



City of Joliet

Pre-Council Meeting

Meeting Agenda

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILMAN JUAN MORENO (10/1/2025 - 12/31/2025)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILMAN LARRY E. HUG
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

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

Monday, November 17, 2025

5:30 PM

City Hall, Council Chambers

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

ROLL CALL:

PRESENTATION:

Budget Presentation - Presented by Kevin Sing, Director of Finance

Attachments: [Approver Report](#)

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:

Approval of Minutes:

Attachments: [Pre-Council Meeting Minutes - October 20, 2025.pdf](#)
[City Council Meeting Minutes - October 21, 2025.pdf](#)
[Pre-Council Meeting Minutes - November 3, 2025.pdf](#)
[City Council Meeting Minutes - November 4, 2025.pdf](#)
[Approver Report](#)

Invoices to be Paid

Attachments: [Invoices 11.18.2025.pdf](#)
[Approver Report](#)

Award of Contract for the 2025-2026 Tree Removal and Stump Grinding Project to Arbor Tek Landscape Services Inc., in the Amount of \$99,981.56

[600-25](#)

Attachments: [Approver Report](#)

Award of Contract for the 2025-2026 Tree Trimming (East) Project to Arbor Tek Landscape Services Inc., in the Amount of \$92,530.00

[601-25](#)

Attachments: [Approver Report](#)

Award of Contract for the 2025-2026 Tree Trimming (West) Project to Arbor Tek Landscape Services Inc., in the Amount of \$58,606.00

[602-25](#)

Attachments: [Approver Report](#)

Award of Professional Services Agreement for a Citywide Service Level and Staffing Study to Raftelis in the Amount of \$156,500.00 [603-25](#)

Attachments: [Raftelis Scope.pdf](#)
[Agreement for Professional Services - Raftelis.docx](#)
[Approver Report](#)

Approval of Purchase of Four (4) Heavy-Duty Dump-Plow Bodies from Henderson Products in the Amount \$565,424.20 [604-25](#)

Attachments: [Approver Report](#)

Approval of Amendment No. 1 to the Phase III Professional Engineering Services for the Houbolt Road (US Route 6 - I-80) Roadway Reconstruction Project - MFT Section No. 16-00503-00-PV to Civiltech Engineering Inc. in the Amount of \$296,695.86 and Payment Request No. 27 and Final in the Amount of \$392,850.96 [605-25](#)

Attachments: [Approver Report](#)

Approval of Change Order No. 2 for the 2023 Sidewalk / Curb Replacement Project Contract B to Davis Concrete Construction Co. in the Amount \$15,352.92 and Payment Request No. 4 and Final in the Amount of \$29,902.37 [606-25](#)

Attachments: [Approver Report](#)

Award of Contract for the Purchase and Installation of the HVAC Replacement of Five Roof Top Units at Slammers Stadium to Anchor Mechanical, Inc. in the Amount of \$242,041.80 [607-25](#)

Attachments: [Westside Mechanical Proposal](#)
[Depue Mechanical Inc Proposal](#)
[Anchor Mechanical Inc Proposal](#)
[Approver Report](#)

Award of Contract for the Former Stadium Club Asbestos/Lead Abatement Project to Nationwide Environmental & Demo, LLC in the amount of \$227,700.00 [608-25](#)

Attachments: [Bid Tab .pdf](#)
[491 PD BID REVIEW .pdf](#)
[Approver Report](#)

Award of Payment for the Joliet Area Historical Museum Gallery Ceiling Repair and Painting Project to Cosgrove Construction Inc. in the Amount of \$69,275.00 **609-25**

Attachments: [Joliet Area Historical Museum Gallery Ceiling Repair.docx](#) [Redacted.pdf](#)
[Approver Report](#)

Award of Professional Services Agreement for the Southeast Joliet Sanitary District Water System Improvements Project to Baxer & Woodman Inc. in the Amount of \$181,600.00 **610-25**

Attachments: [1 PSA, SEJSD WM Design, B&W](#) [Redacted](#)
[Approver Report](#)

Award of Professional Services Agreement for Professional Engineering Support Services to Baxter & Woodman Inc. in the Amount of \$100,000.00 **611-25**

Attachments: [1 PSA, B&W, Professional Engineering Support Services](#) [Redacted](#)
[Approver Report](#)

Approval of Amendment No. 1 to the Professional Services Agreement for the 2025 Water and Sewer Financial Planning Services to Burns & McDonnell Engineering Co Inc. in the Amount of \$20,000.00 **612-25**

Attachments: [Approver Report](#)

Approval of Change Order No. 1 for the Garnsey Park Sanitary Sewer Rehabilitation Program to Hoerr Construction Inc. in the Amount of \$299,346.40 **613-25**

Attachments: [Approver Report](#)

Award of Contract to Jeffrey Prah Engineering Services for Audio Visual Engineering Services in the Amount of \$73,500.00 **614-25**

Attachments: [City of Joliet QUOTE -102025R](#) [Redacted.pdf](#)
[Approver Report](#)

Approval of Amendment No 1 for the Phase III Engineering Services for Chicago Street Streetscape (Jefferson Street - Cass Street) City Square, and Watermain Improvements to V3 Companies in an Amount not to Exceed \$150,000.00

[615-25](#)

Attachments: [Approver Report](#)

AGENDA ITEM:

Approval of Change Order No. 2 for Chicago Street Streetscape (Jefferson Street - Cass Street) City Square and Watermain Improvements to Austin Tyler Construction Inc. in the Amount of \$579,861.02

[616-25](#)

Attachments: [Approver Report](#)

Approval of Change Order No. 4 for the Houbolt Road (US Route 6 - I-80) Roadway Reconstruction Project - MFT Section No. 16-00503-00-PV to D Construction Inc, a Deduction in the Amount of (\$2,242,739.71), and Payment Request No. 25 and Final in the Amount of \$1,812,604.25

[617-25](#)

Attachments: [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 Approving a Variation of Use to Allow a Mixed-Use Structure, Located at 616 Williamson Avenue (ZBA 2025-35) **619-25**

Attachments: [Ordinance - Variation of Use ZBA 2025-35.docx](#)
[ZBA Staff Report Packet 2025-35.pdf](#)
[Zoning Board of Appeals Minutes 09-18-25.pdf](#)
[Approver Report](#)

Ordinance Approving a Special Use Permit to Allow a Truck and Trailer Parking and Storage Lot, Located West of Vera Court, South of Oak Leaf Street (ZBA 2025-46) **620-25**

Attachments: [Ordinance - Special Use Permit ZBA 2025-46.docx](#)
[Concept Plan 2025-46.pdf](#)
[ZBA Staff Report Packet 2025-46 2025-47.pdf](#)
[Zoning Board of Appeals Minutes 10-16-25.pdf](#)
[Approver Report](#)

Ordinance Approving a Special Exception to Allow a Roof-Mounted Solar Installation, Located at 3300 Channahon Road (ZBA 2025-49) **621-25**

Attachments: [Ordinance - Special Exception ZBA 2025-49.docx](#)
[Concept Plan 2025-49.pdf](#)
[ZBA Staff Report Packet 2025-49.pdf](#)
[Zoning Board of Appeals Minutes 10-16-25.pdf](#)
[Approver Report](#)

RESOLUTIONS:

Resolution Accepting the 2025 Powering the Holidays Grant from the Metropolitan Mayors Caucus in Partnership with ComEd for the 2025 Grant Fiscal Year **623-25**

Attachments: [Resolution](#)
[Recipient Assurances and Requirements 2025 Powering the Holidays.pdf](#)
[Grant Acceptance Form 2025 Powering the Holidays Joliet.pdf](#)
[Approver Report](#)

Resolution Authorizing the Execution of an Intergovernmental Agreement Between Central Will Dial-A-Ride and the County of Will and the Acceptance of Grant Funds under Title XX of the Social Security Act

624-25

Attachments: [Resolution Para-transit & Title XX Acceptance](#)
[Central Will Dial A Ride IGA.pdf](#)
[Approver Report](#)

Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 at IL Route 53 (Chicago Street) Interchange Improvement Project

625-25

Attachments: [Resolution](#)
[IDOT IGA I-80 at IL 53 Interchange.pdf](#)
[Approver Report](#)

Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 at Des Plaines River Improvement Project

626-25

Attachments: [Resolution](#)
[IDOT IGA I-80 at Des Plaines River.pdf](#)
[Approver Report](#)

Resolution Authorizing Approval and Execution of a Project Labor Agreement with the Will & Grundy Counties Building Trades Council and the Three Rivers Construction Alliance for Joliet Projects in the Alternative Water Source Program

627-25

Attachments: [Resolution](#)
[2025-PLA-City of Joliet Water Draft 10-30-25](#)
[Approver Report](#)

Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 at Chicago Street Interchange - IDOT Contract No. 62F94 / JN-126-010

628-25

Attachments: [Resolution](#)
[JN126-010 62F94 City of Joliet Agreement](#)
[Approver Report](#)

Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 at Des Plaines River Bridge Project - IDOT Contract No. 62R23 / JN-126-005

[629-25](#)

Attachments: [Resolution](#)

[JN126-005 62R23 City of Joliet Agreement](#)

[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.

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)).

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

Memo

File #:

Agenda Date:11/18/2025



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: 11/07/2025

Department: City Clerk/Business
Services

Final Action:

Title:

Agenda Date: 11/18/2025

Entered by: nhughes@joliet.gov



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #:

Agenda Date:11/18/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Monday, October 20, 2025

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

MAYOR TERRY D'ARCY

MAYOR PRO-TEM COUNCILMAN JUAN MORENO (10/1/2025 - 12/31/2025)

COUNCILMAN CESAR CARDENAS

COUNCILMAN JOE CLEMENT

COUNCILMAN LARRY E. HUG

COUNCILWOMAN SUZANNA IBARRA

COUNCILMAN PAT MUDRON

COUNCILWOMAN JAN HALLUMS QUILLMAN

COUNCILWOMAN SHERRI REARDON

City Manager - Beth Beatty

Interim Corporation Counsel - Todd Lenzie

City Clerk - Lauren O'Hara

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

ROLL CALL:

No Councilman Clement

Councilwoman Reardon absent

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

Absent: Councilman Joe Clement and Councilwoman Sherri Reardon

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:**Appointment to the Committee for Citizens with Disabilities**

Attachments: [Appointment to the Committee for Citizen's with Disabilities .pdf](#)
[Approver Report](#)

COUNCIL COMMITTEE REPORTS:

Finance

Public Service

CONSENT AGENDA:**Approval of Minutes:**

Attachments: [Pre-Council Meeting Minutes - September 15, 2025.pdf](#)
[City Council Meeting Minutes - September 16, 2025.pdf](#)
[Approver Report](#)

Invoices to be Paid

Attachments: [Invoices 10.21.25.pdf](#)
 [Approver Report](#)

Award of 2025 Traffic Signal Materials Purchase Order No. 5 to Traffic Control Corp. in the Amount of \$28,562.00 [557-25](#)

Attachments: [Approver Report](#)

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

Award of Professional Services Contract for the Removal of Fuel and Fuel Tanks from 9 Osgood Street to Petroleum Technologies Equipment, Inc. in the Amount of \$125,000.00 [558-25](#)

Attachments: [Approver Report](#)

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

Award of a Professional Engineering Services Agreement Related to the Northpoint Development Plan Review to Hutchison Engineering in an Amount Not to Exceed \$40,000.00 [559-25](#)

Attachments: [Approver Report](#)

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

Approval of Change Order No. 1 for the Cass Street / Jefferson Street Streetscape Repair Project - 2024 to PT Ferro Construction Co. in the Amount of \$15,015.24 and Payment Request No. 2 and Final in the Amount of \$16,755.46 [560-25](#)

Attachments: [Approver Report](#)

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

Award of Contract for the Transfer of the City of Joliet's Satellite Flow Monitoring Sites to the SCADA (Supervisory Control and Data Acquisition) System to Metropolitan Industries in the Amount of \$196,475.00 [561-25](#)

Attachments: [Metropolitan Agreement & Proposal - SCADA Transfer for Satellite Sites](#)
 [Approver Report](#)

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

Award of Professional Services Agreement for the Southeast Joliet Sanitary District GIS Mapping Project to TWiG Technologies in the Amount of \$93,387.50 [562-25](#)

Attachments: [SEJSD TWiG Agreement & Proposal](#)
[Approver Report](#)

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

Approval of Payment for the Annual Sensus Analytics and SaaS Systems to Core & Main LP in the amount of \$87,623.00

[**563-25**](#)

Attachments: [Core & Main Annual SAAS & SA Renewal 2025](#)
[Approver Report](#)

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

Approval of the Purchase of Water Metering Equipment from Core & Main LP in the Amount of \$350,000.00

[**564-25**](#)

Attachments: [Core & Main Quotation - Joliet 2025](#)
[Approver Report](#)

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

Councilman Hug clarified that the amount here is a cap for spending.

Approval of Amendment No. 2 for the Professional Services Agreement for Engineering Design Services for the Fairmont Water & Sewer Extension Project on Behalf of V3 Companies for a no Change in Cost

[**565-25**](#)

Attachments: [Fairmont WS Extension PSA - Amendment #2](#)
[Approver Report](#)

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

AGENDA ITEM:

Approval of Retiree Medical, Dental, and Vision Benefits Options

[**567-25**](#)

Attachments: [Approver Report](#)

The City Manager invited Kevin Sing to give a brief overview of this Council Memo.

Kevin Sing, Director of Finance, gave a brief explanation of this item.

LICENSES AND PERMIT APPLICATIONS:

Issuance of Class “B” Liquor License at 3340 Mall Loop Drive - El Flamingo Bar & Grill Inc.

[**569-25**](#)

Attachments: [EL FLAMINGO BAR & GRILL INC - 3340 MALL LOOP DRIVE - LIQUOR HEARING FINDINGS REPORT.pdf](#)
[Approver Report](#)

The City Manager invited the Deputy Liquor Commissioner to speak on this item.

Deputy Liquor Commissioner James O'Connell, gave a brief overview of this item.

Councilman Hug, whose district this is in, spoke in support of this item.

**Resolution to Deny Issuance of Class "B" Liquor License at [570-25](#)
3111 Theodore Street - Spicy Larry Café LLC**

Attachments: [SPICY LARRY CAFE -3111 THEODORE STREET - LIQUOR HEARING FINDINGS REPORT.doc.pdf](#)
[SPICY LARRY CAFE - 3111 THEODORE STREET - ORDER TO DENY.pdf](#)
[SPICY LARRY CAFE -3111 THEODORE STREET - RESOLUTION TO DENY.pdf](#)
[Approver Report](#)

The City Manager invited the Deputy Liquor Commissioner to speak on this item.

Deputy Liquor Commissioner James O'Connell, gave a brief overview of this item.

Councilman Hug, whose district this is in, spoke in support of this item.

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 for the Levy and Assessment of Taxes for the [572-25](#)
Fiscal Year Beginning January 1, 2025 and Ending
December 31, 2025, in and for the 1996 Joliet Special Service
Area Number Fourteen (Joliet City Center)**

Attachments: [City Center SSA Levy.docx](#)
[Approver Report](#)

Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2025 and Ending December 31, 2025, in and for the 2009 Joliet Special Service Area Number Seven (Park Hill Subdivision)

[573-25](#)

Attachments: [Park Hill SSA Levy.docx](#)
[Approver Report](#)

RESOLUTIONS:

Resolution Appointing an Authorized Agent for Purposes of the Illinois Municipal Retirement Fund

[575-25](#)

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

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

Resolution Declaring Certain City of Joliet Property as Surplus

[576-25](#)

Attachments: [Resolution](#)
[Surplus List 10-2025.pdf](#)
[Approver Report](#)

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

Resolution Approving the Subrecipient Award Agreement between Will County and the City of Joliet for the Southeast Joliet Sanitary District Water System Improvements

[577-25](#)

Attachments: [Resolution](#)
[Will County and SEJoliet SGA OCT25-Updated Scope](#)
[Approver Report](#)

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

Resolution Authorizing Execution of an Intergovernmental Agreement Between the Southeast Joliet Sanitary District and the City of Joliet

[578-25](#)

Attachments: [Resolution](#)
[Final IGA & Attachment - Joliet & SEJSD 101425](#)
[Approver Report](#)

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

Councilman Hug spoke on this item, gave a clarification on what this item entails.

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 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 Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman

Absent: Councilman Joe Clement and Councilwoman Sherri Reardon

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, October 21, 2025

6:30 PM

City Hall, Council Chambers

City Council Meeting

MAYOR TERRY D'ARCY

MAYOR PRO-TEM COUNCILMAN JUAN MORENO (10/1/2025 - 12/31/2025)

COUNCILMAN CESAR CARDENAS

COUNCILMAN JOE CLEMENT

COUNCILMAN LARRY E. HUG

COUNCILWOMAN SUZANNA IBARRA

COUNCILMAN PAT MUDRON

COUNCILWOMAN JAN HALLUMS QUILLMAN

COUNCILWOMAN SHERRI REARDON

City Manager - Beth Beatty

Interim Corporation Counsel - Todd Lenzie

City Clerk - Lauren O'Hara

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

INVOCATION:

Father Chris Groh, Chaplain for the Joliet Police and Fire Departments

PLEDGE TO THE FLAG:

ROLL CALL:

The Mayor took a moment of silence for the passing of Councilwoman Reardon's father-in-law.

Present: 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 Jan Hallums Quillman

Absent: Councilwoman Sherri Reardon

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

MAYOR:

Proclamation Recognizing United Nations Day 2025

Attachments: [Proclamation Recognizing United Nations Day \(Zonta\) 2025 \(2\).pdf](#)
[Approver Report](#)

Councilwoman Quillman read a proclamation recognizing United Nations Day 2025 for the Zonta Club of Joliet, some of whose members were in attendance.

Mary Bedino - president of the Zonta Club of Joliet, spoke about what this proclamation means.

APPROVAL OF AGENDA:

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

Absent: 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:

Appointment to the Committee for Citizens with Disabilities

Attachments: [Appointment to the Committee for Citizen's with Disabilities .pdf](#)
[Approver Report](#)

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilwoman Suzanna Ibarra, to appoint Travis Brown to replace Veronica J. Pollard on the Committee for Citizens with Disabilities.

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 Jan Hallums Quillman

Absent: Councilwoman Sherri Reardon

COUNCIL COMMITTEE REPORTS:

Finance

Councilman Mudron gave a brief overview of the Finance Committee meeting held October 21, 2025 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6100?view_id=6&redirect=true

Public Service

Councilman Hug gave a brief overview of the Public Service Committee meeting held October 20, 2025 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6093?view_id=6&redirect=true

CONSENT AGENDA:

Approval of Minutes:

Attachments: [Pre-Council Meeting Minutes - September 15, 2025.pdf](#)
[City Council Meeting Minutes - September 16, 2025.pdf](#)
[Approver Report](#)

Invoices to be Paid

Attachments: [Invoices 10.21.25.pdf](#)
[Approver Report](#)

Award of 2025 Traffic Signal Materials Purchase Order No. 5 to Traffic Control Corp. in the Amount of \$28,562.00 [557-25](#)

Attachments: [Approver Report](#)

Award of Professional Services Contract for the Removal of Fuel and Fuel Tanks from 9 Osgood Street to Petroleum Technologies Equipment, Inc. in the Amount of \$125,000.00 [558-25](#)

Attachments: [Approver Report](#)

Award of a Professional Engineering Services Agreement Related to the Northpoint Development Plan Review to Hutchison Engineering in an Amount Not to Exceed \$40,000.00 [559-25](#)

Attachments: [Approver Report](#)

Approval of Change Order No. 1 for the Cass Street / Jefferson Street Streetscape Repair Project - 2024 to PT Ferro Construction Co. in the Amount of \$15,015.24 and Payment Request No. 2 and Final in the Amount of \$16,755.46 [560-25](#)

Attachments: [Approver Report](#)

Award of Contract for the Transfer of the City of Joliet's Satellite Flow Monitoring Sites to the SCADA (Supervisory Control and Data Acquisition) System to Metropolitan Industries in the Amount of \$196,475.00 [561-25](#)

Attachments: [Metropolitan Agreement & Proposal - SCADA Transfer for Satellite Sites](#)
[Approver Report](#)

Award of Professional Services Agreement for the Southeast Joliet Sanitary District GIS Mapping Project to TWiG Technologies in the Amount of \$93,387.50 [562-25](#)

Attachments: [SEJSD TWiG Agreement & Proposal](#)
[Approver Report](#)

Approval of Payment for the Annual Sensus Analytics and SaaS Systems to Core & Main LP in the amount of \$87,623.00 [563-25](#)

Attachments: [Core & Main Annual SAAS & SA Renewal 2025](#)
[Approver Report](#)

Approval of the Purchase of Water Metering Equipment from [564-25](#)

Core & Main LP in the Amount of \$350,000.00

Attachments: [Core & Main Quotation - Joliet 2025](#)
 [Approver Report](#)

Approval of Amendment No. 2 for the Professional Services Agreement for Engineering Design Services for the Fairmont Water & Sewer Extension Project on Behalf of V3 Companies for a no Change in Cost

[565-25](#)

Attachments: [Fairmont WS Extension PSA - Amendment #2](#)
 [Approver Report](#)

Consent Agenda Items Approved

A motion was made by Councilman Joe Clement, seconded by Councilman Cesar Cardenas, to approve 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 and Councilwoman Jan Hallums Quillman

Absent: Councilwoman Sherri Reardon

AGENDA ITEM:

Approval of Retiree Medical, Dental, and Vision Benefits Options

[567-25](#)

Attachments: [Approver Report](#)

A motion was made by Councilman Cesar Cardenas, seconded by Councilman Pat Mudron, to approve COUNCIL MEMO #567-25: Approval of Retiree Medical, Dental, and Vision Benefits Options.

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 Jan Hallums Quillman

Absent: Councilwoman Sherri Reardon

LICENSES AND PERMIT APPLICATIONS:

Issuance of Class "B" Liquor License at 3340 Mall Loop Drive - El Flamingo Bar & Grill Inc.

[569-25](#)

Attachments: [EL FLAMINGO BAR & GRILL INC - 3340 MALL LOOP DRIVE - LIQUOR HEARING FINDINGS REPORT.pdf](#)
[Approver Report](#)

Councilman Hug mentions it is in his district and he approves.

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Suzanna Ibarra, to approve COUNCIL MEMO #569-25: Issuance of Class "B" Liquor License at 3340 Mall Loop Drive - El Flamingo Bar & Grill Inc.

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 Jan Hallums Quillman

Absent: Councilwoman Sherri Reardon

Resolution to Deny Issuance of Class "B" Liquor License at 3111 Theodore Street - Spicy Larry Café LLC [570-25](#)

Attachments: [SPICY LARRY CAFE -3111 THEODORE STREET - LIQUOR HEARING FINDINGS REPORT.doc.pdf](#)
[SPICY LARRY CAFE - 3111 THEODORE STREET - ORDER TO DENY.pdf](#)
[SPICY LARRY CAFE -3111 THEODORE STREET - RESOLUTION TO DENY.pdf](#)
[Approver Report](#)

Councilman Hug mentions his is in agreement with Liquor Commissioners recommendation.

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Suzanna Ibarra, to approve COUNCIL MEMO #570-25: Resolution to Deny Issuance of Class "B" Liquor License at 3111 Theodore Street - Spicy Larry Café LLC. (Resolution 8211)

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 Jan Hallums Quillman

Absent: 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 for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2025 and Ending December 31, 2025, in and for the 1996 Joliet Special Service Area Number Fourteen (Joliet City Center)

[572-25](#)

Attachments: [City Center SSA Levy.docx](#)
 [Approver Report](#)

A motion was made by Councilman Pat Mudron, seconded by Mayor Terry D'Arcy, to approve COUNCIL MEMO #572-25: Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2025 and Ending December 31, 2025, in and for the 1996 Joliet Special Service Area Number Fourteen (Joliet City Center). (Ordinance 18795)

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 Jan Hallums Quillman

Absent: Councilwoman Sherri Reardon

Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2025 and Ending December 31, 2025, in and for the 2009 Joliet Special Service Area Number Seven (Park Hill Subdivision)

[573-25](#)

Attachments: [Park Hill SSA Levy.docx](#)
 [Approver Report](#)

A motion was made by Councilman Pat Mudron, seconded by Mayor Terry D'Arcy, to approve COUNCIL MEMO #573-25: Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2025 and Ending December 31, 2025, in and for the 2009 Joliet Special Service Area Number Seven (Park Hill Subdivision). (Ordinance 18796)

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 Jan Hallums Quillman

Absent: Councilwoman Sherri Reardon

RESOLUTIONS:

Resolution Appointing an Authorized Agent for Purposes of the Illinois Municipal Retirement Fund **[575-25](#)**

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

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Pat Mudron, to approve COUNCIL MEMO #575-25: Resolution Appointing an Authorized Agent for Purposes of the Illinois Municipal Retirement Fund. (Resolution 8212)

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 Jan Hallums Quillman

Absent: Councilwoman Sherri Reardon

Resolution Declaring Certain City of Joliet Property as Surplus **[576-25](#)**

Attachments: [Resolution](#)
[Surplus List 10-2025.pdf](#)
[Approver Report](#)

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Mayor Terry D'Arcy, to approve COUNCIL MEMO #576-25: Resolution Declaring Certain City of Joliet Property as Surplus. (Resolution 8213)

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 Jan Hallums Quillman

Absent: Councilwoman Sherri Reardon

Resolution Approving the Subrecipient Award Agreement between Will County and the City of Joliet for the Southeast Joliet Sanitary District Water System Improvements **[577-25](#)**

Attachments: [Resolution](#)
[Will County and SEJoliet SGA OCT25-Updated Scope](#)
[Approver Report](#)

Councilwoman Ibarra spoke in support of this item and how much this will help those in that district.

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Jan Hallums Quillman, to approve COUNCIL MEMO #577-25: Resolution Approving the Subrecipient Award Agreement between Will County and the City of Joliet for the Southeast Joliet Sanitary District Water System Improvements. (Resolution 8214)

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 Jan Hallums Quillman

Absent: Councilwoman Sherri Reardon

Resolution Authorizing Execution of an Intergovernmental Agreement Between the Southeast Joliet Sanitary District and the City of Joliet

[578-25](#)

Attachments: [Resolution](#)
[Final IGA & Attachment - Joliet & SEJSD 101425](#)
[Approver Report](#)

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to approve COUNCIL MEMO #578-25: Resolution Authorizing Execution of an Intergovernmental Agreement Between the Southeast Joliet Sanitary District and the City of Joliet. (Resolution 8215)

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 Jan Hallums Quillman

Absent: Councilwoman Sherri Reardon

CITY MANAGER:

The City Manager congratulated Officer William Moore who was promoted to the rank of Sergeant, spoke on the workshops that occurred and will continue happening for the Unity Dome, mentioned the Halloween Map and Halloween trick or treat hours and reminded those about the JPD Trunk or Treat.

PUBLIC COMMENTS:

Diane Matter - spoke regarding her concerns about the Love's Truck Stop and suggestions to make it better like a cul-de-sac being implemented.

Cathy Garthus - offered prayers to Councilwoman Reardon and her family for their loss, spoke on her issues of securing housing, concerns on why companies get property tax reductions, thanked everyone for being there for her through all that has happened the last couple of years.

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 - offered his condolences to Councilwoman Reardon and her family, thanked the Laraway Community Consolidated School District for inviting him to speak at their Hispanic Heritage event the week prior.

Councilman Clement - offered his condolences to Councilwoman Reardon and her family.

Councilman Hug - wished everyone a happy and safe Halloween, and condolences to Councilwoman Reardon and her family.

Councilwoman Ibarra - invited everyone to Take Back the Night at Crossroads Church, Thursday October 23, spoke on her participation with the Unity Dome workshop and encouraged everyone to participate online, and offered her condolences to Councilwoman Reardon and her family..

Councilman Moreno - offered his condolences to Councilwoman Reardon and her family, and wished everyone a safe and happy Halloween.

Councilman Mudron - Kappa Organization had two successful fundraising events

Councilwoman Quillman - offered her condolences to Councilwoman Reardon and her family, mentioned to everyone to be aware of trick-or-treaters and have a safe and happy Halloween.

Mayor D'Arcy - mentioned his attendance at the CED After Hours event, the Route 66 Annual Conference, the East and Southeast Regional Alliance meeting, and the Unity Dome workshop and interaction with the artist, his attendance a dedication for Crawford Honors College at JJC, and the Bays Tower Grand Opening, offered his condolences to Councilwoman Reardon and her family.

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 and Councilwoman Jan Hallums Quillman

Absent: 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



Meeting Minutes - Pending Approval

Monday, November 3, 2025

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

MAYOR TERRY D'ARCY

MAYOR PRO-TEM COUNCILMAN JUAN MORENO (10/1/2025 - 12/31/2025)

COUNCILMAN CESAR CARDENAS

COUNCILMAN JOE CLEMENT

COUNCILMAN LARRY E. HUG

COUNCILWOMAN SUZANNA IBARRA

COUNCILMAN PAT MUDRON

COUNCILWOMAN JAN HALLUMS QUILLMAN

COUNCILWOMAN SHERRI REARDON

City Manager - Beth Beatty

Interim Corporation Counsel - Todd Lenzie

City Clerk - Lauren O'Hara

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

ROLL CALL:

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

PRESENTATION:

Q2 & Q3 2025 Water Conservation Incentive Program Winners, and Intro for Q4 2025 Program - Presented by Allison Swisher, Director of Public Utilities

Attachments: [Approver Report](#)

Allison Swisher, Director of Public Utilities, gave a brief presentation recognizing the Water Conservation Incentive Program Winners.

Ann Grooms presented the winners with their prizes.

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:**

Land Use & Economic Development

Public Assets

Public Service

CONSENT AGENDA:**Approval of Minutes:**

Attachments: [Pre-Council Meeting Minutes - October 6, 2025.pdf](#)
 [Council Meeting Minutes - October 7, 2025.pdf](#)
 [Approver Report](#)

Invoices to be Paid

Attachments: [Invoices 11.04.25.pdf](#)
 [Approver Report](#)

Approval of Change Order No. 3 for the Bridge Street (Nicholson Street - Center Street) Roadway Improvement Project - MFT Section No. 24-00562-00-FP to PT Ferro Construction Co., a Deduction in the Amount of (\$11,139.97), and Payment Request No. 4 & Final in the Amount of \$33,566.80 [579-25](#)

Attachments: [Approver Report](#)

Approval of Purchase One (1) Ford F250 Service Truck from Rod Baker Ford in the Amount of \$66,063.70 [580-25](#)

Attachments: [Approver Report](#)

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

Approval of Purchase Order No. 1 for the 2025 Bulk Roadway Sign Materials to High Star Traffic in the Amount of \$42,128.75 [581-25](#)

Attachments: [Approver Report](#)

Approval of Change Order No. 1 for the 2025 Hickory - Spring Creek Cleaning Project to Gregg W. Dobczyk Excavating in the Amount of \$20,000.00 and Payment Request No. 1 & Final in the Amount of \$150,000.00 [582-25](#)

Attachments: [Approver Report](#)

Approval of Purchase of Replacement Waste Pumps for the Aux Sable Wastewater Treatment Plant from Boerger LLC in the Amount of \$60,000.00 [583-25](#)

Attachments: [Boerger Q31018246 Aux Sable WWTP - Joliet IL bjr](#)
 [Approver Report](#)

Approval of a Contract with MMA Rx Solutions (Prescription Drug Rebate Management) [584-25](#)

Attachments: [Approver Report](#)

AGENDA ITEM:

Approval of Change Order No. 2 for the Rosalind Street Culvert Replacement Project to Austin Tyler Construction Inc., a Deduction in the Amount of (\$2,704.50), and Payment [586-25](#)

Request No. 3 & Final in the Amount of \$188,191.67

Attachments: [Approver Report](#)

**Approval of Change Order No. 2 for the Spring Creek Phase
1 Water Main Improvements Project to Austin Tyler
Construction Inc. for a Deduction in the Amount of
(\$1,145,302.94) and Pay Estimate No. 9 and Final in the
Amount of \$1,302,885.60**

[**587-25**](#)

Attachments: [Approver Report](#)

2025 Property Tax Levy Discussion

[**588-25**](#)

Attachments: [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.

**Public Hearing Regarding an Ordinance Designating an Area
as the Joliet River Edge Redevelopment Zone**

[**590-25**](#)

Attachments: [Approver Report](#)

**Public Hearing for a Resolution Approving an Annexation
Agreement for 8.1 Acres Located East of Thoroughbred
Lane, South of Old Renwick Road**

[**591-25**](#)

**Resolution Approving an Annexation Agreement for 8.1
Acres Located East of Thoroughbred Lane, South of Old
Renwick Road (A-3-25)**

Attachments: [Resolution](#)
 [Annexation Agreement final draft A-3-25.pdf](#)
 [Plat of Annexation DeLeon Sub.pdf](#)
 [Preliminary PUD Plat DeLeon Sub.pdf](#)
 [Preliminary Site Plan DeLeon Sub.pdf](#)
 [Preliminary Landscape Plan DeLeon Sub.pdf](#)
 [Plan Commission Staff Report Packet A-2-25 PUD-3-25.pdf](#)
 [Plan Commission Minutes 08-21-25.pdf](#)
 [Approver Report](#)

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

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

**Ordinance Designating an Area as the Joliet River Edge
Redevelopment Zone** [**593-25**](#)

Attachments: [Joliet RERZ Designation ORD .docx](#)
 [Proposed RERZ Boundary.pdf](#)
 [RERZ Legal Description.docx](#)
 [Joliet RERZ Application.docx](#)
 [Approver Report](#)

Ordinances Associated with DeLeon Subdivision: [**594-25**](#)

**Ordinance Approving the Annexation of 8.1 Acres Located
East of Thoroughbred Lane, South of Old Renwick Road
(A-3-25)**

**Ordinance Approving the Classification of 8.1 Acres East of
Thoroughbred Lane, South of Old Renwick Road, to R-1B
(Single-Family Residential) Zoning (A-3-25)**

**Ordinance Approving the Preliminary Planned Unit
Development of DeLeon Subdivision (PUD-6-25)**

Attachments: [Ordinance - Annexation DeLeon.docx](#)
[Plat of Annexation A-3-25.pdf](#)
[Ordinance - Zoning Classification DeLeon.docx](#)
[Ordinance - Preliminary PUD DeLeon.docx](#)
[Preliminary PUD Plat DeLeon Subdivision.pdf](#)
[Preliminary Site Plan DeLeon Subdivision.pdf](#)
[Preliminary Landscape Plan DeLeon Subdivision.pdf](#)
[Plan Commission Staff Report Packet A-2-25 PUD-3-25.pdf](#)
[Plan Commission Minutes 08-21-25.pdf](#)
[Approver Report](#)

Ordinance Vacating 0.028 Acres of a Public Drainage Easement at 1715 Terry Drive **595-25**

Attachments: [Plat of Vacation.pdf](#)
[Legal Description.pdf](#)
[Ordinance - Easement Vacation Terry Drive.pdf](#)
[Public Works Approval Letter.pdf](#)
[Approver Report](#)

Ordinance Approving the Fourth Amendment to Development Agreement for Senior Suites of Joliet, LLC Building at 215 N. Ottawa Street **596-25**

Attachments: [Senior Suites Ordinance.docx](#)
[Senior Suites Fourth Amendment Agreement.docx](#)
[Senior Suites Summary ExhibitA.docx](#)
[Approver Report](#)

RESOLUTIONS:

Resolution Authorizing Execution of a Lease Agreement Between the City of Joliet and La Sociedad, Inc., DBA Casa Catrina Mexican Heritage Cuisine **598-25**

Attachments: [Resolution](#)
[Casa Catrina Lease Agreement.docx](#)
[Casa Catrina Attachments.pdf](#)
[Approver Report](#)

Paulina Martinez and Emily McGuire gave a brief overview of what this lease agreement entails.

Resolution Approving a Memorandum of Understanding between the Regional Transportation Authority and the City of Joliet for Transit Oriented Development Zoning Regulations **599-25**

Attachments: [Resolution](#)
 [Joliet Zoning Code MOU.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 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

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, November 4, 2025

6:30 PM

City Hall, Council Chambers

City Council Meeting

MAYOR TERRY D'ARCY

MAYOR PRO-TEM COUNCILMAN JUAN MORENO (10/1/2025 - 12/31/2025)

COUNCILMAN CESAR CARDENAS

COUNCILMAN JOE CLEMENT

COUNCILMAN LARRY E. HUG

COUNCILWOMAN SUZANNA IBARRA

COUNCILMAN PAT MUDRON

COUNCILWOMAN JAN HALLUMS QUILLMAN

COUNCILWOMAN SHERRI REARDON

City Manager - Beth Beatty

Interim Corporation Counsel - Todd Lenzie

City Clerk - Lauren O'Hara

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

INVOCATION:

Rabbi Jenny Steinberg-Martinez, Stepping Stones Treatment Center, 1114 N Larkin Avenue, 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, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

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

MAYOR:

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: 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:

COUNCIL COMMITTEE REPORTS:

Land Use & Economic Development

Councilman Cardenas gave a brief overview of the Land Use & Economic Development Committee meeting held October 22, 2025 in Council Chambers.

Emily McGuire, part of the City's Economic Development department, gave a presentation regarding the Casa Catrina lease on the nights agenda under Council Memo# 598-25.

The owners as well as the Chef expressed their excitement to open their restaurant in the City.

Council asked questions to the owners who provided more information regarding the restaurants plans.

Paulina Martinez, Economic Development Director, gave a presentation on the Public Hearing and Ordinance for the Designation of an Area for the River Edge Redevelopment Zone on the night agenda under Council Memo's 590-25 and 593-25.

Council members asked followed up questions for clarifications on what the River Edge Redevelopment Zone entails.

Link: https://joliet.granicus.com/player/clip/6103?view_id=6&redirect=true

Public Assets

Councilwoman Ibarra gave a brief overview of the Public Assets Committee meeting held November 4, 2025 in the Executive Conference Room.

Councilman Hug clarified that we need to remediate the Stadium building before we can do anything with it.

Link: https://joliet.granicus.com/player/clip/6111?view_id=6&redirect=true

Public Service

Councilman Hug gave a brief overview of the Public Service Committee meeting held November 3, 2025 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6106?view_id=6&redirect=true

CONSENT AGENDA:

Approval of Minutes:

Attachments: [Pre-Council Meeting Minutes - October 6, 2025.pdf](#)
 [Council Meeting Minutes - October 7, 2025.pdf](#)
 [Approver Report](#)

Invoices to be Paid

Attachments: [Invoices 11.04.25.pdf](#)
 [Approver Report](#)

Approval of Change Order No. 3 for the Bridge Street (Nicholson Street - Center Street) Roadway Improvement Project - MFT Section No. 24-00562-00-FP to PT Ferro Construction Co., a Deduction in the Amount of (\$11,139.97), and Payment Request No. 4 & Final in the Amount of \$33,566.80 [579-25](#)

Attachments: [Approver Report](#)

Approval of Purchase One (1) Ford F250 Service Truck from Rod Baker Ford in the Amount of \$66,063.70 [580-25](#)

Attachments: [Approver Report](#)

Approval of Purchase Order No. 1 for the 2025 Bulk Roadway Sign Materials to High Star Traffic in the Amount of \$42,128.75 [581-25](#)

Attachments: [Approver Report](#)

Approval of Change Order No. 1 for the 2025 Hickory - Spring Creek Cleaning Project to Gregg W. Dobczyk Excavating in the Amount of \$20,000.00 and Payment Request No. 1 & Final in the Amount of \$150,000.00 [582-25](#)

Attachments: [Approver Report](#)

Approval of Purchase of Replacement Waste Pumps for the Aux Sable Wastewater Treatment Plant from Boerger LLC in the Amount of \$60,000.00 [583-25](#)

Attachments: [Boerger Q31018246 Aux Sable WWTP - Joliet IL bjr](#)
[Approver Report](#)

Approval of a Contract with MMA Rx Solutions (Prescription Drug Rebate Management) [584-25](#)

Attachments: [Approver Report](#)

Consent Agenda Items Approved

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilwoman Sherri Reardon, 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. 2 for the Rosalind Street Culvert Replacement Project to Austin Tyler Construction Inc., a Deduction in the Amount of (\$2,704.50), and Payment Request No. 3 & Final in the Amount of \$188,191.67

586-25

Attachments: [Approver Report](#)

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Jan Hallums Quillman, to approve COUNCIL MEMO #586-25: Approval of Change Order No. 2 for the Rosalind Street Culvert Replacement Project to Austin Tyler Construction Inc., a Deduction in the Amount of (\$2,704.50), and Payment Request No. 3 & Final in the Amount of \$188,191.67.

The motion carried by the following vote:

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

Abstain: Councilman Juan Moreno

Approval of Change Order No. 2 for the Spring Creek Phase 1 Water Main Improvements Project to Austin Tyler Construction Inc. for a Deduction in the Amount of (\$1,145,302.94) and Pay Estimate No. 9 and Final in the Amount of \$1,302,885.60

587-25

Attachments: [Approver Report](#)

A motion was made by Councilman Larry E. Hug, seconded by Mayor Terry D'Arcy, to approve COUNCIL MEMO #587-25: Approval of Change Order No. 2 for the Spring Creek Phase 1 Water Main Improvements Project to Austin Tyler Construction Inc. for a Deduction in the Amount of (\$1,145,302.94) and Pay Estimate No. 9 and Final in the Amount of \$1,302,885.60.

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

2025 Property Tax Levy Discussion

588-25

Attachments: [Approver Report](#)

Kevin Sing, Finance Director, explained this discussion is required 20 days prior

to its adoption in December, he also provided background information regarding this item.

Councilwoman Quillman wanted to confirm there is no tax rate increase.

Councilman Hug asked for further clarifications.

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 Regarding an Ordinance Designating an Area as the Joliet River Edge Redevelopment Zone [590-25](#)

Attachments: [Approver Report](#)

The City Clerk opened and advised that this is a public hearing regarding an Ordinance Designating an Area as the Joliet River Edge Redevelopment Zone so any public comments would be in order at this time.

The only speaker, Quinn Adamowski, Regional Advocacy Manager for Landmarks Illinois, spoke on the importance of this item in relation to the restoration of historic properties within the City of Joliet.

Seeing no other speakers, the City Clerk then closed the Public Hearing.

Public Hearing for a Resolution Approving an Annexation Agreement for 8.1 Acres Located East of Thoroughbred Lane, South of Old Renwick Road

[591-25](#)

Resolution Approving an Annexation Agreement for 8.1 Acres Located East of Thoroughbred Lane, South of Old Renwick Road (A-3-25)

Attachments:

[Resolution](#)

[Annexation Agreement final draft A-3-25.pdf](#)

[Plat of Annexation DeLeon Sub.pdf](#)

[Preliminary PUD Plat DeLeon Sub.pdf](#)

[Preliminary Site Plan DeLeon Sub.pdf](#)

[Preliminary Landscape Plan DeLeon Sub.pdf](#)

[Plan Commission Staff Report Packet A-2-25 PUD-3-25.pdf](#)

[Plan Commission Minutes 08-21-25.pdf](#)

[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.

Councilman Hug asked Greg Ruddy to clarify on some details.

A motion was made

A motion was made by Councilman Larry E. Hug, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #591-25:

Resolution Approving an Annexation Agreement for 8.1 Acres Located East of Thoroughbred Lane, South of Old Renwick Road (A-3-25) (Resolution 8216).

The motion carried by the following vote:

Aye:

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

ORDINANCES AND RESOLUTIONS:

ORDINANCES:**Ordinance Designating an Area as the Joliet River Edge
Redevelopment Zone****[593-25](#)**

Attachments: [Joliet RERZ Designation ORD .docx](#)
 [Proposed RERZ Boundary.pdf](#)
 [RERZ Legal Description.docx](#)
 [Joliet RERZ Application.docx](#)
 [Approver Report](#)

Mayor D'Arcy thanked Dustin and Paulina for their work on this project.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Jan Hallums Quillman, to adopt COUNCIL MEMO #593-25: Ordinance Designating an Area as the Joliet River Edge Redevelopment Zone (Ordinance 18797).

