval of the Preliminary and Final Plats of Rock Run Crossings Drive Subdivision, along with a Vacation of the Rock Run Crossings Drive right-of-way that was dedicated in 2024. The applicant has also submitted a Recording Plat for approval, which will be put before the City Council at a future meeting. Lots 1, 2, and 3 in the proposed subdivision will have altered lot dimensions due to the proposed vacation and realignment of Rock Run Crossings Drive. Table 1 below shows the changes in lot sizes that will occur because of the realignment of Rock Run Crossings Drive. All three lots will have frontage on Rock Run Crossings Drive. It is expected that Lot 1 will obtain its primary means of access from an access drive that stems off Shale Road to the north. A 10-foot landscaping easement will be located along the Shale Road and Rock Run Crossings Drive frontages of Lot 1. Lots 2 and 3 will likely be resubdivided later as site development plans are finalized.

Table 1 – Existing and Proposed Lot Sizes After Rock Run Crossings Drive Realignment

	Existing Size (Acres)	Proposed Size (Acres)
Lot 1	0.96	1.15
Lot 2	13.95	17.18
Lot 3	20.4	17.06

ANALYSIS: Approval of the preliminary and final plats of Rock Run Crossings Drive Subdivision and the vacation of a 3-acre portion of Rock Run Crossings Drive will allow for future development of a three-lot mixed-use subdivision.

CASE NO. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR APPROVAL OF (Check One):

__X__ **Preliminary Plat**
__X__ **Final Plat**
__X__ **Recording Plat**

NAME OF SUBDIVISION: Rock Run Crossings Drive Subdivision

NAME OF PETITIONER: Cullinan Joliet, LLC

CELL #: 815-744-0840 **E-MAIL**: jtestin@cullprop.com

HOME ADDRESS: N/A

CITY, STATE, ZIP: N/A

HOME PHONE: N/A

BUSINESS ADDRESS: 760 Village Center Drive, Suite 200B

CITY, STATE, ZIP: Burr Ridge, IL 60527

BUSINESS PHONE: 630-286-0100

INTEREST OF PETITIONER: Preliminary, Final & Recording Plat for RRC Drive

NAME OF LOCAL AGENT: Jim Testin

ADDRESS: 760 Village Center Drive, Suite 200B PHONE: 815-744-0840

OWNER: Cullinan Joliet LLC; Contact: Jim Testin - Development Manager

HOME ADDRESS: N/A PHONE: N/A

CITY, STATE, ZIP: N/A

BUSINESS ADDRESS: 760 Village Center Drive, Suite 200B PHONE: 815-744-0840

CITY, STATE, ZIP: Burr Ridge, IL 60527

CELL #: _____ **E-MAIL**: jtestin@cullprop.com

ENGINEER: CEMCON, Ltd.

ADDRESS: 2280 White Oak Circle, Suite 100 PHONE: 630-862-2100

LAND SURVEYOR: CEMCON, Ltd.

ADDRESS: 2280 White Oak Circle, Suite 100 PHONE: 630-862-2100

ATTORNEY: Rick Joseph

ADDRESS: 416 Main Street, Peoria, IL 61602 PHONE: 309-671-9600

LEGAL DESCRIPTION OF PROPERTY: Attached

COMMON ADDRESS: No addresses assigned

PERMANENT INDEX NUMBER (Tax No.): 05-06-22-302-001-0020

SIZE: 37.3 acres

NO. OF LOTS: 3

PRESENT USE: vacant EXISTING ZONING: B-2

USES OF SURROUNDING PROPERTIES: North: B-2, Vancant and Chipotle under construction

South: B-2 Vacant

East: B-2 Vacant

West: I-55, Shorewood Industrial

Name of Park District: Joliet Park District

Date Contacted Park District: N/A

Is any open space/park site being offered as part of a preliminary plat? No, commercial lots

If yes, what amount?

(Acknowledgment by Park District Official) N/A

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes X No ____ If yes, list the Case number and name: Property is under an approved PUD

Is any variance from the Subdivision Regulations being requested? Yes ____ No X

If yes, describe:

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: N/A

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, James F. Testin, 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: 6/5/25 James F. Testin
Petitioner's Name

Subscribed and sworn to before me this 5 day of June, 20 25

Nicole Britney Reichert
Notary Public

February 7, 2028
My Commission Expires:

Official Seal
NICOLE BRITNEY REICHERT
Notary Public, State of Illinois
Commission No. 986809
My Commission Expires February 7, 2028

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:

No addresses assigned to area impacted by plats

PIN(s): 05-06-22-302-001-0020

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

E-MAIL: jtestin@cullprop.com FAX: (309) 999-1701

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

_____

_____

_____

_____

E-MAIL:_____ **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: _____

DATE: 6/4/25

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Michael Gold, President, 630-286-0132

CONTACT: Jim Testin, Development Manager, 815-744-0840

PRINT

CASE NO. _____

DATE FILED : _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS
PETITION TO VACATE

PETITIONER'S NAME: Cullinan Joliet, LLC

HOME ADDRESS: N/A

CITY, STATE, ZIP: N/A

HOME PHONE: N/A

CELL # 815-744-0840 **E-MAIL**: jtestin@cullprop.com

BUSINESS ADDRESS: 760 Village Center Drive, Suite 200B

CITY, STATE, ZIP: Burr Ridge, IL 60527

BUSINESS PHONE: 815-744-0840

LEGAL DESCRIPTION OF PROPERTY: Rock Run Crossings Drive south of Gateway. Part of the Southwest Quarter of Section 22, Township 35 North, Range 9 East of the Third Principal Meridian, in Will County, Illinois

COMMON ADDRESS: No address assigned

PERMANENT INDEX NO. (Tax No.): Part of 05-06-22-302-001-0020

ROW/EASEMENT SIZE: Width approx 70' Depth approx 1,900' Area approx 3 acres

PROPOSED USE AFTER VACATION: B-2

USES OF SURROUNDING PROPERTIES: North: B-2, vacant and Chipotle under construction

South: B-2

East: B-2

West: B-2 vacant

REASON FOR REQUEST: Moving the ROW alignment. Creating a new alignment so the current alignment is not necessary.

Is the Property owned by the City of Joliet? YES X NO _____

What portion of the right-of-way do you wish to own as a result of the vacation or what portion of the easement do you wish to vacate? Existing RRC Drive ROW south of Gateway Blvd

I understand that I will be required to pay for an appraisal of the property requested to be vacated, and that I will be required to purchase it at fair market value established by that appraisal.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, James F. Testin, depose and say that the foregoing statements are true and correct to the best of my knowledge and belief, I further state that I agree to be present in person or by representation when this petition is heard by the Plan Commission.

Petitioner's Signature

Subscribed and sworn to before me
this 5 day of June, 20 25

Nicole Britney Reichert
Notary Public

My Commission Expires: February 7, 2028

Official Seal
NICOLE BRITNEY REICHERT
Notary Public, State of Illinois
Commission No. 986809
My Commission Expires February 7, 2028

<u>ROW vacations only</u> – The undersigned owners of adjacent property do not object to the vacation of the following described property:

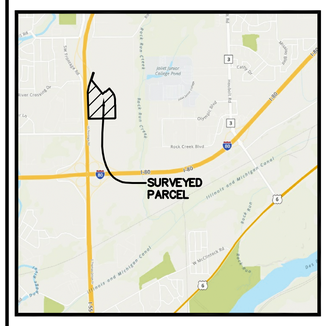
All adjacent property owned by Cullinan Joliet, LLC