The motion carried by the following vote:

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

Ordinances Associated with DeLeon Subdivision:**[594-25](#)****Ordinance Approving the Annexation of 8.1 Acres Located
East of Thoroughbred Lane, South of Old Renwick Road
(A-3-25)****Ordinance Approving the Classification of 8.1 Acres East of
Thoroughbred Lane, South of Old Renwick Road, to R-1B
(Single-Family Residential) Zoning (A-3-25)****Ordinance Approving the Preliminary Planned Unit
Development of DeLeon Subdivision (PUD-6-25)**

Attachments: [Ordinance - Annexation DeLeon.docx](#)
 [Plat of Annexation A-3-25.pdf](#)
 [Ordinance - Zoning Classification DeLeon.docx](#)
 [Ordinance - Preliminary PUD DeLeon.docx](#)
 [Preliminary PUD Plat DeLeon Subdivision.pdf](#)
 [Preliminary Site Plan DeLeon Subdivision.pdf](#)
 [Preliminary Landscape Plan DeLeon Subdivision.pdf](#)
 [Plan Commission Staff Report Packet A-2-25 PUD-3-25.pdf](#)
 [Plan Commission Minutes 08-21-25.pdf](#)
 [Approver Report](#)

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Jan Hallums Quillman, to adopt COUNCIL MEMO #594-25: Ordinances Associated with DeLeon Subdivision:

Ordinance Approving the Annexation of 8.1 Acres Located East of Thoroughbred Lane, South of Old Renwick Road (A-3-25) (Ordinance 18798)

Ordinance Approving the Classification of 8.1 Acres East of Thoroughbred Lane, South of Old Renwick Road, to R-1B (Single-Family Residential) Zoning (A-3-25) (Ordinance 18799)

Ordinance Approving the Preliminary Planned Unit Development of DeLeon Subdivision (PUD-6-25) (Ordinance 18800).

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 Vacating 0.028 Acres of a Public Drainage Easement at 1715 Terry Drive

[595-25](#)

Attachments: [Plat of Vacation.pdf](#)
 [Legal Description.pdf](#)
 [Ordinance - Easement Vacation Terry Drive.pdf](#)
 [Public Works Approval Letter.pdf](#)
 [Approver Report](#)

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilwoman Sherri Reardon, to adopt COUNCIL MEMO #595-25: Ordinance Vacating 0.028 Acres of a Public Drainage Easement at 1715 Terry Drive (Ordinance 18801).

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 Fourth Amendment to
Development Agreement for Senior Suites of Joliet, LLC
Building at 215 N. Ottawa Street**

[596-25](#)

Attachments: [Senior Suites Ordinance.docx](#)
 [Senior Suites Fourth Amendment Agreement.docx](#)
 [Senior Suites Summary ExhibitA.docx](#)
 [Approver Report](#)

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #596-25: Ordinance Approving the Fourth Amendment to Development Agreement for Senior Suites of Joliet, LLC Building at 215 N. Ottawa Street (Ordinance 18802).

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 Execution of a Lease Agreement
Between the City of Joliet and La Sociedad, Inc., DBA Casa
Catrina Mexican Heritage Cuisine**

[598-25](#)

Attachments: [Resolution](#)
 [Casa Catrina Lease Agreement.docx](#)
 [Casa Catrina Attachments.pdf](#)
 [Approver Report](#)

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #598-25: Resolution Authorizing Execution of a Lease Agreement Between the City of Joliet and La Sociedad, Inc., DBA Casa Catrina Mexican Heritage Cuisine (Resolution 8217).

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 Memorandum of Understanding between the Regional Transportation Authority and the City of Joliet for Transit Oriented Development Zoning Regulations

[599-25](#)

Attachments: [Resolution](#)
[Joliet Zoning Code MOU.pdf](#)
[Approver Report](#)

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Sherri Reardon, to adopt COUNCIL MEMO #599-25: Resolution Approving a Memorandum of Understanding between the Regional Transportation Authority and the City of Joliet for Transit Oriented Development Zoning Regulations (Resolution 8218).

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 provided construction updates, the Des Plaines River Bridge Community Plan meeting happening November 13th, Providence Catholic High School's musical at Bicentennial Park this weekend, and the 4th CERT class graduation happening tonight.

PUBLIC COMMENTS:

Doris Jones - Raven Littlejohn's godmother, spoke on her murder and concerns with its investigation.

Robin Anderson - spoke regarding Raven Littlejohn and the Des Plaines river concerns.

Theresa Collins - History on Wheels representative, Saturday November 15 they will hosting turkey dinner giveaway to Veteran's and those in need, thanked the City for their support.

DiAnn Matter - spoke regarding the answers she received for the cul-de-sac on New Lenox road ownership- and getting a cul-de-sac or concrete barrier for the Love's Truck Stop.

Kathy Garthus - spoke about the effects of developments to residents.

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 Reardon - thanked everyone for their continued support following the loss of her father in law, Kevin Reardon.

Councilman Mudron - congratulated Glenwood Manor's homeowner association for their parade and it's success.

Councilwoman Ibarra - spoke about Sharefest this Saturday November 8th for spaghetti dinner, Millsdale road cul-de-sac, Hands of Hope Thanksgiving free food giveaway November 15th between 10 and 2 at 511 Oakleaf Court, Take Back the Night needed more media attention for awareness to domestic violence, told residents to slow down on while driving City road.

Councilman Hug - also spoke about being safer while driving, mentioned the too high taxes in this state that need to be addressed, and congratulated Providence Catholic football team .

Councilman Clement - wished his daughter Carsyn Happy Birthday.

Councilman Cardenas - mentioned his excitement for Casa Catrina and looking forward to their opening.

Mayor D'Arcy reminded everyone that November 11 is Veteran's Day and the importance of this holiday.

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 Juan Moreno, to adjourn.

The motion carried by the following vote:

Aye:

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

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



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File ID:

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 12/11/2024

Department: City Clerk/Business
Services

Final Action:

Title:

Agenda Date: 11/18/2025

Attachments: Pre-Council Meeting Minutes - October 20, 2025.pdf,
City Council Meeting Minutes - October 21, 2025.pdf,
Pre-Council Meeting Minutes - November 3, 2025.pdf,
City Council Meeting Minutes - November 4, 2025.pdf

Entered by: pames@joliet.gov



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #:

Agenda Date:11/18/2025

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
17355 A.N.T. PEST CONTROL INC										
17269		11/18/2025			190.00		11/18/2025	INV APP	EXTERM	
CHECK DATE:										
15547 ACTION TRUCK PARTS INC										
002A146321		11/18/2025			645.55		11/18/2025	INV APP	PARTS	
CHECK DATE:										
002A146394		11/18/2025			38.45		11/18/2025	INV APP	PARTS	
CHECK DATE:										
					684.00					
18115 ACCURATE TRANSLATION BUREAU										
29703		11/18/2025			80.00		11/18/2025	INV APP	TRANSL	
CHECK DATE:										
29723		11/18/2025			80.00		11/18/2025	INV APP	TRANSL	
CHECK DATE:										
					160.00					
56 AIR ONE EQUIPMENT, INC										
227723		11/18/2025			68.00		11/18/2025	INV APP	GEAR R	
CHECK DATE:										
227966		11/18/2025			205.00		11/18/2025	INV APP	LEATHE	
CHECK DATE:										
					273.00					
11858 AL WARREN OIL COMPANY INC										
w1792964	25000102	11/18/2025			20,570.00		11/18/2025	INV APP	Diesel	
CHECK DATE:										
15495 ALL AMERICAN CLEANING & JANITORIAL INC										
1025GA		11/18/2025			2,035.00		11/18/2025	INV APP	CLEANI	
CHECK DATE:										
1125W		11/18/2025			600.00		11/18/2025	INV APP	PROFES	
CHECK DATE:										
					2,635.00					
13728 ALL PARTITIONS & PARTS LLC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
17913		11/18/2025			4,693.00		11/18/2025	INV	APP	BATHRO
CHECK DATE:										
16235 ALLEGRA COAL CITY										
142238		11/18/2025			44.00		11/18/2025	INV	APP	BUSINE
CHECK DATE:										
142249		11/18/2025			785.99		11/18/2025	INV	APP	SUPPLI
CHECK DATE:										
142250		11/18/2025			1,153.23		11/18/2025	INV	APP	SUPPLI
CHECK DATE:										
142490		11/18/2025			44.00		11/18/2025	INV	APP	BUSINE
CHECK DATE:										
					2,027.22					
16183 ALLIED UNIVERSAL SECURITY SERVICES										
17710239	25000245	11/18/2025			13,916.97		11/18/2025	INV	APP	UNARME
CHECK DATE:										
17710240	25000245	11/18/2025			20,330.32		11/18/2025	INV	APP	UNARME
CHECK DATE:										
					34,247.29					
19033 ALTA INDUSTRIAL EQUIPMENT CO LLC										
SP3/41287		11/18/2025			520.52		11/18/2025	INV	APP	PARTS
CHECK DATE:										
16555 ALTORFER INDUSTRIES INC										
P58C0066783	25000935	11/18/2025			344.20		11/18/2025	INV	APP	AUTOMO
CHECK DATE:										
P58C0066850	25000935	11/18/2025			107.16		11/18/2025	INV	APP	AUTOMO
CHECK DATE:										
P58C0066851	25000935	11/18/2025			172.10		11/18/2025	INV	APP	AUTOMO
CHECK DATE:										
P95C0004756		11/18/2025			893.40		11/18/2025	INV	APP	PARTS
CHECK DATE:										
P95C0004757		11/18/2025			386.05		11/18/2025	INV	APP	PARTS
CHECK DATE:										
P95R0000711		11/18/2025			-893.40		11/18/2025	CRM	APP	CREDIT
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
P95R0000712 CHECK DATE:		11/18/2025			-386.05		11/18/2025	CRM APP	CREDIT	
Q31010 CHECK DATE:	25001021	11/18/2025			14,500.00		11/18/2025	INV APP	AUTOMO	
Q31012 CHECK DATE:		11/18/2025			9,900.00		11/18/2025	INV APP	RENTAL	
					25,023.46					
17424 ALUMITANK INC										
S-INV049620 CHECK DATE:		11/18/2025			2,053.56		11/18/2025	INV APP	SUPPLI	
15576 AMAZON CAPITAL SERVICES										
117Q-J7L9-PDMP CHECK DATE:		11/18/2025			9.70		11/18/2025	INV APP	OFFICE	
11K4-XJG3-74DR CHECK DATE:		11/18/2025			97.33		11/18/2025	INV APP	OFFICE	
11W1-WFVR-HWDF CHECK DATE:		11/18/2025			71.99		11/18/2025	INV APP	OIL DR	
14DC-FVMY-VYHX CHECK DATE:		11/18/2025			18.55		11/18/2025	INV APP	CABLE	
16HM-9DML-JPXL CHECK DATE:		11/18/2025			84.14		11/18/2025	INV APP	WALL M	
16J3-9GCJ-R91H CHECK DATE:		11/18/2025			34.13		11/18/2025	INV APP	OFFICE	
16JP-XVG9-FQ1C CHECK DATE:		11/18/2025			49.46		11/18/2025	INV APP	TROPHI	
174X-QRVM-M9G4 CHECK DATE:		11/18/2025			115.99		11/18/2025	INV APP	PARTS	
176N-YMKV-DQQT CHECK DATE:		11/18/2025			1,429.89		11/18/2025	INV APP	RUGGED	
17W9-Q74M-9VFL CHECK DATE:		11/18/2025			103.80		11/18/2025	INV APP	OFFICE	
19QF-WKDX-771Q CHECK DATE:		11/18/2025			27.98		11/18/2025	INV APP	OFFICE	
1CRW-6G3T-6QH3 CHECK DATE:		11/18/2025			439.96		11/18/2025	INV APP	SUPPLI	

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1D4K-QKFJ-JKGT CHECK DATE:		11/18/2025			109.94		11/18/2025	INV APP		TONER
1DLJ-4QTD-JXQ3 CHECK DATE:		11/18/2025			107.64		11/18/2025	INV APP		REPLAC
1DMN-T3GP-177D CHECK DATE:		11/18/2025			26.05		11/18/2025	INV APP		OFFICE
1DY6-93L4-6DQY CHECK DATE:		11/18/2025			106.57		11/18/2025	INV APP		CORK A
1FPV-DJ1C-1QQ1 CHECK DATE:		11/18/2025			699.79		11/18/2025	INV APP		HARD D
1GDH-DMX7-1XLG CHECK DATE:		11/18/2025			111.10		11/18/2025	INV APP		TONER
1GMH-QXLP-K7YP CHECK DATE:		11/18/2025			36.47		11/18/2025	INV APP		OFFICE
1GYP-QH67-7XVR CHECK DATE:		11/18/2025			62.97		11/18/2025	INV APP		PARTS
1H79-9NGJ-WK77 CHECK DATE:		11/18/2025			37.70		11/18/2025	INV APP		CERTIF
1HHV-NKX4-7M61 CHECK DATE:		11/18/2025			121.99		11/18/2025	INV APP		EVERPU
1HTF-DR74-KYF9 CHECK DATE:		11/18/2025			27.78		11/18/2025	INV APP		REMARK
1J6P-HLRT-7NQK CHECK DATE:		11/18/2025			161.49		11/18/2025	INV APP		OFFICE
1JR9-7VMH-71PD CHECK DATE:		11/18/2025			118.58		11/18/2025	INV APP		OFFICE
1LHJ-NHTN-KV71 CHECK DATE:		11/18/2025			191.63		11/18/2025	INV APP		OFFICE
1MV9-HHG6-DK39 CHECK DATE:		11/18/2025			89.37		11/18/2025	INV APP		AC PLU
1N7N-W99P-4V47 CHECK DATE:		11/18/2025			21.99		11/18/2025	INV APP		OFFICE
1NNR-MGPP-C631 CHECK DATE:		11/18/2025			37.76		11/18/2025	INV APP		THEATE
1RCF-NJY3-FXPQ CHECK DATE:		11/18/2025			32.90		11/18/2025	INV APP		STEEL

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1RCF-NJY3-RFHY CHECK DATE:		11/18/2025			39.52		11/18/2025	INV APP		PARTS
1RWQ-W7C9-913M CHECK DATE:		11/18/2025			72.81		11/18/2025	INV APP		CERTIF
1THP-6X7V-3VLF CHECK DATE:		11/18/2025			305.80		11/18/2025	INV APP		PARTS
1VV1-3FW3-1XDQ CHECK DATE:		11/18/2025			17.74		11/18/2025	INV APP		SHIPPI
1W49-XDGG-9VPV CHECK DATE:		11/18/2025			142.10		11/18/2025	INV APP		MISC.
1Y6C-CW6V-4GFW CHECK DATE:		11/18/2025			35.16		11/18/2025	INV APP		OFFICE
					5,197.77					
17855 AMERICAN HOIST & MANLIFT INC										
41903 CHECK DATE:		11/18/2025			225.00		11/18/2025	INV APP		ELEVAT
41907 CHECK DATE:		11/18/2025			450.00		11/18/2025	INV APP		ELEVAT
41928 CHECK DATE:		11/18/2025			515.00		11/18/2025	INV APP		ELEVAT
42051 CHECK DATE:	25000250	11/18/2025			1,833.00		11/18/2025	INV APP		2024 E
					3,023.00					
18770 AMERICAN STRUCTUREPOINT, INC										
193651 CHECK DATE:		11/18/2025			9,482.20		11/18/2025	INV APP		PROFES
18962 AMRIZE MID-AMERICA INC										
721904951 CHECK DATE:	25000673	11/18/2025			432.79		11/18/2025	INV APP		2025 A
721904952 CHECK DATE:	25000673	11/18/2025			566.74		11/18/2025	INV APP		2025 A
721918117 CHECK DATE:	25000619	11/18/2025			87.16		11/18/2025	INV APP		2025 A
721925751 CHECK DATE:	25000673	11/18/2025			367.38		11/18/2025	INV APP		2025 A

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
721945735 CHECK DATE:	25000673	11/18/2025			434.94		11/18/2025	INV APP	2025	A
721973528 CHECK DATE:	25000673	11/18/2025			416.91		11/18/2025	INV APP	2025	A
721973529 CHECK DATE:	25000673	11/18/2025			605.63		11/18/2025	INV APP	2025	A
721973530 CHECK DATE:	25000673	11/18/2025			591.12		11/18/2025	INV APP	2025	A
721973531 CHECK DATE:	25000673	11/18/2025			430.86		11/18/2025	INV APP	2025	A
					3,933.53					
15915 AMS MECHANICAL SYSTEMS INC										
201551-01 CHECK DATE:	25001002	11/18/2025			55,500.00		11/18/2025	INV APP	FIRE	S
13615 ANCHOR MECHANICAL INC										
NW25-1238 CHECK DATE:		11/18/2025			8,479.26		11/18/2025	INV APP	DAKIN	
NW25-1295 CHECK DATE:		11/18/2025			342.17		11/18/2025	INV APP	BOILER	
NW25-1384 CHECK DATE:		11/18/2025			5,036.31		11/18/2025	INV APP	SERVIC	
NW26-0011 CHECK DATE:		11/18/2025			1,000.00		11/18/2025	INV APP	SERVIC	
					14,857.74					
18068 ARBOR TEK LANDSCAPE SERVICES INC										
21961 CHECK DATE:		11/18/2025			9,054.00		11/18/2025	INV APP	LANDSC	
21962 CHECK DATE:		11/18/2025			5,600.00		11/18/2025	INV APP	EMERGE	
22197 CHECK DATE:		11/18/2025			9,800.00		11/18/2025	INV APP	LANDSC	
22218 CHECK DATE:		11/18/2025			6,864.00		11/18/2025	INV APP	LANDSC	
22219		11/18/2025			7,440.00		11/18/2025	INV APP	EMERGE	

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
17862 ARMORED FLOORS INC					38,758.00					
16435		11/18/2025			4,763.40		11/18/2025	INV APP STA 1		
CHECK DATE:										
18901 ARNALL GOLDEN GREGORY LLP										
982781		11/18/2025			40,377.00		11/18/2025	INV APP LEGAL		
CHECK DATE:										
17992 AT&T MOBILITY II LLC										
287313801242X1103202		11/18/2025			144.96		11/18/2025	INV APP ATT FI		
CHECK DATE:										
11591 AUSTIN TYLER CONSTRUCTION INC										
2406-09	25000548	11/18/2025			1,302,885.60		11/18/2025	INV APP Spring		
CHECK DATE:										
17733 AVOLVE SOFTWARE CORP										
9680	25000987	11/18/2025			41,400.00		11/18/2025	INV APP PLAN R		
CHECK DATE:										
11496 B&H TECHNICAL SERVICES INC										
11-24ma25		11/18/2025			135.00		11/18/2025	INV APP MAINT		
CHECK DATE:										
11-25ma25		11/18/2025			135.00		11/18/2025	INV APP MAINT		
CHECK DATE:										
8-348MR		11/18/2025			15.34		11/18/2025	INV APP MAINT		
CHECK DATE:										
210 BARTON CARROLL'S INC					285.34					
BCI-I06888		11/18/2025			369.00		11/18/2025	INV APP MICROW		
CHECK DATE:										
7112 BAXTER & WOODMAN INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
0275549		25000269	11/18/2025		7,444.71		11/18/2025	INV APP	PSA	En
CHECK DATE:										
0275571		25000268	11/18/2025		5,210.40		11/18/2025	INV APP	PSA	Co
CHECK DATE:										
0277784		25000270	11/18/2025		1,071.00		11/18/2025	INV APP	2025	M
CHECK DATE:										
0277811		25000547	11/18/2025		3,343.14		11/18/2025	INV APP	PSA	fo
CHECK DATE:										
275621		25000547	11/18/2025		11,070.93		11/18/2025	INV APP	PSA	fo
CHECK DATE:										
276787		25000547	11/18/2025		7,776.12		11/18/2025	INV APP	PSA	fo
CHECK DATE:										
277779		25000363	11/18/2025		7,319.70		11/18/2025	INV APP	PSA	20
CHECK DATE:										
277786		25000321	11/18/2025		6,699.61		11/18/2025	INV APP	PSA	fo
CHECK DATE:										
277813		25000099	11/18/2025		6,450.00		11/18/2025	INV APP	2025	P
CHECK DATE:										
17984 BERG-JOHNSON ASSOCIATES INC					56,385.61					
67434-0		11/18/2025			5,810.14		11/18/2025	INV APP	PARTS	
CHECK DATE:										
10556 BERLAND'S HOUSE OF TOOLS										
25614		11/18/2025			557.53		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
12948 SENFFNER NICHOLAS										
10172500		11/18/2025			300.00		11/18/2025	INV APP	PRESUR	
CHECK DATE:										
18019 BRINK'S, INC										
13066388		11/18/2025			697.71		11/18/2025	INV APP	MONTHL	
CHECK DATE:										
8076876		11/18/2025			36.04		11/18/2025	INV APP	OCTOBE	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
18331 BRONCO LANDSCAPING LLC					733.75					
0000175		11/18/2025			400.00		11/18/2025	INV APP	GRASS	
CHECK DATE:										
0000183		11/18/2025			100.00		11/18/2025	INV APP	GRASS	
CHECK DATE:										
0000184		11/18/2025			250.00		11/18/2025	INV APP	GRASS	
CHECK DATE:										
0000185		11/18/2025			300.00		11/18/2025	INV APP	GRASS	
CHECK DATE:										
0000186		11/18/2025			200.00		11/18/2025	INV APP	GRASS	
CHECK DATE:										
0000187		11/18/2025			550.00		11/18/2025	INV APP	GRASS	
CHECK DATE:										
					1,800.00					
15057 BURNS & MCDONNELL ENGINEERING CO INC										
146020-31	25000330	11/18/2025			132,508.83		11/18/2025	INV APP	PSA	A
CHECK DATE:										
147443-18	25000330	11/18/2025			54,069.75		11/18/2025	INV APP	PSA	A
CHECK DATE:										
					186,578.58					
14050 BURRIS EQUIPMENT CO										
PS3022010-2	25001017	11/18/2025			231.92		11/18/2025	INV APP	Roadwa	
CHECK DATE:										
11996 CARUS CORPORATION										
SLS 10123979	25000025	11/18/2025			4,856.40		11/18/2025	INV APP	2025 S	
CHECK DATE:										
SLS 10123980	25000026	11/18/2025			1,098.24		11/18/2025	INV APP	2025 D	
CHECK DATE:										
SLS 10124231	25000026	11/18/2025			684.06		11/18/2025	INV APP	2025 D	
CHECK DATE:										
SLS 10124232	25000026	11/18/2025			1,338.48		11/18/2025	INV APP	2025 D	
CHECK DATE:										
SLS 10124233	25000025	11/18/2025			3,572.76		11/18/2025	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:										
SLS 10124234	25000026	11/18/2025			527.28		11/18/2025	INV APP	2025	D
CHECK DATE:										
SLS 10124236	25000026	11/18/2025			161.46		11/18/2025	INV APP	2025	D
CHECK DATE:										
SLS 10124237	25000025	11/18/2025			1,933.44		11/18/2025	INV APP	2025	S
CHECK DATE:										
18601 CAVANAUGH & ASSOCIATES PA					14,172.12					
WE.24.011-16	25000494	11/18/2025			51,637.50		11/18/2025	INV APP	PSA	20
CHECK DATE:										
WE.25.012-3	25000801	11/18/2025			19,068.75		11/18/2025	INV APP	PSA	fo
CHECK DATE:										
15568 CDM SMITH INC					70,706.25					
90248041		11/18/2025			19,282.29		11/18/2025	INV APP	JOLIET	
CHECK DATE:										
7617 CDWG COMPUTER CENTERS										
AG6WK8E		11/18/2025			76.03		11/18/2025	INV APP	USB	DR
CHECK DATE:										
AG6XY8G		11/18/2025			6,135.15		11/18/2025	INV APP	MICROS	
CHECK DATE:										
AG7MC1I		11/18/2025			1,233.80		11/18/2025	INV APP	IPAD	A
CHECK DATE:										
413 CERTIFIED LABORATORIES					7,444.98					
9341719		11/18/2025			417.90		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
440 CHICAGO COMMUNICATIONS LLC										
365018		11/18/2025			357.50		11/18/2025	INV APP	STA	7
CHECK DATE:										
365301		11/18/2025			457.50		11/18/2025	INV APP	STA	6
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
15314 CHICAGO CUT CONCRETE CUTTING INC					815.00					
55446		11/18/2025			1,400.00		11/18/2025	INV APP	YARD I	
CHECK DATE:										
55533		11/18/2025			1,800.00		11/18/2025	INV APP	SAWCUT	
CHECK DATE:										
55637		11/18/2025			600.00		11/18/2025	INV APP	REPAIR	
CHECK DATE:										
13667 CINTAS CORPORATION NO 2 UNIFORMS					3,800.00					
4245390122	25000965	11/18/2025			58.89		11/18/2025	INV APP	Rug Se	
CHECK DATE:										
4246779305	25000965	11/18/2025			58.89		11/18/2025	INV APP	Rug Se	
CHECK DATE:										
4247527294	25000931	11/18/2025			187.44		11/18/2025	INV APP	CLOTHI	
CHECK DATE:										
4248149847	25000931	11/18/2025			315.76		11/18/2025	INV APP	CLOTHI	
CHECK DATE:										
4248309651	25000965	11/18/2025			58.89		11/18/2025	INV APP	Rug Se	
CHECK DATE:										
13383 CINTAS FIRE PROTECTION					679.87					
0F94767336		11/18/2025			3,416.59		11/18/2025	INV APP	SERVIC	
CHECK DATE:										
0F94767583		11/18/2025			138.31		11/18/2025	INV APP	FIRE E	
CHECK DATE:										
0F94767734		11/18/2025			313.12		11/18/2025	INV APP	FIRE E	
CHECK DATE:										
11432 CIT GROUP INC					3,868.02					
111P585926		11/18/2025			5,547.75		11/18/2025	INV APP	PARTS	
CHECK DATE:										
111P589897		11/18/2025			-625.00		11/18/2025	CRM APP	CREDIT	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
111P589901 CHECK DATE:		11/18/2025			-250.00		11/18/2025	CRM APP	CREDIT	
111P595410 CHECK DATE:	25000928	11/18/2025			292.30		11/18/2025	INV APP	AUTOMO	
111P595529 CHECK DATE:	25000928	11/18/2025			192.35		11/18/2025	INV APP	AUTOMO	
111P596988 CHECK DATE:	25000928	11/18/2025			46.94		11/18/2025	INV APP	AUTOMO	
111P597254 CHECK DATE:	25000928	11/18/2025			362.38		11/18/2025	INV APP	AUTOMO	
472 CITY OF CREST HILL					5,566.72					
JUN-JUL 2025 CHECK DATE:		11/18/2025			21,350.25		11/18/2025	INV APP	JUNE A	
14112 CLS BACKGROUND INVESTIGATIONS										
14365 CHECK DATE:		11/18/2025			216.00		11/18/2025	INV APP	EMPLOY	
17094 COEO SOLUTIONS LLC										
1148801 CHECK DATE:		11/18/2025			3,029.87		11/18/2025	INV APP	INTERN	
7307 COLLEGE OF DUPAGE										
17803 CHECK DATE:		11/18/2025			225.00		11/18/2025	INV APP	REGIST	
18721 FERGUSON ENTERPRISES LLC										
0883325 CHECK DATE:		11/18/2025			329.55		11/18/2025	INV APP	PARTS	
10220 COMCAST										
8771 20 142 1392634 CHECK DATE:	25000996	11/18/2025			16.09		11/18/2025	INV APP	cable	
8771 20 146 0110350 CHECK DATE:	25000996	11/18/2025			4.92		11/18/2025	INV APP	cable	

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
18600 COMPCOREPRO LLC					21.01					
2992		11/18/2025			2,000.00		11/18/2025	INV APP	CONTRA	
CHECK DATE:										
3033		11/18/2025			2,000.00		11/18/2025	INV APP	PROFES	
CHECK DATE:										
546 CONSTRUCTION BY CAMCO INC					4,000.00					
7545-10	25000700	11/18/2025			10,436.60		11/18/2025	INV APP	2025 O	
CHECK DATE:										
7545-11	25000700	11/18/2025			9,754.00		11/18/2025	INV APP	2025 O	
CHECK DATE:										
7545-12	25000700	11/18/2025			712.20		11/18/2025	INV APP	2025 O	
CHECK DATE:										
7545-7	25000700	11/18/2025			11,385.88		11/18/2025	INV APP	2025 O	
CHECK DATE:										
7545-8	25000700	11/18/2025			12,079.45		11/18/2025	INV APP	2025 O	
CHECK DATE:										
7545-9	25000700	11/18/2025			9,678.30		11/18/2025	INV APP	2025 O	
CHECK DATE:										
10244 CONTINENTAL RESEARCH CORP					54,046.43					
0067227		11/18/2025			2,765.55		11/18/2025	INV APP	JANITO	
CHECK DATE:										
13860 COPS TESTING SERVICE INC										
1971		11/18/2025			175.00		11/18/2025	INV APP	EXAMIN	
CHECK DATE:										
15872 CORE & MAIN LP										
W037868	25001033	11/18/2025			87,623.00		11/18/2025	INV APP	Pymt f	
CHECK DATE:										
X611900	25001034	11/18/2025			24,442.00		11/18/2025	INV APP	Purcha	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
X612015		25001034 11/18/2025			24,442.00		11/18/2025	INV APP	Purcha	
CHECK DATE:										
X612119		25001034 11/18/2025			6,666.00		11/18/2025	INV APP	Purcha	
CHECK DATE:										
X612164		25001034 11/18/2025			14,102.00		11/18/2025	INV APP	Purcha	
CHECK DATE:										
X612180		25001034 11/18/2025			21,794.00		11/18/2025	INV APP	Purcha	
CHECK DATE:										
X805142		25001034 11/18/2025			17,948.00		11/18/2025	INV APP	Purcha	
CHECK DATE:										
X842643		25001034 11/18/2025			10,256.00		11/18/2025	INV APP	Purcha	
CHECK DATE:										
X867823		25000705 11/18/2025			8,000.00		11/18/2025	INV APP	Purcha	
CHECK DATE:										
15588 COSGROVE CONSTRUCTION INC					215,273.00					
106465		11/18/2025			4,968.00		11/18/2025	INV APP	ADDITI	
CHECK DATE:										
106502		11/18/2025			9,920.00		11/18/2025	INV APP	CITY H	
CHECK DATE:										
106503		11/18/2025			6,200.00		11/18/2025	INV APP	REMOVE	
CHECK DATE:										
106504		11/18/2025			5,142.83		11/18/2025	INV APP	10 S C	
CHECK DATE:										
106520		11/18/2025			9,920.00		11/18/2025	INV APP	RECONS	
CHECK DATE:										
11445 COTG CHICAGO OFFICE TECHNOLOGY GROUP					36,150.83					
IN6187355		25000535 11/18/2025			600.81		11/18/2025	INV APP	MANAGE	
CHECK DATE:										
8438 CR LEONARD PLUMBING & HTG										
224519		11/18/2025			588.00		11/18/2025	INV APP	REPAIR	
CHECK DATE:										
908545		11/18/2025			1,013.60		11/18/2025	INV APP	REPAIR	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
576 CRESCENT ELECTRIC SUPPLY					1,601.60					
S513648850.001		11/18/2025			102.47		11/18/2025	INV APP	FUSES	
CHECK DATE:										
S513648850.002		11/18/2025			321.97		11/18/2025	INV APP	SPECIA	
CHECK DATE:										
18250 CROKE FAIRCHILD DUARTE & BERES LLC					424.44					
133523		11/18/2025			140.00		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
17065 CULPEPPERS LAWN WORKS										
544		11/18/2025			525.00		11/18/2025	INV APP	GRASS	
CHECK DATE:										
9721 CYLINDERS INC										
218171		11/18/2025			734.96		11/18/2025	INV APP	PARTS	
CHECK DATE:										
599 D CONSTRUCTION INC										
5160	25000674	11/18/2025			923.65		11/18/2025	INV APP	STREET	
CHECK DATE:										
5161	25000674	11/18/2025			487.50		11/18/2025	INV APP	STREET	
CHECK DATE:										
5163	25000675	11/18/2025			195.00		11/18/2025	INV APP	WATER-	
CHECK DATE:										
16882 DACRA ADJUDICATION SYSTEMS LLC					1,606.15					
DT 2025-10-058		11/18/2025			3,398.60		11/18/2025	INV APP	SERVIC	
CHECK DATE:										
16546 DATA TRANSFER SOLUTIONS LLC										
1455297	25000859	11/18/2025			70,000.00		11/18/2025	INV APP	ASSET	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
12486 DELTA INDUSTRIES INC										
SIN029491		11/18/2025			628.83		11/18/2025	INV APP	REPAIR	
CHECK DATE:										
18030 DISTINCT VISUAL SOLUTIONS										
787		11/18/2025			20.00		11/18/2025	INV APP	HELMET	
CHECK DATE:										
976		11/18/2025			825.00		11/18/2025	INV APP	WINDOW	
CHECK DATE:										
					845.00					
17206 DONAHUE & ROSE PC										
2373	25000391	11/18/2025			14,514.50		11/18/2025	INV APP	Legal	
CHECK DATE:										
2374	25000391	11/18/2025			885.50		11/18/2025	INV APP	Legal	
CHECK DATE:										
2375	25000391	11/18/2025			17,710.00		11/18/2025	INV APP	Legal	
CHECK DATE:										
2376	25000391	11/18/2025			9,971.50		11/18/2025	INV APP	Legal	
CHECK DATE:										
2377	25000391	11/18/2025			308.00		11/18/2025	INV APP	Legal	
CHECK DATE:										
2378	25000391	11/18/2025			1,424.50		11/18/2025	INV APP	Legal	
CHECK DATE:										
2379	25000391	11/18/2025			346.50		11/18/2025	INV APP	Legal	
CHECK DATE:										
2380	25000391	11/18/2025			1,116.50		11/18/2025	INV APP	Legal	
CHECK DATE:										
					46,277.00					
16144 B AND J BAKING										
000267		11/18/2025			37.14		11/18/2025	INV APP	RETIRE	
CHECK DATE:										
11949 DRYDON EQUIPMENT INC										
372887	25000760	11/18/2025			13,588.66		11/18/2025	INV APP	AUX	-
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										
638		11/18/2025			4,250.00		11/18/2025	INV APP	PROF	S
CHECK DATE:										
18661 GOOCHER LANDSCAPE SERVICES, LLC										
3239		11/18/2025			6,000.00		11/18/2025	INV APP	FALL	C
CHECK DATE:										
3240		11/18/2025			8,500.00		11/18/2025	INV APP	FALL	C
CHECK DATE:										
					14,500.00					
13643 EJ USA INC										
110250085886		11/18/2025			222.64		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
13620 ELEVATOR INSPECTION SERVICES INC										
00342416		11/18/2025			150.00		11/18/2025	INV APP	ELEVAT	
CHECK DATE:										
17038 ELINEUP LLC										
1722		11/18/2025			2,775.00		11/18/2025	INV APP	LICENS	
CHECK DATE:										
7582 ELLIOTT ELECTRIC INC										
32084		11/18/2025			383.00		11/18/2025	INV APP	JPD EL	
CHECK DATE:										
32085		11/18/2025			330.00		11/18/2025	INV APP	DIMMER	
CHECK DATE:										
32094C		11/18/2025			7,086.31		11/18/2025	INV APP	LED LI	
CHECK DATE:										
32153		11/18/2025			6,115.00		11/18/2025	INV APP	LED LI	
CHECK DATE:										
32169	25001010	11/18/2025			31,591.00		11/18/2025	INV APP	POWER	
CHECK DATE:										
32170	25000924	11/18/2025			16,822.00		11/18/2025	INV APP	ELECTR	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
18604 EMS MANAGEMENT & CONSULTANTS, INC					62,327.31					
EMS-019713		11/18/2025			18,271.15		11/18/2025	INV APP	SEPTEMBER	
CHECK DATE:										
16775 ENGINEERING ENTERPRISES INC										
85019	25000275	11/18/2025			2,433.00		11/18/2025	INV APP	PSA R	
CHECK DATE:										
18141 EVANS & DIXON, LLC										
2011271		11/18/2025			604.50		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
2014665		11/18/2025			70.00		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
2014666		11/18/2025			9.50		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
2014771		11/18/2025			9.50		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
2014772		11/18/2025			377.00		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
2014773		11/18/2025			592.12		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
2014775		11/18/2025			1,305.98		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
2014776		11/18/2025			9.50		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
2014777		11/18/2025			227.50		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
2014778		11/18/2025			9.50		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
2014779		11/18/2025			472.50		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
2014780		11/18/2025			377.00		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
2014781		11/18/2025			1,270.50		11/18/2025	INV APP	LEGAL	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2015630 CHECK DATE:		11/18/2025			472.50		11/18/2025	INV APP	LEGAL	
2015768 CHECK DATE:		11/18/2025			79.50		11/18/2025	INV APP	LEGAL	
2015769 CHECK DATE:		11/18/2025			132.00		11/18/2025	INV APP	LEGAL	
2015770 CHECK DATE:		11/18/2025			27.00		11/18/2025	INV APP	LEGAL	
2017517 CHECK DATE:		11/18/2025			114.50		11/18/2025	INV APP	LEGAL	
					6,160.60					
786 FASTENAL COMPANY										
ILJOL233436 CHECK DATE:		11/18/2025			752.76		11/18/2025	INV APP	SUPPLI	
ILJOL234159 CHECK DATE:		11/18/2025			226.45		11/18/2025	INV APP	SUPPLI	
					979.21					
13233 FERGUSON WATERWORKS										
0534692 CHECK DATE:		11/18/2025			45.60		11/18/2025	INV APP	SUPPLI	
0537612 CHECK DATE:		11/18/2025			4,764.16		11/18/2025	INV APP	SUPPLI	
0539840 CHECK DATE:		11/18/2025			114.00		11/18/2025	INV APP	SUPPLI	
					4,923.76					
12460 FIRE SERVICE, INC.										
IL-22799 CHECK DATE:	25000929	11/18/2025			1,261.08		11/18/2025	INV APP	AUTOMO	
IL-22808 CHECK DATE:	25000929	11/18/2025			420.36		11/18/2025	INV APP	AUTOMO	
IL-22865 CHECK DATE:	25000929	11/18/2025			3,755.57		11/18/2025	INV APP	AUTOMO	
					5,437.01					
829 FISHER SCIENTIFIC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
4531144		11/18/2025			1,355.85		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
4623 FLEET SAFETY SUPPLY										
85869		11/18/2025			6,049.85		11/18/2025	INV APP	PARTS	
CHECK DATE:										
85951	25000976	11/18/2025			501.22		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
85965	25000976	11/18/2025			102.10		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
13475 FLEETPRIDE INC					6,653.17					
129658510		11/18/2025			691.46		11/18/2025	INV APP	PARTS	
CHECK DATE:										
3950 FORT DEARBORN LIFE INSURANCE										
10/2025-11/2025		11/18/2025			21,385.84		11/18/2025	INV APP	GROUP	
CHECK DATE:										
OCTOBER 2025		11/18/2025			100.00		11/18/2025	INV APP	GROUP	
CHECK DATE:										
18336 FRANCIS, DAVID					21,485.84					
0001		11/18/2025			420.00		11/18/2025	INV APP	TECH S	
CHECK DATE:										
0002		11/18/2025			210.00		11/18/2025	INV APP	TECH S	
CHECK DATE:										
10005 FREEDOM FIRST AID & SAFETY					630.00					
55460		11/18/2025			74.15		11/18/2025	INV APP	FIRST	
CHECK DATE:										
55461		11/18/2025			231.80		11/18/2025	INV APP	FIRST	
CHECK DATE:										
13895 G L DOWNS INC					305.95					

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1028		11/18/2025			2,279.40		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
3711 GALLAGHER ASPHALT CORPORATION										
40036	25000675	11/18/2025			775.45		11/18/2025	INV APP	WATER-	
CHECK DATE:										
6319 GARCIA, SAUL										
NOVEMBER 2025		11/18/2025			850.00		11/18/2025	INV APP	MEETIN	
CHECK DATE:										
900 GASVODA & ASSOC INC										
INV25PTS0515		11/18/2025			1,665.00		11/18/2025	INV APP	PARTS	
CHECK DATE:										
INV25PTS0538		11/18/2025			323.01		11/18/2025	INV APP	PARTS	
CHECK DATE:										
INV25PTS0541		11/18/2025			224.10		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
INV25PTS0553		11/18/2025			2,925.50		11/18/2025	INV APP	PARTS	
CHECK DATE:										
					5,137.61					
12403 GRAINGER										
9675888805		11/18/2025			47.00		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
9679412602		11/18/2025			93.70		11/18/2025	INV APP	PARTS	
CHECK DATE:										
9680631059		11/18/2025			38.00		11/18/2025	INV APP	PARTS	
CHECK DATE:										
9684291363		11/18/2025			1,497.20		11/18/2025	INV APP	JANITO	
CHECK DATE:										
9684620983		11/18/2025			381.20		11/18/2025	INV APP	PARTS	
CHECK DATE:										
9684620991		11/18/2025			899.34		11/18/2025	INV APP	PARTS	
CHECK DATE:										
9685639891		11/18/2025			351.48		11/18/2025	INV APP	PARTS	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
9686691164 CHECK DATE:		11/18/2025			60.56		11/18/2025	INV APP		WATER
9687291451 CHECK DATE:		11/18/2025			72.36		11/18/2025	INV APP		PARTS
9691097928 CHECK DATE:		11/18/2025			48.00		11/18/2025	INV APP		SAFETY
9691377015 CHECK DATE:		11/18/2025			167.34		11/18/2025	INV APP		SUPPLI
9693128424 CHECK DATE:		11/18/2025			304.00		11/18/2025	INV APP		OSCILL
9693985690 CHECK DATE:		11/18/2025			341.50		11/18/2025	INV APP		MAINTEN
9694100653 CHECK DATE:		11/18/2025			47.79		11/18/2025	INV APP		ELONGA
					4,349.47					
17980 GRANITE TELECOMMUNICATIONS LLC										
722607374 CHECK DATE:		11/18/2025			5,966.35		11/18/2025	INV APP		NOVEMB
14295 GREAT PYRENEES TECHNOLOGY LLC										
2025-0027 CHECK DATE:	25000274	11/18/2025			1,287.50		11/18/2025	INV APP		PSA fo
4901 GREGG W DOBCZYK EXCAVATING										
10/24/2025 CHECK DATE:		11/18/2025			450.00		11/18/2025	INV APP		FENCE
11860 HAWKINS INC										
7236390 CHECK DATE:	25000023	11/18/2025			711.00		11/18/2025	INV APP		2025 M
7236391 CHECK DATE:	25000023	11/18/2025			1,540.50		11/18/2025	INV APP		2025 M
7236392 CHECK DATE:	25000023	11/18/2025			4,700.50		11/18/2025	INV APP		2025 M

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
14173 HEARTLAND BUSINESS SYSTEMS LLC					6,952.00					
838588-H	25000984	11/18/2025			96,077.50		11/18/2025	INV APP	CISCO	
CHECK DATE:										
18052 HENDERSON PRODUCTS INC										
432339		11/18/2025			1,762.37		11/18/2025	INV APP	PARTS	
CHECK DATE:										
1061 HERITAGE MARINE, INC										
126535574		11/18/2025			29.97		11/18/2025	INV APP	DIVE A	
CHECK DATE:										
15357 HERVAS CONDON BERSANI PC										
23867		11/18/2025			1,075.00		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
23957		11/18/2025			148.00		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
23995		11/18/2025			225.00		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
23996		11/18/2025			5,100.00		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
23997		11/18/2025			125.00		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
23998		11/18/2025			200.00		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
23999		11/18/2025			100.00		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
24000		11/18/2025			1,645.00		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
24001		11/18/2025			19,217.80		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
24002		11/18/2025			950.00		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
2665 TRAFFIC CONTROL & PROTECTION LLC					28,785.80					

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
16533		11/18/2025			9,527.65		11/18/2025	INV APP		MATERI
CHECK DATE:										
16933		11/18/2025			338.80		11/18/2025	INV APP		NO PAR
CHECK DATE:										
					9,866.45					
18419 HINDSIGHT GRAPHICS LLC										
2958	25000940	11/18/2025			1,725.00		11/18/2025	INV APP		DECALS
CHECK DATE:										
17054 LEANN M HOFFROGGE										
09/06/25-10/04/25		11/18/2025			450.00		11/18/2025	INV APP		DRAMA
CHECK DATE:										
17151 IDEXX DISTRIBUTION INC										
3186510808		11/18/2025			2,539.15		11/18/2025	INV APP		SUPPLI
CHECK DATE:										
18408 IHYDRANT										
IHY-000429		11/18/2025			1,800.00		11/18/2025	INV APP		ANNUAL
CHECK DATE:										
1180 ILL FIRE CHIEFS ASSN										
9024		11/18/2025			525.00		11/18/2025	INV APP		ADAM L
CHECK DATE:										
3902 ILL STATE POLICE										
20250906188		11/18/2025			140.00		11/18/2025	INV APP		FINGER
CHECK DATE:										
1262 INTERSTATE BATTERIES INC										
50926881	25000922	11/18/2025			1,534.37		11/18/2025	INV APP		AUTOMO
CHECK DATE:										
17381 INTERSTATE POWER SYSTEMS INC										
C042081074:01		11/18/2025			447.78		11/18/2025	INV APP		PARTS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
C042081202:01 CHECK DATE:		11/18/2025			27.60		11/18/2025	INV APP	PARTS	
C042081208:01 CHECK DATE:		11/18/2025			30.50		11/18/2025	INV APP	PARTS	
					505.88					
13981 IRTH SOLUTIONS LLC										
SIR011077 CHECK DATE:		11/18/2025			19,229.13		11/18/2025	INV APP	ANNUAL	
15291 J J KELLER & ASSOCIATES INC										
9110413432-A CHECK DATE:		11/18/2025			-364.44		11/18/2025	CRM APP	CREDIT	
9110488835 CHECK DATE:		11/18/2025			4,165.00		11/18/2025	INV APP	HR CON	
					3,800.56					
15554 J M PRINTERS INC										
168076P CHECK DATE:		11/18/2025			1,845.67		11/18/2025	INV APP	PRINTI	
19063 JAKE THOMAS										
11/05/2025 CHECK DATE:		11/18/2025			945.00		11/18/2025	INV APP	TECH S	
1339 JCM UNIFORMS										
809804 CHECK DATE:	25000142	11/18/2025			162.80		11/18/2025	INV APP	DISPAT	
810084 CHECK DATE:	25000204	11/18/2025			750.00		11/18/2025	INV APP	BALLIS	
814067 CHECK DATE:	25000811	11/18/2025			387.90		11/18/2025	INV APP	POLICE	
814473 CHECK DATE:	25000836	11/18/2025			750.00		11/18/2025	INV APP	BALLIS	
814492 CHECK DATE:	25000850	11/18/2025			111.95		11/18/2025	INV APP	POLICE	
814867	25000848	11/18/2025			479.85		11/18/2025	INV APP	POLICE	

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
814909	25000862	11/18/2025			99.95		11/18/2025	INV APP	POLICE	
CHECK DATE:										
815039	25000686	11/18/2025			289.95		11/18/2025	INV APP	POLICE	
CHECK DATE:										
815127		11/18/2025			279.95		11/18/2025	INV APP	DRESS	
CHECK DATE:										
815244		11/18/2025			11.95		11/18/2025	INV APP	NAMETA	
CHECK DATE:										
815476	25000910	11/18/2025			111.00		11/18/2025	INV APP	DISPAT	
CHECK DATE:										
815604	25000911	11/18/2025			387.90		11/18/2025	INV APP	POLICE	
CHECK DATE:										
19061 JIM FRAZIER					3,823.20					
10/24/2025										
CHECK DATE:										
16112 JOHN QUAS MASONRY CO INC										
2697		11/18/2025			1,850.00		11/18/2025	INV APP	CONCRE	
CHECK DATE:										
13452 JOLIET ASPHALT LLC										
21-S6218	25000674	11/18/2025			976.50		11/18/2025	INV APP	STREET	
CHECK DATE:										
772 JOLIET EXCHANGE CLUB										
2025-01		11/18/2025			250.00		11/18/2025	INV APP	MEALS	
CHECK DATE:										
2025-02		11/18/2025			50.00		11/18/2025	INV APP	MEALS	
CHECK DATE:										
1346 JOLIET FOREIGN FIRE TAX BOARD					300.00					
07162533		11/18/2025			4,995.00		11/18/2025	INV APP	TREADM	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
17563617		11/18/2025			13,703.10		11/18/2025	INV APP	FANS	F
CHECK DATE:										
1361 JOLIET REGION CHAMBER OF COMMERCE					18,698.10					
120653		11/18/2025			3,066.66		11/18/2025	INV APP	PAYMEN	
CHECK DATE:										
10764 JOLIET SUSPENSION INC										
143646	25000962	11/18/2025			130.00		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
19056 JOLIET TOWNSHIP HIGH SCHOOL DISTRICT 204										
6981		11/18/2025			60,373.75		11/18/2025	INV APP	THRIVE	
CHECK DATE:										
1367 JOLIET TOWNSHIP OFFICES										
1024		11/18/2025			22,672.50		11/18/2025	INV APP	THRIVE	
CHECK DATE:										
14306 KANKAKEE TRUCK EQUIPMENT INC										
180904		11/18/2025			8,540.37		11/18/2025	INV APP	PARTS	
CHECK DATE:										
180905		11/18/2025			5,152.15		11/18/2025	INV APP	PARTS	
CHECK DATE:										
180906		11/18/2025			5,152.15		11/18/2025	INV APP	PARTS	
CHECK DATE:										
180925	25000986	11/18/2025			342.06		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
180926	25000986	11/18/2025			1,712.12		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
19062 KEEGAN SREBRO					20,898.85					
1		11/18/2025			210.00		11/18/2025	INV APP	TEMP	T
CHECK DATE:										
9312 KIMBALL MIDWEST										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
103702561 CHECK DATE:	25000979	11/18/2025			262.52		11/18/2025	INV APP		AUTOMO
103840409 CHECK DATE:		11/18/2025			1,239.02		11/18/2025	INV APP		SUPPLI
14152 KUHAR VISION CARE					1,501.54					
174912 CHECK DATE:		11/18/2025			179.00		11/18/2025	INV APP		EMPOYM
174935 CHECK DATE:		11/18/2025			179.00		11/18/2025	INV APP		EMPOYM
174937 CHECK DATE:		11/18/2025			179.00		11/18/2025	INV APP		EMPOYM
175058 CHECK DATE:		11/18/2025			149.00		11/18/2025	INV APP		TESTIN
1541 LAI & ASSOCIATES INC					686.00					
25-62241 CHECK DATE:	25000698	11/18/2025			36,300.00		11/18/2025	INV APP		DeZURI
25-62689 CHECK DATE:		11/18/2025			891.36		11/18/2025	INV APP		PARTS
25-62814 CHECK DATE:		11/18/2025			6,260.00		11/18/2025	INV APP		PARTS
25-7160s CHECK DATE:		11/18/2025			3,480.00		11/18/2025	INV APP		PARTS
18828 LAMAR JOHNSON COLLABORATIVE INC, THE					46,931.36					
00025015661 CHECK DATE:	25000504	11/18/2025			30,544.30		11/18/2025	INV APP		Profes
16992 LEADSONLINE LLC										
421214 CHECK DATE:		11/18/2025			20,080.00		11/18/2025	INV APP		LEADSO
999582 LEGAL CLAIM-VEHICLE										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
25 A 63		11/18/2025			412.89		11/18/2025	INV APP		WATERM
CHECK DATE:						PAYEE: JOHN BOZA				
18780 LENOVO GLOBAL TECH										
6800847434	25000500	11/18/2025			4,374.65		11/18/2025	INV APP		TruSca
CHECK DATE:										
15220 LOCKPORT TOWNSHIP SUPERVISOR										
1001		11/18/2025			121,960.24		11/18/2025	INV APP		THRIVE
CHECK DATE:										
14210 MARK CRYER										
10/28/2025		11/18/2025			425.00		11/18/2025	INV APP		PARTS
CHECK DATE:										
2/20/2025		11/18/2025			140.00		11/18/2025	INV APP		PARTS
CHECK DATE:										
					565.00					
1679 MC MASTER-CARR SUPPLY CO										
54217076		11/18/2025			911.35		11/18/2025	INV APP		PARTS
CHECK DATE:										
54265883		11/18/2025			880.10		11/18/2025	INV APP		PARTS
CHECK DATE:										
					1,791.45					
5651 MCCANN INDUSTRIES, INC										
P89522	25000959	11/18/2025			357.49		11/18/2025	INV APP		AUTOMO
CHECK DATE:										
W21225	25001029	11/18/2025			14,496.54		11/18/2025	INV APP		AUTOMO
CHECK DATE:										
					14,854.03					
10340 ME SIMPSON CO INC										
44966	25000631	11/18/2025			50,947.88		11/18/2025	INV APP		PSA fo
CHECK DATE:										
45263	25000631	11/18/2025			29,631.55		11/18/2025	INV APP		PSA fo
CHECK DATE:										
45270	25000368	11/18/2025			33,169.88		11/18/2025	INV APP		PSA wa

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
45276	25000631	11/18/2025			13,220.00		11/18/2025	INV APP	PSA	fo
CHECK DATE:										
13281 MEDWORKS-JOLIET					126,969.31					
425412		11/18/2025			761.89		11/18/2025	INV APP	EXAMIN	
CHECK DATE:										
425436		11/18/2025			130.00		11/18/2025	INV APP	EMPLOY	
CHECK DATE:										
425460		11/18/2025			761.89		11/18/2025	INV APP	EMPLOY	
CHECK DATE:										
425495		11/18/2025			761.89		11/18/2025	INV APP	EMPLOY	
CHECK DATE:										
425540		11/18/2025			761.89		11/18/2025	INV APP	EXAMIN	
CHECK DATE:										
425570		11/18/2025			130.00		11/18/2025	INV APP	EMPLOY	
CHECK DATE:										
13563 MENARDS-CRESTHILL					3,307.56					
93434		11/18/2025			31.29		11/18/2025	INV APP	SHOP M	
CHECK DATE:										
95616		11/18/2025			17.98		11/18/2025	INV APP	PLUMBI	
CHECK DATE:										
95659		11/18/2025			369.88		11/18/2025	INV APP	LOAD S	
CHECK DATE:										
1704 MENARDS-JOLIET					419.15					
10815		11/18/2025			9.46		11/18/2025	INV APP	METER	
CHECK DATE:										
11333		11/18/2025			73.35		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
11796	25000020	11/18/2025			-190.69		11/18/2025	CRM APP	2025 B	
CHECK DATE:										
11802	25000020	11/18/2025			188.25		11/18/2025	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
11803 CHECK DATE:		11/18/2025			37.92		11/18/2025	INV APP	SUPPLI	
12175 CHECK DATE:		11/18/2025			303.93		11/18/2025	INV APP	PARKIN	
12178 CHECK DATE:	25000020	11/18/2025			141.65		11/18/2025	INV APP	2025 B	
12179 CHECK DATE:	25000020	11/18/2025			-77.46		11/18/2025	CRM APP	2025 B	
12180. CHECK DATE:	25000020	11/18/2025			94.47		11/18/2025	INV APP	2025 B	
12185 CHECK DATE:		11/18/2025			-78.64		11/18/2025	CRM APP	RETURN	
12229 CHECK DATE:		11/18/2025			75.50		11/18/2025	INV APP	SUPPLI	
12250 CHECK DATE:	25000020	11/18/2025			269.98		11/18/2025	INV APP	2025 B	
12261 CHECK DATE:		11/18/2025			226.94		11/18/2025	INV APP	IMPACT	
12282 CHECK DATE:		11/18/2025			23.97		11/18/2025	INV APP	STORAG	
12320. CHECK DATE:		11/18/2025			-226.94		11/18/2025	CRM APP	RETURN	
12352 CHECK DATE:		11/18/2025			301.86		11/18/2025	INV APP	PARTS	
12423 CHECK DATE:		11/18/2025			13.96		11/18/2025	INV APP	SOCKET	
12425 CHECK DATE:		11/18/2025			69.53		11/18/2025	INV APP	PLUMBI	
12454 CHECK DATE:	25000020	11/18/2025			341.21		11/18/2025	INV APP	2025 B	
12613 CHECK DATE:		11/18/2025			-152.93		11/18/2025	CRM APP	CREDIT	
12615-A CHECK DATE:	25000020	11/18/2025			171.67		11/18/2025	INV APP	2025 B	
12635 CHECK DATE:		11/18/2025			81.82		11/18/2025	INV APP	SUPPLI	

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
12701		11/18/2025			31.43		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
12720	25000020	11/18/2025			27.94		11/18/2025	INV APP	2025 B	
CHECK DATE:										
12757		11/18/2025			127.68		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
12785	25000991	11/18/2025			19.75		11/18/2025	INV APP	Roadwa	
CHECK DATE:										
12791		11/18/2025			284.99		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
12805		11/18/2025			273.95		11/18/2025	INV APP	PAINTI	
CHECK DATE:										
12888		11/18/2025			45.48		11/18/2025	INV APP	OIL CH	
CHECK DATE:										
8834		11/18/2025			35.94		11/18/2025	INV APP	SHOP M	
CHECK DATE:										
9245		11/18/2025			106.62		11/18/2025	INV APP	SHOP M	
CHECK DATE:										
9269		11/18/2025			47.97		11/18/2025	INV APP	SHOP M	
CHECK DATE:										
9979		11/18/2025			23.79		11/18/2025	INV APP	METER	
CHECK DATE:										
18811 MES SERVICE COMPANY LLC					2,724.35					
IN2355905		11/18/2025			91.56		11/18/2025	INV APP	SCUBA	
CHECK DATE:										
IN2364853		11/18/2025			119.68		11/18/2025	INV APP	SCUBA	
CHECK DATE:										
18505 METAL SUPERMARKETS VILLA PARK					211.24					
1002672	25000969	11/18/2025			348.34		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
1713 METROPOLITAN INDUSTRIES										
INV077836		11/18/2025			1,264.00		11/18/2025	INV APP	PARTS	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INV078211		11/18/2025			9,463.00		11/18/2025	INV APP		REPAIR
CHECK DATE:										
INV078342		11/18/2025			1,325.00		11/18/2025	INV APP		PARTS
CHECK DATE:										
5068 MID AMERICAN WATER INC					12,052.00					
256397A		11/18/2025			1,774.08		11/18/2025	INV APP		EQUIP
CHECK DATE:										
1736 MIDDLETON OVERHEAD DOORS INC										
1011169		11/18/2025			693.69		11/18/2025	INV APP		STA 7
CHECK DATE:										
16600 MIDWEST ENVIRONMENTAL CONSULTING SERVICES INC										
25-01120		11/18/2025			2,000.00		11/18/2025	INV APP		FORMER
CHECK DATE:										
13882 MIDWEST OFFICE INTERIORS										
266886		11/18/2025			969.54		11/18/2025	INV APP		ADJUST
CHECK DATE:										
1775 MOORE GLASS INC										
I250973	25000949	11/18/2025			483.00		11/18/2025	INV APP		AUTOMO
CHECK DATE:										
I250981	25000949	11/18/2025			75.00		11/18/2025	INV APP		AUTOMO
CHECK DATE:										
I250984	25000949	11/18/2025			685.00		11/18/2025	INV APP		AUTOMO
CHECK DATE:										
I250986	25000949	11/18/2025			555.00		11/18/2025	INV APP		AUTOMO
CHECK DATE:										
16242 NALCO COMPANY LLC					1,798.00					
6660397752		11/18/2025			279.11		11/18/2025	INV APP		RENTAL
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1336 NAPA GENUINE PARTS										
879383		11/18/2025			133.20		11/18/2025	INV APP	PARTS	
CHECK DATE:										
879763		11/18/2025			223.84		11/18/2025	INV APP	BATTER	
CHECK DATE:										
879851	25000942	11/18/2025			24.53		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
879928	25000942	11/18/2025			330.45		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
879931	25000942	11/18/2025			24.78		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
879935	25000942	11/18/2025			76.17		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
879987	25000942	11/18/2025			993.55		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
879991	25000942	11/18/2025			225.40		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
880325	25000942	11/18/2025			15.54		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
					2,047.46					
17946 NEW ERA SPREADING INC										
850	25000108	11/18/2025			11,170.57		11/18/2025	INV APP	2025 B	
CHECK DATE:										
853	25000108	11/18/2025			19,291.48		11/18/2025	INV APP	2025 B	
CHECK DATE:										
855	25000108	11/18/2025			110,914.74		11/18/2025	INV APP	2025 B	
CHECK DATE:										
					141,376.79					
1902 NORWALK TANK CO										
200980		11/18/2025			-402.28		11/18/2025	CRM APP	CREDIT	
CHECK DATE:										
201079		11/18/2025			249.72		11/18/2025	INV APP	REPAIR	
CHECK DATE:										
201300		11/18/2025			585.90		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
201343		11/18/2025			705.91		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
17993 ODP BUSINESS SOLUTIONS LLC					1,139.25					
444606079001		11/18/2025			16.34		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
1918 OESTREICH SERV CO, INC										
246553		11/18/2025			7.00		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
246580		11/18/2025			7.30		11/18/2025	INV APP	DUPLIC	
CHECK DATE:										
246601		11/18/2025			7.00		11/18/2025	INV APP	KEYS	
CHECK DATE:										
13189 OMEGA PLUMBING INC					21.30					
101089533		11/18/2025			2,900.00		11/18/2025	INV APP	REPAIR	
CHECK DATE:										
10109471		11/18/2025			2,230.00		11/18/2025	INV APP	WINTER	
CHECK DATE:										
10109480		11/18/2025			645.00		11/18/2025	INV APP	PLUMBI	
CHECK DATE:										
1943 OXBO MUFFLER AND BRAKES					5,775.00					
7542	25000950	11/18/2025			560.00		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
7546	25000950	11/18/2025			140.00		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
1950 PACE					700.00					
659485		11/18/2025			2,099.63		11/18/2025	INV APP	TITLE	
CHECK DATE:										
659567		11/18/2025			11,181.20		11/18/2025	INV APP	TITLE	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
659568		11/18/2025			1,800.00		11/18/2025	INV APP	TITLE	
CHECK DATE:										
13258 PART D ADVISORS INC					15,080.83					
14961		11/18/2025			3,539.79		11/18/2025	INV APP	HEALTH	
CHECK DATE:										
11251 PAUL CONWAY SHIELDS										
0544507		11/18/2025			771.50		11/18/2025	INV APP	CUSTOM	
CHECK DATE:										
2001 PETER PERELLA & COMPANY										
48367		11/18/2025			900.00		11/18/2025	INV APP	STEEL	
CHECK DATE:										
48368		11/18/2025			1,600.00		11/18/2025	INV APP	PLUMBI	
CHECK DATE:										
2985 PETROLEUM TECHNOLOGIES EQPMT INC					2,500.00					
186870	25000956	11/18/2025			632.90		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
186903	25000956	11/18/2025			373.50		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
18908 PIPE VIEW LLC					1,006.40					
32876	25000802	11/18/2025			110,557.57		11/18/2025	INV APP	2025 S	
CHECK DATE:										
2030 PITNEY BOWES, INC										
3107472286		11/18/2025			1,495.80		11/18/2025	INV APP	QUARTE	
CHECK DATE:										
2035 PLAINFIELD TOWNSHIP										
25-01		11/18/2025			1,008.00		11/18/2025	INV APP	THRIVE	
CHECK DATE:										
25-02		11/18/2025			53,446.18		11/18/2025	INV APP	THRIVE	

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
2043 POEHNER, DILLMAN & MAHALIK					54,454.18					
67704328		11/18/2025			375.00		11/18/2025	INV APP	REPAIR	
CHECK DATE:										
13642 FERGUSON ENTERPRISES LLC										
0298160		11/18/2025			7,172.11		11/18/2025	INV APP	PARTS	
CHECK DATE:										
18128 POLYDYNE INC										
1968986	25000029	11/18/2025			4,025.00		11/18/2025	INV APP	ESTP -	
CHECK DATE:										
7740 POMP'S TIRE SERVICE INC										
411193266	25000977	11/18/2025			802.80		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
411193432	25000977	11/18/2025			152.13		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
411193539	25000977	11/18/2025			3,215.68		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
690151824	25000977	11/18/2025			631.64		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
16198 PROMOS 911 INC					4,802.25					
12676		11/18/2025			214.45		11/18/2025	INV APP	BADGE	
CHECK DATE:										
1948 PT FERRO CONSTR CO										
11696	25000675	11/18/2025			682.00		11/18/2025	INV APP	WATER-	
CHECK DATE:										
12438	25000674	11/18/2025			217.00		11/18/2025	INV APP	STREET	
CHECK DATE:										
12439	25000675	11/18/2025			496.00		11/18/2025	INV APP	WATER-	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
12447		25000675 11/18/2025			186.00		11/18/2025	INV APP		WATER-
CHECK DATE:										
12458		25000674 11/18/2025			1,488.00		11/18/2025	INV APP		STREET
CHECK DATE:										
12459		25000674 11/18/2025			186.00		11/18/2025	INV APP		STREET
CHECK DATE:										
12471		25000674 11/18/2025			556.76		11/18/2025	INV APP		STREET
CHECK DATE:										
12472		25000674 11/18/2025			372.00		11/18/2025	INV APP		STREET
CHECK DATE:										
12481		25000674 11/18/2025			806.00		11/18/2025	INV APP		STREET
CHECK DATE:										
12482		25000675 11/18/2025			372.00		11/18/2025	INV APP		WATER-
CHECK DATE:										
12489		25000674 11/18/2025			372.00		11/18/2025	INV APP		STREET
CHECK DATE:										
12490		25000675 11/18/2025			434.00		11/18/2025	INV APP		WATER-
CHECK DATE:										
12501		25000674 11/18/2025			744.00		11/18/2025	INV APP		STREET
CHECK DATE:										
12502		25000675 11/18/2025			1,488.00		11/18/2025	INV APP		WATER-
CHECK DATE:										
13973 RAMIRO GUZMAN LANDSCAPING					8,399.76					
09577		25000538 11/18/2025			20,114.80		11/18/2025	INV APP		Extens
CHECK DATE:										
9612		25000538 11/18/2025			16,091.84		11/18/2025	INV APP		Extens
CHECK DATE:										
9651		25000538 11/18/2025			16,091.84		11/18/2025	INV APP		Extens
CHECK DATE:										
2157 RAY O'HERRON CO INC -DANVILLE					52,298.48					
2441846		25001009 11/18/2025			4,182.50		11/18/2025	INV APP		POLICE
CHECK DATE:										
2442800		25001008 11/18/2025			2,780.00		11/18/2025	INV APP		BALLIS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
15505 REASONABLE TREE EXPERTS					6,962.50					
11894	25000990	11/18/2025			1,800.00		11/18/2025	INV APP		Tree &
CHECK DATE:										
11896		11/18/2025			500.00		11/18/2025	INV APP		XL LIM
CHECK DATE:										
999178 REFUND-MISCELLANEOUS					2,300.00					
MATTHEW MIHALEK		11/18/2025			100.00		11/18/2025	INV APP		REFUND
CHECK DATE:										PAYEE: MATTHEW MIHALEK
14221 MID-TOWN PETROLEUM ACQUISITION LLC										
X609173-IN	25000985	11/18/2025			1,799.64		11/18/2025	INV APP		AUTOMO
CHECK DATE:										
X609175-IN	25000985	11/18/2025			1,830.49		11/18/2025	INV APP		AUTOMO
CHECK DATE:										
X609177-IN	25000985	11/18/2025			2,126.72		11/18/2025	INV APP		AUTOMO
CHECK DATE:										
X609179-IN	25000985	11/18/2025			1,254.75		11/18/2025	INV APP		AUTOMO
CHECK DATE:										
2207 RENDELS INC					7,011.60					
126029	25000971	11/18/2025			246.44		11/18/2025	INV APP		AUTOMO
CHECK DATE:										
51491	25000971	11/18/2025			51.50		11/18/2025	INV APP		AUTOMO
CHECK DATE:										
51509	25000971	11/18/2025			51.50		11/18/2025	INV APP		AUTOMO
CHECK DATE:										
51510	25000971	11/18/2025			51.50		11/18/2025	INV APP		AUTOMO
CHECK DATE:										
51517	25000971	11/18/2025			77.00		11/18/2025	INV APP		AUTOMO
CHECK DATE:										
51559	25000971	11/18/2025			51.50		11/18/2025	INV APP		AUTOMO
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
51562		25000971 11/18/2025			51.50		11/18/2025	INV	APP	AUTOMO
CHECK DATE:										
51580		25000971 11/18/2025			51.50		11/18/2025	INV	APP	AUTOMO
CHECK DATE:										
51581		25000971 11/18/2025			51.50		11/18/2025	INV	APP	AUTOMO
CHECK DATE:										
67562		25000893 11/18/2025			20,345.28		11/18/2025	INV	APP	EQUIPM
CHECK DATE:										
67924		11/18/2025			3,731.40		11/18/2025	INV	APP	REPAIR
CHECK DATE:										
15010 REPUBLIC SERVICES					24,760.62					
0721-008633056		11/18/2025			500.00		11/18/2025	INV	APP	DUMPST
CHECK DATE:										
2214 REX RADIATOR & WELDING										
B142546		11/18/2025			2,690.00		11/18/2025	INV	APP	PARTS
CHECK DATE:										
2224 RICK'S R V CENTER										
376714		11/18/2025			109.95		11/18/2025	INV	APP	PARTS
CHECK DATE:										
2245 ROD BAKER FORD SALES INC										
70167		25000951 11/18/2025			114.13		11/18/2025	INV	APP	AUTOMO
CHECK DATE:										
2261 RON TIRAPELLI FORD, INC.										
192523		25000973 11/18/2025			199.13		11/18/2025	INV	APP	AUTOMO
CHECK DATE:										
667839-01		25000973 11/18/2025			83.46		11/18/2025	INV	APP	AUTOMO
CHECK DATE:										
667947		25000973 11/18/2025			180.53		11/18/2025	INV	APP	AUTOMO
CHECK DATE:										
667952		25000973 11/18/2025			1,704.00		11/18/2025	INV	APP	AUTOMO
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
667952-01 CHECK DATE:	25000973	11/18/2025			709.83		11/18/2025	INV APP	AUTOMO	
667952-02 CHECK DATE:	25000973	11/18/2025			941.60		11/18/2025	INV APP	AUTOMO	
668004 CHECK DATE:	25000973	11/18/2025			440.64		11/18/2025	INV APP	AUTOMO	
668043 CHECK DATE:	25000973	11/18/2025			21.23		11/18/2025	INV APP	AUTOMO	
668044 CHECK DATE:	25000973	11/18/2025			254.76		11/18/2025	INV APP	AUTOMO	
668202 CHECK DATE:	25000973	11/18/2025			79.20		11/18/2025	INV APP	AUTOMO	
					4,614.38					
7408 ROUTE 66 RACEWAY LLC & FIRST										
AUGUST 2025 CHECK DATE:		11/18/2025			8,732.00		11/18/2025	INV APP	RECAPT	
14090 RUSH TRUCK CENTERS OF ILLINOIS INC										
3042346160 CHECK DATE:		11/18/2025			-120.63		11/18/2025	CRM APP	CREDIT	
3042498710 CHECK DATE:		11/18/2025			-407.61		11/18/2025	CRM APP	CREDIT	
3042556323 CHECK DATE:		11/18/2025			-407.61		11/18/2025	CRM APP	CREDIT	
3043691097 CHECK DATE:	25000982	11/18/2025			123.64		11/18/2025	INV APP	AUTOMO	
3043715069 CHECK DATE:	25000982	11/18/2025			917.18		11/18/2025	INV APP	AUTOMO	
3043753280 CHECK DATE:	25000982	11/18/2025			1,444.77		11/18/2025	INV APP	AUTOMO	
3043762857 CHECK DATE:	25000982	11/18/2025			66.76		11/18/2025	INV APP	AUTOMO	
3043763494 CHECK DATE:	25000982	11/18/2025			78.22		11/18/2025	INV APP	AUTOMO	
					1,694.72					
18276 SAFETY KLEEN SYSTEMS INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
98395764		11/18/2025			4,387.00		11/18/2025	INV APP	INSP	INSPEC
CHECK DATE:										
10088 SB FRIEDMAN DEVELOPMENT ADVISORS LLC										
1.119.25		11/18/2025			1,286.25		11/18/2025	INV APP	PROFES	
CHECK DATE:										
2.119.25		11/18/2025			4,623.75		11/18/2025	INV APP	TIF DE	
CHECK DATE:										
					5,910.00					
17977 SEAL TIGHT EXTERIORS INC										
4894		11/18/2025			7,300.00		11/18/2025	INV APP	RESEAL	
CHECK DATE:										
19055 SENTINEL EMERGENCY SOLUTIONS LLC										
46313		11/18/2025			557.00		11/18/2025	INV APP	ENGINE	
CHECK DATE:										
14076 SHAW SUBURBAN MEDIA GROUP										
2279220		11/18/2025			109.46		11/18/2025	INV APP	2025-2	
CHECK DATE:										
2279226		11/18/2025			137.30		11/18/2025	INV APP	LEGAL	
CHECK DATE:										
2279741		11/18/2025			95.54		11/18/2025	INV APP	2025-2	
CHECK DATE:										
2279742		11/18/2025			95.54		11/18/2025	INV APP	2025-T	
CHECK DATE:										
2281922		11/18/2025			95.54		11/18/2025	INV APP	2025 R	
CHECK DATE:										
					533.38					
16931 SHEFFIELD SUPPLY & EQUIPMENT										
18636		11/18/2025			526.88		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
2389 SHERWIN-WILLIAMS										
0527-1		11/18/2025			168.25		11/18/2025	INV APP	SUPPLI	

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
2392 SHOREWOOD HOME & AUTO										
01-490056		11/18/2025			4.49		11/18/2025	INV APP	PARTS	
CHECK DATE:										
01-491038	25000952	11/18/2025			984.89		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
01-491190		11/18/2025			17.49		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
01-491198		11/18/2025			29.99		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
01-491513		11/18/2025			83.97		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
01-492350	25000988	11/18/2025			359.99		11/18/2025	INV APP	HAND T	
CHECK DATE:										
					1,480.82					
18568 SOUTH OAK DODGE INC										
475674		11/18/2025			1,089.47		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
17224 SPANISH COMMUNITY CENTER										
01-2025		11/18/2025			71,090.00		11/18/2025	INV APP	SCC AD	
CHECK DATE:										
2472 STANDARD EQUIPMENT CO INC										
P07106		11/18/2025			1,088.94		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
P07206	25000974	11/18/2025			162.22		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
P07221	25000974	11/18/2025			134.86		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
P07267	25000974	11/18/2025			1,008.37		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
PICPAK-2025		11/18/2025			905.52		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2474 STANDARD TRUCK PARTS INC					3,299.91					
1032626		25000975 11/18/2025			63.63		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
1032630		25000975 11/18/2025			91.28		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
1032645		25000975 11/18/2025			269.92		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
1032652		25000975 11/18/2025			284.84		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
1032653		25000975 11/18/2025			879.53		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
1032669		25000975 11/18/2025			421.83		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
1032672		25000975 11/18/2025			421.83		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
1032675		25000975 11/18/2025			609.29		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
1032678		25000975 11/18/2025			1,057.44		11/18/2025	INV APP	AUTOMO	
CHECK DATE:										
18935 STAPLES CONTRACT & COMMERCIAL LLC					4,099.59					
7007524762		11/18/2025			1,399.60		11/18/2025	INV APP	PALLET	
CHECK DATE:										
15637 ILLINOIS DEPARTMENT OF INNOVATION & TECHNOLOGY										
T2606853		11/18/2025			956.15		11/18/2025	INV APP	LEADS	
CHECK DATE:										
2523 STRAND ASSOC INC										
230170		25000546 11/18/2025			292,596.93		11/18/2025	INV APP	PSA WW	
CHECK DATE:										
11947 STRYKER EMS EQUIPMENT-										
9210621053		11/18/2025			1,036.00		11/18/2025	INV APP	AMBULA	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
9857 SUNBELT PUMP & POWER RENTALS										
171580137-0004		11/18/2025			1,195.00		11/18/2025	INV APP	RENTAL	
CHECK DATE:										
175604282-0001		11/18/2025			731.00		11/18/2025	INV APP	RENTAL	
CHECK DATE:										
					1,926.00					
13612 SWAN ANALYTICAL USA										
CD10020260		11/18/2025			3,830.45		11/18/2025	INV APP	PARTS	
CHECK DATE:										
15578 TEKLAB INC										
335750	25000027	11/18/2025			214.99		11/18/2025	INV APP	2025 I	
CHECK DATE:										
335752	25000027	11/18/2025			214.99		11/18/2025	INV APP	2025 I	
CHECK DATE:										
336155	25000027	11/18/2025			220.56		11/18/2025	INV APP	2025 I	
CHECK DATE:										
					650.54					
18783 TELUS COMMUNICATIONS INC										
2570		11/18/2025			462.21		11/18/2025	INV APP	GPS/AV	
CHECK DATE:										
2609	25000110	11/18/2025			1,426.99		11/18/2025	INV APP	GPS/AV	
CHECK DATE:										
					1,889.20					
7618 THOMPSON ELECTRONICS COMPANY										
124721		11/18/2025			355.00		11/18/2025	INV APP	LIFE S	
CHECK DATE:										
12548 THOMSON WEST										
852752612		11/18/2025			476.00		11/18/2025	INV APP	RESEAR	
CHECK DATE:										
852753494		11/18/2025			2,348.00		11/18/2025	INV APP	RESEAR	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
18842	THREE RIVERS TRANSPORT LLC				2,824.00					
1077		11/18/2025			500.00		11/18/2025	INV APP	SAMPLE	
CHECK DATE:										
1078		11/18/2025			500.00		11/18/2025	INV APP	SAMPLE	
CHECK DATE:										
					1,000.00					
18698	THRIVEWORKS COUNSELING LLC									
C-127-B2-2025		11/18/2025			239,056.93		11/18/2025	INV APP	SEPTEM	
CHECK DATE:										
12663	TOTAL PARKING SOLUTIONS INC									
107606		11/18/2025			4,410.00		11/18/2025	INV APP	QUARTE	
CHECK DATE:										
107607		11/18/2025			4,410.00		11/18/2025	INV APP	QUARTE	
CHECK DATE:										
					8,820.00					
13030	TREADSTONE TIRE RECYCLING LLC									
32437		11/18/2025			1,557.50		11/18/2025	INV APP	TIRE R	
CHECK DATE:										
9199	TRI-K SUPPLIES INC									
127441		11/18/2025			1,064.30		11/18/2025	INV APP	JANITO	
CHECK DATE:										
127463		11/18/2025			90.90		11/18/2025	INV APP	JANITO	
CHECK DATE:										
127476		11/18/2025			405.90		11/18/2025	INV APP	JANITO	
CHECK DATE:										
127487	25000994	11/18/2025			289.98		11/18/2025	INV APP	JANITO	
CHECK DATE:										
					1,851.08					
16784	TROTTER AND ASSOCIATES INC									
25-25471	25000736	11/18/2025			19,115.25		11/18/2025	INV APP	PSA Co	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
25-25498	25000334	11/18/2025			766.50		11/18/2025	INV APP	Lois	P
CHECK DATE:										
2695 TROY TOWNSHIP					19,881.75					
102425		11/18/2025			947.80		11/18/2025	INV APP	THRIVE	
CHECK DATE:										
14082 TYLER TECHNOLOGIES INC										
045-542231	25000828	11/18/2025			14,250.00		11/18/2025	INV APP	TYLER	
CHECK DATE:										
2706 TYSON MOTOR CORP										
98440		11/18/2025			88.50		11/18/2025	INV APP	PARTS	
CHECK DATE:										
12259 ULINE INC										
199039397		11/18/2025			1,117.20		11/18/2025	INV APP	GRAER	
CHECK DATE:										
1992560131		11/18/2025			1,242.20		11/18/2025	INV APP	GRAER	
CHECK DATE:										
2718 UNDERGROUND PIPE & VALVE					2,359.40					
076179		11/18/2025			7,728.00		11/18/2025	INV APP	PARTS	
CHECK DATE:										
076925		11/18/2025			3,502.00		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
076963		11/18/2025			168.00		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
076987		11/18/2025			1,526.00		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
077073		11/18/2025			104.00		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
077087		11/18/2025			1,312.18		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
077169		11/18/2025			4,334.00		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
15218 UNIFYHR LLC					18,674.18					
28068		11/18/2025			2,125.00		11/18/2025	INV APP ACA RE		
CHECK DATE:										
2727 UNITED LAB INC										
INV446522		11/18/2025			2,726.78		11/18/2025	INV APP CHEMIC		
CHECK DATE:										
INV447371		11/18/2025			1,515.73		11/18/2025	INV APP SUPPLI		
CHECK DATE:										
10617 UNITED METERS INC					4,242.51					
4747	25000463	11/18/2025			110,903.00		11/18/2025	INV APP 2025 S		
CHECK DATE:										
4762	25000463	11/18/2025			87,227.00		11/18/2025	INV APP 2025 S		
CHECK DATE:										
13844 UNIVAR SOLUTIONS USA LLC					198,130.00					
53348228	25000244	11/18/2025			3,173.63		11/18/2025	INV APP 2025 D		
CHECK DATE:										
53377845	25000244	11/18/2025			320.85		11/18/2025	INV APP 2025 D		
CHECK DATE:										
53381701	25000244	11/18/2025			2,487.75		11/18/2025	INV APP 2025 D		
CHECK DATE:										
53412034	25000244	11/18/2025			465.00		11/18/2025	INV APP 2025 D		
CHECK DATE:										
53417832	25000244	11/18/2025			511.50		11/18/2025	INV APP 2025 D		
CHECK DATE:										
53417834	25000244	11/18/2025			1,741.43		11/18/2025	INV APP 2025 D		
CHECK DATE:										
53417835	25000244	11/18/2025			74.40		11/18/2025	INV APP 2025 D		
CHECK DATE:										
53417837	25000244	11/18/2025			1,092.75		11/18/2025	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
53417838 CHECK DATE:	25000244	11/18/2025			939.30		11/18/2025	INV APP	2025	D
53417840 CHECK DATE:	25000244	11/18/2025			3,022.50		11/18/2025	INV APP	2025	D
53417842 CHECK DATE:	25000244	11/18/2025			1,511.25		11/18/2025	INV APP	2025	D
53417845 CHECK DATE:	25000244	11/18/2025			241.80		11/18/2025	INV APP	2025	D
53429489 CHECK DATE:	25000244	11/18/2025			181.35		11/18/2025	INV APP	2025	D
53435802 CHECK DATE:	25000244	11/18/2025			260.40		11/18/2025	INV APP	2025	D
53435803 CHECK DATE:	25000244	11/18/2025			102.30		11/18/2025	INV APP	2025	D
53435804 CHECK DATE:	25000244	11/18/2025			995.10		11/18/2025	INV APP	2025	D
53435806 CHECK DATE:	25000244	11/18/2025			648.68		11/18/2025	INV APP	2025	D
53435808 CHECK DATE:	25000244	11/18/2025			1,139.25		11/18/2025	INV APP	2025	D
53435809 CHECK DATE:	25000244	11/18/2025			943.95		11/18/2025	INV APP	2025	D
53435810 CHECK DATE:	25000244	11/18/2025			288.30		11/18/2025	INV APP	2025	D
18654 URBAN 3 LLC					20,141.49					
AC000442B CHECK DATE:	25000253	11/18/2025			6,388.75		11/18/2025	INV APP	Profes	
11967 US GAS										
465988 CHECK DATE:		11/18/2025			141.69		11/18/2025	INV APP	STA 1	
465990 CHECK DATE:		11/18/2025			71.42		11/18/2025	INV APP	STA 5	
465991 CHECK DATE:		11/18/2025			150.26		11/18/2025	INV APP	STA 6	

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
465992		11/18/2025			115.98		11/18/2025	INV APP	STA	8
CHECK DATE:										
487206		11/18/2025			301.25		11/18/2025	INV APP	STA	1
CHECK DATE:										
487207		11/18/2025			93.25		11/18/2025	INV APP	STA	3
CHECK DATE:										
487208		11/18/2025			60.75		11/18/2025	INV APP	STA	4
CHECK DATE:										
487209		11/18/2025			190.75		11/18/2025	INV APP	STA	5
CHECK DATE:										
487210		11/18/2025			255.75		11/18/2025	INV APP	STA	6
CHECK DATE:										
487211		11/18/2025			93.25		11/18/2025	INV APP	STA	7
CHECK DATE:										
487212		11/18/2025			197.25		11/18/2025	INV APP	STA	8
CHECK DATE:										
487213		11/18/2025			99.75		11/18/2025	INV APP	STA	9
CHECK DATE:										
487214		11/18/2025			73.75		11/18/2025	INV APP	STA	10
CHECK DATE:										
487215		11/18/2025			164.75		11/18/2025	INV APP	CHICAG	
CHECK DATE:										
18272 HD SUPPLY INC					2,009.85					
INV00864830		11/18/2025			1,161.62		11/18/2025	INV APP	CHEMIC	
CHECK DATE:										
INV00864917		11/18/2025			2,870.31		11/18/2025	INV APP	PUMP	
CHECK DATE:										
INV00866932		11/18/2025			644.78		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
INV00868138		11/18/2025			305.16		11/18/2025	INV APP	PARTS	
CHECK DATE:										
INV00870652		11/18/2025			206.16		11/18/2025	INV APP	PARTS	
CHECK DATE:										
INV00871322		11/18/2025			951.99		11/18/2025	INV APP	PARTS	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
18454 USALCO LLC					6,140.02					
910197356		25000031 11/18/2025			4,695.99		11/18/2025	INV APP	2025 A	
CHECK DATE:										
910197953		25000031 11/18/2025			4,766.11		11/18/2025	INV APP	2025 A	
CHECK DATE:										
910198109		25000031 11/18/2025			4,761.88		11/18/2025	INV APP	2025 A	
CHECK DATE:										
910198110		25000031 11/18/2025			4,763.54		11/18/2025	INV APP	2025 A	
CHECK DATE:										
910198820		25000031 11/18/2025			4,803.99		11/18/2025	INV APP	2025 A	
CHECK DATE:										
910199268		25000031 11/18/2025			4,762.71		11/18/2025	INV APP	2025 A	
CHECK DATE:										
15141 USONA DEVELOPMENT LLC					28,554.22					
CONPLAN-25-02		11/18/2025			10,033.75		11/18/2025	INV APP	USONA	
CHECK DATE:										
18380 USSI RENTALS INC										
7004259-IN		11/18/2025			570.00		11/18/2025	INV APP	INSPEC	
CHECK DATE:										
7004260-IN		11/18/2025			570.00		11/18/2025	INV APP	INSPEC	
CHECK DATE:										
15069 V3 COMPANIES					1,140.00					
10725531		25000332 11/18/2025			12,461.79		11/18/2025	INV APP	PSA En	
CHECK DATE:										
10825167		25000387 11/18/2025			17,187.50		11/18/2025	INV APP	IDOT-	
CHECK DATE:										
10825168		25000332 11/18/2025			23,527.84		11/18/2025	INV APP	PSA En	
CHECK DATE:										
10925629		25000387 11/18/2025			14,640.00		11/18/2025	INV APP	IDOT-	
CHECK DATE:										
10925630		25000332 11/18/2025			15,556.57		11/18/2025	INV APP	PSA En	

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
10925655	25000331	11/18/2025			3,507.50		11/18/2025	INV APP	Profes	
CHECK DATE:										
11025315	25000332	11/18/2025			1,261.34		11/18/2025	INV APP	PSA En	
CHECK DATE:										
17-10825184	25000475	11/06/2025			3,995.99		11/18/2025	INV APP	Phase	
CHECK DATE:										
18-10925464	25000475	11/06/2025			1,269.71		11/18/2025	INV APP	Phase	
CHECK DATE:										
					93,408.24					
2763 VARDAL SURVEYING SYSTEMS										
93118		11/18/2025			920.03		11/18/2025	INV APP	SURVEY	
CHECK DATE:										
18225 VERIZON COMMUNICATIONS INC										
356000080072		11/18/2025			1,781.78		11/18/2025	INV APP	GPS FO	
CHECK DATE:										
7676 VERMEER ILLINOIS INC										
PP1212		11/18/2025			1,481.86		11/18/2025	INV APP	PARTS	
CHECK DATE:										
16754 VIDEOTEC CORP										
118672		11/18/2025			11,526.00		11/18/2025	INV APP	LABOR	
CHECK DATE:										
118674		11/18/2025			3,281.09		11/18/2025	INV APP	LABOR	
CHECK DATE:										
					14,807.09					
15908 VONAGE BUSINESS INC										
2371543	25000002	11/18/2025			13,186.40		11/18/2025	INV APP	VONAGE	
CHECK DATE:										
2797 W S DARLEY & CO INC										
17564950		11/18/2025			154.67		11/18/2025	INV APP	HYDRAN	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
17564951		11/18/2025			154.67		11/18/2025	INV	APP	HYDRAN
CHECK DATE:										
17565065		11/18/2025			2,844.29		11/18/2025	INV	APP	CRASH
CHECK DATE:										
17565067		11/18/2025			1,678.03		11/18/2025	INV	APP	CRASH
CHECK DATE:										
17565193		11/18/2025			315.49		11/18/2025	INV	APP	HOSE
CHECK DATE:										
17565194		11/18/2025			268.00		11/18/2025	INV	APP	HOSE
CHECK DATE:										
17565258		11/18/2025			226.76		11/18/2025	INV	APP	THROWL
CHECK DATE:										
17565259		11/18/2025			1,944.79		11/18/2025	INV	APP	FIRE N
CHECK DATE:										
17565354		11/18/2025			1,273.16		11/18/2025	INV	APP	FIRE N
CHECK DATE:										
17565355		11/18/2025			722.48		11/18/2025	INV	APP	FIRE N
CHECK DATE:										
17565455		11/18/2025			105.79		11/18/2025	INV	APP	FIRE N
CHECK DATE:										
17565545		11/18/2025			534.58		11/18/2025	INV	APP	FIRE H
CHECK DATE:										
17565546		11/18/2025			534.58		11/18/2025	INV	APP	FIRE H
CHECK DATE:										
17565829		11/18/2025			5,331.84		11/18/2025	INV	APP	FIRE H
CHECK DATE:										
17565830		11/18/2025			4,581.62		11/18/2025	INV	APP	FIRE H
CHECK DATE:										
17565910		11/18/2025			715.80		11/18/2025	INV	APP	FIRE H
CHECK DATE:										
17566151		11/18/2025			336.22		11/18/2025	INV	APP	FIRE H
CHECK DATE:										
17566152		11/18/2025			270.22		11/18/2025	INV	APP	FIRE H
CHECK DATE:										
17566449		11/18/2025			323.13		11/18/2025	INV	APP	FIRE H
CHECK DATE:										
17566808		11/18/2025			245.12		11/18/2025	INV	APP	FIRE H

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
17566934		11/18/2025			1,436.12		11/18/2025	INV APP	FIRE H	
CHECK DATE:										
17566935		11/18/2025			1,751.93		11/18/2025	INV APP	FIRE H	
CHECK DATE:										
17567492		11/18/2025			153.64		11/18/2025	INV APP	FIRE H	
CHECK DATE:										
17567493		11/18/2025			153.64		11/18/2025	INV APP	FIRE H	
CHECK DATE:										
17567709		11/18/2025			7,321.41		11/18/2025	INV APP	FIRE H	
CHECK DATE:										
17567710		11/18/2025			7,109.52		11/18/2025	INV APP	FIRE H	
CHECK DATE:										
17567995		11/18/2025			1,282.06		11/18/2025	INV APP	FIRE H	
CHECK DATE:										
17567996		11/18/2025			1,282.06		11/18/2025	INV APP	FIRE H	
CHECK DATE:										
17568698		11/18/2025			3,843.98		11/18/2025	INV APP	FIRE H	
CHECK DATE:										
17568898		11/18/2025			9,480.37		11/18/2025	INV APP	FIRE H	
CHECK DATE:										
17569068		11/18/2025			1,714.68		11/18/2025	INV APP	FIRE H	
CHECK DATE:										
17570008		11/18/2025			545.60		11/18/2025	INV APP	FIRE H	
CHECK DATE:										
17570111		11/18/2025			577.87		11/18/2025	INV APP	FIRE H	
CHECK DATE:										
17570581		11/18/2025			1,702.31		11/18/2025	INV APP	ADAPTE	
CHECK DATE:										
17570747		11/18/2025			96.23		11/18/2025	INV APP	ENGINE	
CHECK DATE:										
17570754		11/18/2025			666.68		11/18/2025	INV APP	ENGINE	
CHECK DATE:										
19046 WASHINGTON TOWNSHIP					61,679.34					
25-01		11/18/2025			14,246.40		11/18/2025	INV APP	THRIVE	

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
2846 WELSCH READY MIX INC										
06OCT2025-70789		11/18/2025			811.45		11/18/2025	INV APP	REPAIR	
CHECK DATE:										
07OCT2025-70806		11/18/2025			1,091.50		11/18/2025	INV APP	MATERI	
CHECK DATE:										
07OCT2025-70807		11/18/2025			1,091.45		11/18/2025	INV APP	MATERI	
CHECK DATE:										
					2,994.40					
14009 WHITE CAP LP										
10022567185_2		11/18/2025			64.85		11/18/2025	INV APP	SUPPLI	
CHECK DATE:										
18206 WHITMORE INVESTMENTS										
824047		11/18/2025			8.78		11/18/2025	INV APP	PARTS	
CHECK DATE:										
824072		11/18/2025			44.99		11/18/2025	INV APP	PARTS	
CHECK DATE:										
					53.77					
5894 WHOLESALE DIRECT INC										
000276222		11/18/2025			96.73		11/18/2025	INV APP	INSPEC	
CHECK DATE:										
4990 WILL COUNTY CENTER FOR COMMUNITY CONCERNS										
11		11/18/2025			7,343.37		11/18/2025	INV APP	CDBG R	
CHECK DATE:										
12555 YOU MOVE WE'LL CLEAN-UP										
CIT316		11/18/2025			225.00		11/18/2025	INV APP	JUNK C	
CHECK DATE:										
18888 ZOHO CORPORATION										
5020028965		11/18/2025			2,045.00		11/18/2025	INV APP	ADDITI	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
727 INVOICES					5,042,097.24					

** 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: 11/06/2025

Department: Finance

Final Action:

Title:

Agenda Date: 11/18/2025

Attachments: Invoices 11.18.2025.pdf

Entered by: rgatson@joliet.gov



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 600-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:

Award of Contract for the 2025-2026 Tree Removal and Stump Grinding Project to Arbor Tek Landscape Services Inc., in the Amount of \$99,981.56

BACKGROUND:

The Mayor and City Council previously adopted the 2025 City of Joliet Budget on December 17, 2024. The 2025-2026 Tree Removal and Stump Grinding Project is a part of this budget. The project was advertised on Wednesday, October 15, 2025.