OWNER'S NAME	ADDRESS

PRELIMINARY PLAT
FOR
ROCK RUN CROSSINGS DRIVE SUBDIVISION

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE
SHEET 3: DETAIL PAGE

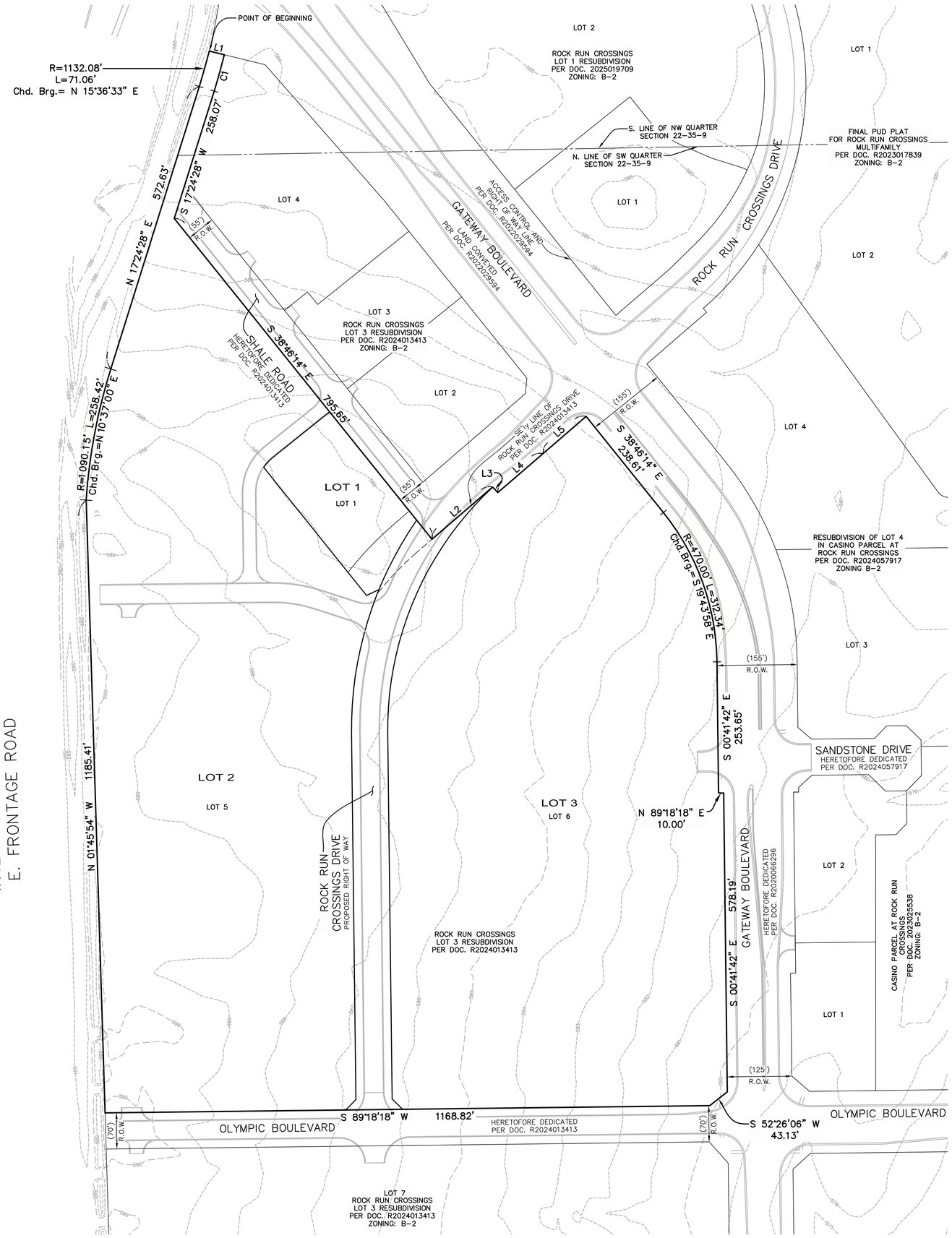


VICINITY MAP

BEING A RESUBDIVISION OF LOTS 1, 5 AND 6 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION PER DOCUMENT R2024013413 IN THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERN MOST CORNER OF SAID LOT 5; THE FOLLOWING FOUR COURSES ARE ALONG AN EASTERLY LINE OF SAID LOT 5 AND THE EASTERLY EXTENSION THEREOF; 1) THENCE SOUTH 76 DEGREES 11 MINUTES 27 SECONDS EAST, 30.00 FEET; 2) THENCE SOUTHWESTERLY, 72.94 FEET ALONG A CURVE THE RIGHT, HAVING A RADIUS OF 1162.08 FEET AND A CHORD BEARING SOUTH 15 DEGREES 36 MINUTES 33 SECONDS WEST; 3) THENCE SOUTH 17 DEGREES 24 MINUTES 28 SECONDS WEST, 258.07 FEET; 4) THENCE SOUTH 38 DEGREES 46 MINUTES 14 SECONDS EAST, 795.65 FEET TO THE SOUTHEASTERLY LINE OF ROCK RUN CROSSINGS DRIVE DEDICATED PER AFORESAID SUBDIVISION; THE FOLLOWING FOUR COURSES ARE ALONG SAID SOUTHEASTERLY LINE; 1) THENCE NORTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 154.80 FEET; 2) THENCE SOUTH 43 DEGREES 03 MINUTES 49 SECONDS EAST, 14.92 FEET; 3) THENCE NORTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 115.65 FEET; 4) THENCE NORTH 49 DEGREES 10 MINUTES 44 SECONDS EAST, 109.81 FEET TO THE WESTERLY LINE OF GATEWAY BOULEVARD AS DEDICATED PER DOCUMENT R2020066296; THE FOLLOWING FIVE COURSES ARE ALONG SAID WESTERLY LINE; 1) THENCE SOUTH 38 DEGREES 46 MINUTES 14 SECONDS EAST, 238.61 FEET; 2) THENCE SOUTHEASTERLY, 312.34 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING SOUTH 19 DEGREES 43 MINUTES 58 SECONDS EAST; 3) THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 253.65 FEET; 4) THENCE NORTH 89 DEGREES 18 MINUTES 18 SECONDS EAST, 10.00 FEET; 5) THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 578.19 FEET TO A NORTHERLY LINE OF OLYMPIC BOULEVARD AS DEDICATED PER AFOREMENTIONED SUBDIVISION RECORDED AS DOCUMENT R2024013413; THE FOLLOWING TWO COURSES ARE ALONG SAID NORTH LINE; 1) THENCE SOUTH 52 DEGREES 26 MINUTES 06 SECONDS WEST, 43.13 FEET; 2) THENCE SOUTH 89 DEGREES 18 MINUTES 18 SECONDS WEST, 1168.82 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 5; THE FOLLOWING FOUR COURSES ARE ALONG THE WESTERLY LINE OF SAID LOT 5; 1) THENCE NORTH 01 DEGREE 45 MINUTES 54 SECONDS WEST, 1185.41 FEET; 2) THENCE NORTHERLY, 258.42 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1090.15 FEET AND A CHORD BEARING NORTH 10 DEGREES 37 MINUTES 00 SECONDS EAST; 3) THENCE NORTH 17 DEGREES 24 MINUTES 28 SECONDS EAST, 572.63 FEET; 4) THENCE NORTHERLY, 71.06 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1132.08 FEET AND A CHORD BEARING NORTH 15 DEGREES 36 MINUTES 33 SECONDS EAST TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 76°11'27" E	30.00'
L2	N 49°10'29" E	154.80'
L3	S 43°03'49" E	14.92'
L4	N 49°10'29" E	115.65'
L5	N 49°10'44" E	109.81'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	72.94'	1162.08'	S 15°36'33" W



BENCHMARK

ELEVATION REFERENCE MARK

NGS MONUMENT WRI 023 (PID DP5478); THE STATION IS LOCATED 17 FT. SOUTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 174 FT. WEST OF THE CENTERLINE OF EARL ROAD, 51 FT. EAST OF A LIGHT POLE AND 4 FT. NORTH OF THE NORTH EDGE OF A SIDEWALK. NOTE—ACCESS TO THE DATUM POINT IS THROUGH A 6-INCH LOGO CAP. THE ROD (DATUM POINT) IS SURROUNDED BY A FLOATING BRONZE DISK TO AID IN IDENTIFICATION.
ELEVATION: 614.12 NAVD88

SITE BENCHMARK;

CP #101: SET '+' IN TOP OF CURB IN FRONT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GATEWAY BOULEVARD AND ROCK RUN CROSSINGS DRIVE.
NORTHING: 1759974.60
EASTING: 1022595.01
ELEVATION: 583.80 NAVD88

GENERAL NOTES:

1. THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE THE RECORD BEARINGS OF THE RESUBDIVISION OF ROCK RUN CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022 AS DOCUMENT NUMBER R2022031684.

2. THE EXISTING TOPOGRAPHY DEPICTED HEREON IS BASED ON DATA COLLECTED BY CEMCON, LTD. FROM JULY 2019.

3. PU&DE = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.

4. PUE = DENOTES PUBLIC UTILITY EASEMENT.

5. THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING DISTRICT.

6. THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET B-2 ZONING DISTRICT UNLESS MODIFIED BY PUD-7-23 REQUIREMENTS.

7. MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.

8. STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. IN CERTAIN CASES, REGIONAL DETENTION BASINS WILL BE UTILIZED WHICH WILL EVENTUALLY BE MAINTAINED BY THE ASSOCIATION. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.

9. BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INFLOW AND OUTFLOW STORM SEWERS, NATIVE PLANTINGS/WETLAND PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.

10. THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCS5/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.

11. ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOLIET UNDER SEPARATE COVER.

12. EXISTING ZONING FOR PROPOSED LOTS 1, 2 AND 3 IS B-2 (CENTRAL BUSINESS).

13. STORMWATER DETENTION FOR PROPOSED LOTS 1, 2 AND 3 IS PROVIDED WITHIN THE STORMWATER FACILITIES ALONG THE EAST PROPERTY LINE OF THE ROCK RUN CROSSINGS PROJECT SITE (RESUBDIVISION OF ROCK RUN CROSSINGS PER DOC. R2022031684).

14. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL 17197C0255G.

15. FULL ACCESS TO PROPOSED LOTS 1, 2 AND 3 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE, GATEWAY DRIVE, OLYMPIC BOULEVARD AND SHALE ROAD. THERE SHALL BE NO DIRECT ACCESS TO INTERSTATE ROUTE 55.

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON_____, 20___.

_____ _____
CHAIRPERSON SECRETARY

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON_____, 20___.

_____ _____
MAYOR CITY CLERK

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

_____
MATTHEW M. WORLINE
LICENSED PROFESSIONAL ENGINEER NO. 062-048134

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

_____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483

ROCK RUN CROSSINGS DRIVE SUBDIVISION (±37.256 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 1	1.145 ACRES
LOT 2	17.184 ACRES
LOT 3	17.061 ACRES
AVERAGE	11.797 ACRES

R.O.W. DEDICATION	1.867 ACRES

PERMANENT INDEX NUMBER:
05-06-22-302-001-0020

N

100 50 0 100
SCALE: 1 INCH = 100 FEET

OWNER/DEVELOPER: CULLINAN JOLIET, LLC
C/O MICHAEL GOLD
420 N. MAIN STREET
EAST PEORIA, IL 61611
PH: 309-999-1700

LAND SURVEYOR: CEMCON, LTD.
C/O JEFFREY R. PANKOW
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502
PH: 630-862-2100

CIVIL ENGINEER: CEMCON, LTD.
C/O MATTHEW WORLINE
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502
PH: 630-862-2100

THIS PLAT IS NOT FOR RECORDING.

SITE DATA TABLE			
LOT #	1	2	3
ZONING	B-2	B-2	B-2
PUD	YES	YES	YES
RIVER BASIN	ROCK RUN CREEK	ROCK RUN CREEK	ROCK RUN CREEK
CURRENT USE	UNDEVELOPED	UNDEVELOPED	UNDEVELOPED
PROPOSED USE*	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL
PARKING	PER P.U.D.	PER P.U.D.	PER P.U.D.
CURRENT IMPERVIOUS	0%	0%	0%
PROPOSED RCN	94	94	94
EXISTNG TREE COVERAGE	0%	0%	0%
BUILDING SQ. FT.	TBD	TBD	TBD

* SUBJECT TO CHANGE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849001 FILE NAME: RRC DRIVE PREPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 06-06-25 JOB NO.: 849.001
XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
CHECKED BY: JRP 06-04-25
REVISED 07-09-25\AJB PER CITY REVIEW

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DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUBDIVRC DRIVE PREPLAT.DWG
PLOT FILE CREATED: 7/9/2025 BY: TONY BLUS

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE
SHEET 3: DETAIL PAGE

PRELIMINARY PLAT
FOR
ROCK RUN CROSSINGS DRIVE SUBDIVISION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 64°42'55" W	26.55'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	72.94'	1162.08'	S 15°36'33" W
C2	26.09'	86.25'	N 42°33'55" E
C3	71.06'	1132.08'	N 15°36'33" E

N

50 25 0 50
SCALE: 1 INCH = 50 FEET

THIS PLAT IS NOT FOR RECORDING.

S 76°11'27" E 30.00'
C3
C1
S 17°24'28" W 258.07'
N 17°24'28" E 572.63'
15' PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. 2024013413
10' LANDSCAPE EASEMENT PER DOC. R2024013413
(55') R.O.W.
LOT 4
LOT 3
LOT 2
LOT 1
ROCK RUN CROSSINGS LOT 3 RESUBDIVISION PER DOC. R2024013413
ROCK RUN CROSSINGS LOT 1 RESUBDIVISION PER DOC. 2025019709
R=585.0 l=575.8
R=584.6 l=574.1
R=584.4 l=572.6
GATEWAY BOULEVARD
ACCESS CONTROL AND RIGHT OF WAY LINE PER DOC. R2022025894
EXISTING CONCRETE PAVEMENT WITH B6-24 CURB & GUTTER WIDTH VARIES
LAND CONVEYED PER DOC. R2022025894
ROCK RUN CROSSINGS DRIVE
EXISTING ASPHALT PAVEMENT WITH B6-24 CURB & GUTTER WIDTH VARIES
SHALE ROAD
EXISTING ASPHALT PAVEMENT WITH B6-12 CURB & GUTTER
479.87'
S 38°46'14" E
ROADWAY, INGRESS/EGRESS, PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. 2024013413
S 51°13'46" W 140.81'
PROPOSED PRIVATE DRIVE ASPHALT PAVEMENT WITH B6-12 CURB & GUTTER
PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. 2024013413
10' LANDSCAPE EASEMENT PER DOC. 2024013413
245.93'
HERETOFORE DEDICATED PER DOC. R2024013413
(55') R.O.W.
(110') R.O.W.
S 43°03'49" E 14.92'
0.49'
14.43'
N 49°10'29" E 115.63'
N 49°10'44" E 109.51'
N 49°10'29" E 154.80'
S 38°46'14" E 236.67'
280.19'
N 38°46'14" W
317.53'
STORMWATER MANAGEMENT EASEMENT PER DOC. 2024013413
PROPOSED 10' LANDSCAPE EASEMENT
L=152.84'
47.33'
57.34'
PROPOSED PRIVATE DRIVE ASPHALT PAVEMENT WITH B6-12 CURB & GUTTER
ROADWAY, INGRESS/EGRESS, DRAINAGE AND PUBLIC UTILITY EASEMENT PER DOC. 2022031684
PROPOSED STORMWATER MANAGEMENT EASEMENT
R=640.00' L=502.05'
R=210.00' L=37.34'
PROPOSED ROADWAY, INGRESS/EGRESS, DRAINAGE AND PUBLIC UTILITY EASEMENT (SHADED AREA)
L=285.10'
PROPOSED ASPHALT PAVEMENT WITH B6-12 CURB & GUTTER
ROCK RUN CROSSINGS DRIVE
PROPOSED RIGHT OF WAY
S 89°46'14" E 707.91'
N 00°41'42" E 707.91'
S 89°18'18" W 10.00'
GATEWAY BOULEVARD
HERETOFORE DEDICATED PER DOC. R2022006296
EXISTING ASPHALT PAVEMENT WITH B6-24 CURB & GUTTER WIDTH VARIES
INTERSTATE ROUTE 55
E. FRONTAGE ROAD
N 01°45'54" W 1185.41'
15' PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. 2024013413
LOT 5
LOT 2
LOT 6
LOT 3

LEGEND

EXISTING	PROPOSED	DESCRIPTION
	◉	MANHOLE
	●	CATCH BASIN
	□	INLET
	◀	END SECTION
		STORM SEWER
		SANITARY SEWER
W	W	WATERMAIN
⊗	⊗	VALVE & BOX
⊛	⊛	WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

MATCH LINE-SEE SHEET 3

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849001 FILE NAME: RRC DRIVE PREPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 06-06-25 JOB NO.: 849.001
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CHECKED BY: JRP 06-04-25
REVISED 07-09-25\AJB PER CITY REVIEW

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DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUB\RRC DRIVE PREPLAT.DWG
PLOT FILE CREATED: 7/9/2025 BY: TONY BLUS

SHEET INDEX:

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PRELIMINARY PLAT
FOR
ROCK RUN CROSSINGS DRIVE SUBDIVISION

N

50 25 0 50
SCALE: 1 INCH = 50 FEET

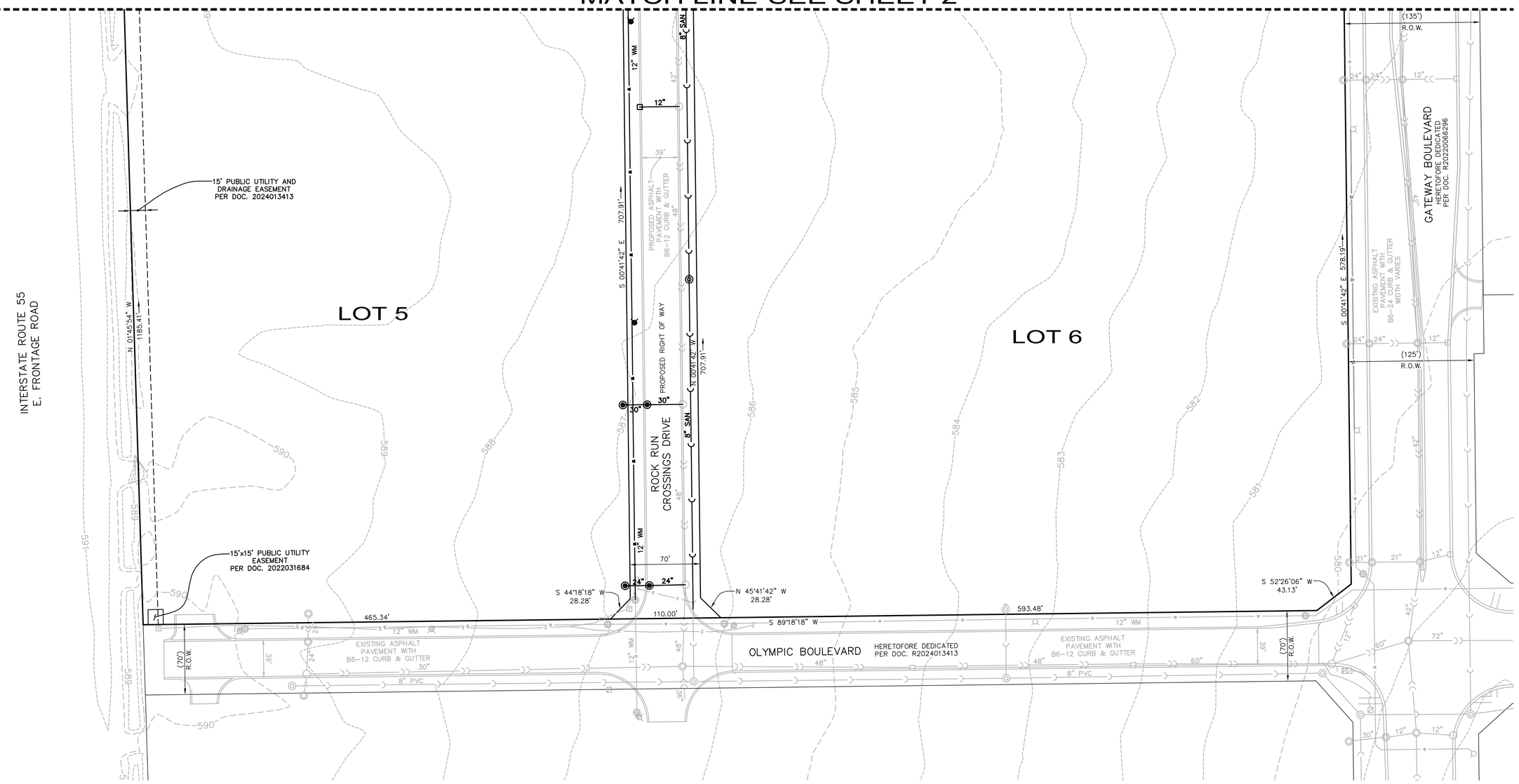
THIS PLAT IS NOT FOR RECORDING.

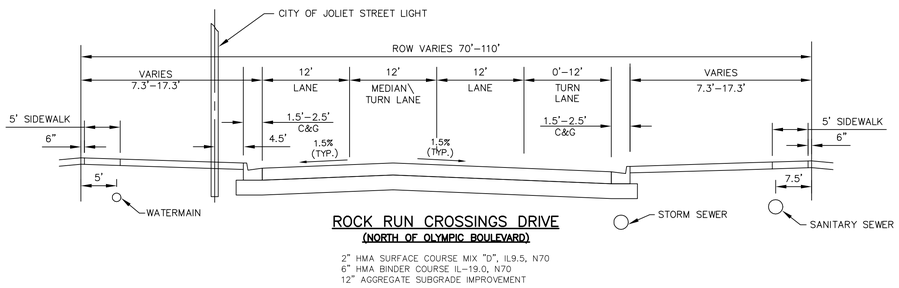
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		END SECTION
		STORM SEWER
		SANITARY SEWER
W	W	WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

MATCH LINE-SEE SHEET 2





ROCK RUN CROSSINGS DRIVE
(NORTH OF OLYMPIC BOULEVARD)

2" HMA SURFACE COURSE MIX "D", IL9.5, N70
6" HMA BINDER COURSE IL-19.0, N70
12" AGGREGATE SUBGRADE IMPROVEMENT

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
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Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849001 FILE NAME: RRC DRIVE PREPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 06-06-25 JOB NO.: 849.001
XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
CHECKED BY: JRP 06-04-25
REVISED 07-09-25\AJB PER CITY REVIEW

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PLOT FILE CREATED: 7/9/2025 BY: TONY BLUS
DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUB\RRC DRIVE PREPLAT.DWG

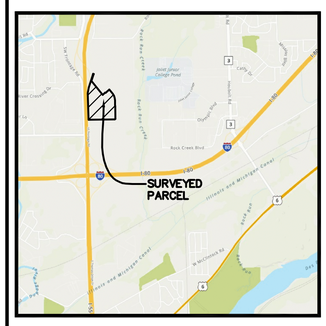
SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE
SHEET 3: DETAIL PAGE

FINAL PLAT FOR
ROCK RUN CROSSINGS DRIVE SUBDIVISION

PERMANENT INDEX NUMBER:
05-06-22-302-001-0020

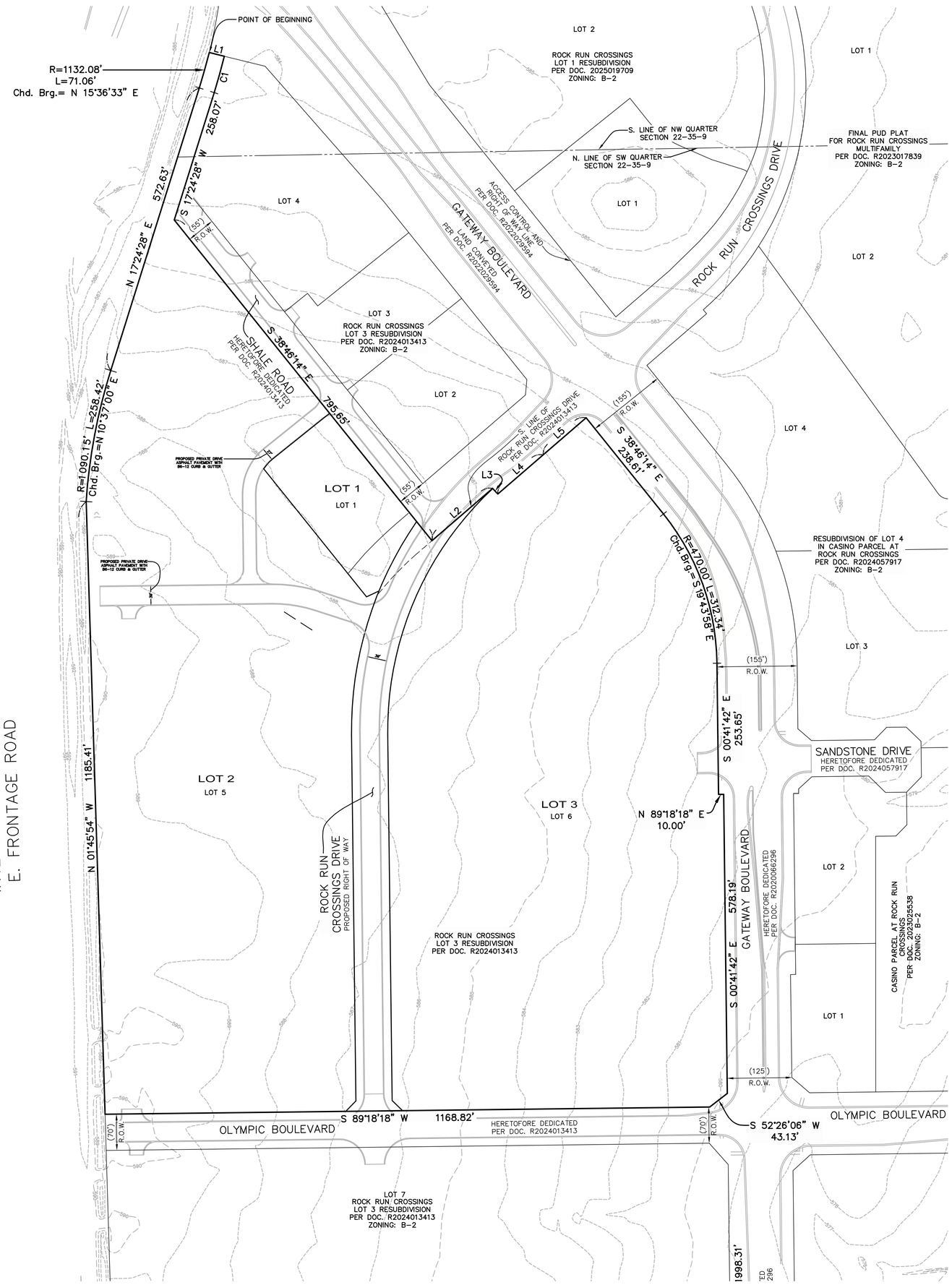
BEING A RESUBDIVISION OF LOTS 1, 5 AND 6 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION PER DOCUMENT R2024013413 IN THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERN MOST CORNER OF SAID LOT 5; THE FOLLOWING FOUR COURSES ARE ALONG AN EASTERLY LINE OF SAID LOT 5 AND THE EASTERLY EXTENSION THEREOF; 1) THENCE SOUTH 76 DEGREES 11 MINUTES 27 SECONDS EAST, 30.00 FEET; 2) THENCE SOUTHWESTERLY, 72.94 FEET ALONG A CURVE THE RIGHT, HAVING A RADIUS OF 1162.08 FEET AND A CHORD BEARING SOUTH 15 DEGREES 36 MINUTES 33 SECONDS WEST; 3) THENCE SOUTH 17 DEGREES 24 MINUTES 28 SECONDS WEST, 258.07 FEET; 4) THENCE SOUTH 38 DEGREES 46 MINUTES 14 SECONDS EAST, 795.65 FEET TO THE SOUTHEASTERLY LINE OF ROCK RUN CROSSINGS DRIVE DEDICATED PER AFORESAID SUBDIVISION; THE FOLLOWING FOUR COURSES ARE ALONG SAID SOUTHEASTERLY LINE; 1) THENCE NORTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 154.80 FEET; 2) THENCE SOUTH 43 DEGREES 03 MINUTES 49 SECONDS EAST, 14.92 FEET; 3) THENCE NORTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 115.65 FEET; 4) THENCE NORTH 49 DEGREES 10 MINUTES 44 SECONDS EAST, 109.81 FEET TO THE WESTERLY LINE OF GATEWAY BOULEVARD AS DEDICATED PER DOCUMENT R2020066296; THE FOLLOWING FIVE COURSES ARE ALONG SAID WESTERLY LINE; 1) THENCE SOUTH 38 DEGREES 46 MINUTES 14 SECONDS EAST, 238.61 FEET; 2) THENCE SOUTHEASTERLY, 312.34 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING SOUTH 19 DEGREES 43 MINUTES 58 SECONDS EAST; 3) THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 253.65 FEET; 4) THENCE NORTH 89 DEGREES 18 MINUTES 18 SECONDS EAST, 10.00 FEET; 5) THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 578.19 FEET TO A NORTHERLY LINE OF OLYMPIC BOULEVARD AS DEDICATED PER AFOREMENTIONED SUBDIVISION RECORDED AS DOCUMENT R2024013413; THE FOLLOWING TWO COURSES ARE ALONG SAID NORTH LINE; 1) THENCE SOUTH 52 DEGREES 26 MINUTES 06 SECONDS WEST, 43.13 FEET; 2) THENCE SOUTH 89 DEGREES 18 MINUTES 18 SECONDS WEST, 1168.82 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 5; THE FOLLOWING FOUR COURSES ARE ALONG THE WESTERLY LINE OF SAID LOT 5; 1) THENCE NORTH 01 DEGREE 45 MINUTES 54 SECONDS WEST, 1185.41 FEET; 2) THENCE NORTHERLY, 258.42 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1090.15 FEET AND A CHORD BEARING NORTH 10 DEGREES 37 MINUTES 00 SECONDS EAST; 3) THENCE NORTH 17 DEGREES 24 MINUTES 28 SECONDS EAST, 572.63 FEET; 4) THENCE NORTHERLY, 71.06 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1132.08 FEET AND A CHORD BEARING NORTH 15 DEGREES 36 MINUTES 33 SECONDS EAST TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.



VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 76°11'27" E	30.00'
L2	N 49°10'29" E	154.80'
L3	S 43°03'49" E	14.92'
L4	N 49°10'29" E	115.65'
L5	N 49°10'44" E	109.81'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	72.94'	1162.08'	S 15°36'33" W



ROCK RUN CROSSINGS DRIVE SUBDIVISION (±37.256 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 1	1.145 ACRES
LOT 2	17.184 ACRES
LOT 3	17.061 ACRES
AVERAGE	11.797 ACRES

R.O.W. DEDICATION	1.867 ACRES

100 50 0 100
SCALE: 1 INCH = 100 FEET

OWNER/DEVELOPER: CULLINAN JOLIET, LLC
C/O MICHAEL GOLD
420 N. MAIN STREET
EAST PEORIA, IL 61611
PH: 309-999-1700

LAND SURVEYOR: CEMCON, LTD.
C/O JEFFREY R. PANKOW
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502
PH: 630-862-2100

CIVIL ENGINEER: CEMCON, LTD.
C/O MATTHEW WORLINE
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502
PH: 630-862-2100

THIS PLAT IS NOT FOR RECORDING.