The Public Service Committee will review this matter.

CONCLUSION:

On October 29, 2025, at 10:00 A.M., two (2) sealed bids were received for the 2025-2026 Tree Removal and Stump Grinding Project. The bid summary is as follows:

CONTRACTOR

BID AMOUNT

Arbor Tek Landscape Services Inc.

\$ 99,981.56

Homer Tree Care Inc.

\$146,352.00

Engineer's Estimate

\$152,065.00

The low bid from Arbor Tek Landscape Services Inc., in the amount of \$99,981.56, is 34.25% below the engineer's estimate. Arbor Tek Landscape Services Inc. has previously satisfactorily completed similar work for the City.

Funds will be charged to Roadways / Contractual Services (Org 09029000, Object: 524200, \$99,981.56).

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council award the 2025-2026 Tree Removal and Stump Grinding Project, in the amount of \$99,981.56, on behalf of Arbor Tek Landscape Services Inc.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 600-25

File ID: 600-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/04/2025

Department: Public Works

Final Action:

Title: Award of Contract for the 2025-2026 Tree Removal and Stump Grinding Project to Arbor Tek Landscape Services Inc., in the Amount of \$99,981.56

Agenda Date: 11/18/2025

Entered by: jnordman@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/12/2025	Gina Logalbo	Approve	11/6/2025
1	2	11/12/2025	Greg Ruddy	Approve	11/14/2025
1	3	11/12/2025	Kevin Sing	Approve	11/14/2025
1	4	11/12/2025	Todd Lenzie	Approve	11/14/2025
1	5	11/14/2025	Beth Beatty	Approve	11/14/2025



Memo

File #: 601-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:

Award of Contract for the 2025-2026 Tree Trimming (East) Project to Arbor Tek Landscape Services Inc., in the Amount of \$92,530.00

BACKGROUND:

The Mayor and City Council previously adopted the 2025 City of Joliet Budget on December 17, 2024. The 2025-2026 Tree Trimming (East) Project is a part of this budget. The project was advertised on Wednesday, October 15, 2025.

The Public Service Committee will review this matter.

CONCLUSION:

On October 30, 2025, at 10:00 A.M., two (2) sealed bids were received for the 2025-2026 Tree Trimming (East) Project. The bid summary is as follows:

CONTRACTOR

Arbor Tek Landscape Services Inc.
Homer Tree Care Inc.

BID AMOUNT

\$ 92,530.00
\$173,750.00

Engineer's Estimate

\$110,675.00

The low bid from Arbor Tek Landscape Services Inc. in the amount of \$92,530.00, is 16.39% below the engineer's estimate. Arbor Tek Landscape Services Inc. has previously completed similar work for the City.

Funds will be charged to Roadways / Contractual Services (Org 09029000, Object: 524200, \$92,530.00).

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council award the 2025-2026 Tree Trimming (East) Contract, in the amount of \$92,530.00, on behalf of Arbor Tek Landscape Services Inc.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 601-25

File ID: 601-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/04/2025

Department: Public Works

Final Action:

Title: Award of Contract for the 2025-2026 Tree Trimming (East) Project to Arbor Tek Landscape Services Inc., in the Amount of \$92,530.00

Agenda Date: 11/18/2025

Entered by: jnordman@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/12/2025	Gina Logalbo	Approve	11/6/2025
1	2	11/12/2025	Greg Ruddy	Approve	11/14/2025
1	3	11/12/2025	Kevin Sing	Approve	11/14/2025
1	4	11/12/2025	Todd Lenzie	Approve	11/14/2025
1	5	11/14/2025	Beth Beatty	Approve	11/14/2025



Memo

File #: 602-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:

Award of Contract for the 2025-2026 Tree Trimming (West) Project to Arbor Tek Landscape Services Inc., in the Amount of \$58,606.00

BACKGROUND:

The Mayor and City Council previously adopted the 2025 City of Joliet Budget on December 17, 2024. The 2025-2026 Tree Trimming (West) Project is a part of this budget. The project was advertised on Wednesday, October 15, 2025.

The Public Service Committee will review this matter.

CONCLUSION:

On October 30, 2025, at 10:15 A.M., two (2) sealed bids were received for the 2025-2026 Tree Trimming (West) Project. The bid summary is as follows:

CONTRACTOR

Arbor Tek Landscape Services Inc.
Homer Tree Care Inc.

BID AMOUNT

\$ 58,606.00
\$103,950.00

Engineer's Estimate

\$ 70,180.00

The low bid from Arbor Tek Landscape Services Inc. in the amount of \$58,606.00, is 16.49% below the engineer's estimate. Arbor Tek Landscape Services Inc. has previously completed similar work for the City.

Funds will be charged to Roadways / Contractual Services (Org 09029000, Object: 524200, \$58,606.00).

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council award the 2025-2026 Tree Trimming (West) Contract, in the amount of \$58,606.00, on behalf of Arbor Tek Landscape Services Inc.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 602-25

File ID: 602-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/04/2025

Department: Public Works

Final Action:

Title: Award of Contract for the 2025-2026 Tree Trimming (West) Project to Arbor Tek Landscape Services Inc., in the Amount of \$58,606.00

Agenda Date: 11/18/2025

Entered by: jnordman@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/12/2025	Gina Logalbo	Approve	11/6/2025
1	2	11/12/2025	Greg Ruddy	Approve	11/14/2025
1	3	11/12/2025	Kevin Sing	Approve	11/14/2025
1	4	11/12/2025	Todd Lenzie	Approve	11/14/2025
1	5	11/14/2025	Beth Beatty	Approve	11/14/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 603-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:

Award of Professional Services Agreement for a Citywide Service Level and Staffing Study to Raftelis in the Amount of \$156,500.00

BACKGROUND:

Funding for a study to review organization-wide service and staffing levels was included as part of the approved 2025 budget. This study will determine the desired type, level, and quality of City services and the appropriate number of employees and contractual support necessary to provide services at the desired level.

An announcement for the acceptance of consultant Statement of Qualifications (SOQ's) submittals for a service level and staffing study was posted on the City's website. Numerous consultants specializing in this type of work were also notified of the posting. Six (6) submittals were received, evaluated and ranked by a selection committee. After a review of the SOQ's and consultant interviews, Raftelis was selected to complete the study.

The Finance Committee will review this matter.

CONCLUSION:

Fixed fee proposals were included as part of all submittals. The proposed fee submitted by Raftelis has been reviewed and found to be acceptable. A fixed fee professional services contract will be awarded in the amount of \$156,500.00.

Section 2-438 of the City of Joliet Code of Ordinances states that purchases whose estimated cost is in excess of twenty-five thousand dollars (\$25,000.00) may be awarded without written specifications or bidding under certain circumstances. Two (2) of these circumstances applies:

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

(g) Purchases of professional services.

Sufficient funds exist utilizing Capital Improvement Funds (Org 30005010, Object 557500, \$156,500.00).

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council award a Professional

Services Agreement for a Citywide Service Level and Staffing Study to Raftelis in the amount of \$156,500.00.

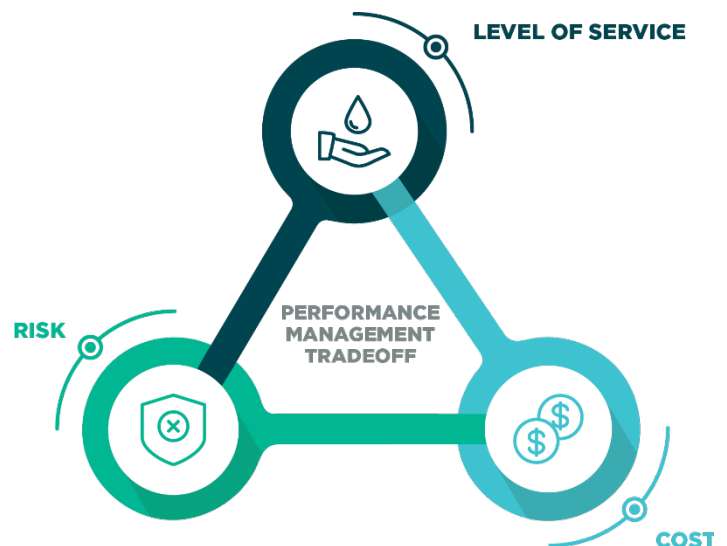
IV. TECHNICAL APPROACH

Technical Approach

The City of Joliet seeks a knowledgeable and thoughtful consulting partner to evaluate current service levels and staffing. The goal of this study is to ensure optimal service delivery, improved efficiency, and align City services with current and future community needs. A key focus of this study will be identifying appropriate staffing levels for all City departments through reviewing peer communities and best practices. The City is committed to continually improving the quality and efficiency of services delivered to residents and businesses, emphasizing cost-effective and sustainable operations.

This assessment offers an opportunity to examine how work is organized, how resources are allocated, and how the City can adapt its operations to meet strategic priorities with clarity and confidence. Our work will help the City identify where operational efficiencies can be realized, where strategic investments may be warranted, and where service levels or delivery strategies may need to evolve to ensure organizational resilience and long-term affordability.

Our team brings deep experience supporting local governments nationwide, including communities managing structural deficits, workforce constraints, and cross-departmental transformation. We specialize in helping local governments identify practical, implementable strategies to strengthen operations within their existing fiscal and organizational capacity. We understand that the best recommendations are not just analytically sound—they are also actionable, locally tailored, and aligned with the values and vision of the organization and community.



ACHIEVING BALANCE: RAFTELIS UNDERSTANDS THAT LEADING AN ORGANIZATION IS ABOUT BALANCING LEVELS OF SERVICE, RISKS, AND COSTS.

We are known for our respectful, inclusive, and collaborative approach. We listen carefully, engage thoughtfully with staff and stakeholders at all levels, and prioritize relationship-building throughout the engagement. Rather than relying on off-the-shelf templates or assumptions, we take a custom approach—grounded in stakeholder input, operational realities, and best practices—to deliver solutions that the City can implement and sustain.

We are excited about the opportunity to support the City of Joliet with this engagement. Our team brings hands-on experience with nearly every facet of municipal operations—from capital-intensive functions like Public Works and Public Utilities to people-centered departments, such as Community Development, to internal service areas like Finance, Human Resources, and Information Technology. We approach our work with humility and respect, and we are committed to partnering with the City to create a path forward that balances fiscal responsibility, service quality, and organizational well-being.

To complete this work, our team will apply a project approach focusing on these specific objectives using our “Six R” approach. This involves soliciting and collecting information on City **Responsibilities**, **Resources**, **Requirements**, and **Results** to identify possible organizational and operational **Recommendations** with an associated **Roadmap** to implement positive change. This approach is depicted in the graphic to the right.



Responsibilities – What drives the need for your services? It might be the organization’s vision, mission, Federal, State, local ordinance, or community service standards or expectations. We review these drivers to better understand service level constraints and opportunities for change.

Resources – What assets are available to achieve your responsibilities? These may include time, human resources, staffing, management capacity, financial position, contractual services, technology, and equipment and facilities. We assess the adequacy of these resources based on the service level expectations.

Requirements – What direction is provided to staff? The method by which staff approach service delivery is often guided by laws, codes, policies, and procedures, or informal mechanisms like past practices or on-the-job training. These sources provide staff with direction on how they approach tasks and complete their work. We review these business processes to determine opportunities for improvement.

Results – What are the outcomes of your services? Our approach connects your responsibilities, resources, and requirements with the outcomes expected of your services. We assess measures of efficiency and effectiveness to assist in data-driven decision-making.

Recommendations – Are there opportunities for improvement? Based on our qualitative and quantitative analysis of your programs and services, we develop recommendations for improving organizational performance. These changes can range from high-level considerations (i.e., should we be in this business?) to strategic issues (i.e., should we consider alternative service sources?) to tactical issues (i.e., how can we improve the productivity, efficiency, and effectiveness of the activity or service?).

Roadmap – How do we get there? We develop a plan that will guide the organization through the implementation of the recommendations for improvement. The Roadmap offers the recommended priority order of implementation, suggestions for phasing, and key milestones for success. It also serves as a valuable tool for the organization and the community to promote accountability and communicate progress toward implementation.

Approach and Methodology

THE FOLLOWING DETAILS THE PROPOSED WORK PLAN FOR THE CITY.

Activity 1: Project Initiation

We will initiate this engagement by meeting with the City’s project leadership team to clarify expectations, review the project framework, and finalize the work plan and timeline. This kick-off meeting will include the Mayor, City Manager, and key department heads from across the organization to ensure early alignment, transparency, and shared ownership of the assessment process.

During this initial session, we will seek to understand the City’s vision for the project, including strategic priorities, operational concerns, and what success looks like from the perspective of senior leadership. We will confirm communication protocols, identify internal coordination needs, and agree on any departments, functions, or cross-cutting issues that warrant early or deeper focus. The outcome of this session will be a refined engagement plan, aligned expectations, and a strong foundation for collaboration across departments.

Following the kick-off, we will issue an initial data and documentation request to the City. This request will be tailored to each department’s operational context. These foundational materials will support early analysis and help shape how we engage departments in the following weeks.

To complement this review, we will conduct one-on-one interviews with the Mayor and each member of the City Council. These conversations will explore strategic priorities, operational challenges, long-term goals, and expectations for how the organization must adapt to meet both fiscal realities and community needs. These interviews will help ensure our assessment is grounded in the local context and responsive to the specific goals and values of the governing body.

Throughout the project, we will maintain a close and responsive partnership with the City’s project team and provide regular updates as needed. These touchpoints will allow us to share progress, troubleshoot emerging issues, and ensure continued alignment on scope, timing, and deliverables.

Meetings:

- Project kick-off meeting with City project team
- Individual interviews with the Mayor and each member of the City Council (in-person or virtual)

Deliverables:

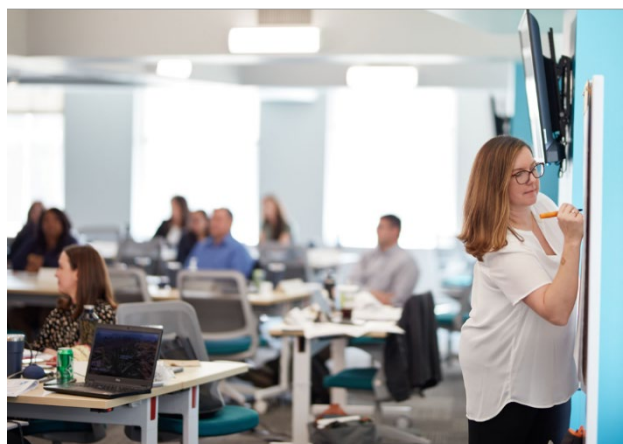
- Kick-off meeting agenda
- Draft and final project schedule
- Document and data request

Activity 2: Staff Engagement and Issue Identification

Building a complete picture of the City of Joliet’s organizational performance requires insight from documents and data and the people who plan, manage, and deliver services each day. This phase of the assessment is centered on listening to department leaders, frontline staff, and others who experience the City’s operations firsthand. Their perspectives will help us understand how Joliet’s structure, staffing, and systems support—or, in some cases, constrain—effective and efficient service delivery.

Our engagement efforts will explore organizational design, staffing models, roles and responsibilities, workflows, professional development, internal collaboration, and the practical realities of day-to-day operations. These insights will ground our recommendations in lived experience and help ensure that proposed changes are well-reasoned, implementable, and responsive to the City's context.

To develop a well-rounded understanding of how Joliet's departments operate—and how they can improve—we will engage staff through a structured and collaborative process. This will include interviews, focus groups, onsite observations, and document review. This activity is essential in identifying both process and structural issues and the cultural, relational, and operational dynamics that shape how the City works—and how it can improve.



Leadership and Staff Interviews

We will begin by conducting structured interviews with department directors, managers, and key personnel across all departments. These interviews will help us develop a foundational understanding of each department's mission, operational workload, staffing model, service priorities, and management systems. During this process, we will also review organizational charts and functional roles.

To ensure a complete picture of the organization, we anticipate interviewing individuals at all levels, from line staff to department heads and City leadership. This may include a combination of individual and small group interviews.



Onsite Observations

Our team will conduct site visits to allow us to observe work environments, understand how space and resources are used, and how services are delivered to the public. These visits will also help us understand the physical and operational context in which employees work daily.



Document and Data Review

We will carefully review and analyze all information collected in Activity 1 and request any additional information from departments that will assist with our review and analysis.

We will develop a comprehensive Core Service Inventory for each City department that clearly identifies and documents the essential services, programs, and operational functions delivered to the community. This inventory will serve as a foundational resource for understanding how the City allocates resources, delivers services, and prioritizes activities across departments.

We will create program-level organizational charts, staffing tables, and budget summaries for each department and its major divisions. These tools will help illustrate how personnel, funding, and organizational structures align with service delivery responsibilities. Each program or functional area will be described in terms of:

- Its purpose and scope
- The core activities it performs
- Assigned staffing levels

- Allocated budget resources
- The current and targeted service level goals or performance expectations, as available

Service level goals may be based on a range of sources, including national or regional best practice standards, peer benchmarks, or internal targets. We will reference guidelines and frameworks from a broad spectrum of professional organizations—such as the International City/County Management Association (ICMA), the Government Finance Officers Association (GFOA), the American Planning Association (APA), and other discipline-specific associations relevant to the City's services. We will also consider locally defined expectations shaped by the City's strategic priorities, City Council directives, departmental leadership, community priorities, or regulatory requirements at the state or federal level.

Using both quantitative data and qualitative input gathered through interviews and documentation review, we will evaluate whether departments are currently meeting these service-level goals. Where there are performance gaps, resource limitations, or process inefficiencies, we will identify and document them.

We will also develop an initial issues summary for each department, identifying challenges or barriers that affect the City's ability to meet service expectations. These may include structural, staffing, operational, technological, or regulatory constraints. Issues will be organized thematically and reviewed with the City's project team in a virtual meeting. Issues and focus areas will be refined based on the City's feedback and will inform deeper analysis in subsequent project phases.

Meetings:

- Up to one day of onsite interviews with each department
- Virtual initial issues summary review meeting

Deliverables:

- Initial issues summary

Activity 3: Departmental Operations and Staffing Assessments

Following our engagement with City staff—and informed by the review of documents, budget data, and performance metrics—we will undertake a focused, data-informed assessment of Joliet's core departments and functional areas. Our objective in this phase is to identify practical, high-impact opportunities to improve organizational alignment, streamline operations, and ensure staffing models are responsive to service demands and fiscal realities. This phase will yield detailed departmental assessments that analyze organizational structure, staffing levels, workflows, service delivery, and performance management systems. These assessments will integrate both qualitative insight and quantitative evidence and will be guided by Raftelis' 6R methodology—ensuring a consistent yet tailored evaluation across the departments included in the study.

Each department and major function will be evaluated using a structured and transparent framework aligned with the City's strategic goals, operational priorities, and the scope defined in the RFP. While our review will draw from national best practices and professional standards, it will also reflect Joliet's distinctive context, constraints, and expectations.



We recognize that departments operate with complex mandates that span regulatory compliance, direct service delivery, infrastructure management, and community engagement. Departments must balance limited resources with increasing expectations, aging infrastructure, and service delivery models that often involve multiple layers of coordination.



Organizational Design and Structure

We will evaluate the structure and alignment of each department to understand how current organizational models impact service delivery, internal coordination, and decision-making. Our assessment will focus on several key elements of organizational design:

- **Clarity of Roles and Accountability:** We will examine reporting lines, spans of control, and delegation of authority to ensure responsibilities are well-defined and aligned with operational needs.
- **Functional Alignment:** We will assess whether programs and teams are logically grouped and whether current divisions or reporting structures support efficiency and effective service delivery.
- **Mandated vs. Discretionary Services:** We will distinguish between legally required or policy-driven functions and discretionary functions, providing context for prioritization in a resource-constrained environment.
- **Staffing and Workload Management:** Using workload data, service demand indicators, and comparative benchmarks, we will evaluate staffing sufficiency, gaps, and workload balance within and across departments.



People and Culture

Through the employee interviews and focus groups, we will develop a well-rounded understanding of the City's organizational culture, talent infrastructure, and employee experience. Specific focus areas will include:

- **Communication and Collaboration:** We will assess how information flows within departments and across functions—and where breakdowns may impact efficiency or morale.
- **Talent Alignment:** We will evaluate whether current position classifications, roles, and staffing models are aligned with operational realities and departmental goals.
- **Retention, Engagement, and Morale:** We will identify factors influencing turnover, burnout, and job satisfaction, including workload, training access, supervisory support, and workplace climate.
- **Professional Development:** We will assess the availability and accessibility of training, mentorship, and career development opportunities—and their alignment with workforce needs and organizational goals.



Operations, Service Delivery, and Customer Experience

We will evaluate core operational processes and how effectively each department delivers services. Our approach incorporates Lean/Six Sigma principles to identify inefficiencies and promote continuous improvement.

Focus areas will include:

- **Process Efficiency and Workflow Design:** We will examine key work processes to assess alignment with customer value, public benefit, and service expectations. Our recommendations will aim to reduce unnecessary complexity and free staff capacity for higher-impact work.

- **Customer Service:** We will assess how customer service is defined, measured, and prioritized across departments, including equity in service delivery.
- **Program Execution:** Our team will evaluate how success is measured and reported for departmental programs and services, identifying opportunities to improve feedback loops and accountability.
- **Support Systems:** We will assess the effectiveness of support systems such as Information Technology, Procurement, and Human Resources in enabling departments to deliver services efficiently.
- **Financial and Budgetary Management:** Using the GFOA standards as a framework, we will assess internal financial processes and resource planning practices.
- **Coordination and Collaboration:** We will evaluate intra- and inter-departmental collaboration, identifying silos or redundancies that could be addressed through better alignment or shared systems.
- **Continuous Improvement Practices:** We will assess how departments identify, share, and act on opportunities for improvement and what tools or training could further develop a culture of innovation and learning.
- **Performance Measurement:** We will review the presence and quality of performance measures, assessing whether they are aligned with goals and used to support decision-making and operational improvement.



Benchmarking and Peer Comparisons

To provide additional context and insight, we will conduct a targeted benchmarking analysis comparing Joliet's service levels, staffing models, and organizational structures with up to five carefully selected peer jurisdictions. This comparison will offer a view into alternative approaches, highlight emerging practices, and help identify areas of relative strength or opportunity. This benchmarking will be targeted rather than general to inform opportunities relevant to Joliet's unique service delivery requirements. It will draw on publicly available data, best practice guidelines, and our proprietary databases and sector knowledge. Peer cities will be selected based on similar characteristics such as population, budget, service offerings, and regional context.



Financial Context

This assessment will be undertaken with full recognition of the City's long-term fiscal constraints and ongoing structural budget challenges. Every recommendation will be evaluated for financial feasibility and implementation capacity. While some opportunities may require targeted investment in staffing, technology, or business systems, we will place strong emphasis on identifying cost-neutral or efficiency-driven changes wherever possible. We will also assess opportunities for shared services, realignment of responsibilities, or service delivery alternatives to reduce costs and improve sustainability.



Actionable Recommendations

At this point in the project, our project team will have conducted interviews, focus groups, field observations, and related data collection and document review in order to identify potential opportunities for the City and its departments.

Based on the insights from our assessment, stakeholder feedback, and benchmarking, we will develop a set of tailored, actionable recommendations for enhancing the City's service delivery, operational efficiency, and organizational resilience.

Our team will conduct a virtual meeting to review our preliminary observations and recommendations with the City. These will be designed to clarify the roles, responsibilities, and authority of management staff, eliminate duplication and overlap of responsibilities, improve delivery time and quality of service, and improve communications within between departments.

Additional follow-up on issues or analysis will be conducted as needed.

Meetings: Virtual preliminary observations and recommendations meeting	Deliverables: Preliminary observations and recommendations PowerPoint slide deck
---	---

Activity 4: Prepare Project Report and Support Implementation Planning

Once we have shared our preliminary findings and draft recommendations with the City and received feedback, we will prepare a comprehensive draft report that documents the assessment results. This report will serve as both a reflection of the City's current state and a practical Roadmap for moving forward. It will begin with an executive summary that highlights key findings and prioritizes recommendations most critical to achieving organizational alignment, operational efficiency, and financial sustainability.

The report will include detailed departmental assessments that outline strengths, challenges, and opportunities for improvement in each area studied. These will be accompanied by summaries of our engagement efforts, relevant examples of best practices, and peer benchmarking to provide external context for the City's performance and organizational design.

To support implementation, we will develop a comprehensive Implementation Action Plan Roadmap. This Roadmap will organize the recommendations into short-, medium-, and long-term priorities. It will include the rationale for each recommendation, suggested sequencing, responsible parties, estimated timelines, and, where possible, resource or cost implications. This practical tool is designed to support decision-making and help the City manage change in a phased, coordinated, and financially responsible manner.

To further assist with translating the assessment into action, we will facilitate a one-day, in-person Change Management Strategy Workshop with key City staff and internal service departments. During this session, we will work together to review and refine priorities, identify quick wins, and align the recommendations with the City's broader operational goals and strategic initiatives.



The goal of this session is to foster alignment around the path forward, empower departmental leaders to take ownership of implementation, and ensure that change efforts are coordinated, inclusive, and supported at all levels of the organization.

The engagement will conclude with a final presentation of our findings and recommendations to the City. This presentation will be tailored to the audience and structured to support understanding, transparency, and momentum toward implementation.

Meetings:

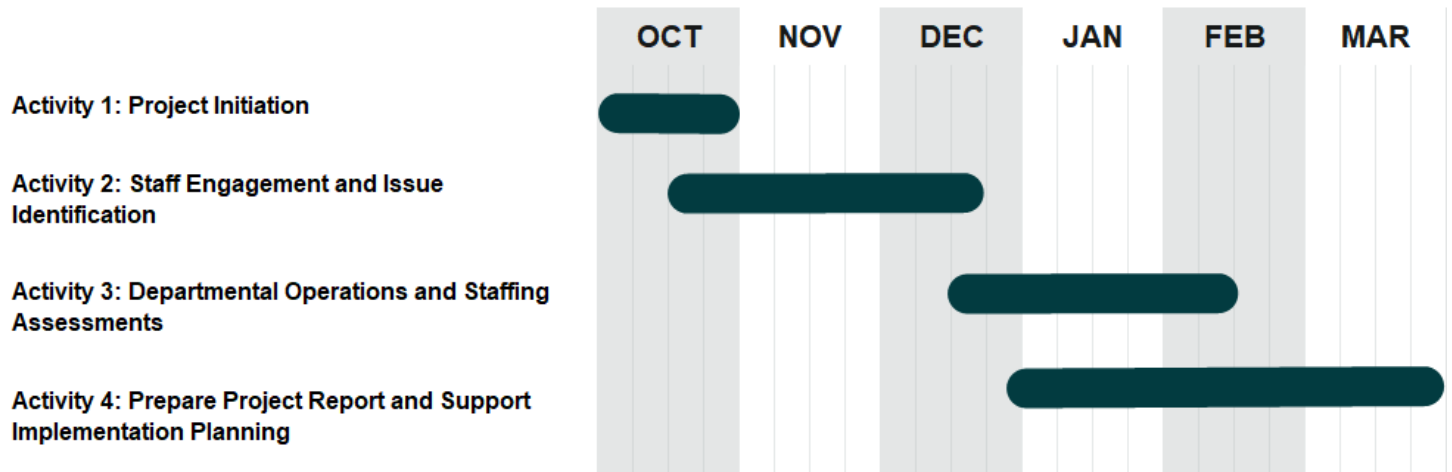
- Virtual draft report review meeting
- Change Management/Implementation Workshop
- Final presentation

Deliverables:

- Draft and final project report
- Implementation Action Plan Roadmap

Timeline

Below is a proposed project schedule. We expect to review and refine this with the City during Activity 1.



V. FEES

Fees

The total fixed fee to complete the scope of work outlined in this proposal is \$156,500, which includes all professional fees and expenses, including travel for Raftelis.

A breakdown of cost by project activity is provided in the table below.

Activity	Description	Estimated Hours	Cost
1	Project Initiation	34	\$13,988
2	Staff Engagement and Issue Identification	134	\$59,960
3	Department Operations and Staffing Assessments	178	\$47,202
4	Prepare Project Report and Support Implementation Planning	120	\$35,350
TOTAL		466	\$156,500

Hourly rates by team member job classification are provided below. Any agreed-upon additional work outside of the scope above will be charged at these hourly labor rates plus expenses at cost.

Classification	Hourly Rate
Executive Vice President	\$425
Senior Manager	\$340
Principal Consultant/Senior Advisor	\$310
Manager	\$295
Senior Consultant	\$260
Consultant	\$230
Associate	\$195

It is our practice to invoice clients for monthly progress payments based upon work completed.

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT, MADE AS OF THIS 18th day of November, 2025, by and between the City of Joliet, Illinois, an Illinois Municipal Corporation, (hereinafter called the "City") and Raftelis, (hereinafter called the "Consultant"), collectively referred to as the "Parties" herein, is an AGREEMENT for professional services.

NOW, THEREFORE, the City and the Consultant in consideration of the mutual covenants hereinafter set forth agree as follows:

SECTION 1 – SERVICES OF THE CONSULTANT

- 1.1 The Project scope of work is defined in the attached Letter Proposal (Exhibit A).
- 1.2 The City and the Consultant, by mutual agreement, shall determine the final schedule.
- 1.3 The Consultant shall perform its services consistent with the professional skill and care ordinarily provided by Consultants in their line of work. The Consultant will use their best professional judgment in the course of the work. Design criteria, guidelines and other standards shall be supplemented by the professional judgment of the Consultant. Deviations from design criteria, guidelines and other standards shall be called to the attention of the City's representative.

SECTION 2 – THE CITY'S RESPONSIBILITIES

The City will:

- 2.1 Provide full information as to the requirements for the Project in a timely manner in which the Consultant may reasonably rely on with regard to its completeness and accuracy.
- 2.2 Designate in writing a person to act as the City's representative with respect to the work to be performed under this Agreement; and such person shall have complete authority to transmit instructions, receive information, interpret, and define the City's policies and decisions with respect to materials, equipment elements and systems pertinent to the work covered by this Agreement.
- 2.3 Guarantee access to and make all provisions for the Consultant to enter upon the City's facilities as required for the Consultant to perform their work under this Agreement.
- 2.4 Examine all studies, reports and other documents presented by the Consultant and shall render decisions pertaining thereto within seven (7) calendar days from receipt so as not to delay the work of the Consultant.
- 2.5 Obtain approval of all governmental authorities having jurisdiction over the Project and such approvals and consents from such other individuals or bodies as may be necessary for completion of the Project.

SECTION 3 – PAYMENTS TO THE CONSULTANT

3.1 The City will pay the Consultant for the professional services performed under SECTION 1, in an amount not to exceed \$156,500.00.

3.2 Invoices for payment shall be submitted by Consultant to the City, together with reasonable supporting documentation. The City may require such additional supporting documentation as City reasonably deems necessary or desirable. Payment to Consultant shall be made in accordance with the Illinois Local Government Prompt Payment Act, after City's receipt of an invoice and all such supporting documentation.

3.3 Payment to the Consultant for expenses associated with direct costs or reimbursable expenses, as dictated by the Agreement and/or Scope of Services, shall be made upon presentation of receipts for costs or expenses.

SECTION 4 – TIME OF COMPLETION

4.1 The Consultant shall complete the project within 180 days of the date of execution of this Agreement, subject to time extensions to such schedule arising from delays beyond Consultant's control. To the extent Consultant is impacted by such delays, Consultant shall be entitled to an adjustment to its schedule for performance.

4.2 Time is of the essence for this Agreement.

4.3 The Consultant shall commence work within ten (10) calendar days of the date of execution of this Agreement or such other time mutually agreed to by the Parties in writing.

4.4 The Consultant may request an extension to complete the scope of work, and the City may grant such extension in a subsequent contract amendment.

SECTION 5 – RIGHTS TO DELIVERABLES

5.1 Deliverables, as defined in the Scope of Work, shall become the City's permanent property upon payment by the City to the Consultant.

5.2 Consultant shall not use photographs of the Deliverables for project competition, awards of any nature, project testimonials, presentations, advertising, proposals, professional papers, public display, or any other use without obtaining prior written approval from the City's representative. Any photographs taken of City property in the execution of the Consultant's work may not be re-used by the Consultant for project competition, awards of any nature, project testimonials, advertising, proposals, presentations, professional papers, public display, or any other use without obtaining prior written approval from the City's representative.

SECTION 6 – REMOVAL AND REPLACEMENT OF PERSONNEL

6.1 Consultant (for the duration of the term of the Agreement) will not, without obtaining the City's prior written consent not to be unreasonably withheld, replace, or alter the assignment of its

lead personnel, to the extent their respective availability is reasonably within the Consultant's control.

6.2 Consultant shall promptly remove any person assigned to perform the Services in the event of notification by the City that he/she is no longer acceptable, irrespective of any prior City consent. Replacement of lead personnel, prior to assignment, will be subject to the City's approval, which shall not be unreasonably withheld.

6.3 A violation by Consultant of paragraph 6.1 and/or 6.2 may be considered a substantial and material breach of Agreement, for which termination and damages otherwise provided by Law or the Agreement may be claimed.

6.4 The City's right to request the removal of Consultant's personnel from the Services as set forth in paragraph 6.2 does not expressly or implicitly create an employer-employee relationship between the City and personnel assigned by Consultant. Such a relationship is expressly denied herein by Consultant and the City.

SECTION 7 – INSURANCE

The Consultant shall maintain for the duration of the Agreement, insurance purchased from a company, or companies lawfully authorized to do business in the State of Illinois and having a rating of at least A-minus as rated by A.M. Best Ratings. Such insurance will protect the Consultant from claims set forth below which may arise out of or result from the Consultant's operations under the agreement and for which the Consultant may be legally liable, whether such operations be by the Consultant or by a SubConsultant or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

Worker's Compensation Insurance covering all liability of the Consultant arising under the Workers' Compensation Act and Occupational Diseases Act; limits of liability not less than statutory requirements.

Employers Liability covering all liability of Consultant as employer, with limits not less than: \$1,000,000 per injury – per occurrence; \$1,000,000 per disease – per employee; and \$1,000,000 per disease – policy limit.

Comprehensive General Liability in a broad form on an occurrence basis, to include but not be limited to, coverage for the following where exposure exists; Premises/Operations, Contractual Liability, Products/Completed Operations for 2 years following final payment, Independent Consultant's coverage to respond to claims for damages because of bodily injury, sickness or disease, or death of any person other than the successful proposers employees as well as claims for damages insured by usual personal injury liability coverage which are sustained (1) by a person as a result of an offense directly or indirectly related to employment of such person by the Consultant, or (2) by another person and claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use there from; Broad Form Property Damage Endorsement;

General Aggregate Limit \$ 2,000,000

Each Occurrence Limit \$ 1,000,000

Automobile Liability Insurance shall be maintained to respond to claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance, or use of a motor vehicle. This policy shall be written to cover any auto whether owned, leased, hired, or borrowed.

Each Occurrence Limit \$1,000,000

Professional Liability Insurance shall be maintained to respond to claims for damages due to the Consultant's errors and omissions.

Errors and Omissions \$1,000,000

Consultant agrees that with respect to the above required insurance:

1. The CGL policy shall be endorsed for the general aggregate to apply on an annual basis.
2. To provide separate endorsements: to name the City of Joliet and its officers and employees as additional insured as their interest may appear, and to provide 30 days' notice, in writing, of cancellation or material change.
3. The Consultant's insurance shall be primary in the event of a claim.
4. The City of Joliet shall be provided with Certificates of Insurance and endorsements evidencing the above-required insurance, prior to commencement of an agreement and thereafter with certificates evidencing renewals or replacements of said policies of insurance at least thirty (30) days prior to the expiration of cancellation of any such policies.
5. A Certificate of Insurance that states the City of Joliet and its officers and employees have been endorsed as an "additional insured" by the Consultant's general liability and automobile liability insurance carrier. Specifically, this Certificate must include the following language: "The City of Joliet and its officers and employees are, and have been endorsed, as an additional insured under the above reference policy numbers 36083016 & 73648269 on a primary and non-contributory basis for general liability and automobile liability coverage for the duration of the contract term."

Failure to Comply: In the event the Consultant fails to obtain or maintain any insurance coverage required under this Agreement, the City of Joliet may purchase such insurance coverage and charge the expense thereof to the Consultant. Such insurance shall be maintained in full force and effect during the life of the Agreement and shall protect the Consultant, its employees, agents and representatives from claims for damages, for personal injury and death and for damage to property arising in any manner from the negligent or wrongful acts or failures to act by the Consultant, its employees, agents and representatives in the performance of the work covered by the Agreement. The Consultant shall also indemnify and save harmless the City from any claims against, or

liabilities incurred by the Consultant of any type or nature to any person, firm or corporation arising from the Consultant's wrongful or negligent performance of the work covered by the Agreement.

SECTION 8 – SUCCESSORS AND ASSIGNS

The City and the Consultant each binds himself and his partners, successors, executors, administrators and assigns to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Agreement; except as above, neither the City nor the Consultant shall assign, sublet or transfer his interest in this Agreement without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any employee, officer or agent of any public body or the Consultant which may be a party hereto, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the City and the Consultant.

SECTION 9 – NON-DISCRIMINATION

In all hiring or employment made possible or resulting from this Agreement, there shall be no discrimination against any employee or applicant for employment because of sex, age, race, color, creed, national origin, marital status or the presence of any sensory, mental or physical handicap, unless based upon a bona fide occupational qualification, and this requirement shall apply to, but not be limited to, the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. No person shall be denied or be subjected to discrimination in receipt of the benefit of any services or activities made possible by or resulting from this Agreement on the grounds of sex, race, color, creed, national origin, age except minimum age and retirement provisions, marital status, or the presence of any sensory, mental, or physical handicap. Any violation of this provision shall be considered a violation of a material provision of this Agreement and shall be grounds for cancellation, termination, or suspension, in whole or in part, of the Agreement by the City.

SECTION 10 – MODIFICATION OR AMENDMENT

This Agreement constitutes the entire Agreement of the Parties on the subject matter hereof and may not be changed, modified, discharged, or extended except by written amendment duly executed by the Parties. The Consultant agrees that no representations or warranties shall be binding upon the City unless expressed in writing herein or in a duly executed amendment hereof, or authorized or approved Change Order as herein provided.

SECTION 11 – APPLICABLE LAW AND DISPUTE RESOLUTION

11.1 This Agreement shall be deemed to have been made in and shall be construed in accordance with the laws of State of Illinois.

11.2 Any controversy, claim or dispute arising out of or relating to the interpretation, construction, or performance of this Agreement, or breach thereof, shall be referred to the American Arbitration Association (the "AAA") for a voluntary, non-binding mediation in the municipality where the Services are provided and to be conducted by a mutually acceptable single mediator, in accordance with then applicable Construction Industry Mediation Rules, prior to

resorting to litigation to any State or Federal Court located nearest to where the Services are provided. Neither party shall be liable for any indirect, incidental, or consequential damages of any nature or kind resulting from or arising in connection with this Agreement. The Parties shall share the cost of the mediator's services equally.

WITH RESPECT TO ANY SUCH LITIGATION, EACH PARTY HEREBY KNOWINGLY, VOLUNTARILY AND WILLINGLY WAIVES ALL RIGHTS TO TRIAL BY JURY IN ANY ACTION, SUIT, OR PROCEEDING BROUGHT TO RESOLVE ANY DISPUTE BETWEEN OR AMONG ANY OF THE PARTIES HERETO, WHETHER ARISING IN CONTRACT, TORT, OR OTHERWISE, ARISING OUT OF, CONNECTED WITH, RELATED OR INCIDENTAL TO THIS AGREEMENT, THE TRANSACTION(S) CONTEMPLATED HEREBY AND/OR THE RELATIONSHIP ESTABLISHED AMONG THE PARTIES HEREUNDER.

SECTION 12 – TERMINATION OF THE CONTRACT

12.1 TERMINATION BY THE CONSULTANT

If the Work is stopped for a period of thirty days under an order of any court or other public authority having jurisdiction, through no fault of the Consultant, or if the City has not made timely Payment thereon as set forth in this Agreement, then the Consultant may upon twenty-one (21) days written notice (from postmark) to the City, terminate the Agreement.

12.2 TERMINATION BY THE CITY

In the event of any breach of this Agreement by the Consultant, the City may, at its option, serve the Consultant with a written seven (7) day notice (from postmark) with the Consultant's option to cure the breach, or the City may engage the services of another Consultant to complete the work and deduct the cost of such completion from any amount due the Consultant hereunder, or the City may either pause or terminate the contract.

IN WITNESS WHEREOF, the undersigned have placed their hands and seals upon and executed this Agreement in triplicate as though each copy hereof were an original and that there are no other oral agreements that have not been reduced to writing in this statement.

CITY OF JOLIET

By: _____

By: _____

H. Elizabeth Beatty

Name: _____

City Manager

Title: _____

Date: _____

Date: _____

ATTEST:

By: _____

Lauren O'Hara

City Clerk

Date: _____



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 603-25

File ID: 603-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/07/2025

Department: Public Works

Final Action:

Title: Award of Professional Services Agreement for a Citywide Service Level and Staffing Study to Raftelis in the Amount of \$156,500.00

Agenda Date: 11/18/2025

Attachments: Raftelis Scope.pdf, Agreement for Professional Services - Raftelis.docx

Entered by: rgatson@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	11/13/2025	Gina Logalbo	Approve	11/11/2025
2	2	11/13/2025	Greg Ruddy	Approve	11/17/2025
2	3	11/13/2025	Kevin Sing	Approve	11/17/2025
2	4	11/13/2025	Todd Lenzie	Approve	11/17/2025
2	5	11/14/2025	Beth Beatty	Approve	11/17/2025



Memo

File #: 604-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:

Approval of Purchase of Four (4) Heavy-Duty Dump-Plow Bodies from Henderson Products in the Amount \$565,424.20

BACKGROUND:

As part of the ongoing Citywide vehicle replacement plan, the Department of Public Works has budgeted for the purchase of four (4) full size plow trucks in 2026. The timelines to source truck chassis and subsequently complete upfit on them with dump-plow bodies has been excessive over the last several years.

Chassis for these four (4) vehicles are expected to be delivered in mid-2026. Long lead times for the dump bodies still exist with several suppliers into the 2027 calendar year. There exists an opportunity to receive the four (4) bodies in the 3rd quarter of 2026 through the City's current supplier, who offers consortium pricing. Prior purchases with this supplier have been of high quality and delivered in a timely manner. To obtain this preferred build slot and savings, Fleet Services will need to advance the purchase of these four (4) up-fit bodies to December 1, 2025. Purchasing the dump bodies at this time will allow the trucks to be placed into service for the 2026-2027 snow season.

The Public Service Committee will review this matter.

CONCLUSION:

The four (4) dump-plow bodies were quoted via NPP / Government Consortium pricing and if purchased now, will be completed prior to the 2026-2027 snow season. Other sources are indicating 2027 delivery at best and have quoted higher pricing. Additionally, a 3.5% cost savings can be made by paying for the units prior to receiving them as shown below:

- **\$565,424.20 - NPP / Government Pricing with 3.5% pre-payment discount and additional discretionary dealer discount of 1.9%**
 - \$141,356.05 per unit
 - \$597,683.84 - NPP / Government Pricing (\$149,420.96 per unit)
 - \$724,512.00 - Cost without NPP or discounts (\$181,128.00 per unit)

After a review of Fleet Capital Improvement Funding, sufficient funds will be available for this purchase in the 2025 Budget (Org 30010160, Obj 557500, \$565,424.40). After the 2026 Budget is approved and implemented in January, the funding will be replaced from 2026 Vehicle Replacement Funds.

Section 2-438 of the City of Joliet Code of Ordinances states that purchases whose estimated cost is in excess of twenty-five thousand dollars (\$25,000.00) may be awarded without written specifications or bidding under certain circumstances. One (1) of these circumstances apply:

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

RECOMMENDATION:

Based upon the above, it is recommended that the Mayor and City Council approve the purchase of four (4) Heavy-Duty Dump-Plow Bodies from Henderson Products in the amount of \$565,424.20.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 604-25

File ID: 604-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/04/2025

Department: Public Works

Final Action:

Title: Approval of Purchase of Four (4) Heavy-Duty Dump-Plow Bodies from Henderson Products in the Amount \$565,424.20

Agenda Date: 11/18/2025

Entered by: gruddy@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/12/2025	Gina Logalbo	Approve	11/11/2025
1	2	11/12/2025	Greg Ruddy	Approve	11/14/2025
1	3	11/12/2025	Kevin Sing	Approve	11/14/2025
1	4	11/13/2025	Todd Lenzie	Approve	11/14/2025
1	5	11/14/2025	Beth Beatty	Approve	11/17/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 605-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:

Approval of Amendment No. 1 to the Phase III Professional Engineering Services for the Houbolt Road (US Route 6 - I-80) Roadway Reconstruction Project - MFT Section No. 16-00503-00-PV to Civiltech Engineering Inc. in the Amount of \$296,695.86 and Payment Request No. 27 and Final in the Amount of \$392,850.96

BACKGROUND:

On October 19, 2021 the Mayor and City Council approved a Professional Engineering Services agreement for the Houbolt Road (US Route 6 - I-80) Roadway Reconstruction Project to Civiltech Engineering Inc. in an amount not to exceed \$3,174,684.00.

The Public Service Committee will review this matter.

CONCLUSION:

The construction of the Houbolt Road reconstruction project was originally expected to be completed in June 2023. The actual construction was completed in June 2024. Due to the extension of the construction, the Phase III Engineering services were also extended approximately one year. Civiltech Engineering Inc. has submitted a supplement to their agreement for the additional services in the amount of \$296,695.86. The Illinois Department of Transportation is responsible for 100% of these costs and has previously agreed to fund the additional \$296,695.86.

Funding for Amendment No. 1 exists utilizing the Grant & Special Revenue Funds / Engineering and Construction (Org 20090270, Object 557200, \$296,695.86).

Additionally, approval is requested for Payment Request No. 27 and Final, in the amount of \$392,850.96 on behalf of Civiltech Engineering Inc.

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council approve Amendment No. 1 to the Phase III Professional Engineering Services for the Houbolt Road (US Route 6 - I-80) Roadway Reconstruction Project in the amount of \$296,695.86, and Payment Request No. 27 and Final in the amount of \$392,850.96, on behalf of Civiltech Engineering Inc.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 605-25

File ID: 605-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/04/2025

Department: Public Works

Final Action:

Title: Approval of Amendment No. 1 to the Phase III Professional Engineering Services for the Houbolt Road (US Route 6 - I-80) Roadway Reconstruction Project - MFT Section No. 16-00503-00-PV to Civiltech Engineering Inc. in the Amount of \$296,695.86 and Payment Request No. 27 and Final in the Amount of \$392,850.96

Agenda Date: 11/18/2025

Entered by: rlubash@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/12/2025	Gina Logalbo	Approve	11/7/2025
1	2	11/12/2025	Greg Ruddy	Approve	11/14/2025
1	3	11/12/2025	Kevin Sing	Approve	11/14/2025
1	4	11/12/2025	Todd Lenzie	Approve	11/14/2025
1	5	11/14/2025	Beth Beatty	Approve	11/14/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 606-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:

Approval of Change Order No. 2 for the 2023 Sidewalk / Curb Replacement Project Contract B to Davis Concrete Construction Co. in the Amount \$15,352.92 and Payment Request No. 4 and Final in the Amount of \$29,902.37

BACKGROUND:

On June 6, 2023, the Mayor and City Council awarded the 2023 Sidewalk / Curb Replacement Project to Davis Concrete Construction Co. in the amount of \$281,725.00. Subsequently, the Mayor and City Council approved Change Order Number 1.

The Public Service Committee will review this matter.

CONCLUSION:

This project has been completed, inspected, and accepted. Change Order No. 2, a net addition in the amount of \$15,352.92, is the result of installing barrier curb and additional restoration at ADA ramp locations.

Sufficient funds are available using Public Works Engineering / Construction (Org 09029000, Object 524300, \$15,352.92).

Additionally, approval is requested for Payment Request No. 4 and Final, in the amount of \$29,902.37, on behalf of Davis Concrete Construction Co.

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council take the following action:

- 1) Approve Change Order No. 1, a net addition in the amount of \$15,352.92.
- 2) Approve Payment Request No. 4 and Final in the amount of \$29,902.37 on behalf of Davis Concrete Construction Co.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 606-25

File ID: 606-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/04/2025

Department: Public Works

Final Action:

Title: Approval of Change Order No. 2 for the 2023 Sidewalk / Curb Replacement Project Contract B to Davis Concrete Construction Co. in the Amount \$15,352.92 and Payment Request No. 4 and Final in the Amount of \$29,902.37

Agenda Date: 11/18/2025

Entered by: dortiz@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/12/2025	Gina Logalbo	Approve	11/10/2025
1	2	11/12/2025	Greg Ruddy	Approve	11/14/2025
1	3	11/12/2025	Kevin Sing	Approve	11/14/2025
1	4	11/12/2025	Todd Lenzie	Approve	11/14/2025
1	5	11/14/2025	Beth Beatty	Approve	11/14/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 607-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:

Award of Contract for the Purchase and Installation of the HVAC Replacement of Five Roof Top Units at Slammers Stadium to Anchor Mechanical, Inc. in the Amount of \$242,041.80

BACKGROUND:

Joliet Slammers Stadium was built in 2002 and hosts baseball games for the Slammers, University of St. Francis, IHSA State Finals, and local youth tournaments. It has also hosted special events such as New Orleans North and Glow Festival. There are five (5) roof top units that are used for climate control in the offices, clubhouses, meeting space, and the Suite level. These units are over 23 years old and began failing in the summer and are beyond their life expectancy.

This item was recommended for City Council approval by the Public Assets Committee at the November 4, 2025 meeting.

CONCLUSION:

The City of Joliet is seeking approval of the purchase and installation for five (5) roof top units at Slammers Stadium (1-25 ton, 2-20 tons, 1-17.5 ton, and 1-12.5 ton). Staff contacted three vendors to obtain quotes for the scope of work, three returned proposals. Staff is recommending the purchase be approved and awarded to Anchor Mechanical, Inc. in the amount of \$242,041.80. Original projected estimates were \$275,000.00. The 2025 Community Development Building and Grounds repairs and maintenance budget provides funding for these replacement units (Org 02015000, Obj 524300, \$242,041.80).

Company

Anchor Mechanical Inc
Westside Mechanical Group
DePue Mechanical

Proposal Amount

\$242,041.80
\$271,500.00
\$274,610.00

Section 2-438 of the City of Joliet Code of Ordinances states that purchases whose estimated cost is in excess of twenty-five thousand dollars (\$25,000.00) may be awarded without written specifications or bidding under certain circumstances. Two (2) of these circumstances apply:

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

Council.

(g) Purchases of professional services.

Funds will be charged to Community Development Buildings & Grounds Repairs & Maintenance (Org 02015000, Object 524300), \$242,041.80

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council approve the award of contract for the purchase and installation of HVAC replacement of five roof top units at Slammers Stadium to Anchor Mechanical Inc. in the amount of \$242,041.80



September 29, 2025

City of Joliet
150 W. Jefferson St.
Joliet, IL

RE:	Joliet Slammers RTU Replacement
ATTN:	Blaine Kline
Tax Exempt:	No

As requested, we are pleased to provide a proposal for replacing the (5) rooftop units listed below.

RTU 1-2 – SN R44101526D (12.5-ton)
RTU 1-3 – SN Z50100951D (17.5-ton)
RTU 3-1 – SN Z50100959D (20-ton)
RTU 3-2 – SN Z50101247D (25-ton)
RTU 3-3 – SN Z50100920D (20-ton)

Scope of Work

- Disconnect, remove, and haul away the existing RTUs.
- Furnish and install direct replacements for the existing RTUs. The replacements will include low-leak economizers and hail guards.
- Furnish and install roof curb adapters as required.
- Replace the electrical disconnects on each of the five units.
- Connect the new unit to the existing gas, ductwork, control wiring, and power.
- Provide a crane as required to lift the roof equipment. Street closure permits and traffic control are included.
- Startup and verify the operation of the equipment.

General Items

- All work will be performed during regular working hours, Monday through Friday.
- This proposal carries our standard one-year warranty for equipment replacements.
- If further repairs to existing equipment are needed for proper operation, they will be completed on a Time and Material or Quoted basis once building management approves.

Total Investment: \$271,500



Exclusions:

- Overtime
- Roofing
- Preventive Maintenance
- Temporary Heating & Cooling

Thank you for the opportunity to serve you. If there is anything else we can help with, please call.
Sincerely,



Award@wsmech.com

(630) 401-0776



ROkon@wsmech.com

815-409-5843

Sales/Piping Manager

To accept this quotation, sign here and return:

Signature: _____

Print Name: _____

Date: _____

July 24, 2025

Project: Replace five existing Packaged Rooftop Units.

Depue Mechanical is pleased to submit our proposal to provide the following proposal for the above referenced work.

****Units being replaced is as follows:**

Trane 25 Ton RTU Serial# Z50101247D
Trane 20 Ton RTU Serial# Z50100920D
Trane 17.5 Ton RTU Serial# Z50100951D
Trane 20 Ton RTU Serial# Z50100959D
Trane 12.5 Ton RTU Serial# R44101526D

Scope of Work:

- Recover refrigerant and dispose of per EPA recommendations.
- Disconnect the existing line voltage electrical, low voltage control wiring and gas piping of all units.
- Remove existing unit from roof and dispose of via recycling method.
- Provide and install:
 - Trane 25-ton packaged rooftop unit Model# YHK300A4S0H
 - Low leak economizer W/ powered exhaust & Hailguards
 - (2) Trane 20-ton packaged rooftop unit Model# YHK240A4S0H
 - (2) Low leak economizer W/ powered exhaust & Hailguards
 - Trane 17.5-ton packaged rooftop unit Model# YHK210A4S0L
 - Low leak economizer W/ powered exhaust & Hailguards
 - Trane 12.5-ton packaged rooftop unit Model# YSK150A4S0H
 - Low leak economizer W/ powered exhaust & Hailguards
- Re connect electrical, gas piping and control wiring above the roof level to tie into new unit.
- Remove and replace (5) disconnects with (5) new NEMA-3R Weatherproof fused disconnects.
- Provide and install (5) Conventional 2 Stage Heat/Cool Thermostats.
- Supply and install new condensate drain traps on all units.
- Provide crane needed for lifting of equipment.
- Upon completion provide a startup and check for proper operation.

Total cost for the above: \$274,610.00

Qualifications & Exclusions:

1. All work to be completed during normal working hours (Mon-Fri; 7am – 3:30pm).
2. Permits, bonding, and fees unless otherwise stated are excluded.
3. Any work not mentioned above is not included and will be quoted additionally.
4. Sales Tax is included. If work is tax exempt – Owner is to furnish appropriate documentation to support evidence that project/owner is "Tax Exempt"
5. Payment due within 30 days of completion and will be subject to 3%/month fine thereafter.

Thank you for allowing us to bid the above and if you have any questions please contact Alex Sanchez at 630-818-6534.

Respectfully submitted,

A solid black rectangular box used to redact the signature of Alex Sanchez.

Alex Sanchez
Depue Mechanical

Accepted by Signature: _____

Printed Name: _____

Date: _____





TO:
Slammer Stadium
1 Mayor Art Schultz Dr
Joliet Illinois

10/24/2025

Anchor Quote# QJ-25-087

Blaine Kline
Facilities Management Director

Project Labor and Materials to replace (2) 20 Ton, (1) 25 Ton, (1) 12.5 Ton and (1) 17.5 Ton Trane RTU's (see attached submittals). Includes demo and removal of existing (5) Trane RTU's w 45 ton crane, disconnect and reconnect existing gas lines, economizers, set w crane (5) RTU's, and startup.

Material	(5) Trane RTU's (see attached submittals)	\$	182,820.00
	Misc Parts and Materials	\$	7,200.00
	Markup	\$	17,101.80

Service Fitter Regular	132 hours	at \$	152.00	\$	20,064.00
Demo/Labor Regular	24 hours	at \$	152.00	\$	3,648.00
Sheet Metal Regular	24 hours	at \$	152.00	\$	3,648.00
	Regular	hours	at \$	152.00	\$ -
	Regular	hours	at \$	152.00	\$ -
Crane	45 Ton	2 Lifts	at \$	3,780.00	\$ 7,560.00
		at			

Notes: Abatement by others. Permits and Fees by others. Electrical and Plumbing by Others.

PROPOSAL TOTAL: \$ 242,041.80



As a condition of this proposal, payments are to be made on a progress basis. Invoice payment must be made within thirty (30) days of receipt. Any alteration or deviation from the above proposed will become an extra charge over the sum stated above. This proposal will become a binding Agreement only after acceptance by customer and approval of an officer of Anchor Mechanical Inc. as evidenced by their signatures below. This Agreement sets forth all of the terms and conditions binding upon the parties hereto on the reverse hereof, and no person has authority to make any claim, representation promise or condition of behalf of Anchor Mechanical Inc. which is not expressed herein. This proposal is valid for thirty (30) days.

CONTRACTOR

Dennis Hogan

Sr. Sales Representative



Signature

10/24/2025

Date

CUSTOMER

City of Joliet

Signature

Date



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 607-25

File ID: 607-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/05/2025

Department:

Final Action:

Title:

Agenda Date: 11/18/2025

Attachments: Westside Mechanical Proposal, Depue Mechanical
Inc Proposal, Anchor Mechanical Inc Proposal

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/13/2025	Gina Logalbo	Approve	11/7/2025
1	2	11/13/2025	Dustin Anderson	Approve	11/17/2025
1	3	11/14/2025	Kevin Sing	Approve	11/17/2025
1	4	11/14/2025	Todd Lenzie	Approve	11/18/2025
1	5	11/14/2025	Beth Beatty	Approve	11/18/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 608-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:

Award of Contract for the Former Stadium Club Asbestos/Lead Abatement Project to Nationwide Environmental & Demo, LLC in the amount of \$227,700.00.

BACKGROUND:

The Former Stadium Club is located at 141 E. Jefferson St and is adjacent to Slammers Stadium behind right field. The building was built in 1924 and is three-stories and 18,000 sq feet. Due to the age of the building, it contains asbestos and lead throughout. To continue efforts to maintain, update, and redevelop city owned facilities it is recommended to abate the asbestos and lead.

This item was published in the Herald News on Thursday, September 18 for bid.

This item was recommended for approval by the Public Assets Committee at the November 4, 2025 meeting.

CONCLUSION:

On October 23rd at 10:00 A.M sealed bids were received for the Former Stadium Club Asbestos/Lead Abatement Project. Eight bids were received. The bid summary is below.

<u>Company</u>	<u>Proposal Amount</u>
Brock Industrial Svc.	\$248,900.00
CEC Environmental Inc.	\$290,000.00
Colfax Corporation	\$340,000.00
High Efficiency Abatement Inc.	\$924,000.00
M&D Environmental Company	\$276,500.00
Midway Contracting Group LLC.	\$334,000.00
Nationwide Environmental & Demo, LLC	\$227,700.00
Valor Technologies Inc.	\$330,000.00

The low bid by Nationwide Environmental & Demo, LLC. in the amount of \$227,700.00 is \$72,000.00 below the engineer's estimate of \$300,000.00. Sufficient funds exist in the Community Development Building and Grounds Fund for this project. (Org 02015000, Object 524300, \$227,700.00)

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council

award the Former Stadium Club Asbestos/Lead Abatement Project to Nationwide Environmental & Demo, LLC in the amount of \$227,700.00.

CITY OF JOLIET

BID # 2911-1025 BID OPENING TABULATION DATE: 10-23-2020 10:30

BID NAME: FEDERATE STADIUM CLUB ASBESTOS / LEAD ABATE

MAN

BIDDER	BID AMOUNT	ADDENDUM	BID SECURITY
1 Brock Industrial Svc.	\$ 248,900.00	yes	yes
2 CEC Environmental Inc.	\$ 290,000.00	"	"
3 Colfax Corporation	\$ 340,000.00	"	"
4 High Efficiency Abatement Inc.	\$ 924,000.00	"	"
5 M+D Environmental Company	\$ 276,500.00	"	"
6 Midland Contracting Group LLC	\$ 334,000.00	"	"
7 National Environmental + Demolition LLC	\$ 227,700.00	"	"
8 Valor Technologies Inc.	\$ 330,000.00	"	"
9	\$		
BID OPENING ATTENDEES			
ESTIMATE \$ 300,000.00			
NAME	NAME	NAME	NAME
Co. <u>COT</u>	Co. <u>COT</u>	Co.	Co.
NAME	NAME	NAME	NAME
Co. <u>CAL</u>	Co.	Co.	Co.
NAME	NAME	NAME	NAME
Co. <u>CAL</u>	Co.	Co.	Co.
NAME	NAME	NAME	NAME
Co. <u>COT</u>	Co.	Co.	Co.

**Midwest
Environmental
Consulting Services**

Thursday, October 23, 2025

City of Joliet
150 West Jefferson Street
Joliet, IL 60432

Attention: Blaine Kline, Facilities Management Director

Subject: **Asbestos Abatement & Lead Stabilization Bid Review for City of Joliet**
Project Location: **Former Stadium Club**
141 East Jefferson Street
Joliet, IL 60432
MEC Project #: **24-06-491 PD**

Dear Mr. Kline,

On Thursday, October 23, 2025, bids for asbestos abatement and lead stabilization were received by the City of Joliet. A summary of the bid is as follows:

Company	Base Bid
<i>Nationwide Environmental & Demo</i>	<i>\$227,700.00</i>
Brock Industrial Services	\$248,900.00
M & O Environmental Company	\$276,500.00
CEC Environmental Inc.	\$290,000.00
Valor Technologies, Inc.	\$330,000.00
Colfax Corporation	\$340,000.00
Midway Contracting Group	\$334,000.00
High Efficiency Abatement, Inc.	\$924,000.00

Based on my discussion with Nationwide Environmental & Demo, they expressed that they understand the project and the entire scope of the work. All information requested by the bid document was supplied. We have worked on a number of abatement projects that Nationwide Environmental and Demo has successfully completed. After our review of all the information, Nationwide Environmental & Demo has submitted the lowest responsible bid for City of Joliet.



If you have any questions, please feel free to contact the undersigned at 630-553-3989.

Best Regards,
Midwest Environmental Consulting Services, Inc.



Blake Mellecker
President



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 608-25

File ID: 608-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/05/2025

Department:

Final Action:

Title:

Agenda Date: 11/18/2025

Attachments: Bid Tab_.pdf, 491_PD_BID_REVIEW_.pdf

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/12/2025	Gina Logalbo	Approve	11/7/2025
1	2	11/13/2025	Dustin Anderson	Approve	11/14/2025
1	3	11/14/2025	Kevin Sing	Approve	11/17/2025
1	4	11/14/2025	Todd Lenzie	Approve	11/18/2025
1	5	11/14/2025	Beth Beatty	Approve	11/18/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 609-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:

Award of Payment for the Joliet Area Historical Museum Gallery Ceiling Repair and Painting Project to Cosgrove Construction Inc. in the Amount of \$69,275.00

BACKGROUND:

The Joliet Area Historical Museum located at 204 N Ottawa St. was built in 1909. Last year we were able to replace the roof and eliminate the continued leaks that were occurring in the gallery. The next step is to repair the water damage on the ceiling in the gallery. This project will require scaffolding to access the ceiling because a lift is too heavy for the subfloor. We estimate this project to occur at the end of 2025 during a time when the museum is minimally impacted. This project is estimated to take a few weeks to complete. All colors will remain the same.

This item was recommended for approval by the Public Assets Committee at the November 4, 2025 meeting.

CONCLUSION:

The City of Joliet is seeking approval to award payment for the Joliet Area Historical Museum Gallery Ceiling Repair and Painting Project. Staff contacted three vendors to obtain proposals for the scope of work, three returned proposals. Staff is recommending the purchase be approved and awarded to Cosgrove Construction Inc. in the amount of \$69,275.00. Original projected estimates were \$75,000.00. The 2025 Capital Improvements Building & Grounds fund provides funding for this repair project (Org 30020010, Obj 557300, \$69,275.00).

Company

Cosgrove Construction Inc.
M3 Builds
Hoss Decorating

Proposal Amount

\$69,275.00
\$83,400.00
\$74,500.00

Section 2-438 of the City of Joliet Code of Ordinances states that purchases whose estimated cost is in excess of twenty-five thousand dollars (\$25,000.00) may be awarded without written specifications or bidding under certain circumstances. Two (2) of these circumstances apply:

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

Council.

(g) Purchases of professional services.

Funds will be charged to Capital Improvements Building & Grounds Fund (Org 30020010, Object 557300), \$69,275.00

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council approve the contract for the Joliet Area Historical Museum Gallery Ceiling Repair and Painting Project to Cosgrove Construction Inc. in the amount of \$69,275.00.

Cosgrove Construction Inc

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

Proposal

Date: October 1, 2025

Submitted to: City of Joliet

Attn: Blaine Kline

Job Name: Joliet Historic Museum Gallery Water Damage

DESCRIPTION

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

PAINING & WALLCOVERING Supply & Install:

- Per walk thru we propose to furnish all labor to scrape loose and damaged surfaces. Seal water stains, patch, prime and paint entire ceiling. We will protect all displays with plastic.
- Spider Scaffolding will be providing a full stage scaffolding on display floor and we will be providing our own scaffolding at perimeter of catwalk.
- No painting of walls is included. Any damage that is currently not visible will need to be completed on a T&M basis.
- All work will take place during regular working hours and only in renovated area.

Total Base Bid: \$69,275.00

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

Authorized
Signature:



Bob Martine, Cosgrove Construction Inc.

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

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

Date of Acceptance: _____

Signature: _____

20678 Old Wolf rd. Mokena IL. 60448 708-990-2388

To: City of Joliet

ATT: Blaine Kline

JOB: Joliet Historic Museum Gallery Ceiling Damage

Breakdown: Protect all Displays with plastic protection.

Scrape all loose paint and damage on ceiling only.

Seal water stains.

Patch / Prime and Finish paint entire ceiling.

Gilco Scaffolding will provide and install full stage scaffolding on display floor.

HOSS Decorating will provide and install scaffolding at perimeter of catwalk.

Alternates: Any damage that is currently not visible will be completed on T&M basis.

Exclusions: Any painting of walls not included in proposal.

Premium Time

HOSS Decorating proposes to include all Labor and material.

Total with Labor and Material

\$74,500.00

Offered by: Thomas May / Project Manager

HOSS DECORATING

hossdecorating@yahoo.com



**M3
Builds**

September 14, 2025

TO: City of Joliet
Mr. Blaine Kline

M3 Builds will provide the proper insurance, labor, material and equipment to complete repair/painting work at the Joliet Historic Museum Gallery.

Includes:

1. Scrape, Prepare, Prime and Paint all ceiling areas associated with water damage as seen during walk through.
2. Scaffolding to be provided by others.
3. All walls are excluded from painting.
4. All areas not receiving work will be protected with plastic and or tarps.

Contract Price: \$83,400.00

Respectfully submitted,

Thomas Blaney
M3 Builds
708-927-0645



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 609-25

File ID: 609-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/05/2025

Department:

Final Action:

Title:

Agenda Date: 11/18/2025

Attachments: Joliet Area Historical Museum Gallery Ceiling
Repair.docx_Redacted.pdf

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/12/2025	Gina Logalbo	Approve	11/7/2025
1	2	11/13/2025	Dustin Anderson	Approve	11/14/2025
1	3	11/14/2025	Kevin Sing	Approve	11/17/2025
1	4	11/14/2025	Todd Lenzie	Approve	11/18/2025
1	5	11/14/2025	Beth Beatty	Approve	11/18/2025



Memo

File #: 610-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:

Award of Professional Services Agreement for the Southeast Joliet Sanitary District Water System Improvements Project to Baxter & Woodman Inc. in the Amount of \$181,600.00

BACKGROUND:

The City of Joliet is preparing for acquisition of the Southeast Joliet Sanitary District (District) water and sanitary sewer systems. The transfer of ownership of the District's water and sanitary sewer systems will be accomplished via an intergovernmental agreement with Will County (County) and the District anticipated to be approved in January 2026. The County will be providing funding via multiple sources to fund improvements in the District's system. One of these funding sources is grant funds via the American Rescue Plan Act (ARPA). On October 21, 2025 the Mayor and Council approved the Subrecipient Award Agreement for receipt of \$4,025,046 in ARPA funds for water system improvements for the Southeast Joliet Sanitary District.

One of the projects identified to be constructed utilizing ARPA funds is replacement of sections of water main that are in poor condition. The location and scope of water main replacement is as follows:

Limits	Description	Length
Minton Rd (Zurich to Haviland); Haviland (Zurich to Minton); Zurich (Haviland to Route 53)	Water Main Replacement	1,900'
	Abandon Side Yard Main (s. of Zurich)	350'
Bradford (Route 53 to 200 Bradford); Pheasant Run (Moore to 209 Pheasant Run); Moore (Bradford to Pheasant Run); Whitehall Ct; Carriage (Pheasant Run to 207 Carriage)	Water Main Replacement	3,800'
	Abandon ComEd Crossing	500'

Staff requested that Baxter & Woodman Inc. provide a proposal for professional engineering services to complete design engineering for the project. In Fall 2021 the City published a Request for Qualifications for water system rehabilitation for the 2023 - 2030 water main replacement program. Ten (10) qualifications were received, four (4) firms were interviewed, and the selection committee consisting of staff from both the public utilities and public works departments identified Baxter & Woodman Inc. as the most qualified firm to complete the design engineering services for the program. Baxter & Woodman Inc. was also previously selected to be the City's water system rehabilitation consultant in 2015 based on a qualifications-based selection process. Baxter &

Woodman Inc. has successfully completed design engineering for the City's 2017 - 2025 water main replacement projects.

The Public Service Committee will review this matter.

CONCLUSION:

Baxter & Woodman Inc. has provided a proposal, in an amount not-to-exceed \$181,600.00, to design this water main replacement project. The scope of work identified in the design contract includes data collection, topographic survey, utility coordination, geotechnical services, design engineering, permitting, preparation of final bid documents, and bid assistance.

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 (2) of these circumstances apply:

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

Funds will be charged to the Water & Sewer Improvement Fund / Engineering Admin / Professional Services (Org 50180013, Object 557200, \$181,600.00).

The City will be reimbursed by the County for this work via the ARPA grant funds.

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council approve the professional services agreement for the Southeast Joliet Sanitary District Water System Improvements Project, in the amount of \$181,600.00, on behalf of Baxter & Woodman Inc.

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT, MADE AS OF THIS 18th day of November, 2025, by and between the City of Joliet, Illinois, an Illinois Municipal Corporation, (hereinafter called the "City") and Baxter & Woodman, Inc., (hereinafter called the "Consultant"), collectively referred to as the "Parties" herein, is an AGREEMENT for professional services.

NOW, THEREFORE, the City and the Consultant in consideration of the mutual covenants hereinafter set forth agree as follows:

SECTION 1 – SERVICES OF THE CONSULTANT

1.1 The Project scope of work is defined in the attached Letter Proposal dated November 6, 2025.

1.2 The City and the Consultant, by mutual agreement, shall determine the final schedule.

1.3 The Consultant shall perform its services consistent with the professional skill and care ordinarily provided by Consultants in their line of work. The Consultant will use their professional judgment in the course of the work. Design criteria, guidelines and other standards shall be supplemented by the professional judgment of the Consultant. Deviations from design criteria, guidelines and other standards shall be called to the attention of the City's representative.

SECTION 2 – THE CITY'S RESPONSIBILITIES

The City will:

2.1 Provide full information as to the requirements for the Project in a timely manner in which the Consultant may reasonably rely on with regard to its completeness and accuracy.

2.2 Designate in writing a person to act as the City's representative with respect to the work to be performed under this Agreement; and such person shall have complete authority to transmit instructions, receive information, interpret, and define the City's policies and decisions with respect to materials, equipment elements and systems pertinent to the work covered by this Agreement.

2.3 Guarantee access to and make all provisions for the Consultant to enter upon the City's facilities as required for the Consultant to perform their work under this Agreement.

2.4 Examine all studies, reports and other documents presented by the Consultant and shall render decisions pertaining thereto within seven (7) calendar days from receipt so as not to delay the work of the Consultant.

2.5 Obtain approval of all governmental authorities having jurisdiction over the Project and such approvals and consents from such other individuals or bodies as may be necessary for completion of the Project.

SECTION 3 – PAYMENTS TO THE CONSULTANT

3.1 The City will pay the Consultant for the professional services performed under SECTION 1, in an amount not to exceed \$181,600.

3.2 Invoices for payment shall be submitted by Consultant to the City, together with reasonable supporting documentation. The City may require such additional supporting documentation as City reasonably deems necessary or desirable. Payment to Consultant shall be made in accordance with the Illinois Local Government Prompt Payment Act, after City's receipt of an invoice and all such supporting documentation.

3.3 Payment to the Consultant for expenses associated with direct costs or reimbursable expenses, as dictated by the Agreement and/or Scope of Services, shall be made upon presentation of receipts for costs or expenses.

SECTION 4 – TIME OF COMPLETION

4.1 The Consultant shall complete the project within 210 days of the date of execution of this Agreement, subject to time extensions to such schedule arising from delays beyond Consultant's control. To the extent Consultant is impacted by such delays, Consultant shall be entitled to an adjustment to its schedule for performance.

4.2 Time is of the essence for this Agreement.

4.3 The Consultant shall commence work within ten (10) calendar days of the date of execution of this Agreement or such other time mutually agreed to by the Parties in writing.

4.4 The Consultant may request an extension to complete the scope of work, and the City may grant such extension in a subsequent contract amendment.

SECTION 5 – RIGHTS TO DELIVERABLES

5.1 Deliverables, as defined in the Scope of Work, shall become the City's permanent property upon payment by the City to the Consultant.

5.2 Consultant shall not use photographs of the Deliverables for project competition, awards of any nature, project testimonials, presentations, advertising, proposals, professional papers, public display, or any other use without obtaining prior written approval from the City's representative. Any photographs taken of City property in the execution of the Consultant's work may not be re-used by the Consultant for project competition, awards of any nature, project testimonials, advertising, proposals, presentations, professional papers, public display, or any other use without obtaining prior written approval from the City's representative.

SECTION 6 – REMOVAL AND REPLACEMENT OF PERSONNEL

6.1 Consultant (for the duration of the term of the Agreement) will not, without obtaining the City's prior written consent not to be unreasonably withheld, replace, or alter the assignment of its

lead personnel, to the extent their respective availability is reasonably within the Consultant's control.

6.2 Consultant shall promptly remove any person assigned to perform the Services in the event of notification by the City that he/she is no longer acceptable, irrespective of any prior City consent. Replacement of lead personnel, prior to assignment, will be subject to the City's approval, which shall not be unreasonably withheld.

6.3 A violation by Consultant of paragraph 6.1 and/or 6.2 may be considered a substantial and material breach of Agreement, for which termination and damages otherwise provided by Law or the Agreement may be claimed.

6.4 The City's right to request the removal of Consultant's personnel from the Services as set forth in paragraph 6.2 does not expressly or implicitly create an employer-employee relationship between the City and personnel assigned by Consultant. Such a relationship is expressly denied herein by Consultant and the City.

SECTION 7 – INSURANCE

The Consultant shall maintain for the duration of the Agreement, insurance purchased from a company, or companies lawfully authorized to do business in the State of Illinois and having a rating of at least A-minus as rated by A.M. Best Ratings. Such insurance will protect the Consultant from claims set forth below which may arise out of or result from the Consultant's operations under the agreement and for which the Consultant may be legally liable, whether such operations be by the Consultant or by a SubConsultant or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

Worker's Compensation Insurance covering all liability of the Consultant arising under the Workers' Compensation Act and Occupational Diseases Act; limits of liability not less than statutory requirements.

Employers Liability covering all liability of Consultant as employer, with limits not less than: \$1,000,000 per injury – per occurrence; \$1,000,000 per disease – per employee; and \$1,000,000 per disease – policy limit.

Comprehensive General Liability in a broad form on an occurrence basis, to include but not be limited to, coverage for the following where exposure exists; Premises/Operations, Contractual Liability, Products/Completed Operations for 2 years following final payment, Independent Consultant's coverage to respond to claims for damages because of bodily injury, sickness or disease, or death of any person other than the successful proposers employees as well as claims for damages insured by usual personal injury liability coverage which are sustained (1) by a person as a result of an offense directly or indirectly related to employment of such person by the

Consultant, or (2) by another person and claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use there from; Broad Form Property Damage Endorsement;

General Aggregate Limit	\$ 2,000,000
Each Occurrence Limit	\$ 1,000,000

Automobile Liability Insurance shall be maintained to respond to claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance, or use of a motor vehicle. This policy shall be written to cover any auto whether owned, leased, hired, or borrowed.

Each Occurrence Limit	\$1,000,000
-----------------------	-------------

Professional Liability Insurance shall be maintained to respond to claims for damages due to the Consultant's negligent errors and omissions.

Aggregate Limit	\$ 10,000,000
Per Claim Limit	\$5,000,000

Consultant agrees that with respect to the above required insurance:

1. The CGL policy shall be endorsed for the general aggregate to apply on an annual basis.
2. To provide separate endorsements: to name the City of Joliet and its officers and employees as additional insured as their interest may appear, and to provide 30 days' notice, in writing, of cancellation or material change.
3. The Consultant's insurance shall be primary in the event of a claim.
4. The City of Joliet shall be provided with Certificates of Insurance and endorsements evidencing the above-required insurance, prior to commencement of an agreement and thereafter with certificates evidencing renewals or replacements of said policies of insurance at least thirty (30) days prior to the expiration of cancellation of any such policies.
5. A Certificate of Insurance that states the City of Joliet and its officers and employees have been endorsed as an "additional insured" by the Consultant's general liability and automobile liability insurance carrier. Specifically, this Certificate must include the following language: "The City of Joliet and its officers and employees are, and have been endorsed, as an additional insured under the above reference policy number [REDACTED] on a primary and non-contributory basis for general liability and automobile liability coverage for the duration of the contract term."

Failure to Comply: In the event the Consultant fails to obtain or maintain any insurance coverage required under this Agreement, the City of Joliet may purchase such insurance coverage and charge the expense thereof to the Consultant. Such insurance shall be maintained in full force and effect

during the life of the Agreement and shall protect the Consultant, its employees, agents and representatives from claims for damages, for personal injury and death and for damage to property arising in any manner from the negligent or wrongful acts or failures to act by the Consultant, its employees, agents and representatives in the performance of the work covered by the Agreement. The Consultant shall also indemnify and save harmless the City from any claims against, or liabilities incurred by the Consultant of any type or nature to any person, firm or corporation arising from the Consultant's wrongful or negligent performance of the work covered by the Agreement.

SECTION 8 – SUCCESSORS AND ASSIGNS

The City and the Consultant each binds himself and his partners, successors, executors, administrators and assigns to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Agreement; except as above, neither the City nor the Consultant shall assign, sublet or transfer his interest in this Agreement without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any employee, officer or agent of any public body or the Consultant which may be a party hereto, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the City and the Consultant.

SECTION 9 – NON-DISCRIMINATION

In all hiring or employment made possible or resulting from this Agreement, there shall be no discrimination against any employee or applicant for employment because of sex, age, race, color, creed, national origin, marital status or the presence of any sensory, mental or physical handicap, unless based upon a bona fide occupational qualification, and this requirement shall apply to, but not be limited to, the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. No person shall be denied or be subjected to discrimination in receipt of the benefit of any services or activities made possible by or resulting from this Agreement on the grounds of sex, race, color, creed, national origin, age except minimum age and retirement provisions, marital status, or the presence of any sensory, mental, or physical handicap. Any violation of this provision shall be considered a violation of a material provision of this Agreement and shall be grounds for cancellation, termination, or suspension, in whole or in part, of the Agreement by the City.

SECTION 10 – MODIFICATION OR AMENDMENT

This Agreement constitutes the entire Agreement of the Parties on the subject matter hereof and may not be changed, modified, discharged, or extended except by written amendment duly executed by the Parties. The Consultant agrees that no representations or warranties shall be binding upon the City unless expressed in writing herein or in a duly executed amendment hereof, or authorized or approved Change Order as herein provided.

SECTION 11 – APPLICABLE LAW AND DISPUTE RESOLUTION

11.1 This Agreement shall be deemed to have been made in and shall be construed in accordance with the laws of State of Illinois.

11.2 Any controversy, claim or dispute arising out of or relating to the interpretation, construction, or performance of this Agreement, or breach thereof, shall be referred to the American Arbitration Association (the “AAA”) for a voluntary, non-binding mediation in the municipality where the Services are provided and to be conducted by a mutually acceptable single mediator, in accordance with then applicable Construction Industry Mediation Rules, prior to resorting to litigation to any State or Federal Court located nearest to where the Services are provided. Neither party shall be liable for any indirect, incidental, or consequential damages of any nature or kind resulting from or arising in connection with this Agreement. The Parties shall share the cost of the mediator’s services equally.

WITH RESPECT TO ANY SUCH LITIGATION, EACH PARTY HEREBY KNOWINGLY, VOLUNTARILY AND WILLINGLY WAIVES ALL RIGHTS TO TRIAL BY JURY IN ANY ACTION, SUIT, OR PROCEEDING BROUGHT TO RESOLVE ANY DISPUTE BETWEEN OR AMONG ANY OF THE PARTIES HERETO, WHETHER ARISING IN CONTRACT, TORT, OR OTHERWISE, ARISING OUT OF, CONNECTED WITH, RELATED OR INCIDENTAL TO THIS AGREEMENT, THE TRANSACTION(S) CONTEMPLATED HEREBY AND/OR THE RELATIONSHIP ESTABLISHED AMONG THE PARTIES HEREUNDER.

SECTION 12 – TERMINATION OF THE CONTRACT

12.1 TERMINATION BY THE CONSULTANT

If the Work is stopped for a period of thirty days under an order of any court or other public authority having jurisdiction, through no fault of the Consultant, or if the City has not made timely Payment thereon as set forth in this Agreement, then the Consultant may upon twenty-one (21) days written notice (from postmark) to the City, terminate the Agreement.

12.2 TERMINATION BY THE CITY

In the event of any breach of this Agreement by the Consultant, the City may, at its option, serve the Consultant with a written seven (7) day notice (from postmark) with the Consultant’s option to cure the breach, or the City may engage the services of another Consultant to complete the work and deduct the cost of such completion from any amount due the Consultant hereunder, or the City may either pause or terminate the contract.

SECTION 13 – ARPA PROVISIONS

13.1 TERMINATION FOR CAUSE AND FOR CONVENIENCE

The City reserves the right to immediately terminate any agreement in excess of \$10,000 resulting from this procurement process in the event of a breach or default of the agreement by Contractor, in the event Contractor fails to:

- (1) meet schedules, deadlines, and/or delivery dates within the time specified in the procurement solicitation, contract, and/or a purchase order;
- (2) make any payments owed; or

(3) otherwise perform in accordance with the contract and/or the procurement solicitation. The City also reserves the right to terminate the contract immediately, with written notice to Contractor, for convenience, if the City believes, in its sole discretion that it is in the best interest of the City to do so. The Contractor will be compensated for work performed and accepted and goods accepted by the City as of the termination date if the contract is terminated for convenience of the City. Any award under this procurement process is not exclusive and the City reserves the right to purchase goods and services from other vendors when it is in the best interest of the City.