BENCHMARK

ELEVATION REFERENCE MARK

NGS MONUMENT WRI 023 (PID DP5478); THE STATION IS LOCATED 17 FT. SOUTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 174 FT. WEST OF THE CENTERLINE OF EARL ROAD, 51 FT. EAST OF A LIGHT POLE AND 4 FT. NORTH OF THE NORTH EDGE OF A SIDEWALK. NOTE-ACCESS TO THE DATUM POINT IS THROUGH A 6-INCH LOGO CAP. THE ROD (DATUM POINT) IS SURROUNDED BY A FLOATING BRONZE DISK TO AID IN IDENTIFICATION.
ELEVATION: 614.12 NAVD88

SITE BENCHMARK:

CP #101: SET '+' IN TOP OF CURB IN FRONT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GATEWAY BOULEVARD AND ROCK RUN CROSSINGS DRIVE.
NORTHING: 1759974.60
EASTING: 1022595.01
ELEVATION: 583.80 NAVD88

GENERAL NOTES:

1. THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE THE RECORD BEARINGS OF THE RESUBDIVISION OF ROCK RUN CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022 AS DOCUMENT NUMBER R2022031684.

2. THE EXISTING TOPOGRAPHY DEPICTED HEREON IS BASED ON DATA COLLECTED BY CEMCON, LTD. FROM JULY 2019.

3. PU&DE = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.

4. PUE = DENOTES PUBLIC UTILITY EASEMENT.

5. THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING DISTRICT.

6. THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET B-2 ZONING DISTRICT UNLESS MODIFIED BY PUD-7-23 REQUIREMENTS.

7. MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.

8. STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. IN CERTAIN CASES, REGIONAL DETENTION BASINS WILL BE UTILIZED WHICH WILL EVENTUALLY BE MAINTAINED BY THE ASSOCIATION. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.

9. BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INFLOW AND OUTFLOW STORM SEWERS, NATIVE PLANTINGS/WETLAND PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.

10. THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCS5/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.

11. ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOLIET UNDER SEPARATE COVER.

12. EXISTING ZONING FOR PROPOSED LOTS 1, 2 AND 3 IS B-2 (CENTRAL BUSINESS).

13. STORMWATER DETENTION FOR PROPOSED LOTS 1, 2 AND 3 IS PROVIDED WITHIN THE STORMWATER FACILITIES ALONG THE EAST PROPERTY LINE OF THE ROCK RUN CROSSINGS PROJECT SITE (RESUBDIVISION OF ROCK RUN CROSSINGS PER DOC. R2022031684).

14. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL 17197C0255G.

15. FULL ACCESS TO PROPOSED LOTS 1, 2 AND 3 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE, GATEWAY DRIVE, OLYMPIC BOULEVARD AND SHALE ROAD. THERE SHALL BE NO DIRECT ACCESS TO INTERSTATE ROUTE 55.

SITE DATA TABLE			
LOT #	1	2	3
ZONING	B-2	B-2	B-2
PUD	YES	YES	YES
RIVER BASIN	ROCK RUN CREEK	ROCK RUN CREEK	ROCK RUN CREEK
CURRENT USE	UNDEVELOPED	UNDEVELOPED	UNDEVELOPED
PROPOSED USE*	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL
PARKING	PER P.U.D.	PER P.U.D.	PER P.U.D.
CURRENT IMPERVIOUS	0%	0%	0%
PROPOSED RCN	94	94	94
EXISTNG TREE COVERAGE	0%	0%	0%
BUILDING SQ. FT.	TBD	TBD	TBD

* SUBJECT TO CHANGE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS
		DRAINAGE DIRECTION
		OVERLAND FLOOD ROUTE

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON_____, 20___.

_____ _____
CHAIRPERSON SECRETARY

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON_____, 20___.

_____ _____
MAYOR CITY CLERK

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

_____
MATTHEW M. WORLINE
LICENSED PROFESSIONAL ENGINEER NO. 062-048134

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

_____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483

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DISC NO.: 849001 FILE NAME: FINAL PLAT-5
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 06-05-25 JOB NO.: 849.001
XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
CHECKED BY:
REVISED 07-09-25\AJB PER CITY REVIEW COMMENTS

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PLOT FILE CREATED: 7/9/2025 BY: TONY BLISS
DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUB\FINAL PLAT.DWG

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE
SHEET 3: DETAIL PAGE

FINAL PLAT FOR

ROCK RUN CROSSINGS DRIVE SUBDIVISION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 64°42'55" W	26.55'

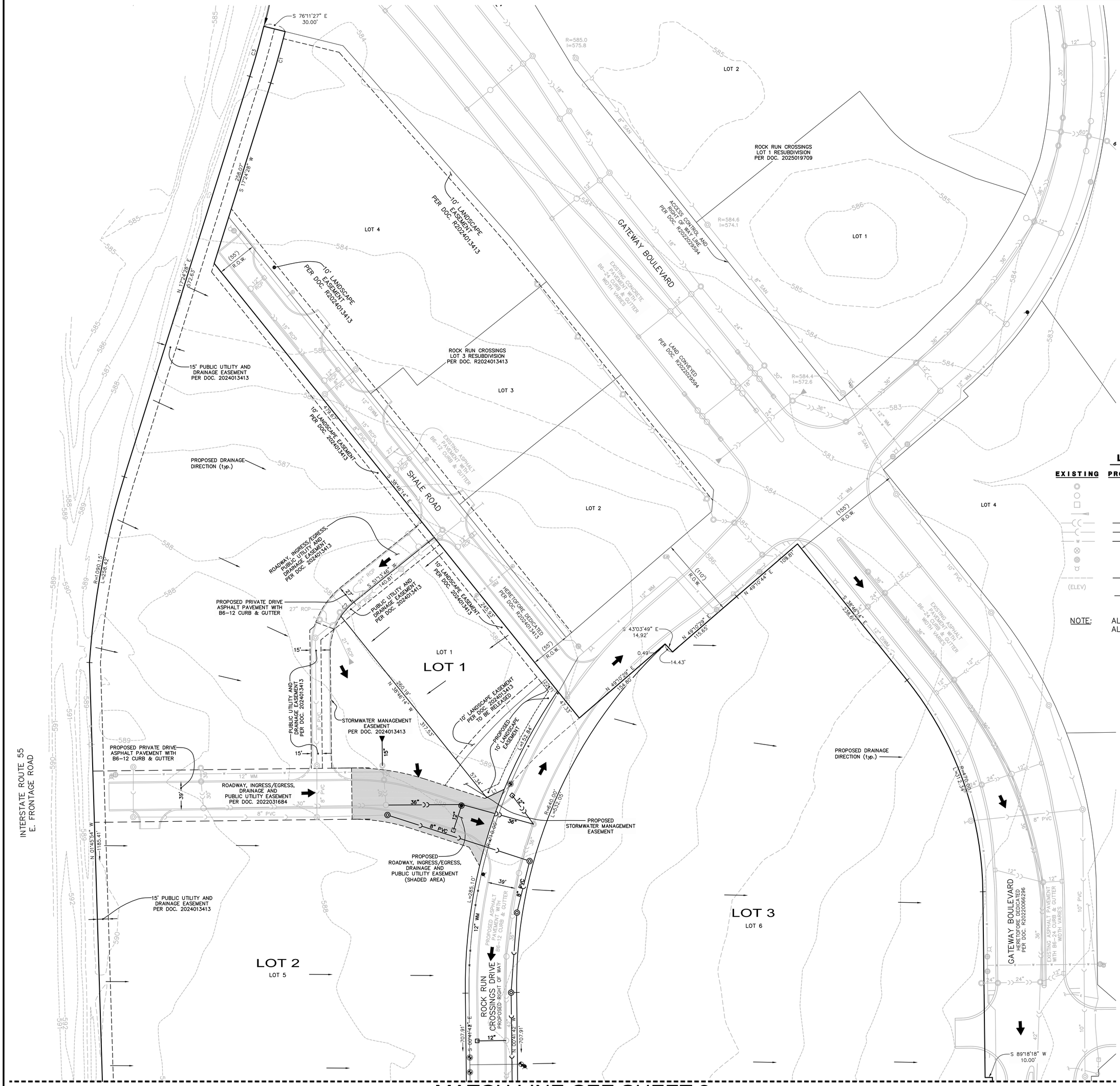
CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	72.94'	1162.08'	S 15°36'33" W
C2	26.09'	86.25'	N 42°33'55" E
C3	71.06'	1132.08'	N 15°36'33" E

N

50 25 0 50

SCALE: 1 INCH = 50 FEET

THIS PLAT IS NOT FOR RECORDING.



LEGEND

EXISTING	PROPOSED	DESCRIPTION
◎	◉	MANHOLE
○	●	CATCH BASIN
□	■	INLET
	◀	END SECTION
—(C—	—(C—	STORM SEWER
—(C—	—(C—	SANITARY SEWER
—W—	—W—	WATERMAIN
⊗	⊗	VALVE & BOX
◎	◉	WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS
	→	DRAINAGE DIRECTION
	➡	OVERLAND FLOOD ROUTE

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

MATCH LINE-SEE SHEET 3

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Consulting Engineers, Land Surveyors & Planners
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DISC NO.: 849001 FILE NAME: FINAL PLAT-5
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
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CHECKED BY:
REVISED 07-09-25\AJB PER CITY REVIEW COMMENTS

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PLOT FILE CREATED: 7/9/2025 BY: TONY BLUS
DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUB\FINAL PLAT.DWG

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE
SHEET 3: DETAIL PAGE

FINAL PLAT FOR

ROCK RUN CROSSINGS DRIVE SUBDIVISION

N

50 25 0 50

SCALE: 1 INCH = 50 FEET

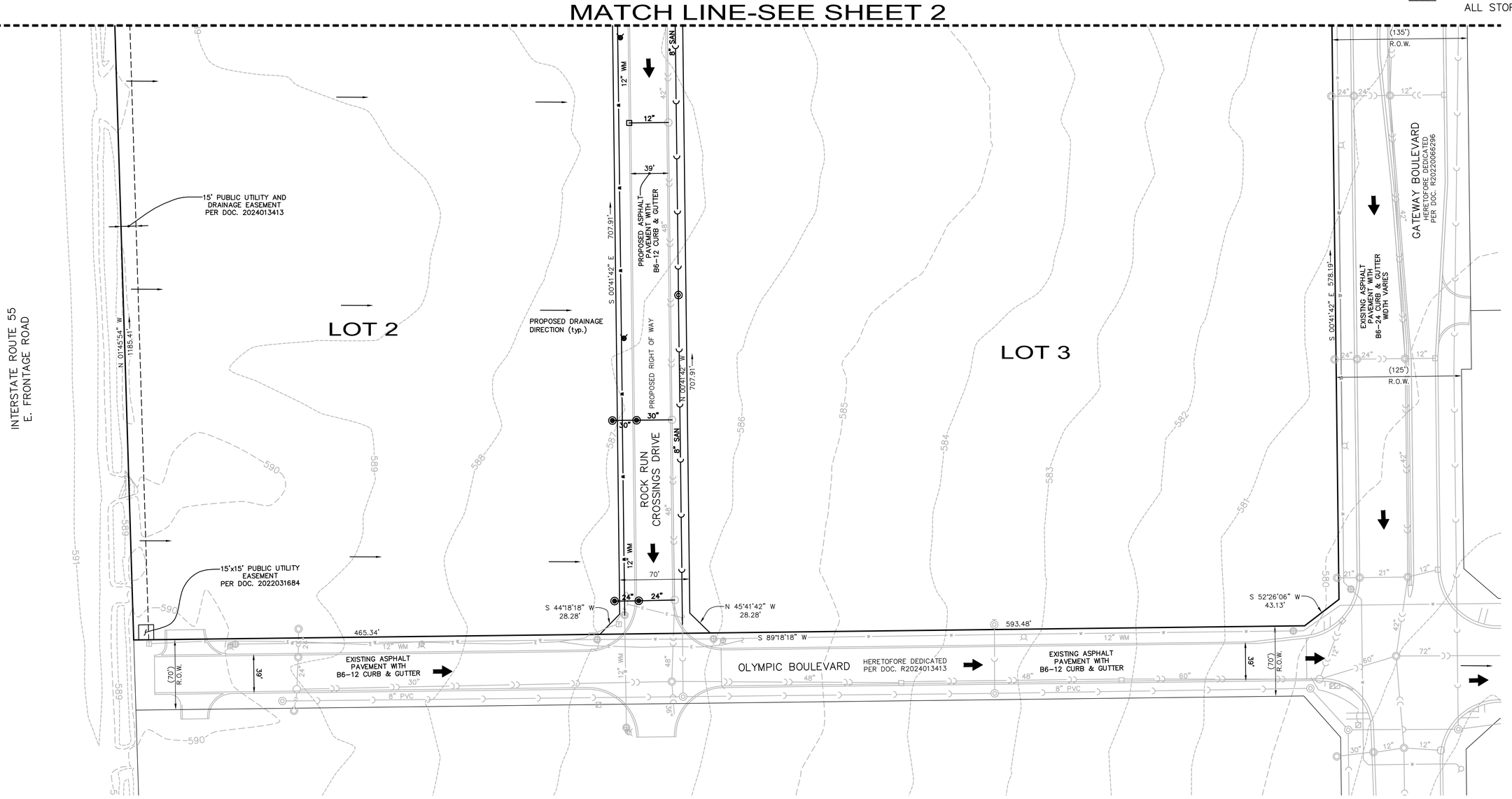
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LEGEND

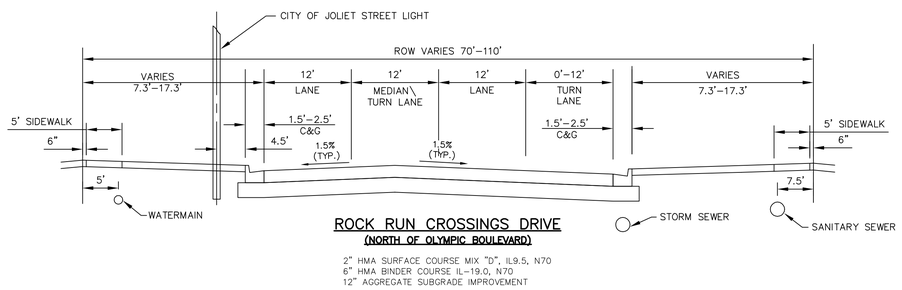
EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS
		DRAINAGE DIRECTION
		OVERLAND FLOOD ROUTE

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

MATCH LINE-SEE SHEET 2



STORM SEWER AND OVERLAND FLOOD ROUTE TRIBUTARY TO DETENTION FACILITY AT EAST PROPERTY LINE OF ROCK RUN CROSSINGS



ROCK RUN CROSSINGS DRIVE
(NORTH OF OLYMPIC BOULEVARD)

2" HMA SURFACE COURSE MIX "D", IL9.5, N70
6" HMA BINDER COURSE IL-19.0, N70
12" AGGREGATE SUBGRADE IMPROVEMENT

PREPARED BY:
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Consulting Engineers, Land Surveyors & Planners
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REVISED 07-09-25\AJB PER CITY REVIEW

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PLOT FILE CREATED: 7/9/2025 BY: TONY BLUS
DRAWING PATH: P:\849001\SURV\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUB\FINAL PLAT.DWG

PLAT OF VACATION
OF
PUBLIC RIGHT OF WAY AND EASEMENTS

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN WILL COUNTY, ILLINOIS.



N

100 50 0 100

SCALE: 1 INCH = 100 FEET

LEGEND

— ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)

RIGHT OF WAY AREA HEREBY VACATED

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 38°46'14" E	22.72'
L2	S 45°41'42" E	28.28'
L3	S 89°18'18" W	110.00'
L4	N 44°18'18" E	28.28'
L5	N 49°10'29" E	40.76'
L6	N 89°18'18" E	110.00'
L7	S 44°18'18" W	28.28'
L8	S 89°18'18" W	70.00'
L9	N 45°41'42" W	28.28'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	161.01'	710.00'	S 28°08'57" W

LOT 2

ROCK RUN CROSSINGS
LOT 1 RESUBDIVISION
PER DOC. 2025019709

S. LINE OF NW QUARTER SECTION 22-35-9

N. LINE OF SW QUARTER SECTION 22-35-9

LOT 4

LOT 1

ACCESS CONTROL AND RIGHT OF WAY LINE PER DOC. R2022029594

GATEWAY BOULEVARD
LAND CONVEYED PER DOC. R2022029594

(55') R.O.W.

LOT 3

ROCK RUN CROSSINGS
LOT 3 RESUBDIVISION
PER DOC. R2024013413

SHALE ROAD

HERETOFORE DEDICATED PER DOC. R2024013413

LOT 2

(110') R.O.W.

(55') R.O.W.

LOT 1

L5 L1 C1

R=660.00' Chd. Brg.= N 24°14'24" E L=574.46'

R=590.00' Chd. Brg.= S 18°31'58" W L=402.86'

SEE SHEET 2 FOR EASEMENT RELEASES IN THIS AREA

LOT 5

ROCK RUN CROSSINGS
LOT 3 RESUBDIVISION
PER DOC. R2024013413

LOT 6

ROCK RUN CROSSINGS
LOT 3 RESUBDIVISION
PER DOC. R2024013413

LOT 2
FINAL PUD PLAT
FOR ROCK RUN CROSSINGS
MULTIFAMILY
PER DOC. R2023017839

(155') R.O.W.

LOT 4

RESUBDIVISION OF LOT 4
IN CASINO PARCEL AT
ROCK RUN CROSSINGS
PER DOC. R2024057917

LOT 3

SANDSTONE DRIVE
HERETOFORE DEDICATED
PER DOC. R2024057917

(135') R.O.W.

GATEWAY BOULEVARD
HERETOFORE DEDICATED
PER DOC. R2020066296

LOT 2

LOT 3
CASINO PARCEL AT ROCK RUN CROSSINGS
PER DOC. 2023025538

(135') R.O.W.

(125') R.O.W.

LOT 1

(125') R.O.W.

INTERSTATE ROUTE 55
E. FRONTAGE ROAD

N 00°41'42" W 605.60'

ROCK RUN CROSSINGS DRIVE
HERETOFORE DEDICATED
PER DOC. R2024013413

S 00°41'42" E 605.60'

PURPORTED RE-ALIGNMENT OF ROCK RUN CROSSINGS DRIVE TO BE DEDICATED PER SEPARATE DOCUMENT

SEE SHEET 2 FOR EASEMENT RELEASES IN THIS AREA

L4 L2 L3

OLYMPIC BOULEVARD
HERETOFORE DEDICATED
PER DOC. R2024013413

(70') R.O.W.

L6

L9 L7

(70') R.O.W.

OLYMPIC BOULEVARD
HERETOFORE DEDICATED
PER DOC. R2022031684

(120') R.O.W.

(125') R.O.W.

N 00°41'42" W 714.01'

ROCK RUN CROSSINGS DRIVE
HERETOFORE DEDICATED
PER DOC. R2024013413

S 00°41'42" E 714.01'

LOT 7
ROCK RUN CROSSINGS
LOT 3 RESUBDIVISION
PER DOC. R2024013413

GATEWAY BOULEVARD
HERETOFORE DEDICATED
PER DOC. R20220066296

ROCK RUN CROSSINGS
I.D.I. RESUBDIVISION NO. 1
PER DOC. 2023010784

S. LINE OF SW QUARTER SECTION 22-35-9

N. LINE OF NW QUARTER SECTION 27-35-9

L8

PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849001 FILE NAME: PLAT OF VACATION
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 06-04-25 JOB NO.: 849.001
CHECKED BY: JRP 06-04-25
REVISED 07-08-25\AJB PER CITY REVIEW

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PLOT FILE CREATED: 7/8/2025 BY: TONY BLUS DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\PLAT OF VACATION.DWG

PLAT OF VACATION
OF
PUBLIC RIGHT OF WAY AND EASEMENTS

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN WILL COUNTY, ILLINOIS.

N

30 15 0 30

SCALE: 1 INCH = 30 FEET

LEGEND

———— – ADJACENT PROPERTY LINE OR RIGHT–OF–WAY LINE (Light Solid Line)

– – – – – – – – EASEMENT LINE (Light Dashed Line)

UTILITY COMPANY RELEASE CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

THE UNDERSIGNED HEREBY CERTIFY THAT THERE ARE NO EXISTING FACILITIES WITHIN THE DEPICTED EASEMENT/RIGHT OF WAY AND FURTHER CERTIFY AS AGENT FOR THEIR RESPECTIVE UTILITY, ALL RIGHTS AND EASEMENTS CURRENTLY EXISTING WITHIN SAID EASEMENT/RIGHT OF WAY ARE HEREBY RELINQUISHED AND VACATED.

NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS. CORPORATION:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

ILLINOIS BELL TELEPHONE COMPANY DBO AT&T ILLINOIS, AN ILLINOIS CORPORATION:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

COMCAST CABLE COMMUNICATIONS, INC.:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

CITY OF JOLIET–PUBLIC UTILITIES, ITS SUCCESSORS AND ASSIGNS:

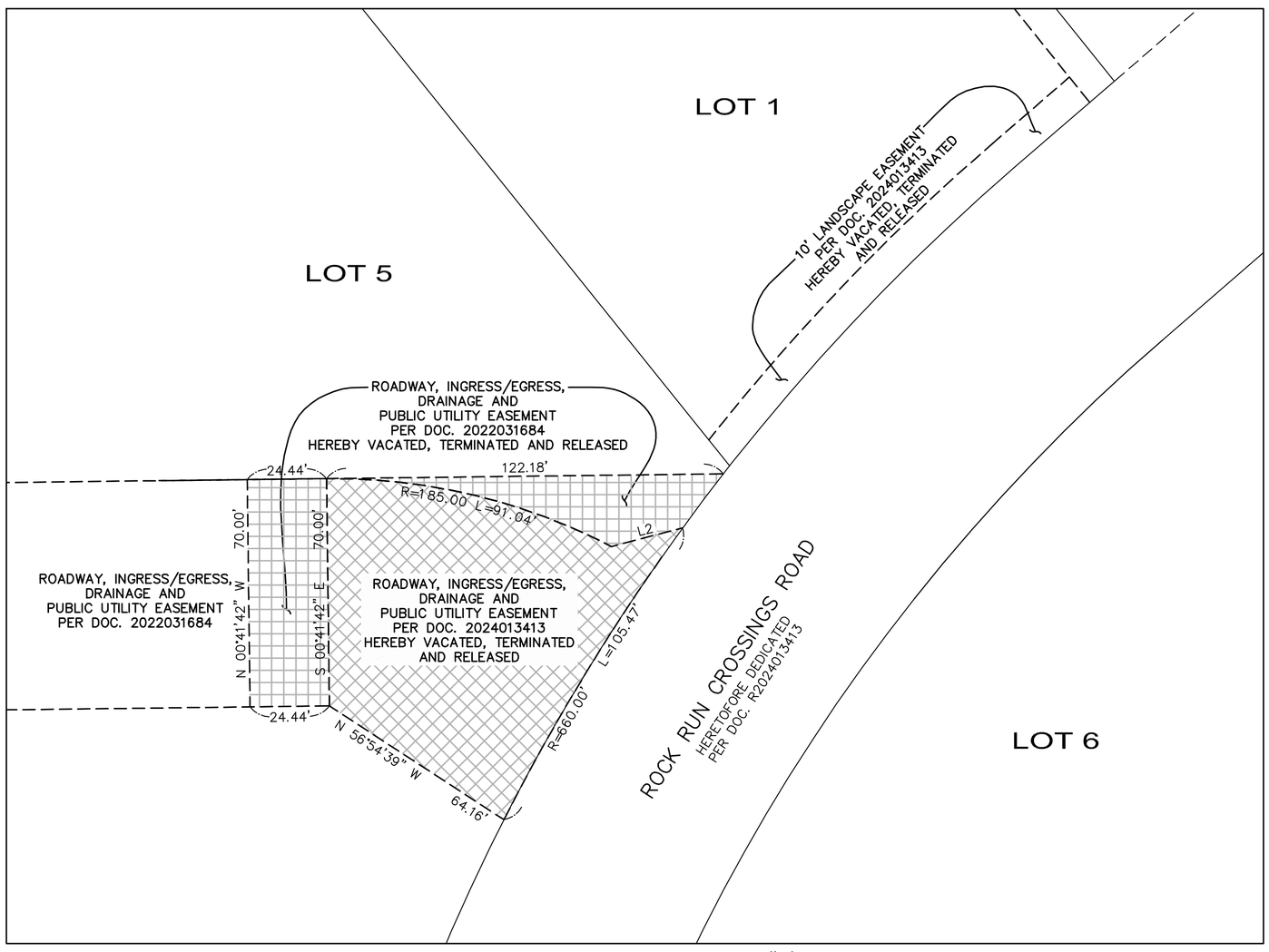
THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