13.2 DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689)

A contract award (see 2 CFR 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

13.3 CLEAN AIR ACT (42 U.S.C. 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. 1251-1387) COMPLIANCE

Contractor certifies that during the term of an award for all contracts by the City resulting from this procurement process in excess of \$150,000, the Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

13.4 COMPLIANCE WITH BYRD AND-LOBBYING AMENDMENT (31 U.S.C. 1352)

When federal funds are expended by the City for an award exceeding \$100,000, the Contractor certifies that during the term and after the awarded term of an award for all contracts by the City resulting from this procurement process, the vendor certifies that it is in compliance with all applicable provisions of the Byrd Anti-Lobbying Amendment (31 U.S.C. 1352). The Contractor further certifies that:

- (1) No Federal appropriated funds have been paid or will be paid for on behalf of the Contractor, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with the awarding of a Federal contract, the making of a Federal grant, the making of a Federal loan, the entering into a cooperative agreement, and the extension, continuation, renewal, amendment, or modification of a Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the

undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

(3) The Contractor shall require that the language of this certification be included in the award documents for all covered sub-awards exceeding \$100,000 in Federal funds at all appropriate tiers and that all subrecipients shall certify and disclose accordingly.

IN WITNESS WHEREOF, the undersigned have placed their hands and seals upon and executed this Agreement in triplicate as though each copy hereof were an original and that there are no other oral agreements that have not been reduced to writing in this statement.

CITY OF JOLIET

Baxter & Woodman, Inc.

By: _____

By: _____

H. Elizabeth Beatty

Name: **Daniel G. Bounds, PE**

City Manager

Title: **Associate Vice President**

Date: _____

Date: **November 6, 2025**

ATTEST:

By: _____

Lauren O'Hara

City Clerk

Date: _____

November 6, 2025

Mr. Anthony Anczer
City of Joliet
150 W. Jefferson Street
Joliet, IL 60432-1148

Subject: Southeast Joliet Sanitary District Water System Improvements

Dear Mr. Anczer:

Baxter & Woodman, Inc. is pleased to submit the following proposal to assist with the design of the Southeast Joliet Sanitary District Water System Improvements. The limits of the proposed improvements are described in the table below.

Limits	Description	Length
Minton Rd (Zurich to Haviland); Haviland (Zurich to Minton); Zurich (Haviland to Route 53)	Water Main Replacement	1,900'
	Abandon Side Yard Main (s. of Zurich)	350'
Bradford (Route 53 to 200 Bradford); Pheasant Run (Moore to 209 Pheasant Run); Moore (Bradford to Pheasant Run); Whitehall Ct; Carriage (Pheasant Run to 207 Carriage)	Water Main Replacement	3,800'
	Abandon ComEd Crossing	500'

This proposal outlines our scope of services and engineering fee that includes data collection, topographic survey, utility coordination, geotechnical services, design engineering, permitting, preparation of final bid documents, and bid assistance.

Scope of Services

1. PROJECT COORDINATION

1.1. PROJECT MANAGEMENT

- A. Plan, schedule, and control the activities that must be performed to complete the project including budget, schedule, and scope.
- B. Coordinate with the Owner to ensure the goals of the project are achieved.

1.2. PROJECT MEETINGS

- A. Conduct design review meetings with staff at times during the design of the Project to clarify staff wishes, design questions, and/or construction methods. Design meetings will consist of a Kickoff Meeting, one preliminary "red" line

meeting, where the initial layout of the water mains are approved prior to design drawing preparation, one meeting at approximately 60% completion, and one meeting at 90% completion. It is anticipated that the Kickoff Meeting, preliminary review meeting, and final review meetings will be virtual and the 60% review meeting will be in-person.

2. DATA COLLECTION AND SYSTEM REVIEW

- 2.1. COLLECT EXISTING DATA - Obtain, review, and evaluate information provided by the Owner for use in design.
- 2.2. SITE VISITS FOR DESIGNERS - Conduct one site visit to familiarize the designer(s) with the sites and clarify any discrepancies on the Drawings.
- 2.3. UTILITY LOCATES AND COORDINATION
 - A. Contact utilities, obtain atlases where available, and provide preliminary plan sheets to utility companies for their markup and return.
 - B. Record and maintain documentation of communications with utilities.
- 2.4. TOPOGRAPHIC SURVEY
 - A. Perform a topographic survey of the project limits of natural and man-made features along the water main routes to develop base sheets for Drawings. This scope of work does not include locating the existing water main or water services.
- 2.5. GEOTECHNICAL SERVICES
 - A. Hire a geotechnical subconsultant to complete nine soil borings, collect and analyze soil samples, determine groundwater levels, and prepare written report.
 - B. Provide geological services for completing the IEPA Form 663, including CCDD screening, testing, and subsurface investigation. Coordinate with local disposal sites for pre-approval of investigated materials.
- 2.6. OPERATIONS REVIEW
 - A. Coordinate with the Owner to review alternatives for water main connections, interconnects, and future phasing. Evaluate construction difficulty, easement requirements, disruption to residents and businesses, and permitting difficulties that could be encountered.
- 2.7. METER PIT DESIGN ASSISTANCE
 - A. The Owner is developing and bidding a meter pit replacement project separately from the Project. Assist the Owner with design questions for the replacement of meter pits throughout the Southeast Joliet Sanitary District system.

3. DESIGN AND PLAN DEVELOPMENT

3.1. PLAN PREPARATION

- A. Prepare Design Documents consisting of Drawings showing the general scope, extent, and character of construction work to be furnished and performed by the Contractors selected by the Owner. Indicate location of utilities from best available records. Preliminary, 60% Design, and 90% Design submittals are anticipated. Review and respond to one set of comments for each submittal.
- B. Indicate location of all utilities that can be obtained from the best available records, including utility company atlases.
- C. Create all legends, general notes, and designer instructions to contractors to create a final set of construction drawings.
- D. Update the Owner's GIS with proposed project locations.

- 3.2. MAINTENANCE OF TRAFFIC – It is anticipated that a maintenance of traffic plan will be required for the work at Route 53 and Zurich Road. Develop a preferred maintenance of traffic and staging plan for comment and approval. Identify the preferred strategy for maintaining traffic and driveway access. Complete a design of the preferred staging plan, which may include a detour or staged construction. Prepare construction staging notes, typical sections, and layout to maintain local traffic flow through the construction zone.

3.3. PERMITS AND AGENCY COORDINATION

- A. IEPA/DPWS – Submit the design documents to the Agency for permit to construct, own, and operate the Project.
- B. IDOT – Submit for IDOT permits for the work at Zurich Road within Route 53 right-of-way.
- C. ComEd – ComEd permitting and easements is anticipated to abandon the water main crossing ComEd property parallel to Route 53. Prepare and submit the design documents, Environmental Due Diligence Checklist, and other items as required by site conditions. Permit fees and geotechnical investigation by a ComEd Environmental Contractor of Choice are not included in this Scope of Work.

- 3.4. ENGINEER'S OPINION OF PROBABLE COST - Prepare an opinion of probable cost including construction cost and contingencies. Cost estimates will be included in the 60% Design, 90% Design, and Final Design submittals.

- 3.5. PEER AND CONSTRUCTABILITY REVIEWS - Conduct QA/QC peer reviews of Drawings and specifications prepared by Baxter & Woodman, Inc. Utilize Construction Department personnel to provide a review of Drawings and specifications. Revise Drawings and Specifications based on comments from both engineering and construction reviews

3.6. BIDDING DOCUMENTS/PROJECT MANUAL

- A. Prepare Specifications detailing the general scope, extent, and character of construction work to be furnished and performed by the Contractor(s). Specifications prepared in conformance with the format of the Construction Specification Institute.
- B. Prepare for review and approval by the Owner and its legal counsel the forms of Construction Contract Documents consisting of "Front End Documents" including Advertisement for Bids, Bidder Instructions, Bid Form, Agreement, Performance Bond Form, Payment Bond Form, General Conditions, and Supplementary Conditions, where appropriate, based upon standard Owner contract documents and documents prepared by the Engineers Joint Contract Document Committee (EJCDC). Provide necessary documentation for specifications to comply with grant requirements. Provide final specifications to Owner upon completion of design.
- C. It is anticipated that the work will be bid as one work package.

4. BID ASSISTANCE

4.1. BIDDING ASSISTANCE

- A. Provide design assistance and clarification for bid documents.
- B. Assist the Owner with coordination and scheduling during the bid process.
- C. Prepare Advertisement for Bids (AFB). Provide documents for bidding and assist the Owner in solicitation of bids.
- D. Prepare addenda, as necessary.
- E. Attend one pre-bid conference.
- F. Review bid tabulation prepared by Owner and issue a Letter of Recommendation to Award and Notice of Intent to Award to the Owner for their action.

5. NOT INCLUDED

- 5.1. The following items are not included within the scope of this project, but can be provided as additional services to the contract:
 - A. Water main locates
 - B. Sanitary sewer improvements
 - C. Easement assistance
 - D. Wetland delineation and permitting
 - E. Pedestrian Maintenance of Traffic plans
 - F. Permit Review fees
 - G. Environmental Studies (PESA, PSI, etc.)
 - H. Funding considerations/applications

Fee

The Engineer's fee for the stated scope of services is based upon the basis of actual labor cost times a multiplier of 3.0 to cover overhead, fringe benefits, salary burden costs, and profit, plus reimbursement of direct expenses including on-the-job travel and subconsultant fees, the total of which will not exceed \$181,600. The Engineer may adjust the hourly billing rates and out-of-pocket expenses on or about January 1 of each subsequent year and Agreement will be amended accordingly prior to the continuation of services.

This proposal is valid for 90 days from the date issued.

Acceptance

If you find this proposal acceptable, please sign and return one copy for our files. If you have any questions or need additional information, please do not hesitate to contact Lauren Schuld at 815-444-3306 or lschuld@baxterwoodman.com.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Daniel G. Bounds, PE
Associate Vice President

City of Joliet

ACCEPTED BY: _____

TITLE: _____

DATE: _____

P:\JOLTC\2501516-Sanitary District New Main Meter\Contract\Work\2501516.00_Proposal_SEJSD Design Engineering.docx



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 610-25

File ID: 610-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/06/2025

Department: Public Utilities

Final Action:

Title: Award of Professional Services Agreement for the Southeast Joliet Sanitary District Water System Improvements Project to Baxer & Woodman Inc. in the Amount of \$181,600.00

Agenda Date: 11/18/2025

Attachments: 1 PSA, SEJSD WM Design, B&W_Redacted

Entered by: aanczer@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/13/2025	Gina Logalbo	Approve	11/11/2025
1	2	11/13/2025	Allison Swisher	Approve	11/17/2025
1	3	11/13/2025	Kevin Sing	Approve	11/17/2025
1	4	11/13/2025	Todd Lenzie	Approve	11/17/2025
1	5	11/14/2025	Beth Beatty	Approve	11/17/2025



Memo

File #: 611-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:

Award of Professional Services Agreement for Professional Engineering Support Services to Baxter & Woodman Inc. in the Amount of \$100,000.00

BACKGROUND:

The Public Utilities Department relies on various consulting firms to support and extend the efforts of in-house engineering staff. This includes both specialized work as well as assistance in addressing workload peaks.

In the summer of 2023, the Public Utilities Department advertised a Request for Qualifications for General Municipal Services for 15 different categories of work. 53 sealed qualifications were received. Staff reviewed the Statements of Qualifications and created a short list of qualified consultants for the Department's needs for each work type. The evaluation was based on the City's previous experience with the firm, the firm's proposed team, the firm's project experience, locality, and other task specific factors. Staff uses this short list to negotiate proposals with the consultants for the respective project type.

The Public Service Committee will review this matter.

CONCLUSION:

Baxter & Woodman Inc. was short listed for multiple categories of work based on their prior experience satisfactorily performing these services for the City. Accordingly, Staff requested Baxter & Woodman Inc. provide a proposal for the following services:

- Plan review assistance for new developments.
- Hydraulic modeling updates for the water distribution system.
- GIS updates for new development, water modeling, and minor mapping updates.
- I-80 reconstruction water and sanitary sewer review and design assistance (this item is reimbursable by IDOT)
- General municipal engineering services.

Costs will be incurred on a time and materials basis billed on a previously negotiated rate structure, with a not-to-exceed amount of \$100,000.00.

Section 2-438 of the City of Joliet Code of Ordinance 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 (2) of these circumstances apply:

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

Funds will be charged to the Water & Sewer Operating Fund / Engineering Administration / Professional Services (Org 50080013, Object 523300, \$100,000.00).

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council approve a Professional Services Agreement for Professional Engineering Support Services, in the amount of \$100,000.00, on behalf of Baxter & Woodman Inc.

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT, MADE AS OF THIS 18th day of November, 2025, by and between the City of Joliet, Illinois, an Illinois Municipal Corporation, (hereinafter called the "City") and Baxter & Woodman, Inc., (hereinafter called the "Consultant"), collectively referred to as the "Parties" herein, is an AGREEMENT for professional services.

NOW, THEREFORE, the City and the Consultant in consideration of the mutual covenants hereinafter set forth agree as follows:

SECTION 1 – SERVICES OF THE CONSULTANT

- 1.1 The Project scope of work is defined in the attached document Appendix A.
- 1.2 The City and the Consultant, by mutual agreement, shall determine the final schedule.
- 1.3 The Consultant shall perform its services consistent with the professional skill and care ordinarily provided by Consultants in their line of work. The Consultant will use their professional judgment in the course of the work. Design criteria, guidelines and other standards shall be supplemented by the professional judgment of the Consultant. Deviations from design criteria, guidelines and other standards shall be called to the attention of the City's representative.

SECTION 2 – THE CITY'S RESPONSIBILITIES

The City will:

- 2.1 Provide full information as to the requirements for the Project in a timely manner in which the Consultant may reasonably rely on with regard to its completeness and accuracy.
- 2.2 Designate in writing a person to act as the City's representative with respect to the work to be performed under this Agreement; and such person shall have complete authority to transmit instructions, receive information, interpret, and define the City's policies and decisions with respect to materials, equipment elements and systems pertinent to the work covered by this Agreement.
- 2.3 Guarantee access to and make all provisions for the Consultant to enter upon the City's facilities as required for the Consultant to perform their work under this Agreement.
- 2.4 Examine all studies, reports and other documents presented by the Consultant and shall render decisions pertaining thereto within seven (7) calendar days from receipt so as not to delay the work of the Consultant.
- 2.5 Obtain approval of all governmental authorities having jurisdiction over the Project and such approvals and consents from such other individuals or bodies as may be necessary for completion of the Project.

SECTION 3 – PAYMENTS TO THE CONSULTANT

3.1 The City will pay the Consultant for the professional services performed under SECTION 1, in an amount not to exceed \$100,000.

3.2 Invoices for payment shall be submitted by Consultant to the City, together with reasonable supporting documentation. The City may require such additional supporting documentation as City reasonably deems necessary or desirable. Payment to Consultant shall be made in accordance with the Illinois Local Government Prompt Payment Act, after City's receipt of an invoice and all such supporting documentation.

3.3 Payment to the Consultant for expenses associated with direct costs or reimbursable expenses, as dictated by the Agreement and/or Scope of Services, shall be made upon presentation of receipts for costs or expenses.

SECTION 4 – TIME OF COMPLETION

4.1 The Consultant shall complete the project within 365 days of the date of execution of this Agreement, subject to time extensions to such schedule arising from delays beyond Consultant's control. To the extent Consultant is impacted by such delays, Consultant shall be entitled to an adjustment to its schedule for performance.

4.2 Time is of the essence for this Agreement.

4.3 The Consultant shall commence work within ten (10) calendar days of the date of execution of this Agreement or such other time mutually agreed to by the Parties in writing.

4.4 The Consultant may request an extension to complete the scope of work, and the City may grant such extension in a subsequent contract amendment.

SECTION 5 – RIGHTS TO DELIVERABLES

5.1 Deliverables, as defined in the Scope of Work, shall become the City's permanent property upon payment by the City to the Consultant.

5.2 Consultant shall not use photographs of the Deliverables for project competition, awards of any nature, project testimonials, presentations, advertising, proposals, professional papers, public display, or any other use without obtaining prior written approval from the City's representative. Any photographs taken of City property in the execution of the Consultant's work may not be re-used by the Consultant for project competition, awards of any nature, project testimonials, advertising, proposals, presentations, professional papers, public display, or any other use without obtaining prior written approval from the City's representative.

SECTION 6 – REMOVAL AND REPLACEMENT OF PERSONNEL

6.1 Consultant (for the duration of the term of the Agreement) will not, without obtaining the City's prior written consent not to be unreasonably withheld, replace, or alter the assignment of its

lead personnel, to the extent their respective availability is reasonably within the Consultant's control.

6.2 Consultant shall promptly remove any person assigned to perform the Services in the event of notification by the City that he/she is no longer acceptable, irrespective of any prior City consent. Replacement of lead personnel, prior to assignment, will be subject to the City's approval, which shall not be unreasonably withheld.

6.3 A violation by Consultant of paragraph 6.1 and/or 6.2 may be considered a substantial and material breach of Agreement, for which termination and damages otherwise provided by Law or the Agreement may be claimed.

6.4 The City's right to request the removal of Consultant's personnel from the Services as set forth in paragraph 6.2 does not expressly or implicitly create an employer-employee relationship between the City and personnel assigned by Consultant. Such a relationship is expressly denied herein by Consultant and the City.

SECTION 7 – INSURANCE

The Consultant shall maintain for the duration of the Agreement, insurance purchased from a company, or companies lawfully authorized to do business in the State of Illinois and having a rating of at least A-minus as rated by A.M. Best Ratings. Such insurance will protect the Consultant from claims set forth below which may arise out of or result from the Consultant's operations under the agreement and for which the Consultant may be legally liable, whether such operations be by the Consultant or by a SubConsultant or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

Worker's Compensation Insurance covering all liability of the Consultant arising under the Workers' Compensation Act and Occupational Diseases Act; limits of liability not less than statutory requirements.

Employers Liability covering all liability of Consultant as employer, with limits not less than: \$1,000,000 per injury – per occurrence; \$1,000,000 per disease – per employee; and \$1,000,000 per disease – policy limit.

Comprehensive General Liability in a broad form on an occurrence basis, to include but not be limited to, coverage for the following where exposure exists; Premises/Operations, Contractual Liability, Products/Completed Operations for 2 years following final payment, Independent Consultant's coverage to respond to claims for damages because of bodily injury, sickness or disease, or death of any person other than the successful proposers employees as well as claims for damages insured by usual personal injury liability coverage which are sustained (1) by a person as a result of an offense directly or indirectly related to employment of such person by the

Consultant, or (2) by another person and claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use there from; Broad Form Property Damage Endorsement;

General Aggregate Limit	\$2,000,000
Each Occurrence Limit	\$1,000,000

Automobile Liability Insurance shall be maintained to respond to claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance, or use of a motor vehicle. This policy shall be written to cover any auto whether owned, leased, hired, or borrowed.

Combined Single Each Occurrence Limit	\$1,000,000
---------------------------------------	-------------

Professional Liability Insurance shall be maintained to respond to claims for damages due to the Consultant's negligent errors and omissions.

Aggregate Limit	\$10,000,000
Per Claim Limit	\$5,000,000

Consultant agrees that with respect to the above required insurance:

1. The CGL policy shall be endorsed for the general aggregate to apply on an annual basis.
2. To provide separate endorsements: to name the City of Joliet and its officers and employees as additional insured as their interest may appear, and to provide 30 days' notice, in writing, of cancellation or material change.
3. The Consultant's insurance shall be primary in the event of a claim.
4. The City of Joliet shall be provided with Certificates of Insurance and endorsements evidencing the above-required insurance, prior to commencement of an agreement and thereafter with certificates evidencing renewals or replacements of said policies of insurance at least thirty (30) days prior to the expiration of cancellation of any such policies.
5. A Certificate of Insurance that states the City of Joliet and its officers and employees have been endorsed as an "additional insured" by the Consultant's general liability and automobile liability insurance carrier. Specifically, this Certificate must include the following language: "The City of Joliet and its officers and employees are, and have been endorsed, as an additional insured under the above reference policy number [REDACTED] on a primary and non-contributory basis for general liability and automobile liability coverage for the duration of the contract term."

Failure to Comply: In the event the Consultant fails to obtain or maintain any insurance coverage required under this Agreement, the City of Joliet may purchase such insurance coverage and charge the expense thereof to the Consultant. Such insurance shall be maintained in full force and effect

during the life of the Agreement and shall protect the Consultant, its employees, agents and representatives from claims for damages, for personal injury and death and for damage to property arising in any manner from the negligent or wrongful acts or failures to act by the Consultant, its employees, agents and representatives in the performance of the work covered by the Agreement. The Consultant shall also indemnify and save harmless the City from any claims against, or liabilities incurred by the Consultant of any type or nature to any person, firm or corporation arising from the Consultant's wrongful or negligent performance of the work covered by the Agreement.

SECTION 8 – SUCCESSORS AND ASSIGNS

The City and the Consultant each binds himself and his partners, successors, executors, administrators and assigns to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Agreement; except as above, neither the City nor the Consultant shall assign, sublet or transfer his interest in this Agreement without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any employee, officer or agent of any public body or the Consultant which may be a party hereto, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the City and the Consultant.

SECTION 9 – NON-DISCRIMINATION

In all hiring or employment made possible or resulting from this Agreement, there shall be no discrimination against any employee or applicant for employment because of sex, age, race, color, creed, national origin, marital status or the presence of any sensory, mental or physical handicap, unless based upon a bona fide occupational qualification, and this requirement shall apply to, but not be limited to, the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. No person shall be denied or be subjected to discrimination in receipt of the benefit of any services or activities made possible by or resulting from this Agreement on the grounds of sex, race, color, creed, national origin, age except minimum age and retirement provisions, marital status, or the presence of any sensory, mental, or physical handicap. Any violation of this provision shall be considered a violation of a material provision of this Agreement and shall be grounds for cancellation, termination, or suspension, in whole or in part, of the Agreement by the City.

SECTION 10 – MODIFICATION OR AMENDMENT

This Agreement constitutes the entire Agreement of the Parties on the subject matter hereof and may not be changed, modified, discharged, or extended except by written amendment duly executed by the Parties. The Consultant agrees that no representations or warranties shall be binding upon the City unless expressed in writing herein or in a duly executed amendment hereof, or authorized or approved Change Order as herein provided.

SECTION 11 – APPLICABLE LAW AND DISPUTE RESOLUTION

11.1 This Agreement shall be deemed to have been made in and shall be construed in accordance with the laws of State of Illinois.

11.2 Any controversy, claim or dispute arising out of or relating to the interpretation, construction, or performance of this Agreement, or breach thereof, shall be referred to the American Arbitration Association (the “AAA”) for a voluntary, non-binding mediation in the municipality where the Services are provided and to be conducted by a mutually acceptable single mediator, in accordance with then applicable Construction Industry Mediation Rules, prior to resorting to litigation to any State or Federal Court located nearest to where the Services are provided. Neither party shall be liable for any indirect, incidental, or consequential damages of any nature or kind resulting from or arising in connection with this Agreement. The Parties shall share the cost of the mediator’s services equally.

WITH RESPECT TO ANY SUCH LITIGATION, EACH PARTY HEREBY KNOWINGLY, VOLUNTARILY AND WILLINGLY WAIVES ALL RIGHTS TO TRIAL BY JURY IN ANY ACTION, SUIT, OR PROCEEDING BROUGHT TO RESOLVE ANY DISPUTE BETWEEN OR AMONG ANY OF THE PARTIES HERETO, WHETHER ARISING IN CONTRACT, TORT, OR OTHERWISE, ARISING OUT OF, CONNECTED WITH, RELATED OR INCIDENTAL TO THIS AGREEMENT, THE TRANSACTION(S) CONTEMPLATED HEREBY AND/OR THE RELATIONSHIP ESTABLISHED AMONG THE PARTIES HEREUNDER.

SECTION 12 – TERMINATION OF THE CONTRACT

12.1 TERMINATION BY THE CONSULTANT

If the Work is stopped for a period of thirty days under an order of any court or other public authority having jurisdiction, through no fault of the Consultant, or if the City has not made timely Payment thereon as set forth in this Agreement, then the Consultant may upon twenty-one (21) days written notice (from postmark) to the City, terminate the Agreement.

12.2 TERMINATION BY THE CITY

In the event of any breach of this Agreement by the Consultant, the City may, at its option, serve the Consultant with a written seven (7) day notice (from postmark) with the Consultant’s option to cure the breach, or the City may engage the services of another Consultant to complete the work and deduct the cost of such completion from any amount due the Consultant hereunder, or the City may either pause or terminate the contract.

IN WITNESS WHEREOF, the undersigned have placed their hands and seals upon and executed this Agreement in triplicate as though each copy hereof were an original and that there are no other oral agreements that have not been reduced to writing in this statement.

CITY OF JOLIET

Baxter & Woodman, Inc.

By: _____

By: _____

H. Elizabeth Beatty

Name: **Daniel G. Bounds, PE**

City Manager

Title: **Associate Vice President**

Date: _____

Date: **November 6, 2025**

ATTEST:

By: _____

Lauren O'Hara

City Clerk

Date: _____

CITY OF JOLIET, ILLINOIS
GENERAL ENGINEERING ASSISTANCE

APPENDIX A

Scope Summary

- 1) Hydraulic modeling for the water distribution system.
- 2) GIS updates for new development, water modeling, and minor mapping updates.
- 3) I-80 reconstruction water and sanitary sewer review and design assistance (this item is reimbursable by IDOT)
- 4) General municipal engineering services.
- 5) Development plan review assistance.

Following are more detailed descriptions of each of the above scope items.

Water Distribution System Hydraulic Modeling Assistance

The Consultant developed a computerized hydraulic model of City's potable water distribution system under separate contract. The scope of this contract will include using the water model as directed to evaluate specific proposed development projects. Prior to each update, the Consultant shall provide the City with an estimate of effort and cost.

GIS Updates

The Contract scope includes updates to the City's GIS water and sewer map layers associated with the following work.

- New development.
- Updates to support water modeling.
- Other localized mapping updates as needed.

The Consultant shall provide the City with regular estimates of effort and cost as new update projects are initiated.

I-80 Reconstruction Review and Design Assistance

The Illinois Department of Transportation (IDOT) is continuing a multi-year process to replace and widen portions of Interstate 80 throughout the City. Several affected water and sanitary sewer crossings have been identified that require engineering evaluation and potentially relocation and/or replacement. Specific scope items will include the following.

- Review of IDOT engineering plans to identify potential conflicts with City water infrastructure.
- Review of IDOT engineering plans to identify potential conflicts with City sanitary sewer infrastructure.

- Provide design assistance related to the above work as directed.
- Provide other professional engineering support services related to the above work as needed and directed.

The Consultant shall provide the City with regular estimates of effort and cost as new review and design assistance tasks are initiated.

General Municipal Engineering Services

This scope item includes other “on-call” professional engineering services for which the Consultant has demonstrated qualifications. Prior to beginning any tasks under this item, the Consultant shall provide the City with an estimate of effort and cost.

Development Plan Review Assistance

Scope of work includes assistance with aspects of development plan review, including the following.

- Review of development engineering plans for compliance with City and other governmental standards.
- Review of water and sanitary sewer calculations as needed.
- Review of plats, easements, and related documents.
- Review of permit applications and related documents.
- Use of the City’s ProjectDox software to provide review comments to developer design teams as directed by City staff.
- Attendance at meetings as needed and directed by City staff.
- Other related tasks as needed and directed by City staff.

The Consultant shall provide the City with regular estimates of effort and cost as new development review projects are initiated.

ENGINEERING FEE

The Owner shall pay the Engineer for the Services performed or furnished on the basis of actual labor cost times a multiplier of 3.0 to cover overhead, fringe benefits, salary burden costs, and profit, plus reimbursement of direct expenses including on-the-job travel plus any subconsultants’ or out-of-pocket expense at actual cost, the total of which will not exceed \$100,000. The Engineer may adjust the hourly billing rate and out-of-pocket expenses on or about January 1 of each subsequent year and will send the new schedule to the Owner.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 611-25

File ID: 611-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/06/2025

Department: Public Utilities

Final Action:

Title: Award of Professional Services Agreement for Professional Engineering Support Services to Baxter & Woodman Inc. in the Amount of \$100,000.00

Agenda Date: 11/18/2025

Attachments: 1 PSA, B&W, Professional Engineering Support Services_Redacted

Entered by: aanczer@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/13/2025	Gina Logalbo	Approve	11/11/2025
1	2	11/13/2025	Allison Swisher	Approve	11/17/2025
1	3	11/13/2025	Kevin Sing	Approve	11/17/2025
1	4	11/13/2025	Todd Lenzie	Approve	11/17/2025
1	5	11/14/2025	Beth Beatty	Approve	11/17/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 612-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:

Approval of Amendment No. 1 to the Professional Services Agreement for the 2025 Water and Sewer Financial Planning Services to Burns & McDonnell Engineering Co Inc. in the Amount of \$20,000.00

BACKGROUND:

On February 5, 2025, Purchase Order No. 25000820, in the amount of \$24,650.00, was issued to Burns & McDonnell Engineering Co Inc for professional services associated with water and sewer financial planning and rate related services.

The Public Service Committee will review this matter.

CONCLUSION:

Amendment No. 1, in the amount of \$20,000.00, provides funding to complete additional on-call utility financial planning and rate-related services. These services include attending financial team meetings and updating the City's water and sewer rate model to reflect current data. Burns & McDonnell Engineering Co Inc developed the City's rate model and is best suited to model rate scenarios as requested by the City and as required by the City's Alternative Water Source Program and Water Main Replacement Program funding strategy.

Funds will be charged to the Water & Sewer Operating Fund / Administration / Professional Services (Org 50080010, Object 523300, \$20,000.00).

RECOMMENDATION:

Based on the above, the Administration recommends that the Mayor and City Council approve Amendment No. 1 to the Professional Services Agreement for the 2025 Water and Sewer Financial Planning Services, in the amount of \$20,000.00, on behalf of Burns & McDonnell Engineering Co Inc.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 612-25

File ID: 612-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/06/2025

Department: Public Utilities

Final Action:

Title: Approval of Amendment No. 1 to the Professional Services Agreement for the 2025 Water and Sewer Financial Planning Services to Burns & McDonnell Engineering Co Inc. in the Amount of \$20,000.00

Agenda Date: 11/18/2025

Entered by: aswisher@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/12/2025	Gina Logalbo	Approve	11/10/2025
1	2	11/12/2025	Allison Swisher	Approve	11/14/2025
1	3	11/12/2025	Kevin Sing	Approve	11/14/2025
1	4	11/12/2025	Todd Lenzie	Approve	11/14/2025
1	5	11/14/2025	Beth Beatty	Approve	11/14/2025



Memo

File #: 613-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:

Approval of Change Order No. 1 for the Garnsey Park Sanitary Sewer Rehabilitation Program to Hoerr Construction Inc. in the Amount of \$299,346.40

BACKGROUND:

On February 4, 2025, the Mayor and City Council awarded a contract for the Garnsey Park Sanitary Sewer Rehabilitation Program, in the amount of \$3,221,383.00, to Hoerr Construction Inc.

The Public Service Committee will review this matter.

CONCLUSION:

Change Order No. 1, a net increase in the amount of \$299,346.40, is a result of the following:

- Flat top installations for manholes with oversized block cones
- Partial cone reconstructions for manhole rehabilitation
- Structural coating for structure with severe H₂S corrosion near Rock Run Crossings
- 30-inch and 36-inch Cured-in-Place Pipelining for water/sanitary separation issues
- Transition liners for diameter changes in sewers
- Additional lining work for watermain replacement projects that had water/sewer separation issues
- Removal of quantities that will not be used

Funds will be charged to the Water & Sewer Improvement Fund (Org 50180020, Object 577200, Project 24042, \$299,346.40).

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council approve Change Order No. 1, for an increased amount of \$299,346.40, for the Garnsey Park Sanitary Sewer Rehabilitation Program on behalf of Hoerr Construction Inc.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 613-25

File ID: 613-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/06/2025

Department: Public Utilities

Final Action:

Title: Approval of Change Order No. 1 for the Garnsey Park Sanitary Sewer Rehabilitation Program to Hoerr Construction Inc. in the Amount of \$299,346.40

Agenda Date: 11/18/2025

Entered by: odean@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/13/2025	Gina Logalbo	Approve	11/10/2025
1	2	11/13/2025	Allison Swisher	Approve	11/17/2025
1	3	11/13/2025	Kevin Sing	Approve	11/17/2025
1	4	11/13/2025	Todd Lenzie	Approve	11/17/2025
1	5	11/14/2025	Beth Beatty	Approve	11/17/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 614-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Chris Sternal, Director of IT

SUBJECT:

Award of Contract to Jeffrey Prah Engineering Services for Audio Visual Engineering Services in the Amount of \$73,500.00

BACKGROUND:

The City is currently constructing a new City Square designed to host a variety of future public events. While the supporting infrastructure has been completed, the next phase involves selecting and installing appropriate audio-visual (AV) equipment to meet the functional needs of these events. To support this effort, the City has engaged Jeffrey Prah Engineering Services to develop the scope of work for the competitive bid process, assist in evaluating vendor proposals, and provide project management services for the installation of the AV systems.

CONCLUSION:

Engaging Jeffrey Prah Engineering Services will ensure the City receives expert guidance throughout the procurement and installation of audio-visual equipment for the new City Square. Their involvement will help align technical specifications with event needs, streamline the bid evaluation process, and support successful project delivery.

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:

- (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 Public Works Engineering/Construction Capital Funds (ORG 30090270; OBJ 557200; \$73,500.00)

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council award a contract to Jeffrey Prah Engineering Services for Audio Visual Engineering Services in the Amount of \$73,500.00.



QUOTE #102025R
DATE: NOVEMBER 6, 2025

TO:
Ann Sylvester
Director of Cultural Affairs & Special Events
City of Joliet
150 W. Jefferson St.
Joliet, IL 60432
815-724-3748 (Office)
[Redacted]
asylvester@joliet.gov

SHIP TO:
Ann Sylvester
Director of Cultural Affairs & Special Events
City of Joliet
150 W. Jefferson St.
Joliet, IL 60432
815-724-3748 (Office)
[Redacted]
asylvester@joliet.gov

COMMENTS OR SPECIAL INSTRUCTIONS:
City Of Joliet Park Project

SALESPERSON	P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
Prah	N/A	Ann Sylvester	N/A	N/A	On Receipt

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
NA – PHASE 1	City Of Joliet Park Project – Scope of Projects (<i>6 weeks</i> from acceptance – 25% Down Payment needed)	33,500	33,500
NA – PHASE 2	City Of Joliet Park Project – BID REVIEWS	5,000	5,000
NA – PHASE 3	City Of Joliet Park Project – PROJECT MANAGEMENT – PUNCH LIST <i>ALL THREE PHASES NEED APPROVAL FOR COMMITMENT ANY EXPENSES billed SEPERATELY</i>	35,000	35,000
SUBTOTAL			73,500
SALES TAX			N/A
SHIPPING & HANDLING			N/A
TOTAL DUE			\$73,500

Make all checks payable to: Jeffrey C Prah

If you have any questions concerning this invoice, contact Jeffrey C Prah –



Thank you for your business!



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 614-25

File ID: 614-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/06/2025

Department: Information Technology

Final Action:

Title: Award of Contract to Jeffrey Prah Engineering Services for Audio Visual Engineering Services in the Amount of \$73,500.00

Agenda Date: 11/18/2025

Attachments: City of Joliet QUOTE -102025R_Redacted.pdf

Entered by: csternal@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	11/12/2025	Gina Logalbo	Approve	11/10/2025
2	2	11/13/2025	Christopher Sternal	Approve	11/14/2025
2	3	11/13/2025	Kevin Sing	Approve	11/17/2025
2	4	11/13/2025	Todd Lenzie	Approve	11/17/2025
2	5	11/14/2025	Beth Beatty	Approve	11/17/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 615-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:

Approval of Amendment No 1 for the Phase III Engineering Services for Chicago Street Streetscape (Jefferson Street - Cass Street) City Square, and Watermain Improvements to V3 Companies in an Amount not to Exceed \$150,000.00

BACKGROUND:

Improvements are currently underway for the Chicago Street streetscape from Jefferson Street to Cass Street and the City Square adjacent to Chicago Street from Van Buren Street to Clinton Street. Utility improvements are included with these projects. Phase III (construction) Engineering services are required for these projects. A professional services agreement for these services was awarded to V3 Companies, in the amount of \$1,332,252.00, on April 2, 2024.

The Public Service Committee will review this matter.

CONCLUSION:

Amendment No. 1, an addition in an amount not to exceed \$150,000.00, is for extension of Engineering Services into spring of 2026 for final project completion and oversight of expanded construction contract work.

Sufficient funds are available utilizing PW Capital Funds (Org 30090270, Object 557200, \$150,000.00).

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council approve Amendment No 1, an addition in an amount not to exceed \$150,000.00, for the Phase III Engineering Services for the Chicago Street Streetscape (Jefferson - Cass), City Square, & Watermain Improvements Project to V3 Companies.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 615-25

File ID: 615-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/22/2025

Department: Public Works

Final Action:

Title: Approval of Amendment No 1 for the Phase III Engineering Services for Chicago Street Streetscape (Jefferson Street - Cass Street) City Square, and Watermain Improvements to V3 Companies in an Amount not to Exceed \$150,000.00

Agenda Date: 11/18/2025

Entered by: ldorothy@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/13/2025	Gina Logalbo	Approve	11/11/2025
1	2	11/13/2025	Greg Ruddy	Approve	11/17/2025
1	3	11/13/2025	Kevin Sing	Approve	11/17/2025
1	4	11/13/2025	Todd Lenzie	Approve	11/17/2025
1	5	11/14/2025	Beth Beatty	Approve	11/17/2025



Memo

File #: 616-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:

Approval of Change Order No. 2 for Chicago Street Streetscape (Jefferson Street - Cass Street) City Square and Watermain Improvements to Austin Tyler Construction Inc. in the Amount of \$579,861.02

BACKGROUND:

Improvements are currently underway for the Chicago Street streetscape from Jefferson Street to Cass Street and the City Square adjacent to Chicago Street from Van Buren Street to Clinton Street. Utility improvements are included with these projects. A contract for this project was awarded to Austin Tyler Construction, in the amount of \$20,107,270.88, on July 2, 2024. Subsequently, Change Order No. 1 was approved by the Mayor and City Council.

The Public Service Committee will review this matter.

CONCLUSION:

Change Order No. 2, a net addition in the amount of \$579,861.02 is a result of the following:

- 1) Insufficient or missing contract quantities for several specialty items;
Seat Walls - \$37,710.00 Sanitary Sewer 2" (fountain outfalls) - \$12,950.00.
- 2) Additional Foundation Wall Removal encountered during excavation - \$42,883.50.
- 3) Subsurface rubble from previous building demolition encountered during excavation. Removal was required prior to new construction - \$64,530.82.
- 4) Modification of stage designs for drainage and soffits - \$230,000.00.
- 5) Missing contract items for stage walls and specialty curbs - \$84,710.00.
- 6) Additional removal and replacement of brick pavers adjacent to transformer pad and north of Cass for water main work - \$19,192.50.
- 7) Additional fiber optic runs - \$38,300.00.
- 8) Discovery and removal of an underground oil storage tank associated with the building that previously occupied the southwest corner of Clinton and Chicago Streets - \$45,000.00.
- 9) Removal of an unknown abandoned gas main - \$30,618.00.

10)Discovery and removal of railway tracks on Clinton Street - \$4,383.43.

11)Balancing of quantities for water main and sanitary sewer items.

12)Balancing of quantities for substantially completed work.

Sufficient funds exist utilizing the Public Works Capital Funds (Org 30090270, Object 557200, \$551,092.08), and Public Utilities Sewer Capital Fund (Org 50180020, Object 557200 \$31,578.80). Final quantities for completed items represent a reduction in Water Main Replacement Funds (Org 53880000, Object 557200, (\$2,809.86)).

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council approve Change Order No. 2 for the Chicago Street Streetscape (Jefferson Street - Cass Street) City Square and Watermain Improvements, in the amount of \$579,861.02, on behalf of Austin Tyler Construction Inc.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 616-25

File ID: 616-25

Type: Agenda Item

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/04/2025

Department: Public Works

Final Action:

Title: Approval of Change Order No. 2 for Chicago Street Streetscape (Jefferson Street - Cass Street) City Square and Watermain Improvements to Austin Tyler Construction Inc. in the Amount of \$579,861.02

Agenda Date: 11/18/2025

Entered by: ldrothy@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/12/2025	Gina Logalbo	Approve	11/11/2025
1	2	11/12/2025	Greg Ruddy	Approve	11/14/2025
1	3	11/12/2025	Allison Swisher	Approve	11/14/2025
1	4	11/12/2025	Kevin Sing	Approve	11/14/2025
1	5	11/13/2025	Todd Lenzie	Approve	11/14/2025
1	6	11/14/2025	Beth Beatty	Approve	11/17/2025



Memo

File #: 617-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:

Approval of Change Order No. 4 for the Houbolt Road (US Route 6 - I-80) Roadway Reconstruction Project - MFT Section No. 16-00503-00-PV to D Construction Inc, a Deduction in the Amount of (\$2,242,739.71), and Payment Request No. 25 and Final in the Amount of \$1,812,604.25

BACKGROUND:

On November 2, 2021, the Mayor and City Council awarded a contract for the reconstruction of Houbolt Road / Hollywood Road from US Route 6 to I-80 to D Construction Inc. in the amount of \$29,985,469.05. Subsequently, the Mayor and City Council approved Change Order Numbers 1-3.

The Public Service Committee will review this matter.

CONCLUSION:

This project has been completed, inspected, and accepted by both the City of Joliet and the Illinois Department of Transportation. Change Order Number 4, a net deduction in the amount of (\$2,242,739.71) is the result of the following items:

1. Deduction of quantities for EARTH EXCAVATION that were not required.
2. Deduction of quantities for TEMPORARY PAVEMENT MARKING - LINE 4" that were not required.
3. Balancing of final quantities.

Funding for Change Order No. 3 will be disbursed as follows:

IDOT Participation:

A reduction in the share of Grant & Special Revenue Funds / Engineering and Construction (Org 20090270, Object 557200, (\$2,155,965.36)).

Joliet Public Utilities Water Participation:

A reduction in the share of Water & Sewer Improvement Funds / Projects / Construction Water (Org 50180012, Object 557200, (\$63,300.36)).

Joliet Public Utilities Sewer Participation:

A reduction in the share of Water & Sewer Improvement Funds / Projects / Construction Sewer (Org 50180020, Object 557200, (\$15,906.29)).

Joliet Public Works Participation:

A reduction in the share of Rebuild Illinois Bond Funds (Org 20090270, Object 557200, \$7,567.70)).

Also requested for approval is Payment Request No. 25 and Final, in the amount of \$1,812,604.25 on behalf of D Construction Inc.

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council take the following actions:

1. Approve Change Order No. 4, a net deduction in the amount of (\$2,242,739.71).
2. Approve Payment Request No. 25 and Final, in the amount of \$1,812,604.25, on behalf of D Construction Inc.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 617-25

File ID: 617-25

Type: Agenda Item

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/04/2025

Department: Public Works

Final Action:

Title: Approval of Change Order No. 4 for the Houbolt Road (US Route 6 - I-80) Roadway Reconstruction Project - MFT Section No. 16-00503-00-PV to D Construction Inc, a Deduction in the Amount of (\$2,242,739.71), and Payment Request No. 25 and Final in the Amount of \$1,812,604.25

Agenda Date: 11/18/2025

Entered by: rlubash@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/5/2025	Gina Logalbo	Approve	11/6/2025
1	2	11/5/2025	Greg Ruddy	Approve	11/7/2025
1	3	11/6/2025	Kevin Sing	Approve	11/7/2025
1	4	11/6/2025	Todd Lenzie	Approve	11/10/2025
1	5	11/14/2025	Beth Beatty	Approve	11/10/2025



Memo

File #: 619-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:

Ordinance Approving a Variation of Use to Allow a Mixed-Use Structure, Located at 616 Williamson Avenue (ZBA 2025-35)

BACKGROUND:

The petitioner and property owner, Bipan Sharma, is requesting approval of a Variation of Use to allow a mixed-use structure, containing a dwelling unit and a non-residential use, in the R-3 (one- and two-family residential) zoning district at 616 Williamson Avenue. The existing building, which was built around 1906 as a church, would contain one dwelling unit on the basement level and an open space, formerly used for religious assembly, on the main level. While a dwelling unit is permitted in the R-3 zoning district, a mixed-use structure, where two principal uses would exist, is prohibited and requires approval of a Variation of Use.