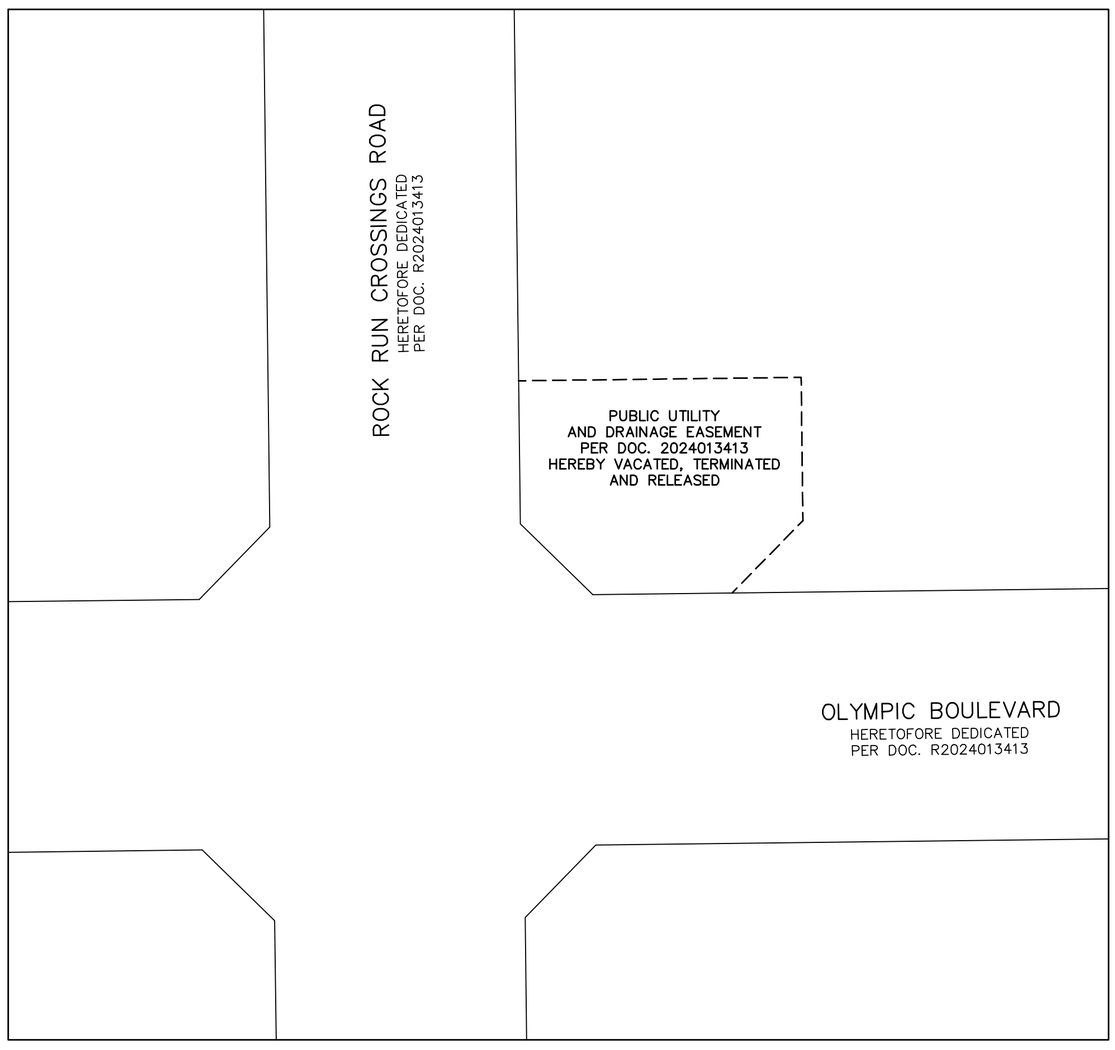
CITY OF JOLIET–PUBLIC WORKS, ITS SUCCESSORS AND ASSIGNS:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS



EASEMENT RELEASE DETAIL "A'



EASEMENT RELEASE DETAIL "B'

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

APPROVED BY ORDINANCE_____OF THE CITY COUNCIL OF THE CITY OF JOLIET ON

_____A.D.,20___

_____ _____
MAYOR CITY CLERK

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS

ON THE _____ DAY OF _____, A.D., 20____

AT _____ O'CLOCK __.M.

_____
RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, A.D., 20___.

_____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184–002937
EXPIRES APRIL 30, 2027

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502–9675 PH: 630.862.2100 FAX: 630.862.2199
E–Mail: cadd@cemcon.com Website: www.cemcon.com

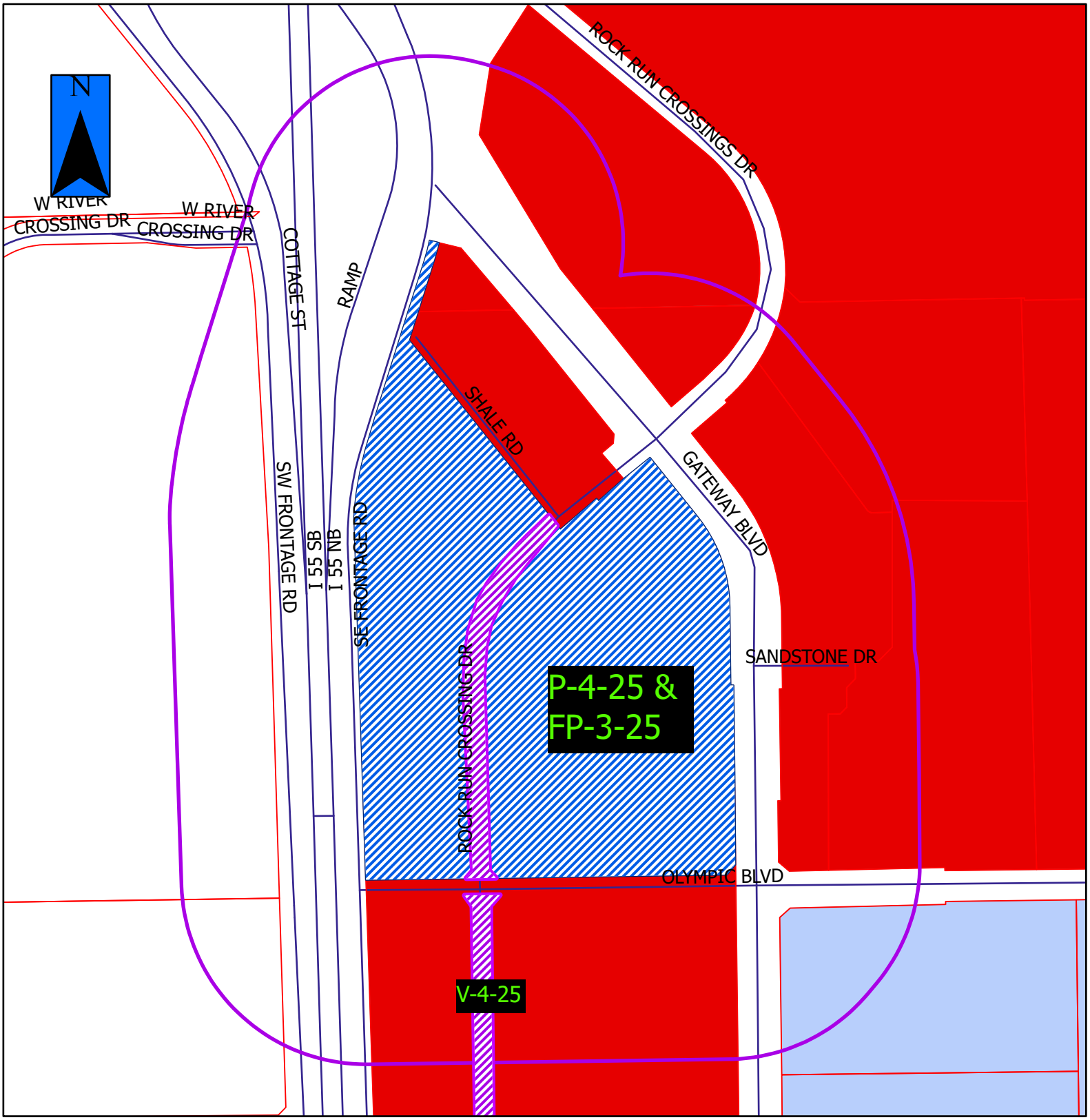
DISC NO.: 849001 FILE NAME: PLAT OF VACATION
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PLOT FILE CREATED: 7/8/2025 BY: TONY BLUS
DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\PLAT OF VACATION.DWG







P-4-25 FP-3-25 V-4-25

JOLIET PLANNING DIVISION

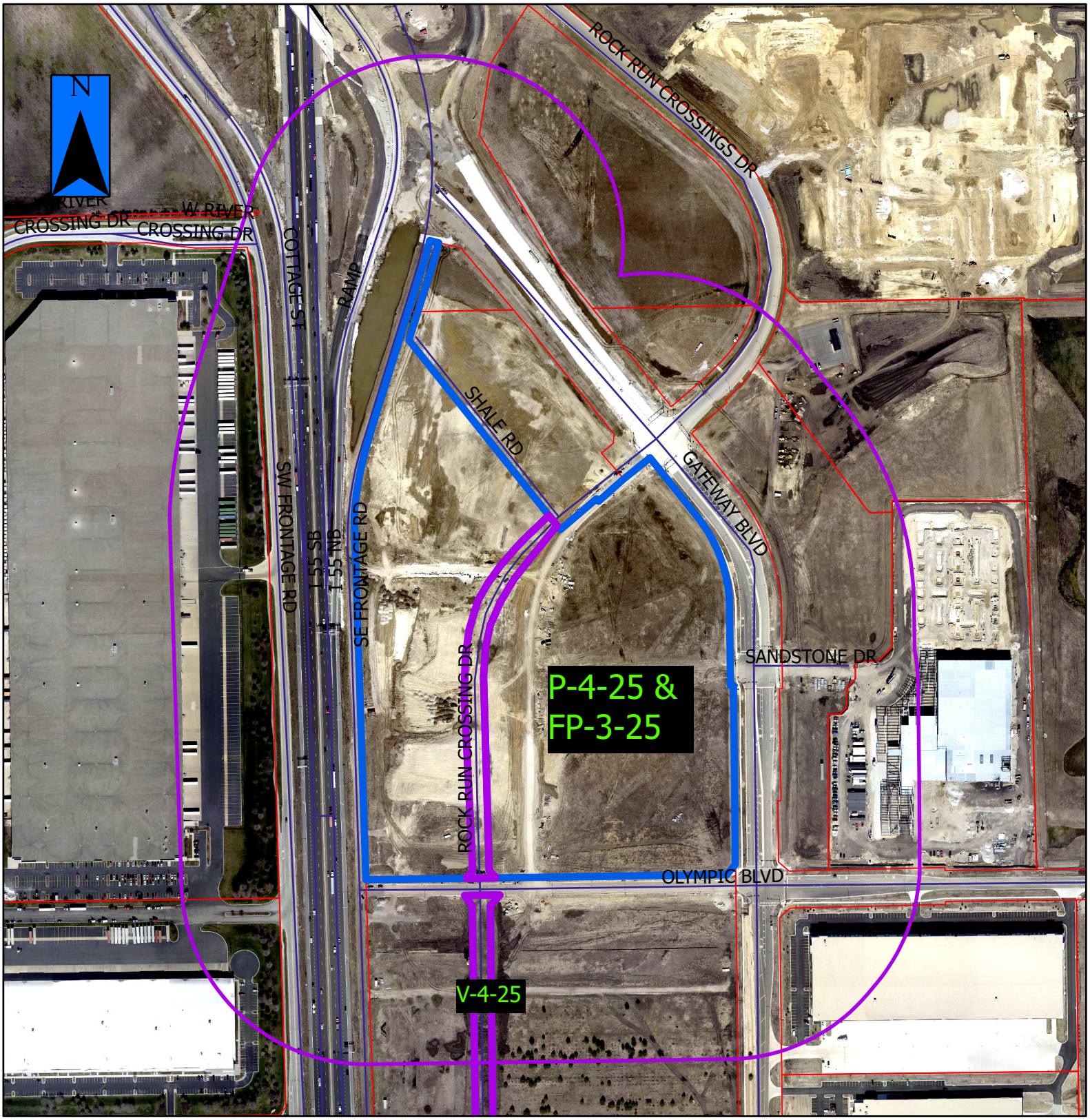
= Vacation in Question

= 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



P-4-25a FP-3-25a V-4-25a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Vacation in Question

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Thursday, July 17, 2025

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members
Jason Cox
Jeff Crompton
Mike Eulitz
John Kella
Wendell Martin
Roberto Perez
Debbie Radakovich
Brigette Roehr
Michael 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, Mike Eulitz, John Kella, Debbie Radakovich, Brigette Roehr and Michael F. Turk

Absent Wendell Martin and Roberto Perez

ALSO PRESENT: Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Media Engagement and Communications Director Rosemaria DiBenedetto, Planner Raymond Heitner, Planner Helen Miller, Civil Engineer Kyle Hinson, Economic Development Specialist Emily McGuire, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 6-19-25 **TMP-8731**

Attachments: Plan Commission Meeting Minutes 6-19-25.pdf

A motion was made by Brigette Roehr, seconded by Michael F. Turk, to approve Plan Commission Meeting Minutes 6-19-25. The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

CITIZENS TO BE HEARD ON AGENDA ITEMS

No one from the public spoke.

Planning Director Jayne Bernhard explained there was a tabling request for Petition FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision.

OLD BUSINESS: PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS: PUBLIC HEARING

P-3-25: Preliminary Plat of Ketone Business Center Unit 4 Subdivision, a Minor Subdivision. (3350 Channahon Road) (PIN # 05-06-36-101-001-0000) (COUNCIL DISTRICT #5) **TMP-8732**

Attachments: P-3-25 (Ketone Business Center Unit 4) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Kyle Schuhmacher with Ketone Partners appeared on behalf of the petition. Commissioner Eulitz inquired whether the previously provided public improvements and storm detention covered the subdivided property, to which Mr. Schuhmacher responded yes. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Jason Cox, seconded by Brigette Roehr, to approve P-3-25: Preliminary Plat of Ketone Business Center Unit 4 Subdivision, a Minor Subdivision. (3350 Channahon Road) (PIN # 05-06-36-101-001-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

P-4-25: Preliminary Plat of Rock Run Crossings Drive Subdivision. (North of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5) **TMP-8733**

FP-3-25: Final Plat of Rock Run Crossings Drive Subdivision. (North of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

V-4-25: Vacation of a 3-Acre Portion of Rock Run Crossings Drive Right-of-Way. (North and South of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

Attachments: P-4-25_FP-3-25, V-4-25_Rock Run Crossings Drive Subdivision_Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Jim Testin with Cullinan Properties appeared on behalf of the petition. There were no comments or questions from the Commission. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Jeff Crompton, seconded by Mike Eulitz, to approve P-4-25: Preliminary Plat of Rock Run Crossings Drive Subdivision. (North of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

FP-3-25: Final Plat of Rock Run Crossings Drive Subdivision. (North of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of

05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

V-4-25: Vacation of a 3-Acre Portion of Rock Run Crossings Drive Right-of-Way. (North and South of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5) **TO BE TABLED** **TMP-8734**

Attachments: FP-4-25 Staff Report July 2025 Tabling.pdf

Ms. Bernhard explained the petitioner requested a tabling of Petition FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision to the August 21, 2025 Plan Commission meeting.

A motion was made by Michael F. Turk, seconded by Jeff Crompton, to table FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5) **TO BE TABLED**. The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

NEW BUSINESS

None

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

Interstate 80 Des Plaines River Bridge Community Plan - Overview and Status Update **TMP-8736**

Ms. Bernhard provided a status update on the Interstate 80 Des Plaines River Bridge Community Plan. Commissioner Roehr inquired if the improvements to the bridge were isolated to the yellow boundary on the map, to which Ms. Bernhard responded yes.

Ms. Bernhard provided a status update on the Downtown Joliet Equitable Transit Oriented Development (ETOD) Plan.

Joliet Comprehensive Plan - Overview and Status Update TMP-8737

Ms. Bernhard provided a status update on the Joliet Comprehensive Plan.

Commissioner Roehr highlighted the information and historical context within the Existing Conditions Report (ECR) and described it as a helpful resource for current and future Plan Commissioners.

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Brigette Roehr, seconded by Debbie Radakovich, to approve adjournment. The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

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: 452-25

File ID: 452-25 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 08/07/2025

Department: Planning and Zoning **Final Action:**

Title: Ordinances Associated with Rock Run Crossings Drive Subdivision

Ordinance Approving the Preliminary Plat of Rock Run Crossings Drive Subdivision (P-4-25)

Ordinance Approving the Final Plat of Rock Run Crossings Drive Subdivision (FP-3-25)

Ordinance Approving the Recording Plat for Rock Run Crossings Drive Subdivision (RP-9-25)

Ordinance Approving the Vacation of a 3-Acre Portion of Rock Run Crossings Drive Right-of-Way (V-4-25)

Internal Notes: Updates to ordinances made per Legal direction.

Agenda Date: 08/19/2025

Attachments: Ordinance - Preliminary Plat, Preliminary Plat, Ordinance - Final Plat, Final Plat, Ordinance - Recording Plat, Recording Plat, Ordinance - Vacation, Plat of Vacation, Plan Commission Staff Report Packet, Plan Commission Minutes 07-17-25.pdf

Entered by: rheitner@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/12/2025	Gina Logalbo	Approve	8/11/2025
1	2	8/13/2025	Dustin Anderson	Approve	8/15/2025
1	3	8/13/2025	Todd Lenzie	Approve	8/15/2025
1	4	8/15/2025	Beth Beatty	Approve	8/15/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 454-25 **Agenda Date:**8/19/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Resolution Authorizing Approval and Execution of a Temporary Construction Easement for the Rock Run Diversion Sewer

BACKGROUND:
On March 21, 2023, the Mayor and City Council approved Resolution No. 7847 which authorized a Transfer Agreement for the Transfer and Assignment of a Certain Easement/Right of Way and Sewer Line Pursuant to an Intergovernmental Agreement with the Village of Shorewood. This agreement requires Cullinan Properties to construct the Rock Run Diversion Sewer by the end of 2025. In order to construct this sewer, a temporary construction easement is needed with an adjacent landowner.

The Public Service Committee will review this matter.

CONCLUSION:
City Staff worked with Cullinan Properties and IDI Logistics, LLC to draft the attached temporary construction easement agreement, authorizing construction access on property owned by IDI Logistics, LLC. This easement will provide the space necessary to connect the diversion sewer to the City's existing Rock Run Interceptor Sewer.

PIN	EASEMENT TYPE	COST
05-06-22-401-018-0000	50' x 80' Temporary	$10.00

Funds will be charged to the Water & Sewer Improvement Fund / Sewer Collection / Land (Org 50180020, Object 557100, $10.00).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the attached Resolution authorizing approval and execution of a Temporary Construction Easement and authorizing payment of $10.00 on behalf of IDI Logistics, LLC.

powered by Legistar™

RESOLUTION NO. _____

RESOLUTION AUTHORIZING APPROVAL AND EXECUTION OF A TEMPORARY CONSTRUCTION EASEMENT FOR THE ROCK RUN DIVERSION SEWER

WHEREAS, the City of Joliet (hereinafter referred to as “JOLIET”) is a home rule Municipal Corporation situated in the County of Will under and by virtue of the Constitution of the State of Illinois; and

WHEREAS, IDI Logistics, LLC, a Delaware limited liability company (hereinafter referred to as "GRANTOR"), is the fee title owner of certain real property located in Will County, Illinois, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the “Grantor Parcel”); and

WHEREAS, JOLIET desires to obtain a temporary easement over a portion of the Grantor Parcel legally described as follows:

> THAT PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
>
> COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FAI ROUTE 80, PER DOCUMENT 886103, AND THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 33 MINUTES 47 SECONDS WEST ALONG SAID EAST LINE 16.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 33 MINUTES 47 SECONDS EAST ALONG SAID EAST LINE, 50.00 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 51 SECONDS EAST, 80.00 FEET; THENCE SOUTH 01 DEGREES 33 MINUTES 47 SECONDS EAST, 50.00 FEET TO A POINT ON THE NORTH LINE OF A 30 FOOT PUBLIC UTILITY EASEMENT PER DOCUMENT R1999118691; THENCE SOUTH 88 DEGREES 16 MINUTES 51 SECONDS WEST ALONG SAID NORTH LINE, 50.00 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS; and

WHEREAS, the temporary easement is for the purpose of constructing and installing certain facilities for the extension of a sewer main and any associated appurtenances (collectively, the “Facilities”); and

WHEREAS, GRANTOR desires to grant a temporary easement to JOLIET for the purposes set forth herein, and JOLIET desires to accept such grant of temporary easement from GRANTOR, on the terms and conditions expressly set forth herein; and

WHEREAS, it is in the mutual best interest of JOLIET and GRANTOR to enter into this Temporary Construction Easement Agreement and set forth their respective obligations and responsibilities regarding the construction and installation of the Facilities.

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 Mayor and City Council hereby find that the recitals contained in the Preamble to this Resolution are true, correct, and complete and hereby incorporate the Preamble by reference as if fully set forth in this Section.

SECTION 2: The City Manager is hereby authorized to execute the Temporary Construction Easement Agreement between the City of Joliet and IDI Logistics, LLC, which is substantially the same as Exhibit "A" attached hereto and incorporated herein, and to take such action as may be necessary for the City to comply with the terms thereof.

SECTION 3: Payment to GRANTOR in the amount of $10.00 is authorized.

SECTION 4: Each section and part thereof of this Resolution is deemed to be severable and should any section or part hereof be held invalid or unconstitutional by any court of competent jurisdiction, such ruling shall not affect the validity or constitutionality of the remaining portion(s) of this Resolution.

SECTION 5: All resolutions or parts thereof in conflict with the terms of this Resolution are hereby repealed and of no further force and effect to the extent of such conflict.

SECTION 6: Be it further resolved that this resolution shall be in full force and effect from and after its passage and after its passage and approval in the manner provided by law.

PASSED this _____ day of _____, 2025.

_____ _____

MAYOR CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT ("***Agreement***") is made as of the _____ day of _____, 202__, by and between IDI Logistics, LLC, a Delaware limited liability company whose address is 1197 Peachtree St., Suite 600, Atlanta, Georgia 30361 ("***Grantor"***), and **CITY OF JOLIET,** an Illinois municipal corporation having an address at 150 W. Jefferson Street, Joliet, IL 60432 ("***Grantee***"), under the following circumstances, terms, and conditions:

RECITALS

WHEREAS, Grantor is the fee title owner of that certain real property located in Will County, Illinois, as more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference (the "***Grantor Parcel***"); and

WHEREAS, Grantee desires to obtain a temporary easement over a portion of the Grantor Parcel legally described as follows:

> THAT PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
>
> COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FAI ROUTE 80, PER DOCUMENT 886103, AND THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 33 MINUTES 47 SECONDS WEST ALONG SAID EAST LINE 16.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 33 MINUTES 47 SECONDS EAST ALONG SAID EAST LINE, 50.00 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 51 SECONDS EAST, 80.00 FEET; THENCE SOUTH 01 DEGREES 33 MINUTES 47 SECONDS EAST, 50.00 FEET TO A POINT ON THE NORTH LINE OF A 30 FOOT PUBLIC UTILITY EASEMENT PER DOCUMENT R1999118691; THENCE SOUTH 88 DEGREES 16 MINUTES 51 SECONDS WEST ALONG SAID NORTH LINE, 50.00 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

and graphically depicted on **Exhibit "B"**, attached hereto and hereby made a part hereof (the "***Temporary Easement Tract***"), for the purpose of constructing and installing certain facilities for the extension of a sewer main and any associated appurtenances (collectively, the "***Facilities***"); and

WHEREAS, Grantor desires to grant a temporary easement to Grantee for the purposes set forth herein, and Grantee desires to accept such grant of temporary easement from Grantor, on the terms and conditions expressly set forth herein.

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars ($10.00), the mutual agreements and covenants contained herein, and for other good and valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Incorporation of Recitals.** The Recitals set forth above are incorporated herein by this reference and made a part hereof.

2. **Grant of Temporary Construction Easement.** Grantor hereby grants to Grantee a non-exclusive and temporary easement over, upon, and across the Temporary Easement Tract to use in connection with the construction and installation (the "***Work***") of the Facilities (the "***Temporary Construction Easement***").

3. **Use of the Temporary Easement Tract**

(a) Subject to the limitations set forth herein, Grantor expressly reserves the right to fully use and enjoy the Temporary Easement Tract for all purposes not inconsistent with the Temporary Construction Easement.

(b) Grantee's use of the Temporary Easement Tract shall be in accordance with all applicable laws ("***Applicable Laws***") and the terms of this Agreement. The right of access herein granted pursuant to the Temporary Construction Easement shall be exercised and used by Grantee in such manner as not to cause any unreasonable damage or destruction of any nature wheresoever to the Temporary Easement Tract, the adjacent or contiguous property of Grantor, or any improvements thereon.

(c) During any Work, Grantee shall require that its contractors maintain, or cause to be maintained, (a) Commercial General Liability including, without limitation, products and completed operations coverage, premises liability, personal injury (employees' exclusion deleted) $1,000,000 per occurrence Bodily Injury and Property Damage, $2,000,000 annual aggregate, with coverage written on an "occurrence" basis; (b) Comprehensive Auto Liability including owned, non-owned and hired vehicles coverage, $1,000,000 per occurrence Bodily Injury and Property Damage Liability (Combined Single Limit); and (c) Worker's Compensation & Employer's Liability insurance meeting statutory limits required by applicable Workers' Compensation Law for liability arising under any other Applicable Laws or governmental enactment for the protection of employees. Such policies shall be with solvent, reputable insurance companies, naming Grantor as an additional insured, and in form and substance adequate to insure against all liability of Grantee arising out of any entry or inspections of the Grantor Parcel pursuant to the provisions hereof. Grantee shall provide evidence of such insurance to Grantor prior to commencing the Work.

(d) Grantee shall provide Grantor with not less than forty-eight (48) hours notice, in writing, before commencing the Work on the Temporary Easement Tract and will notify Grantor when the Work is completed.

4. **Expiration of Temporary Construction Easement.** This easement is a temporary easement and unless, it is extended in a written agreement between Grantor and Grantee, this Agreement shall expire, without any action by either party, upon the earlier of: (i) the date that is eighteen (18) months after the Effective Date of this Agreement, with two (2) extensions of six (6) months each if required by Grantee, and (ii) the date upon which Grantee completes the installation of the Facilities. Upon the completion of the installation of the Facilities or the expiration of this Agreement, whichever is earlier, Grantee shall remove all equipment, materials, supplies, and other items placed by it on the Temporary Easement Tract, unless otherwise agreed to by both parties.

5. **Restoration.** Grantee shall, at Grantee's cost and expense, and upon completion of the Facilities authorized by this Agreement, or the expiration of this Agreement, whichever is earlier, restore the surface(s) of the Temporary Easement Tract to the same or better condition than that which existed prior to the beginning of any Work, including the replacement of any turf areas, driveways, sidewalks, parking lot pavement and ingress and egress roadway pavement or other pavement.