The 64-foot by 134-foot subject property contains a one-story building originally constructed as a church and used for religious purposes until at least 2018. The petitioner purchased the property in November 2023. According to the petitioner, the basement level was set up as a dwelling unit with the current floor plan when they purchased the building. The unit contains one bedroom, one bathroom, a living room, and a kitchen. The basement level dwelling unit has its own separate entrance on the north side of the building as well as a rear door on the south side. The basement level does not have any interior connections to the main level, which is still set up as a religious facility.

The petitioner states that they currently do not have plans to utilize the main floor as a church, but may use it for personal storage (files, tools, etc.). Approval of the Variation of Use will allow the structure to contain one dwelling unit along with a separate space that is not part of or accessory to the dwelling unit. If the owner wishes to use the main floor for a use other than storage or a religious institution, they would need to apply for additional building permits and zoning approvals as needed.

The property does not currently contain any paved parking spaces. The Zoning Ordinance requires two parking spaces for a single dwelling unit. The owner proposes to install a paved driveway along the east side of the building to fulfill the parking requirement.

If the Variation of Use is approved, the apartment will need to be enrolled in the City's Rental Inspection Program. The property would then be inspected for compliance with residential property codes and building codes. The owner will be responsible for making any required updates to the property prior to issuance of a Rental Inspection Certificate through the Rental Inspection Program.

ZONING BOARD OF APPEALS PUBLIC HEARING:

The Zoning Board of Appeals held a public hearing on this matter on September 18, 2025. Dennis Karr, property manager for the petitioner, represented the petition. No one spoke in favor of or in opposition to the petition. Meeting minutes are attached.

RECOMMENDATION OF THE ZONING BOARD OF APPEALS:

Bob Nachtrieb moved that the Zoning Board of Appeals recommend approval of the Variation of Use to allow a mixed-use structure, located at 616 Williamson Avenue, subject to the following conditions:

1. That the property shall be enrolled in and comply with the City's Rental Inspection Program;
2. That the required off-street parking shall be provided prior to the issuance of the Rental Inspection Certificate;
3. That the use of the property shall not be expanded in the future;
4. Should the property be declared a public nuisance, the property may be subject to a rehearing and a possible revocation of the Variation of Use.

Jesse Stiff seconded the motion, which passed with four (4) aye votes and no nay votes. Voting aye were: Hennessy, Nachtrieb, Radakovich, and Stiff. Voting nay were: none. Absent were: Bias, Roehr, and McGrath Schmig.

RECOMMENDATION:

Staff does not concur with the recommendation of the Zoning Board of Appeals because the mixed-use proposal for the existing church structure is a prohibited use and recommends that the Mayor and City Council deny the Ordinance approving a Variation of Use to Allow a Mixed Use Structure with a Dwelling Unit and a Non-Residential Storage Use at 616 Williamson Avenue. Should the City Council decide to adopt the Ordinance approving a Variation of Use to Allow a Mixed-Use Structure with a Dwelling Unit and a Non-Residential Storage Use located at 616 Williamson Avenue, the Variation of Use approval would be subject to the same conditions approved by the Zoning Board of Appeals above.

ORDINANCE NO. _____

ORDINANCE GRANTING A VARIATION OF USE
(616 Williamson Avenue)

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS 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: 30-07-03-412-009-0000

ADDRESS: 616 Williamson Avenue

ZBA APPROVED: Yes

PETITION #: 2025-35

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

VARIATION OF USE FOR: 616 Williamson Avenue

1. LEGAL DESCRIPTION OF SUBJECT PROPERTY:

LOT 7 IN BLOCK 2 IN CALMER'S SUBDIVISION OF THE WEST 24 ACRES OF LOT 13 IN ASSESSOR'S SUBDIVISION OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 1887 AS DOCUMENT 144980, IN WILL COUNTY, ILLINOIS.

PIN: 30-07-03-412-009-0000

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

A Variation of Use to allow a mixed-use structure with a dwelling unit and a non-residential, storage use

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That the property shall be enrolled in and comply with the City's Rental Inspection Program;
2. That the required off-street parking shall be provided prior to the issuance of the Rental Inspection Certificate;
3. That the use of the property shall not be expanded in the future;
4. Should the property be declared a public nuisance, the property may be subject to a rehearing and a possible revocation of the Variation of Use.

STAFF REPORT

DATE: September 9, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-35
Applicant: Bipin Sharma
Status of Applicant: Owner
Owner: Chicago Title Land Trust Company TR 8002384301
Location: 616 Williamson Avenue (Council District #4)
Request: Variation of Use to allow a mixed-use structure

Purpose

The applicant is requesting a Variation of Use to allow a mixed-use structure in the R-3 (one- and two-family residential) district. The existing structure, which was built around 1906 as a church, would contain one dwelling unit on the basement level and an open space, formerly used for religious assembly, on the main level. While a dwelling unit is permitted in the R-3 zoning district, a mixed-use structure, where two principal uses would exist, is not permitted. Therefore, the property needs a Variation of Use to allow a mixed-use structure that contains a dwelling unit in the same building as a non-residential use. The Variation of Use request must be considered by the City Council following the recommendation of the Zoning Board of Appeals.

Site Specific Information

The subject property is approximately 64 feet by 134 feet (8,510 square feet) and contains a one-story church building built around 1906. The building was used as a church since its construction until at least 2018. The petitioner purchased the property in November 2023. The property is zoned R-3 (one- and two-family residential).

The main level of the building was used for religious services and is still set up this way. According to the petitioner, the basement level was set up as a dwelling unit with the current floor plan when they purchased the building. The unit contains one bedroom, one bathroom, a living room, and a kitchen. The basement level dwelling unit has its own separate entrance on the north side of the building as well as a rear door on the south side. The basement level does not have any interior connections to the main level.

Surrounding Zoning, Land Use and Character

The property is located in the Collins Street neighborhood on the south side of Williamson Avenue. The zoning and land use for the adjacent properties are as follows:

- North: R-3 (one- and two-family residential), institutional (church)
- South: R-2 (single-family residential), residence
- East: R-3 (one- and two-family residential), residence
- West: R-2 (single-family residential), undeveloped

Applicable Regulations

- Section 47-7.1 R-3 (One- and Two-Family Residential) District Permitted Uses
- Section 47-17.28 Variation of Use

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, Bipin Sharma, is requesting a Variation of Use to allow a dwelling unit and a non-residential use within the same structure in the R-3 zoning district. The basement level of the building will contain one dwelling unit. The main floor, which was previously used as a church and is still set up as a church, will be used for the owner's personal storage. The petitioner states that they currently do not have plans to utilize the main floor as a church. Approval of the Variation of Use will allow the structure to contain one dwelling unit along with a separate space that is not part of or accessory to the dwelling unit. If the owner wishes to use the main floor for a use other than storage or a religious institution, they would need to apply for additional building permits and zoning approvals as needed.

According to the petitioner, the basement level was set up as an apartment when they purchased the property. Since that time, the owner has performed minor upgrades to the apartment such as painting walls and floors and tiling the bathroom.

The property does not currently contain any paved parking spaces. The Zoning Ordinance requires two parking spaces for a single dwelling unit. The owner proposes to install a paved driveway along the east side of the building to fulfill the parking requirement (see attached Site Plan).

If the Variation of Use is approved, the apartment will need to be enrolled in the City's Rental Inspection Program. The property would then be inspected for compliance with

residential property codes and building codes. The owner will be responsible for making any required updates to the property prior to issuance of a Rental Inspection Certificate through the Rental Inspection Program.

Conditions

If the Zoning Board desires to approve this Variation of Use to allow a mixed-use structure in the R-3 (one- and two-family residential) district at 616 Williamson Avenue, the following conditions would be included:

1. That the property shall be enrolled in and comply with the City's Rental Inspection Program;
2. That the required off-street parking shall be provided prior to the issuance of the Rental Inspection Certificate;
3. That the use of the property shall not be expanded in the future;
4. Should the property be declared a public nuisance, the property may be subject to a rehearing and a possible revocation of the Variation of Use.

Figure 1: Aerial view of 616 Williamson Avenue (2025)

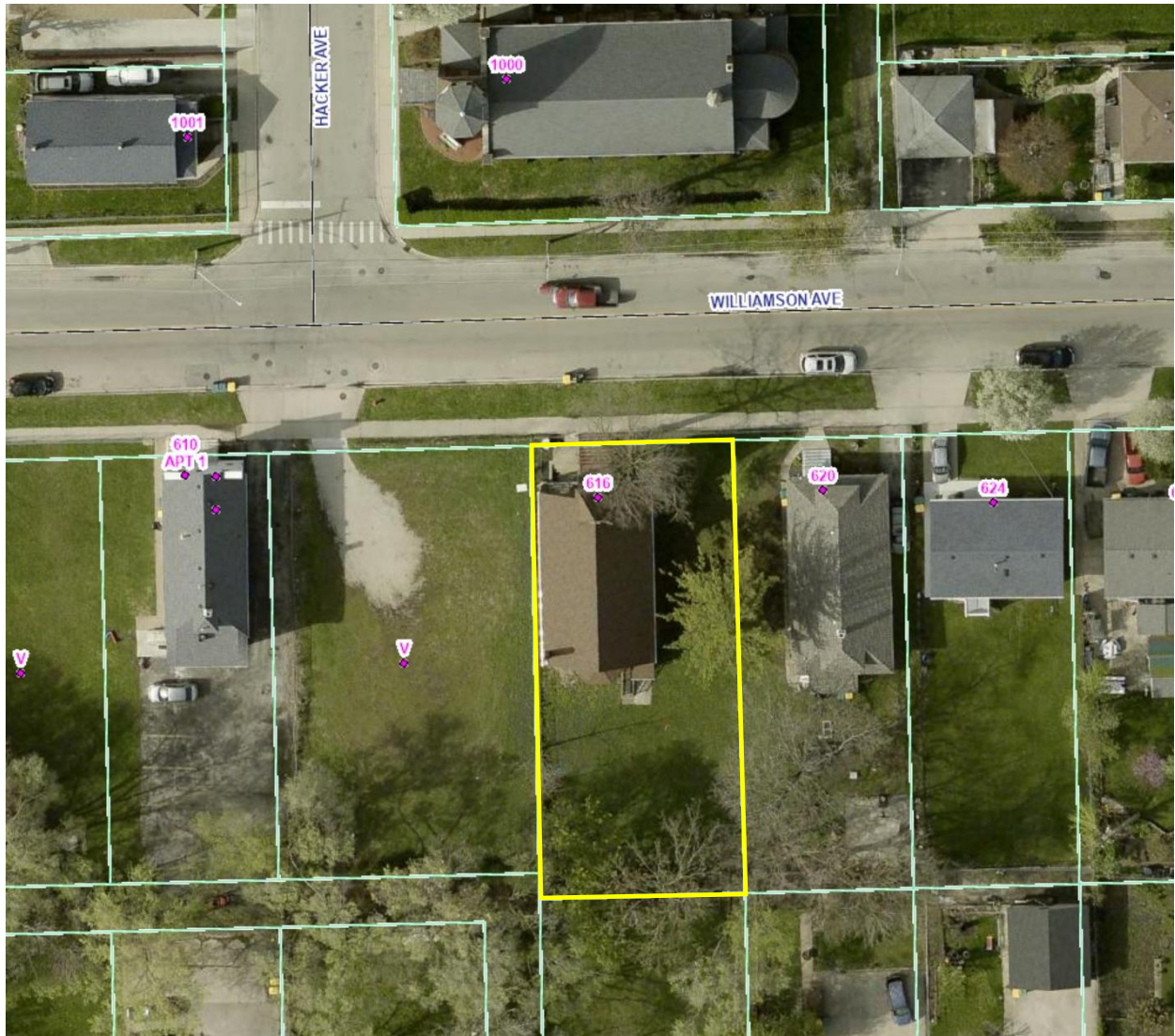


Figure 2: 616 Williamson Avenue, view south from Williamson Avenue (September 2025)

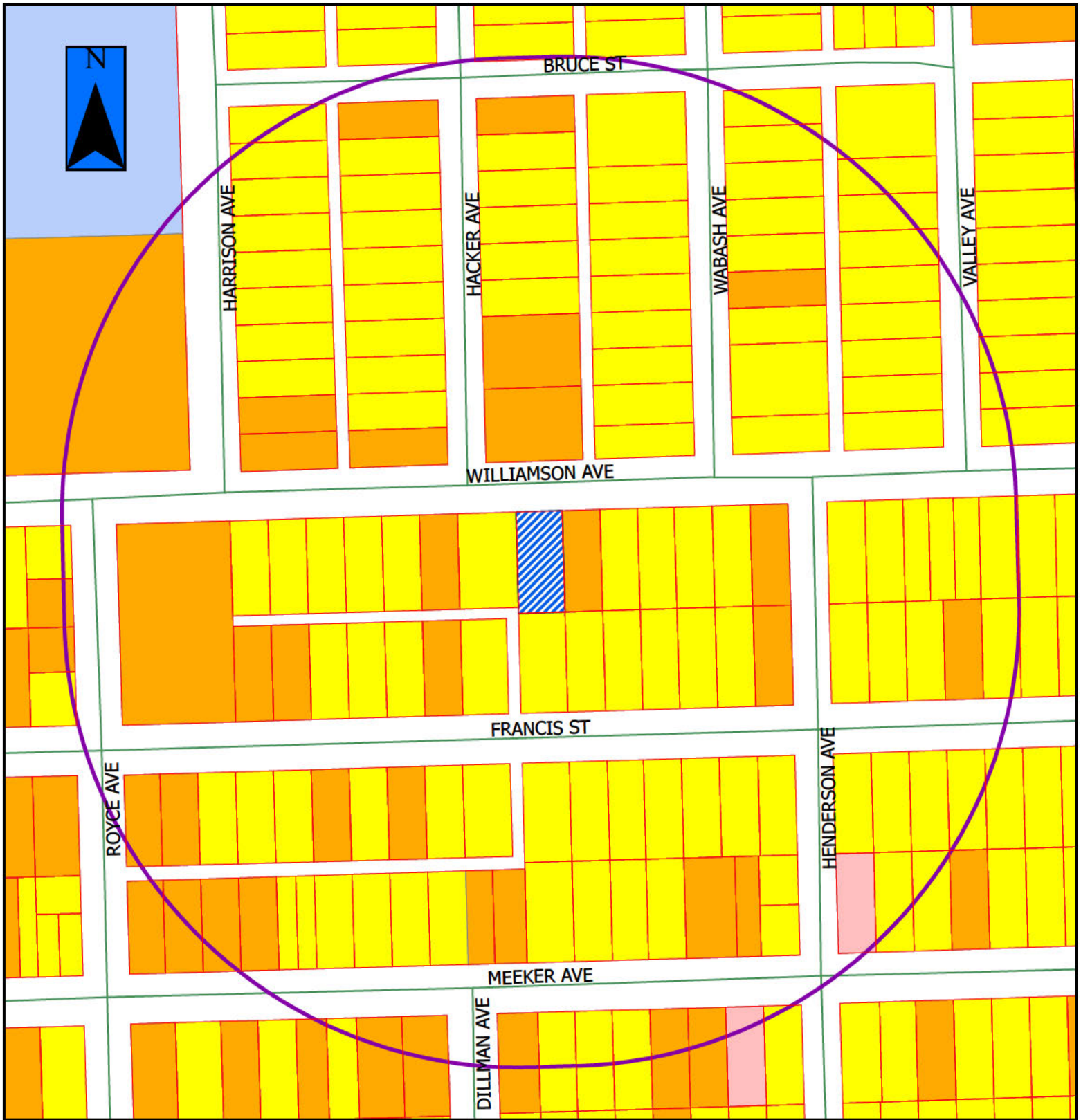


Figure 3: North and east sides of 616 Williamson Avenue (May 2025)



Figure 4: North and west sides of 616 Williamson Avenue (May 2025)



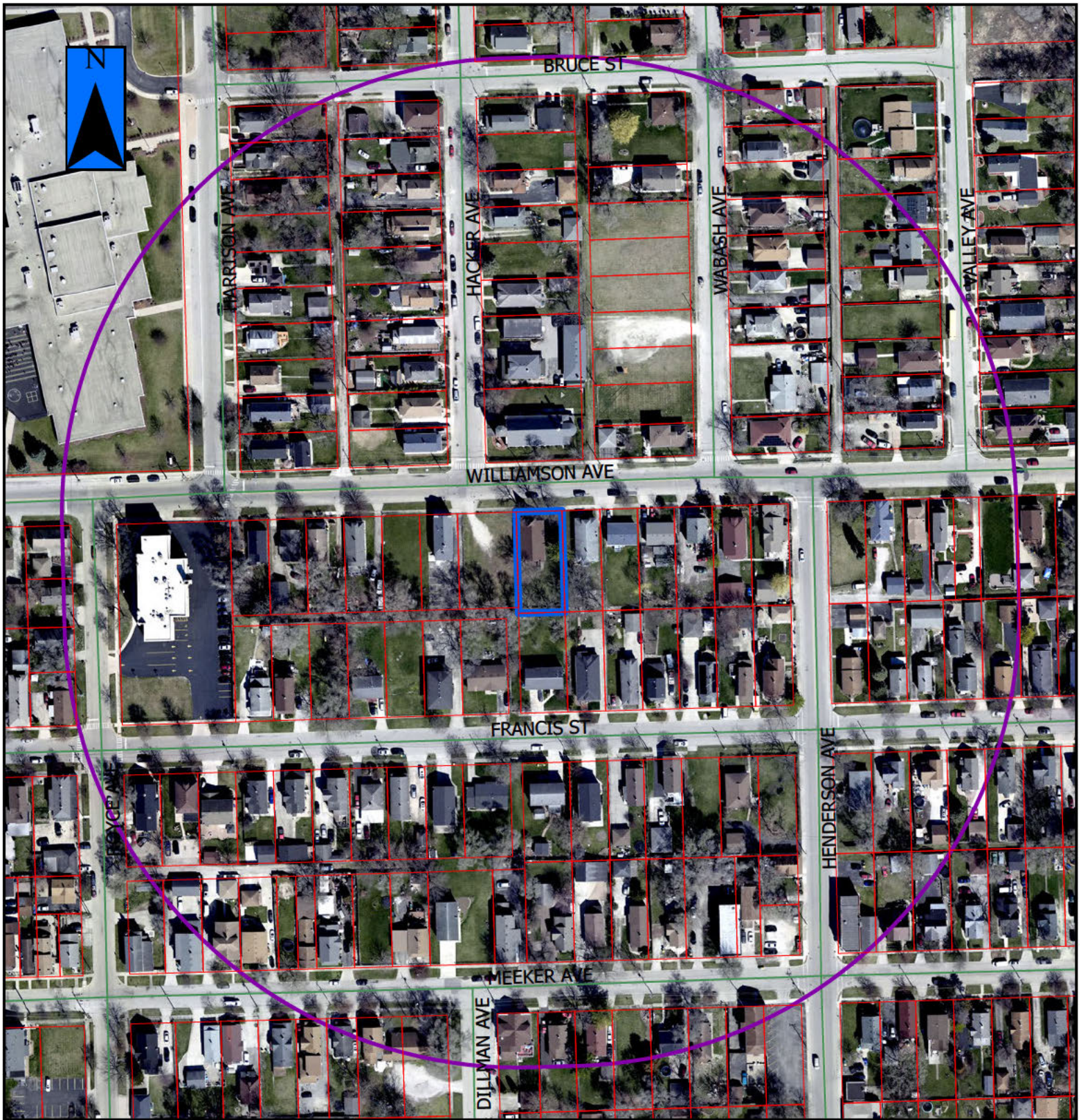


2025-35

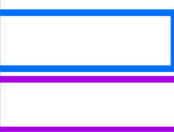


 = Property in Question
 = 600' Public Notification Boundary

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

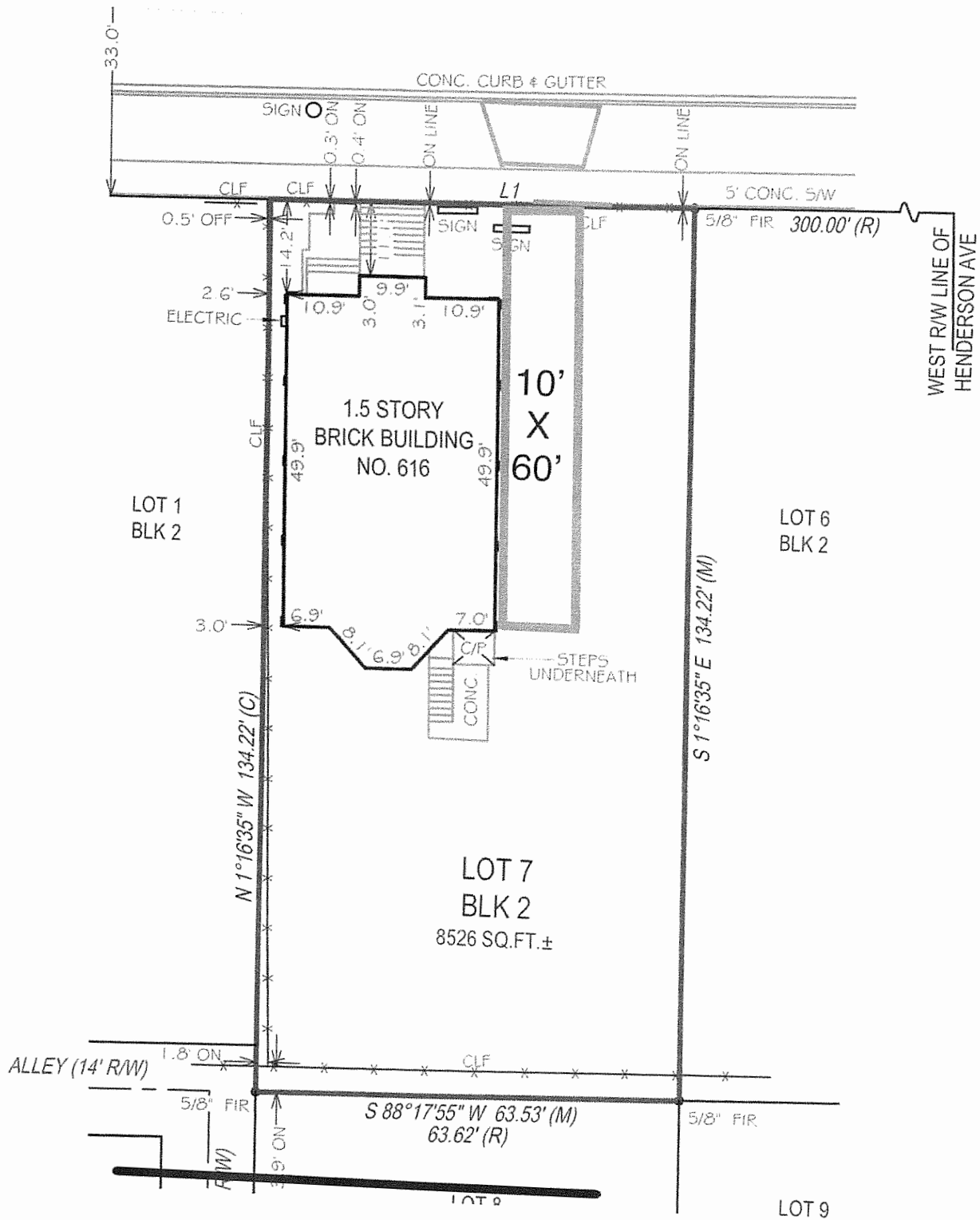


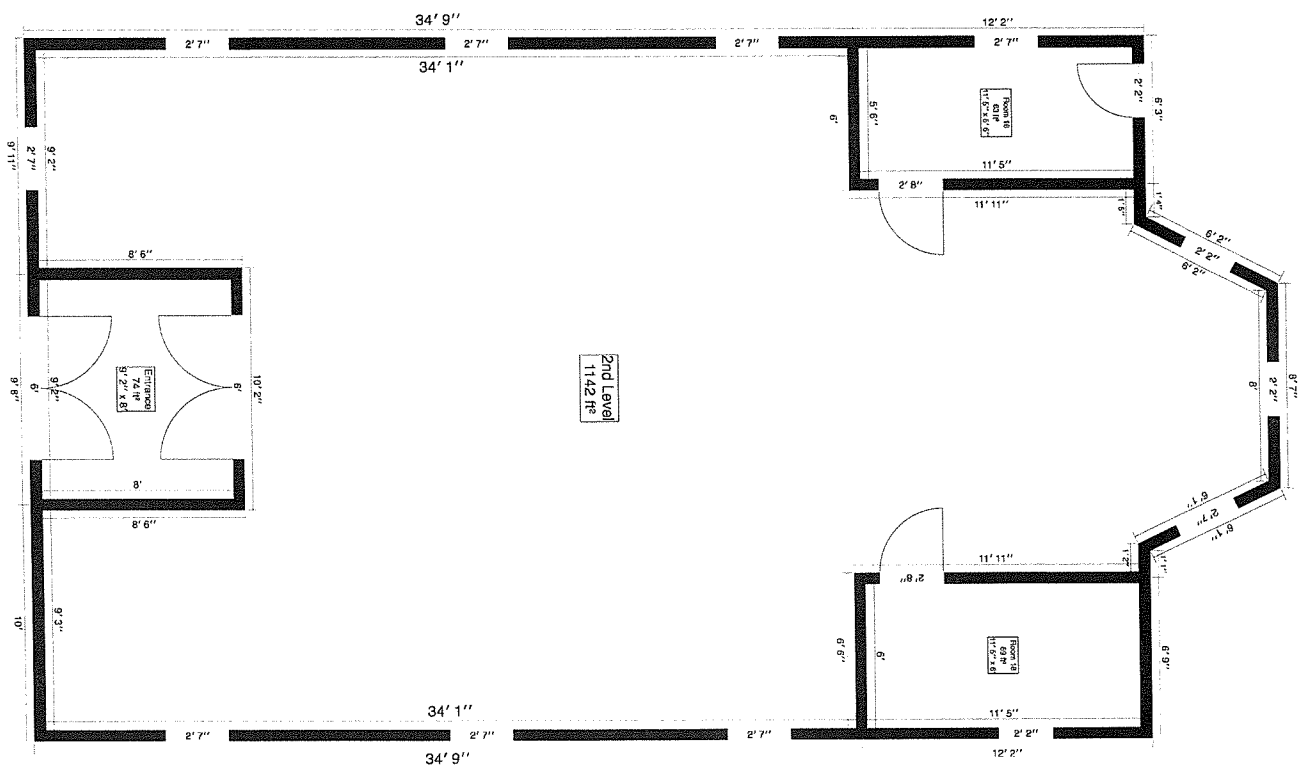
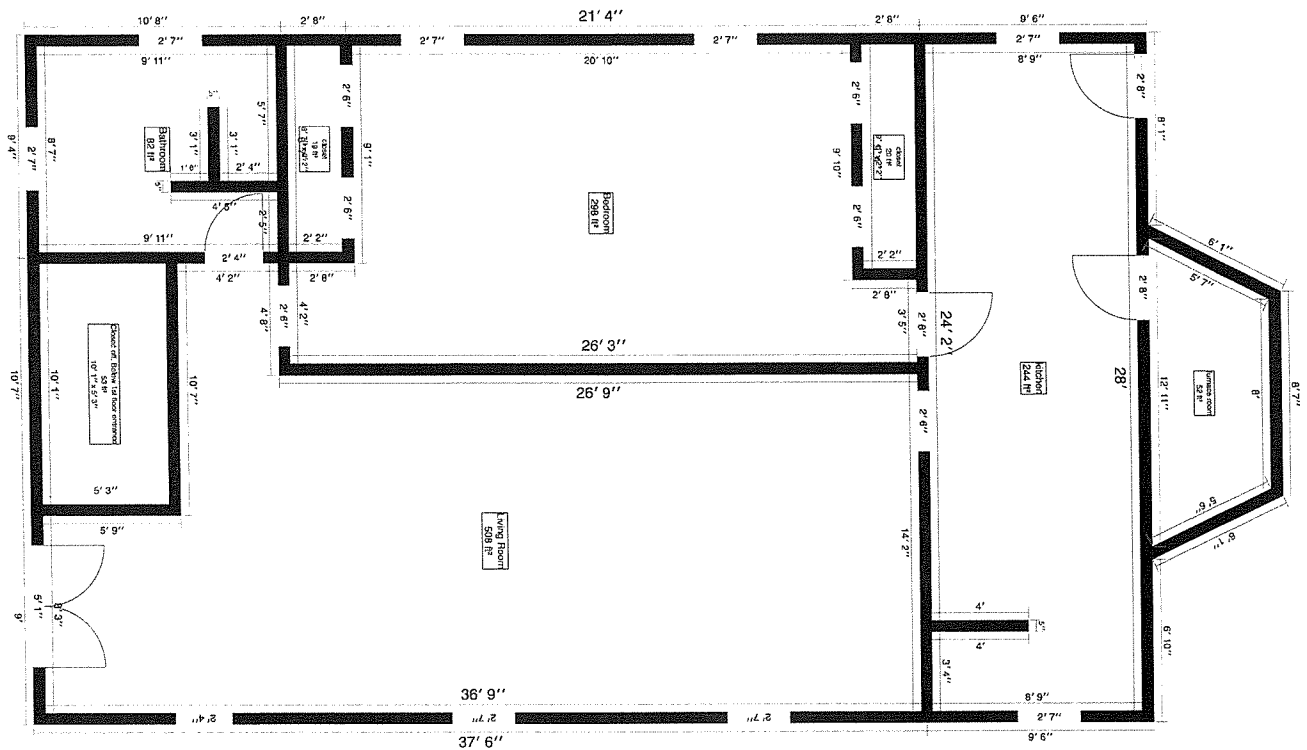
2025-35a



= Property in Question / Propiedad en cuestión
 = 600' Public Notification Boundary /
 Límite de notificación pública de 600 ft (180 m)

SITE PLAN





FLOOR PLANS

3' 3"

FOR OFFICE USE ONLY

Verified by Planner (please initial):

Payment received from:

Terri Mitti LLC

Petition #:

Common Address: 616 Williamson

Date filed: 8/1

Meeting date assigned: 9/18

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: 616 Williamsburg, Joliet, IL 60432

PETITIONER'S NAME: Bipin Sharma

HOME ADDRESS:

ZIP CODE:

BUSINESS ADDRESS: 2019 Chicago St., Joliet, IL

ZIP CODE: 60436

PHONE: (Primary)

(Secondary)

EMAIL ADDRESS:

FAX:

PROPERTY INTEREST OF PETITIONER: Manager of the LLC which owns the 100% beneficial interest in a land trust

OWNER OF PROPERTY: Chicago Title Land Trust Company, Trustee u/t/a dated September 17, 2020 a/k/a Trust No. 8002384301

HOME ADDRESS: same as above

ZIP CODE:

BUSINESS ADDRESS: same as above

ZIP CODE:

EMAIL ADDRESS: same as above

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):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 07-03-412-009 ;
_____ ; _____ ; _____ .

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):

See attached legal description

LOT SIZE: WIDTH: 63.53' DEPTH: 134.22' AREA: 8,527 sq. ft.

PRESENT USE(S) OF PROPERTY: A church which has been vacant for years and is still vacant

PRESENT ZONING OF PROPERTY: civic - R-3

VARIATION OF USE REQUESTED: to allow for residential occupancy

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?
Present zoning does not permit residential use. Residential use would allow for the property to

be leased out and rents collected. The present zoned use allows for a church a civic use); there is no
demand to lease a church in the present market

2. *What unique circumstances exist which mandate a variance?*

This structure is a church which supported religious observance and associated religious activities.

There is no demand in the market for use of a church, hence this request to allow for residential use which supports residential leasing for which there is a strong demand in the market

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.*

The area in which the property is located is virtually 100% (R-2 & R-3) residential. The proposed residential use is entirely consistent with the zoned use of the general area. Granting the requested zoning change would have no negative impact upon the essential character of the general area.

REQUIRED SUPPORTING ATTACHMENTS

- ☐ Site plan / concept plan / floor plan / building elevation plan
- ☐ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

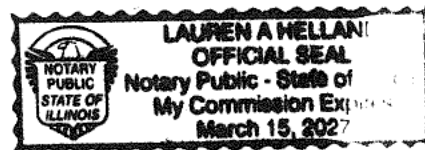
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, _____, 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.

Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 1 day of August, 2025



Legal Description
of
616 Williamson, Joliet, Illinois

Lot 7 in Block 2 in calmer's Subdivision of the West 24 acres of Lot 13 in Assessor's Subdivision of Section 3, Township 35 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded September 8, 1887 as document 144980, 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:

616 Williamson

PIN(s): 07-03-412-009

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

Chicago Title Land Trust Company, Trustee u/t/a dated September 17, 2020 a/k/a

Trust No. 8002384301

Beneficiary: Trimurti-DVJ LLC

Manager: Bipin Sharma

E-MAIL:

FAX:

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☒ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

Trimurti-DVJ LLC is owned 90% by Bipin Sharma and 10% by

Elsa M. Bandari. Both are located at

Bipin Sharma's phone is and Elsa M. Bandari's phone

is

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:

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Barry J. Miller, Esq. Anthony J. Madonia & Associates (708) 254-1661

PRINT

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, September 18, 2025

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Ralph Bias

Ed Hennessy

Bob Nachtrieb

Debbie Radakovich

Brigette Roehr

Jane McGrath Schmig

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	Ed Hennessy, Bob Nachtrieb, Debbie Radakovich and Jesse Stiff
Absent	Ralph Bias, Brigitte Roehr and Jane McGrath Schmig

Planning Director Jayne Bernhard explained that with only four Board members present, petitions for variances and special use permits (not requiring City Council approval) needed three affirmative votes to pass and noted that petitioners may request to table their petition to the next Zoning Board of Appeals meeting.

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 8-21-25

[TMP-8912](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 8-21-25.pdf](#)

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve Zoning Board of Appeals Meeting Minutes 8-21-25. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

CITIZENS TO BE HEARD ON AGENDA ITEMS

Anthony Raminak, Rebecca Studer, and Toni Raminak spoke in opposition to Petition 2025-36. Ms. Bernhard addressed sign regulations, public notices, and public comment procedures.

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-35: A Variation of Use to allow a mixed-use structure, located at 616 Williamson Avenue. (COUNCIL DISTRICT #4)

[TMP-8913](#)

Attachments: [ZBA 2025-35 \(616 Williamson Ave\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Dennis Karr appeared on behalf of the petition. In response to Ms. Radakovich's question about what would be stored on the main level, Mr. Karr stated personal items such as files

and tools. No one from the public spoke in favor of the petition. Rebecca Studer spoke again regarding the petition. Ms. Bernhard explained the subject site was zoned R-3 (residential use).

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve PETITION 2025-35: A Variation of Use to allow a mixed-use structure, located at 616 Williamson Avenue. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

PETITION 2025-36: A Variation on signage to allow a wall sign that does not face a public way, located at 480 Houbolt Road. (COUNCIL DISTRICT #5) [TMP-8914](#)

Attachments: [ZBA 2025-36 \(480 Houbolt Rd\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Austin Davis of Integrity Sign Company appeared on behalf of the petition. In response to the Board's questions about sign lighting, Mr. Davis mentioned the possible use of a timer or dimmer switch, and Ms. Bernhard explained that the Building Division evaluates lumens through the electrical permit and that any conditions would need to be included in a motion. No one from the public spoke in favor of the petition. Anthony Raminak and Mary Adams spoke in opposition.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve PETITION 2025-36: A Variation on signage to allow a wall sign that does not face a public way, located at 480 Houbolt Road. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

PETITION 2025-37: A Variation to increase maximum fence height in a residential zoning district from 6 feet to 7 and 8 feet, located at 18 Woodlawn Avenue. (COUNCIL DISTRICT #2) [TMP-8915](#)

Attachments: [ZBA 2025-37 \(18 Woodlawn Ave\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Michael Marchio of Marchio Fence Company appeared on behalf of the petition. In response to Ms. Radakovich's question, Mr. Marchio confirmed the fence on the McDonald's side would be placed behind the existing cement wall. No one from the public spoke in favor of the petition. Mary Brown spoke in opposition. A discussion was held regarding the fence material.

A motion was made by Debbie Radakovich, seconded by Bob Nachtrieb, to approve PETITION 2025-37: A Variation to increase maximum fence height in a residential zoning district from 6 feet to 7 and 8 feet, located at 18 Woodlawn Avenue. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

PETITION 2025-38: A Variation to reduce the corner side yard setback to allow installation of a shed, located at 501 Stockton Drive. (COUNCIL DISTRICT #5)

[TMP-8916](#)

Attachments: [ZBA 2025-38 \(501 Stockton Dr\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Efrain Maldonado appeared on behalf of the petition. In response to Ms. Radakovich's question, Mr. Maldonado confirmed the shed already existed. Mr. Hennessey provided comments regarding the shed's requirements and hardship. Ms. Bradley spoke in favor of the petition. No one from the public spoke in opposition.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve PETITION 2025-38: A Variation to reduce the corner side yard setback to allow installation of a shed, located at 501 Stockton Drive. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

PETITION 2025-39: A Variation to allow 9 feet by 18 feet parking spaces, located at NEC of Gateway Boulevard and Sandstone Drive.

[TMP-8917](#)

Attachments: [ZBA 2025-39 \(NEC Gateway Sandstone\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Jack Shelton of Drury Development Corporation appeared on behalf of the petition. In response to Ms. Radakovich's question, Mr. Shelton discussed parking space size. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Jesse Stiff, seconded by Debbie Radakovich, to approve PETITION 2025-39: A Variation to allow 9 feet by 18 feet parking spaces, located at NEC of Gateway Boulevard and Sandstone Drive. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

With no public comments, Ms. Bernhard introduced City Planner Francisco Jimenez to the Board.

ADJOURNMENT

A motion was made by Ed Hennessy to approve adjournment. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

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: 619-25

File ID: 619-25

Type: Ordinance

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/09/2025

Department:

Final Action:

Title: Ordinance Approving a Variation of Use to Allow a Mixed-Use Structure,
Located at 616 Williamson Avenue (ZBA 2025-35)

Agenda Date: 11/18/2025

Attachments: Ordinance - Variation of Use ZBA 2025-35.docx, ZBA
Staff Report Packet 2025-35.pdf, Zoning Board of
Appeals Minutes 09-18-25.pdf

Entered by: hmliller@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/14/2025	Gina Logalbo	Approve	11/11/2025
1	2	11/14/2025	Dustin Anderson	Approve	11/18/2025
1	3	11/14/2025	Todd Lenzie	Approve	11/18/2025
1	4	11/14/2025	Beth Beatty	Approve	11/18/2025



Memo

File #: 620-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:

Ordinance Approving a Special Use Permit to Allow a Truck and Trailer Parking and Storage Lot, Located West of Vera Court, South of Oak Leaf Street (ZBA 2025-46)

BACKGROUND:

The petitioner and property owner, Montana Investments LLC, is requesting a Special Use Permit to allow a truck and trailer parking and storage lot in the I-1 (light industrial) district within an existing industrial subdivision, located on the west side of Vera Court south of Oak Leaf Street. The proposed parking lot would contain around 26 trailer stalls and 38 passenger vehicle stalls. The owner plans to use the site primarily for overflow parking for nearby industrial properties also under their ownership, such as the adjacent warehouses at 540 - 600 Joyce Road. According to the petitioner, there is limited parking at the Joyce Road site and at other sites within the vicinity.

The property is located within the Oak Leaf Center industrial subdivision, which contains a mix of light industrial and commercial uses such as contractors, fabricators, and manufacturing facilities. The 2.1 -acre subject site comprises three parcels on the southwest side of Vera Court that were developed with a gravel parking area and storage yard in 2011. Based on aerial photos, the site was mainly used for the storage of building materials until it was purchased in 2024 by the current owner. The site has two existing access points off Vera Court. The lots are enclosed by a solid 8-foot fence on the east and a chain-link fence on the other three sides. There is an existing detention basin on the south end of the site that was installed in 2011 when the gravel lot was constructed. The current owner recently paved the gravel area with asphalt and a concrete landing gear pad.

As part of this petition, the petitioner requested Variations from the landscaping regulations that apply to the development of the site. The Zoning Board of Appeals approved the following Variations at their meeting on October 16, 2025:

- Variation to reduce perimeter landscaping from 10 feet to 0 feet
- Variation to omit curbed landscape islands at the end of each parking row
- Variation to omit barrier curbing around the perimeter of the parking lot

Staff is not requiring landscape areas along the north and west sides of the site due to existing public utility and drainage easements along those property lines.

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 subject site is in the center of

an existing industrial subdivision and the proposed use is complementary to the existing uses in the subdivision. The site is served by existing public streets and will continue to use the access driveways off Vera Court. The trailer parking stalls will be subject to the payment in lieu of taxes (PILOT) program per the terms of the approved ordinance for truck parking facilities. A stormwater detention pond is provided onsite; pond capacity and drainage conditions will be evaluated as part of the required engineering review application.

ZONING BOARD OF APPEALS PUBLIC HEARING:

The Zoning Board of Appeals held a public hearing on this matter on October 16, 2025. Nate Washburn, attorney with KGG LLC, and Charles Sharp, property owner, 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 a truck and trailer parking and storage lot, located west of Vera Court, south of Oak Leaf Street, subject to the following conditions:

1. That an engineering review application shall be submitted, reviewed, and approved prior to occupancy of the site;
2. That the lots shall be consolidated into one lot through the Will County land consolidation process prior to occupancy of the site;
3. That the property shall be enrolled in the Payment In Lieu Of Taxes (PILOT) program as per the terms of the PILOT Program Ordinance;
4. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained; and
5. 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, Radakovich, Roehr, McGrath Schmig, and Stiff. Voting nay were: none. Absent were: Nachtrieb.