6. **Liens.** Grantee shall not permit or suffer any lien to be imposed upon or to accrue against Grantor or the Grantor Parcel in favor of Grantee or its agents. In the event that any such lien or encumbrance shall arise or accrue against Grantor or the Grantor Parcel, Grantee shall promptly cause such lien to be released of record by payment thereof or posting a bond with Grantor in a form and amount that is reasonably satisfactory to Grantor.

7. **Indemnity.** To the fullest extent permitted by law, Grantee shall indemnify, defend, and hold Grantor harmless from any and all claims, liens, penalties, demands, actions, proceedings, liabilities, or losses of any nature whatsoever (including reasonable attorneys' fees and expenses and court costs) arising out of or relating to the acts or omissions of Grantee, or its employees, agents, representatives, contractors, or assigns (collectively, the "***Grantee Parties***") in exercising any of Grantee's rights under this Agreement or from the use of the Temporary Easement Tract in any manner whatsoever by any of the Grantee Parties. Notwithstanding the foregoing, Grantee shall not be obligated to defend, indemnify or hold Grantor harmless from any claims, liens, penalties, demands, actions, proceedings, liabilities, or losses which arise out of or are caused, in whole or in part, by the acts or omissions of the Grantor or its employees, agents, representatives, contractors, or assigns. Grantee's obligations under this paragraph shall be in addition to, and not in lieu of, Grantee's obligation to maintain insurance. Grantee's obligations in this paragraph shall survive the termination or expiration of this Agreement.

8. **Exceptions.** The Temporary Construction Easement granted herein shall be subject to all covenants, easements, and restrictions of record, building and zoning ordinances, resolutions and regulations, and to all questions of survey and rights of any parties which would be revealed by a physical inspection of the Grantor Parcel affecting the Temporary Easement Tract and appearing of record in the Official Public Records of Real Property of Will County, Illinois as of the date hereof.

9. **Modification or Termination.** This Agreement may be modified or terminated only by an instrument in writing executed by all parties hereto.

10. **Notices.** All notices to be given hereunder shall be personally delivered, sent via certified mail, return receipt requested with postage prepaid, or mailed via a reputable overnight courier to the parties at the following addresses (or to such other or further addresses as the parties may have or hereafter designate by like notice similarly sent):

IF TO GRANTOR: IDI Logistics, LLC
1197 Peachtree St. Suite 600
Atlanta, Georgia, 30361
Attn: General Counsel

IF TO GRANTEE: City of Joliet
150 W. Jefferson Street
Joliet, Illinois 60432
Attn: Director of Public Utilities

All notices sent by mail shall be deemed effectively given on the fourth (4th) business day following the date of such mailing. All notices sent by overnight courier shall be deemed effectively given on the first (1st) business day following the date of such mailing. All notices personally delivered shall be deemed effectively given on the date of delivery.

11. **Governing Law; Venue.** This Agreement shall be governed by, and construed in accordance with, the internal laws of the State of Illinois, without reference to the choice of law provisions thereof.

12. **Section Headings.** The Section headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Any reference to an Exhibit in this Agreement shall be deemed to incorporate by reference that Exhibit into this Agreement such that it is an integral part of this Agreement.

13. **Counterparts.** This Agreement may be executed in multiple counterparts (which may be delivered via emailed .pdf or other means of electronic transmission), each of which shall be deemed to be an original, but all of which together will constitute one and the same instrument.

14. **Severability.** In the event any term or provisions of this Agreement shall be held illegal, invalid, unenforceable or inoperative as a matter of law, the remaining terms and provisions of this Agreement shall not be affected thereby and shall remain valid and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed on the day and in the year first written above.

GRANTOR:

IDI Logistics, LLC
A Delaware limited liability company
f/k/a Industrial Developments International, Inc.
A Delaware corporation

By: _____

Name: Stephen Golunbecki

Title: VP of Development

GRANTEE:

CITY OF JOLIET

By: _____

Name: Beth Beatty

Title: City of Joliet, City Manager

STATE OF Illinois)
COUNTY OF DuPage)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Steve Golumbeck, whose name is signed to the foregoing instrument, and who is known to me to be the VP of Development of IDI Logistics, LLC, f/k/a Industrial Developments International, Inc., acknowledged before me on this day that, being informed of the contents of said instrument and having all necessary authorizations from said limited liability company to do so, he/she executed the same, on behalf of said limited liability company, voluntarily on the day the same bears date.

Given under my hand and official seal, this 3 day of March, 2025.

OFFICIAL SEAL
TRACEY RUBACH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/17/2025

Notary Public

STATE OF _____)
COUNTY OF _____)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that _____whose name is signed to the foregoing instrument, and who is known to me to be the _____ of City of Joliet, acknowledged before me on this day that, being informed of the contents of said instrument and having all necessary authorizations from said City to do so, he/she executed the same, on behalf of said City, voluntarily on the day the same bears date.

Given under my hand and official seal, this _____ day of _____, 202__.

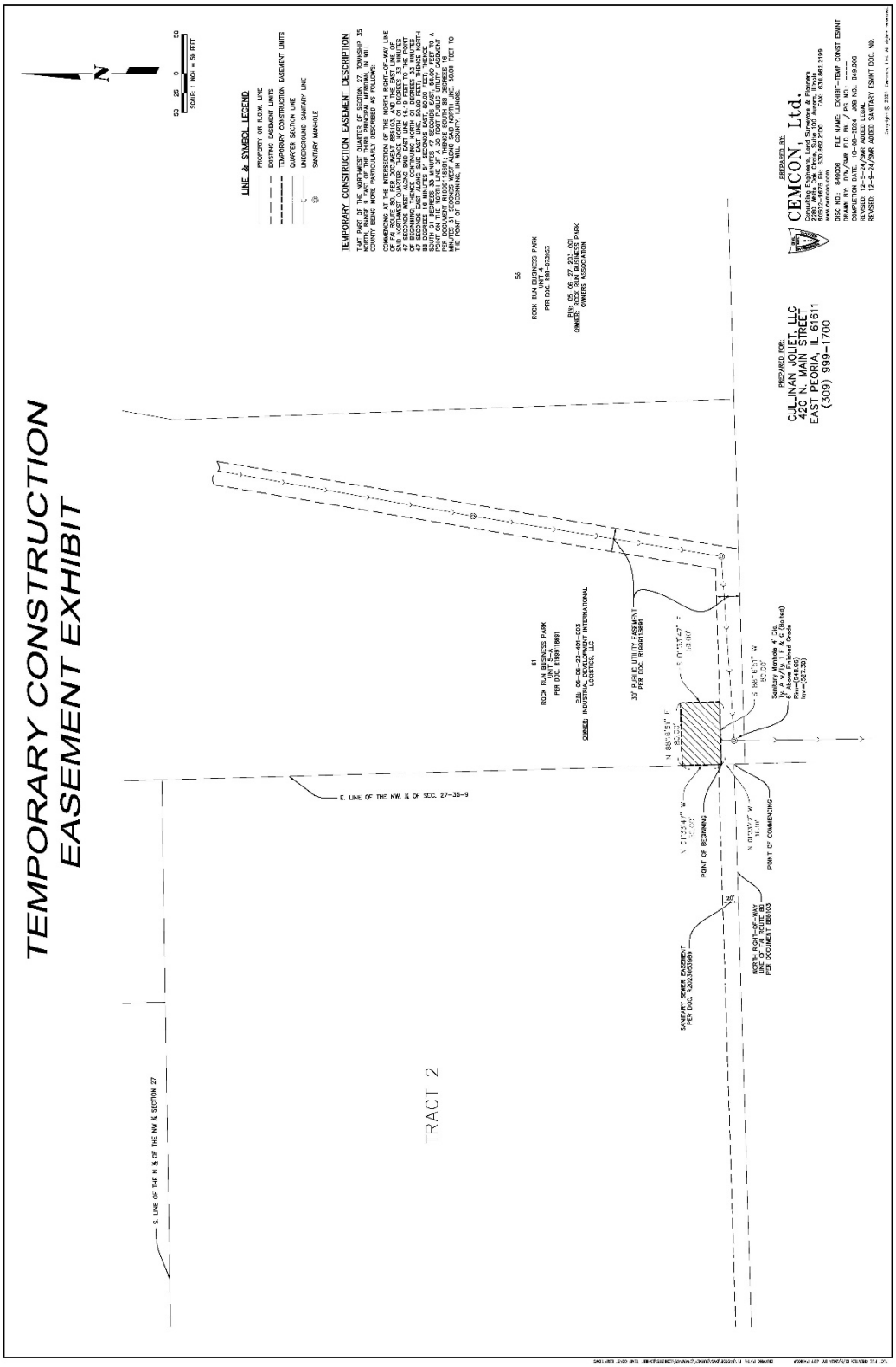
_____
Notary Public

EXHIBIT A

(Grantor Parcel)

Lot 61 in Rock Run Business Park Unit 5-A, a subdivision of Lot 57 in Rock Run Business Park Unit 5, being a subdivision of part of the Southeast Quarter of Section 22, the Southwest Quarter of Section 23, the Northwest Quarter of Section 26, and the Northeast Quarter of Section 27, Township 35 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded September 24, 1999 as Document No. R99-118691, in Will County, Illinois.

EXHIBIT B


TEMPORARY CONSTRUCTION
EASEMENT EXHIBIT
N
SCALE: 1 INCH = 50 FEET
LINE & SYMBOL LEGEND
PROPERTY OR R.O.W. LINE
EXISTING EASEMENT LINES
TEMPORARY CONSTRUCTION EASEMENT LINES
QUARTER SECTION LINE
UNDERGROUND SANITARY LINE
SANITARY MANHOLE
TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION
THAT PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PFM ROAD, SO, PER DOCUMENT 885103, AND THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 13 MINUTES 47 SECONDS WEST ALONG SAID EAST LINE, 61.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 13 MINUTES 47 SECONDS WEST ALONG SAID EAST LINE, 95.00 FEET; THENCE SOUTH 88 DEGREES 18 MINUTES 57 SECONDS EAST, 60.00 FEET; THENCE NORTH 01 DEGREES 13 MINUTES 47 SECONDS EAST, 95.00 FEET TO A POINT ON THE NORTH LINE OF A 30 FOOT PUBLIC UTILITY EASEMENT PER DOCUMENT R1998118698; THENCE NORTH 88 DEGREES 18 MINUTES 57 SECONDS WEST ALONG SAID NORTH LINE, 60.00 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.
55
ROCK RUN BUSINESS PARK
UNIT 4
PER DOC. R98-072853
PIN: 05-05-27-201-001
OWNER: ROCK RUN BUSINESS PARK OWNERS ASSOCIATION
81
ROCK RUN BUSINESS PARK
UNIT 3
PER DOC. R1998118691
PIN: 05-05-22-401-003
OWNER: INDUSTRIAL DEVELOPMENT INTERNATIONAL LOGISTICS, LLC
30' PUBLIC UTILITY EASEMENT
PER DOC. R1998118698
E. LINE OF THE NW. ¼ OF SEC. 27-35-9
S. LINE OF THE N ½ OF THE NW ¼ SECTION 27
TRACT 2
SANITARY SEWER EASEMENT
PER DOC. R2023053989
NORTH RIGHT-OF-WAY
LINE OF PFM ROAD
PER DOCUMENT 885103
POINT OF BEGINNING
POINT OF COMMENCING
Sanitary Manhole 'A' (Rim)
Inv.=(537.30)
8" Above Finished Grade
PREPARED FOR:
CULLINAN JOLIET, LLC
420 N. MAIN STREET
EAST PEORIA, IL 61611
(309) 999-1700
PREPARED BY:
CEMCON, Ltd.
Consulting Engineers and Surveyors
2280 Wells Rd, Ofc. Suite 100 Aurora, Illinois
(630) 862-2199 FAX: (630) 862-2199
www.cemcon.com
DISC NO.: 849008
DRAWN BY: DJM / PSM
CHKD BY: DJM / PSM
REVISED: 12-5-24/SMR ADDED LEGAL
REVISED: 12-6-24/SMR ADDED SANITARY ESMNT DOC. NO.
FILE NAME: EXHIBIT-TEMP CONST ESMNT
SCALE: 1"=50'
JOB NO.: 849.006

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 454-25

File ID: 454-25 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 08/07/2025

Department: Public Utilities **Final Action:**

Title: Resolution Authorizing Approval and Execution of a Temporary Construction Easement for the Rock Run Diversion Sewer

Agenda Date: 08/19/2025

Attachments: Resolution, Temporary Construction Easement (sewer main) - IDI Logistics - FINAL IDI SIGNED 08-04-2025.pdf

Entered by: jhall@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/12/2025	Gina Logalbo	Approve	8/11/2025
1	2	8/13/2025	Allison Swisher	Approve	8/15/2025
1	3	8/13/2025	Kevin Sing	Approve	8/15/2025
1	4	8/13/2025	Todd Lenzie	Approve	8/15/2025
1	5	8/15/2025	Beth Beatty	Approve	8/15/2025