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 a Truck and Trailer Parking and Storage Lot, Located West of Vera Court, South of Oak Leaf Street

ORDINANCE NO. _____

ORDINANCE GRANTING A SPECIAL USE PERMIT
(West of Vera Court, South of Oak Leaf Street)

**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: 30-07-18-301-025-0000, 30-07-18-301-026-0000, 30-07-18-301-027-0000

ADDRESS: West of Vera Court, South of Oak Leaf Street

ZBA APPROVED: Yes

PETITION #: 2025-46

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: West of Vera Court, South of Oak Leaf Street

1. LEGAL DESCRIPTION OF PROPERTY:

LOTS 4, 5, AND 6 IN OAK LEAF CENTER UNIT 9, A RESUBDIVISION OF LOTS 23, 24, 25 AND THE WEST 24 FEET OF LOT 26 IN OAK LEAF CENTER UNIT 5, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PIN: 30-07-18-301-025-0000, 30-07-18-301-026-0000, 30-07-18-301-027-0000

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

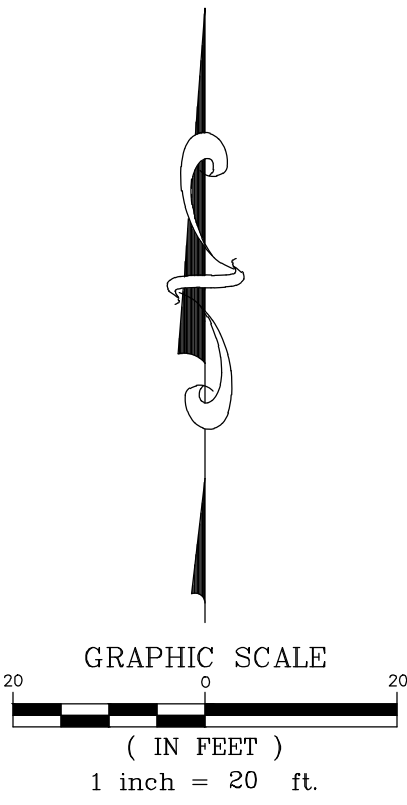
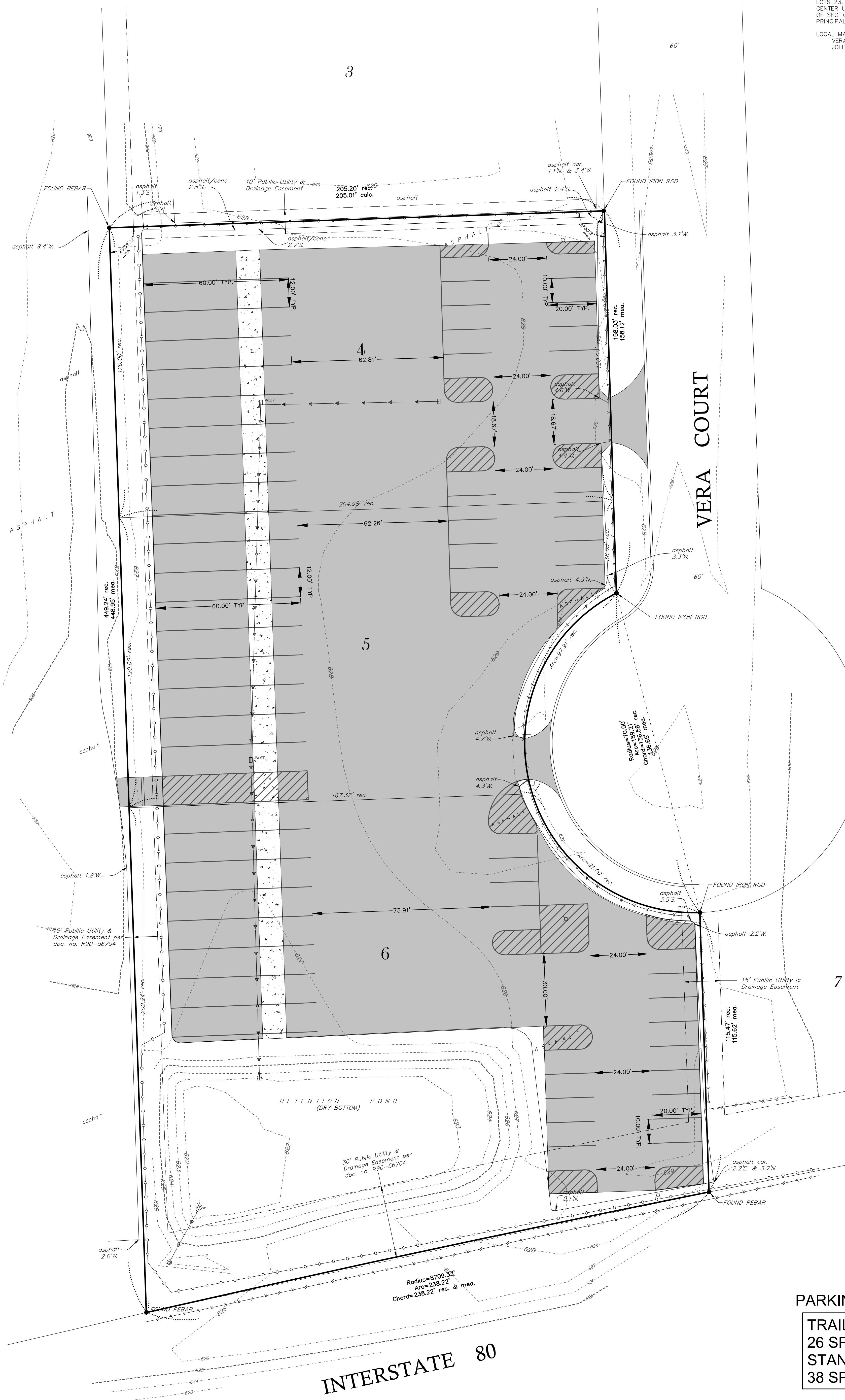
A Special Use Permit to allow a truck and trailer parking and storage lot

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That an engineering review application shall be submitted, reviewed, and approved prior to occupancy of the site;
2. That the lots shall be consolidated into one lot through the Will County land consolidation process prior to occupancy of the site;
3. That the property shall be enrolled in the Payment In Lieu Of Taxes (PILOT) program as per the terms of the PILOT Program Ordinance;
4. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained; and
5. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.

CONCEPT PLAN

LEGAL DESCRIPTION
LOTS 4, 5, AND 6 IN OAK LEAF CENTER UNIT 9, A RESUBDIVISION OF
LOTS 23, 24, 25 AND THE WEST 24 FEET OF LOT 26 IN OAK LEAF
CENTER UNIT 9, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER
OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.
LOCAL MAILING ADDRESS:
VERA COURT
JOLIET, IL



- LEGEND
- mea. MEASURED
 - rec. RECORDED
 - calc. CALCULATED
 - FOUND SURVEY MONUMENT
 - SET 5/8" REBAR UNLESS OTHERWISE NOTED
 - STORM INLET
 - CONCRETE BOLLARD
 - ⊗ STREET LIGHT
 - ⊙ STORM MANHOLE
 - ▤ FLARED END SECTION

PARKING SPACES SUMMARY

TRAILER STALL (60x12)
26 SPACES
STANDARD STALL (20x10)
38 SPACES

REVISIONS			
No.	DATE	DESCRIPTION	BY
RT & TWiG Ruettiger, Tonelli & Associates, Inc. & TWiG Technologies Surveyors - Engineers - Planners - G.I.S. Consultants 129 Capista Drive - Shorewood, Illinois 60404 Ph: (815) 744-6600 Website: www.ruettigertonnelli.com DATE: 09-09-2025 SCALE: 1" = 20' DRAWN BY: MC CHECKED BY: JH PREPARED FOR: MONTANA INVESTMENTS 15850 NEW AVENUE LEMONT, ILLINOIS 60439 FIELD BOOK: 7-197 PAGE: 49 DRAWING No.: 325-0148-CP			
DRAWING TITLE:		CONCEPT PLAN	

N:\18\20250148\Concept Plan\20250148 Concept Plan.dwg, Model: 10/9/2025 1:40:27 PM, Michael Cheney

STAFF REPORT

DATE: October 7, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-46 and 2025-47
Applicant: Montana Investments, LLC
Status of Applicant: Property owner
Location: West of Vera Court, South of Oak Leaf Street
(Council District #5)
Request: 2025-46: A Special Use Permit to allow a truck and trailer parking and storage lot
2025-47: A series of Variations to allow a truck and trailer parking and storage lot

Purpose

The applicant is requesting a Special Use Permit to allow a truck and trailer parking and storage lot in the I-1 (light industrial) district on the west side of Vera Court, south of Oak Leaf Street. Per the City of Joliet Zoning Ordinance, carting, express, and hauling establishments may be allowed as special uses in the I-1 zoning district by the Mayor and City Council, with the advice of the Zoning Board of Appeals in accordance with Section 47-5.2.

The applicant is also requesting the following Variations:

- Variation to reduce perimeter landscaping from 10 feet to 0 feet
- Variation to omit curbed landscape islands at the end of each parking row
- Variation to omit barrier curbing around the perimeter of the parking lot

The Zoning Board of Appeals makes the final decision on these Variation requests. The City Council makes the final decision on the Special Use Permit.

Site Specific Information

The 2.1-acre subject site comprises three parcels on the southwest side of Vera Court within Unit 9 of Oak Leaf Center subdivision, which was recorded in 1997. Oak Leaf Center is an industrial subdivision, located between McDonough Street and Interstate 80, that contains a mix of light industrial and commercial uses. Most of the properties surrounding the subject site were developed in the late 1990s. The subject property remained undeveloped until 2011 when a gravel parking area and storage yard was

approved and constructed over all three lots. Based on aerial photos, the site was mainly used for the storage of building materials until it was purchased in 2024 by the current owner. The site is zoned I-1 (light industrial).

The subject site has two existing access points off Vera Court. The lots are enclosed by a solid 8-foot fence on the east and a chain-link fence on the other three sides. There is an existing detention basin on the south end of the site that was installed in 2011 when the gravel lot was constructed. The owner recently paved the site with asphalt and a concrete landing gear pad.

Surrounding Zoning, Land Use and Character

The property is located within the Oak Leaf Center industrial subdivision and is surrounded by industrial warehouse properties that contain uses such as contractors, fabricators, and manufacturing facilities. The site is bordered by Interstate 80 on the south. The properties to the east and north are zoned I-1 (light industrial) and the property to the west is zoned I-2 (general industrial).

Applicable Regulations

- | | |
|-----------------------|--|
| • Section 47-14.2A(D) | Special Uses – All Industrial Districts |
| • Section 47-15E.5(A) | Perimeter Landscaping – Non-Residential Uses |
| • Section 47-15E.6 | Landscaping of Off-Street Parking Areas |
| • Section 47-5.2 (C) | Criteria for issuance of a Special Use Permit
(refer to attachment) |
| • Section 47-19.8 | Findings of Facts Supporting a Variation
(refer to attachment) |

Discussion

The petitioner and property owner, Montana Investments, LLC, is requesting a special use permit to allow a parking and storage lot for trucks and semi-trailers. The parking lot would be located on 2.1 acres in the center of an industrial subdivision and would also contain passenger vehicle parking. The owner plans to use the site primarily for overflow parking for nearby industrial properties also under their ownership, such as the adjacent warehouses at 540 - 600 Joyce Road. According to the petitioner, there is limited parking at the Joyce Road site and at other sites within the vicinity.

The concept plan shows that the lot would contain approximately 26 trailer stalls and 38 passenger vehicle spaces. The site would retain its two existing access points off Vera Court, and vehicle traffic would continue to access the site via Oak Leaf Street. The surrounding 8-foot fence will remain.

The site was recently paved with asphalt to the same dimensions as the prior gravel lot. The development of the site requires the lots to comply with the current landscaping requirements and parking lot standards, which include: a 10-foot-wide landscaped area along the east perimeter adjacent to public right-of-way; landscape islands, with barrier curb, at the end of each parking row; and barrier curbing around the perimeter of the parking lot. Staff is not requiring landscape areas along the north and west sides due to existing public utility and drainage easements along those property lines. The south side of the site contains the existing detention basin which has some surrounding landscaping. There are existing street trees along the west side of Vera Court.

The petitioner requests variations from these requirements based on the prior approved conditions of the site, which did not include landscaping or meet the parking lot standards. According to the petitioner, the development of an asphalt parking area with no additional landscaping will be substantially similar in appearance to how the site has existed since 2011 and will be in character with the surrounding industrial park.

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 subject site is in the center of an existing industrial subdivision and the proposed use is complementary to the existing uses in the subdivision. The site is served by existing public streets and will continue to use the access driveways off Vera Court. The trailer parking stalls will be subject to the payment in lieu of taxes (PILOT) program per the terms of the approved ordinance for truck parking facilities. A stormwater detention pond is provided onsite; pond capacity and drainage conditions will be evaluated as part of the required engineering review application.

Staff finds that the requests for perimeter landscaping and parking island variations meet the following criteria: the installation of a 10-foot landscape area along the east side would reduce the size of the existing parking area, which was approved and installed in 2011. Additionally, the site has an irregular shape due to the adjacent cul-de-sac. Staff also finds that the granting of the variation would not alter the essential character of the area, as the existing conditions of the site are similar to the surrounding industrial properties.

Staff does not find a hardship for the variation request to not install barrier curbing around the perimeter of the site. The petitioner can comply with this request and still maintain the same layout as proposed on the concept plan. A parking lot with no perimeter curb would not be consistent with other recent parking lot approvals within the City. Additionally, as part of the engineering review application, staff will evaluate if a perimeter curb is needed as part of the stormwater drainage plan.

Conditions

If the Zoning Board desires to approve the Special Use Permit and series of Variations to allow a truck and trailer parking and storage lot on the west side of Vera Court, the following conditions would be included:

1. That an engineering review application shall be submitted, reviewed, and approved prior to occupancy of the site;
2. That the lots shall be consolidated into one lot through the Will County land consolidation process prior to occupancy of the site;
3. That the property shall be enrolled in the Payment In Lieu Of Taxes (PILOT) program as per the terms of the PILOT Program Ordinance;
4. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained; and
5. 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: Subject parcels on the west side of Vera Court in Oak Leaf Center subdivision (2025)



Figure 2: Northeast corner of subject site, view west from Vera Court (October 2025)



Figure 3: Existing fence and driveway, view southwest from Vera Court (October 2025)

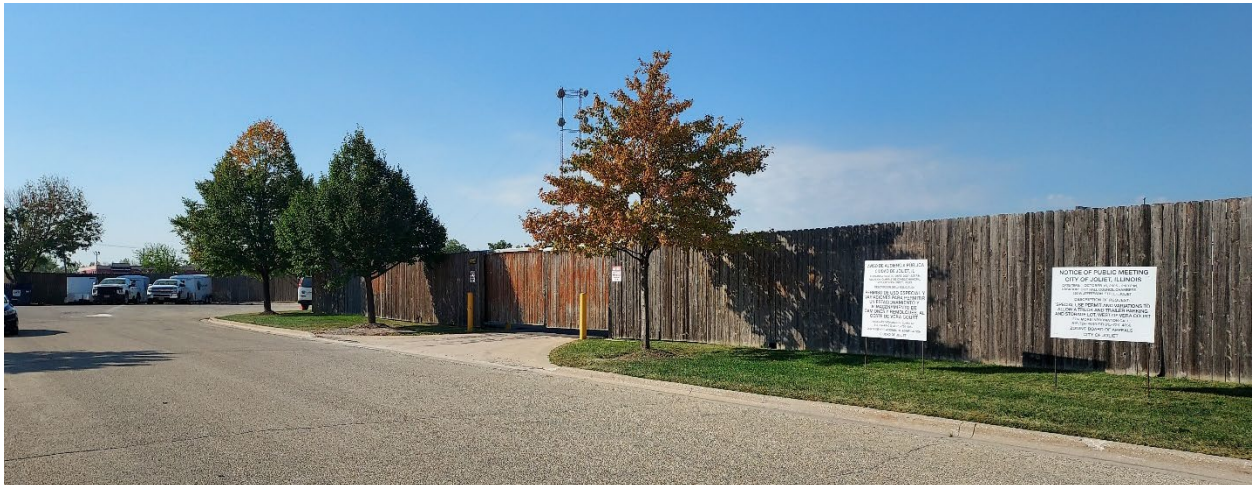
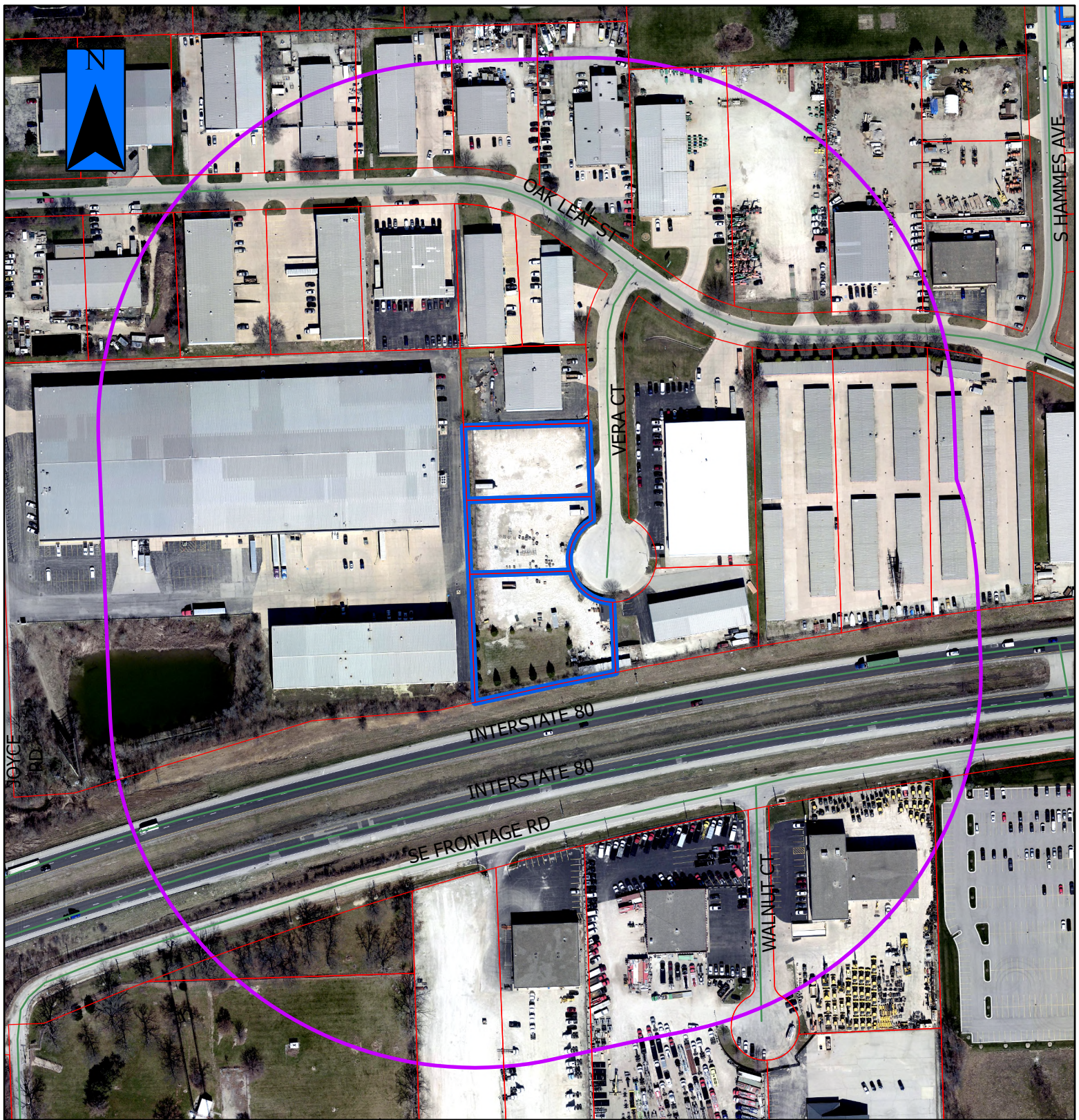


Figure 4: View southwest from Vera Court cul-de-sac (October 2025)

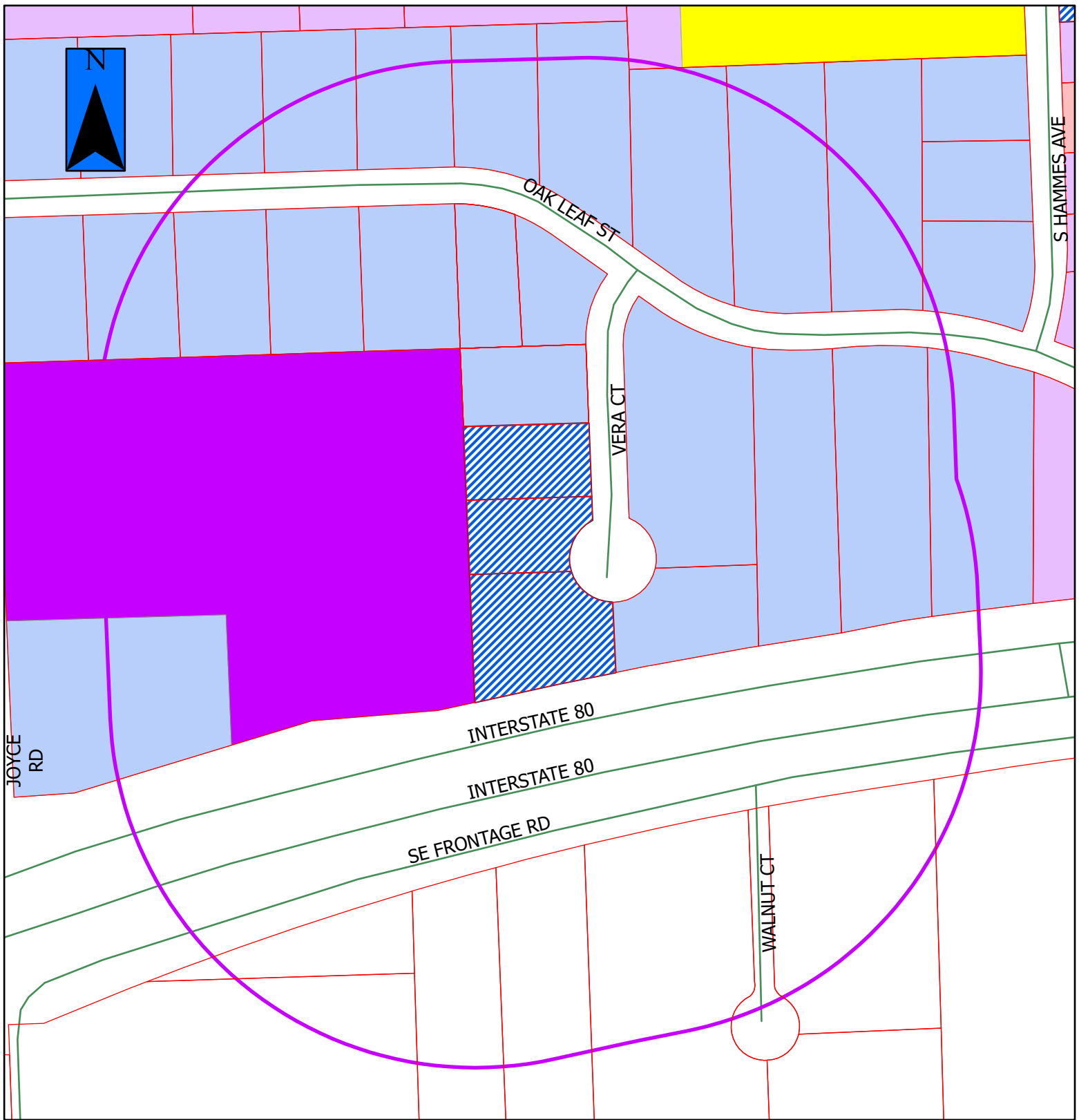




2025-46a & 2025-47a



- = Property in Question / Propiedad en cuestión
- = 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



2025-46 & 2025-47



= Property in Question



= 600' Public Notification Boundary

Legend

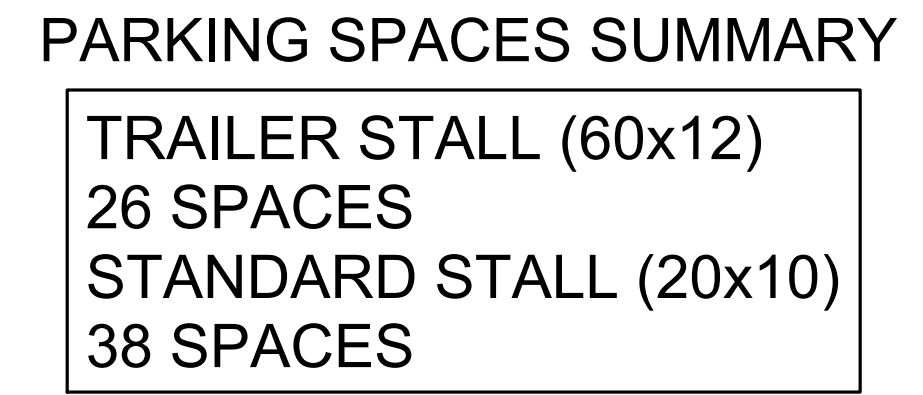
	B-1		I-TA		R-2
	B-2		I-TB		R-2A
	B-3		I-TC		R-3
	I-1		R-1		R-4
	I-2		R-1A		R-5
	I-T		R-1B		R-B

LEGAL DESCRIPTION

LOTS 4, 5, AND 6 IN OAK LEAF CENTER UNIT 9, A RESUBDIVISION OF LOTS 23, 24, 25 AND THE WEST 24 FEET OF LOT 26 IN OAK LEAF CENTER UNIT 5, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SE 1/4 13, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:

VERA COURT
JOLIET, IL



No.		DATE	REVISIONS		DESCRIPTION	BY
 						
Ruettiger, Tonelli & Associates, Inc. & TWiG Technologies Surveyors - Engineers - Planners - G.I.S. Consultants 129 Capista Drive - Shorewood, Illinois 60404 Ph: (815) 744-6600 Website: www.ruettigertonnelli.com						
DATE: 09-09-2025		SCALE: 1" = 20'		DRAWN BY: MC		CHECKED BY: JH
PREPARED FOR:		MONTANA INVESTMENTS 15850 NEW AVENUE LEMONT, ILLINOIS 60439			FIELD BOOK: 7-197 PAGE: 49	
DRAWING TITLE:		CONCEPT PLAN			325-0148-CP	

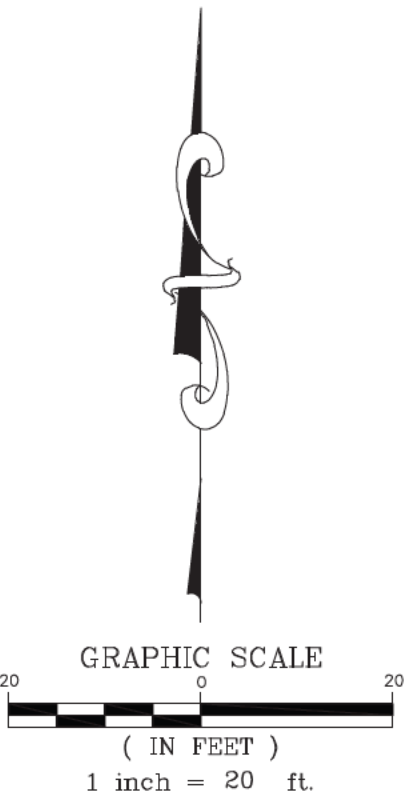
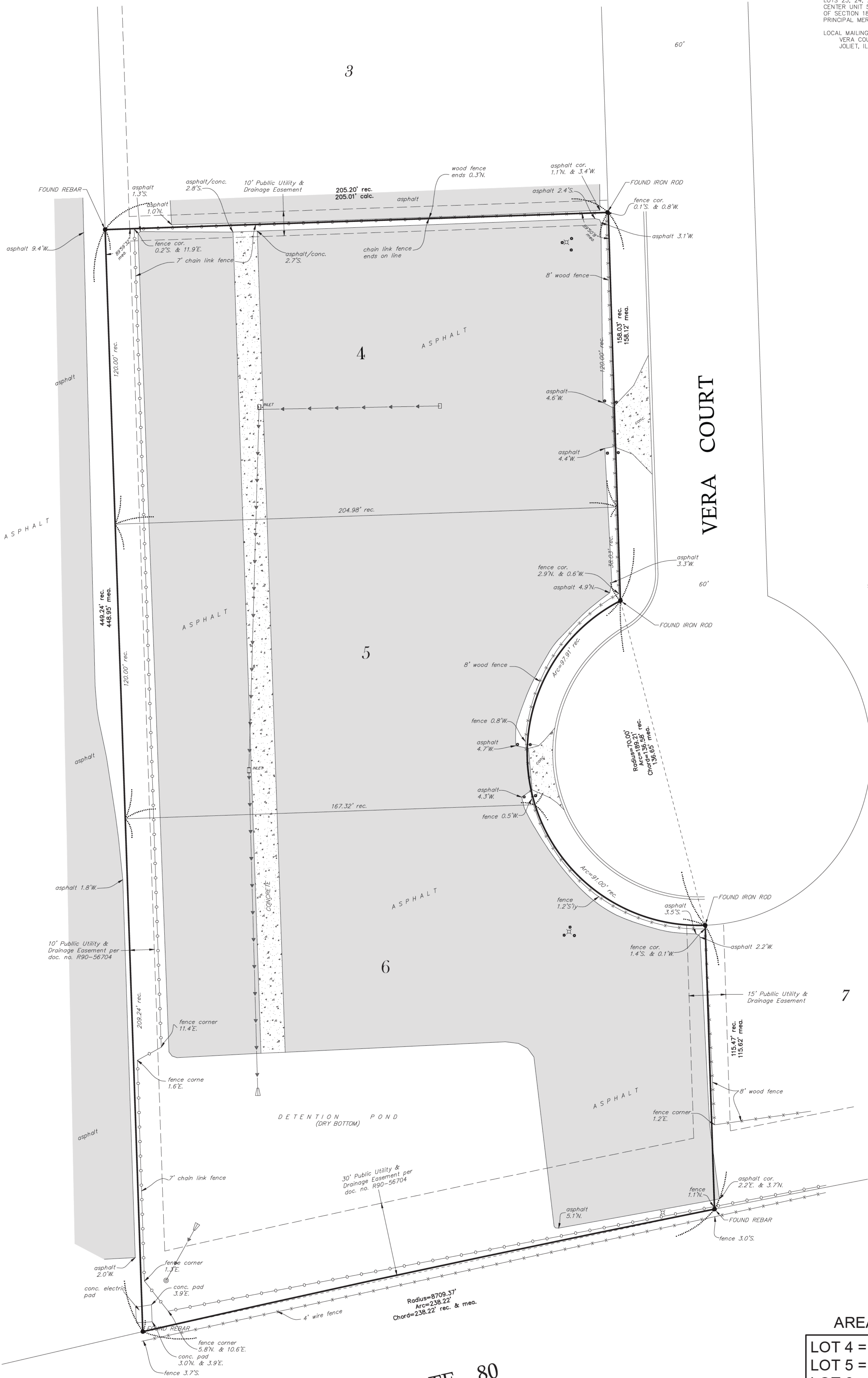
11:Tech(2025)0148)Concept Plan(148) Concept Plan.diag. Model, 10/6/2025 1:40:57 PM, MichaelCheezy

PLAT OF SURVEY

LEGAL DESCRIPTION

LOTS 4, 5, AND 6 IN OAK LEAF CENTER UNIT 9, A RESUBDIVISION OF LOTS 23, 24, 25 AND THE WEST 24 FEET OF LOT 26 IN OAK LEAF CENTER UNIT 5, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:
VERA COURT
JOLIET, IL



LEGEND

- mea. MEASURED
- rec. RECORDED
- calc. CALCULATED
- FOUND SURVEY MONUMENT
- SET 5/8" REBAR UNLESS OTHERWISE NOTED
- STORM INLET
- CONCRETE BOLLARD
- ⊗ STREET LIGHT
- ⊙ STORM MANHOLE
- ▷ FLARED END SECTION

AREA TABLE

LOT 4 = 0.565 Acre
LOT 5 = 0.506 Acre
LOT 6 = 0.954 Acre
TOTAL = 2.025 Acres

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

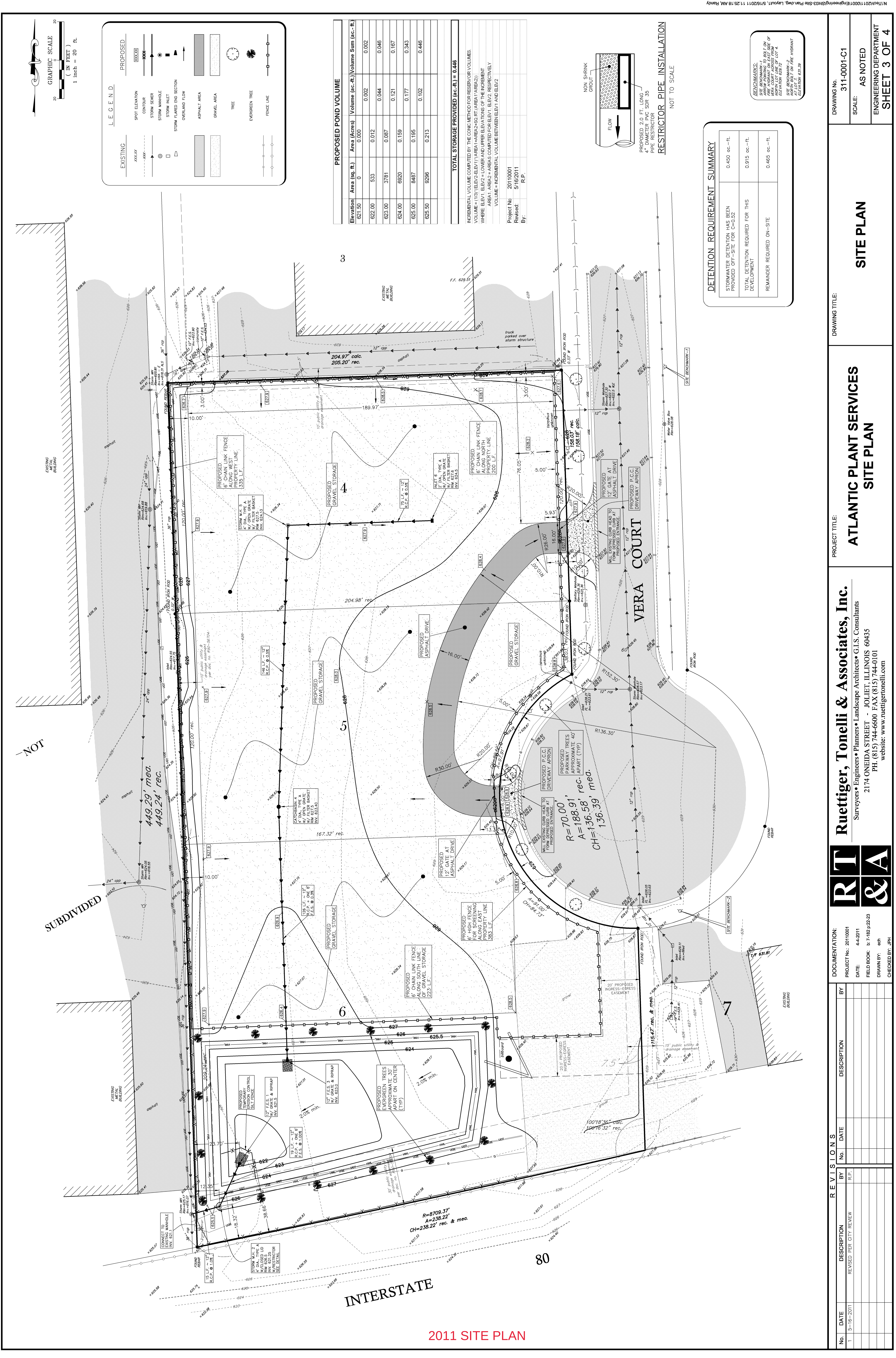
ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.



STATE OF ILLINOIS }
COUNTY OF WILL }SS
RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-001251, HEREBY CERTIFIES THAT IT HAS SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
SURVEY FIELD WORK COMPLETED 08/12/2025
GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF AUGUST, 2025
BY [Signature] ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2026) TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

REVISIONS			
No.	DATE	DESCRIPTION	BY
RT & A  TWiG® Ruettiger, Tonelli & Associates, Inc. & TWiG Technologies Surveyors - Engineers - Planners - G.I.S. Consultants 129 Capista Drive Shorewood, Illinois 60404 Ph. (815) 744-6600 Website: www.ruettigertonnelli.com DATE: 08/13/2025 SCALE: 1" = 20' DRAWN BY: TW CHECKED BY: DZ PREPARED FOR: MONTANA INVESTMENTS 15850 NEW AVENUE LEMONT, ILLINOIS 60439 FIELD BOOK: 7-197 PAGE: 49 DRAWING NO.: 325-0148-LS DRAWING TITLE: PLAT OF SURVEY			



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: 541 Vera Court

PETITIONER'S NAME: Montana Investments, LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 852 Sharp Dr., Shorewood, Illinois ZIP CODE: 60404

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: [REDACTED] FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Montana Investments, LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 852 Sharp Dr., Shorewood, Illinois ZIP CODE: 60404

EMAIL ADDRESS: [REDACTED] 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*):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-18-301-025-0000 ;
30-07-18-301-026-0000 ; 30-07-18-301-027-0000 ; _____.

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: _____ DEPTH: _____ AREA : 2.025 AC

PRESENT USE(S) OF PROPERTY: Vacant

PRESENT ZONING OF PROPERTY: I-1

SPECIAL USE REQUESTED: Outdoor Storage / Remote Parking Lot to serve the property located on
Joyce road and identified as PIN 30-07-18-301-007-0000

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?

The establishment of this special use will allow the currently permitted and operating businesses located on Joyce road at PIN 30-07-18-301-007-0000 to more safely and comfortably operate as parking and space at the facility for employees, customers, attendees, and others is limited.

2. How will the special use impact properties in the immediate area? _____

There will be minimal impact to the immediate area as it is largely an industrial subdivision already and the existing and operating Joyce road facility has limited parking and the lots at issue are adjacent to the facility and will allow for more efficient operations without necessarily increasing overall traffic.

3. Will the use impede the normal/orderly development/improvement of surrounding property?

No, the lots at issue are the last remaining undeveloped lots on Vera Court and the development of these lots as requested will permit already established businesses more efficient operations and complete the subdivisions development.

4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?

Yes, and to the extent code would require any additional improvements owner will install said improvements as a part of the development.

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?

Yes, the lots are on Vera Court a cul-de-sac in an industrial subdivision. The traffic flow/pattern is predetermined by virtue of the existing road network and near fully developed industrial subdivision.

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, this is a permissible special use in the Industrial district and would serve an existing industrial facility.

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)?

N/A

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, Charles Sharp, Manager, 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.

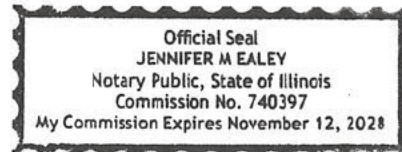
[Redacted Signature]

Petitioner's Signature Attorney & Agent

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 8th day of September, 2025

[Redacted Signature]



LEGAL DESCRIPTION

LOTS 4, 5, AND 6 IN OAK LEAF CENTER UNIT 9, A RESUBDIVISION OF LOTS 23, 24, 25 AND THE WEST 24 FEET OF LOT 26 IN OAK LEAF CENTER UNIT 5, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

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/APPEAL

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: 541 Vera Court

PETITIONER'S NAME: Montana Investments LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 852 Sharp Dr., Shorewood, Illinois ZIP CODE: 60404

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Montana Investments LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 852 Sharp Dr., Shorewood, Illinois ZIP CODE: 60404

EMAIL ADDRESS: _____ 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):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-18-301-025-0000 ;

30-07-18-301-026-0000 ; 30-07-18-301-027-0000 ; _____.

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):

SEE ATTACHED

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA: 2.025 Acres

PRESENT USE(S) OF PROPERTY: Vacant

PRESENT ZONING OF PROPERTY: I-1

VARIATION/APPEAL REQUESTED: (1) variance to removes landscape islands with barrier curb at the end of each parking
row with planting; (2) variance to remove barrier curb around perimeter; (3) variance to reduce perimeter landscaping (East)

RESPONSE TO VARIATION 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?

The property was previously improved as a parking lot prior to the present owner's acquisition. It is situated in an
industrial park adjacent to an interstate highway and similar industrial properties. The landscaping, if provided,
would not have the code's desired impact.

2. What unique circumstances exist which mandate a variance?

The requests are to approve an existing site in substantially its existing configuration. There are no known issues from the site as it is presently constructed and additional landscaping would not render any benefit to the City or the residents.

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.

None. The existing area is an industrial park where the majority of the properties therein have minimal to no landscaping.

REQUIRED SUPPORTING ATTACHMENTS

- ☐ Site plan / concept plan / floor plan / building elevation plan
- ☐ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

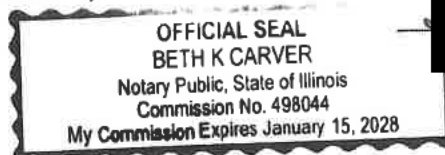
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Nathaniel P. Washburn, Attorney & Agent, 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.

Attorney & Agent for Montana Investments LLC
Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 3rd day of OCTOBER, 2025



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:

541 Vera Court, Joliet, Illinois

PIN(s): 30-07-18-301-025-0000; 30-07-18-301-026-0000; 30-07-18-301-027-0000

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

Montana Investments LLC

Charles D. Sharp - 852 Sharp Dr. #N, Shorewood, IL 60404

Kathleen Sharp - 852 Sharp Dr. #N, Shorewood, IL 60404

E-MAIL: [REDACTED]

FAX: [REDACTED]

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: 9/8/2025

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Nathaniel P. Washburn, Attorney, 815-727-4511

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.		

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).		

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, October 16, 2025

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Ralph Bias

Ed Hennessy

Bob Nachtrieb

Debbie Radakovich

Brigette Roehr

Jane McGrath Schmig

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, Debbie Radakovich, Brigitte Roehr, Jane McGrath Schmig and Jesse Stiff
Absent	Bob Nachtrieb

ALSO PRESENT: Community Development Director Dustin Anderson, Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Deputy Director of Engineering Sean Mikos, Planner Raymond Heitner, Planner Francisco Jimenez, Planner Helen Miller, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 9-18-25

[TMP-9025](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 9-18-25.pdf](#)

A motion was made by Debbie Radakovich, seconded by Ralph Bias, to approve Zoning Board of Appeals Meeting Minutes 9-18-25. The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr and Stiff

Absent: Nachtrieb

Abstain: McGrath Schmig

Planning Director Jayne Bernhard explained Petition 2025-45 was withdrawn.

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-40: A Variation on maximum fence height to allow a 6-foot fence in a corner side yard, located at 2916 Reflection Drive. (COUNCIL DISTRICT #1)

[TMP-9027](#)

Attachments: [ZBA2025-40 \(2916 Reflection Drive\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Araceli Avalos and Karina

Vega appeared on behalf of the petition. In response to the Board's questions, a discussion was held regarding whether the neighbor was aware of the proposed fence height and relocation, clarification that the variation request pertained to fence height and relocation, public notification, and staff's recommendation. No members of 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 2025-40: A Variation on maximum fence height to allow a 6-foot fence in a corner side yard, located at 2916 Reflection Drive. (COUNCIL DISTRICT #1). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich and Stiff

Nay: Roehr and McGrath Schmig

Absent: Nachtrieb

PETITION 2025-41: A series of Variations on landscape requirements and parking lot design standards to allow the reconstruction of existing parking lots, located West of N. Eastern Avenue at Van Buren Street. (COUNCIL DISTRICT #4)

[TMP-9028](#)

Attachments: [ZBA 2025-41 \(Eastern and Van Buren\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Joe Hammer of Will Group Engineering and Brian Paczesny of Joliet Township High School District 204 appeared on behalf of the petition. There were no questions or comments from the Board. No members of the public spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Brigitte Roehr, to approve PETITION 2025-41: A series of Variations on landscape requirements and parking lot design standards to allow the reconstruction of existing parking lots, located West of N. Eastern Avenue at Van Buren Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

PETITION 2025-42: A series of Variations on signage to allow wall and monument signs, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2)

[TMP-9029](#)

Attachments: [ZBA 2025-42 \(2121 W Jefferson St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Kuntal Shah and Yusuf Oner appeared on behalf of the petition. In response to the Board's questions, Mr.

Shah and Mr. Oner explained that the signs would be lighted, they have permission to sell cannabis at the site, and they did not consult neighboring businesses about the pole sign. Ms. Bernhard explained that the votes on the variances could be taken separately. Ms. Schmig commented on signage along Jefferson Street. No members from the public spoke in favor of or in opposition to the petition.

After the vote, Mr. Shah responded to Mr. Bias's question regarding net sales and the City's percentage.

A motion was made by Brigitte Roehr, seconded by Jane McGrath Schmig, to deny a Variation to reduce the required setback for a pole sign from 15 feet to 1 foot, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion failed by the following vote:

Aye: Radakovich, Roehr and McGrath Schmig

Nay: Bias, Hennessy and Stiff

Absent: Nachtrieb

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve a Variation to reduce the required setback for a pole sign from 15 feet to 1 foot, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion failed by the following vote:

Aye: Bias, Hennessy and Stiff

Nay: Radakovich, Roehr and McGrath Schmig

Absent: Nachtrieb

A motion was made by Brigitte Roehr, seconded by Ralph Bias, to approve a Variation to allow a wall sign that does not face a public way (east side), located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

A motion was made by Brigitte Roehr, seconded by Ralph Bias, to approve a Variation to increase the total permitted sign area from 200 feet to 234 feet, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

PETITION 2025-43: A series of Variations to allow

[TMP-9030](#)

**construction of a new commercial building, located at 103 or 105 S. Briggs Street or 1522 E. Washington Street.
(COUNCIL DISTRICT #5)**

Attachments: [ZBA 2025-43 \(101 S Briggs St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Michael Caldwell of Caldwell Engineering appeared on behalf of the petition. In response to questions from Mr. Bias and Ms. Schmig, Mr. Caldwell explained that the building would be a tear-down, that he would speak to his client about adding a bike rack, and that construction was anticipated to begin in spring. No members of 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 2025-43: A series of Variations to allow construction of a new commercial building, located at 103 or 105 S. Briggs Street or 1522 E. Washington Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

**PETITION 2025-44: A series of Variations to allow
construction of a new detached garage, located at 703
Clement Street. (COUNCIL DISTRICT #4)**

[TMP-9031](#)

Attachments: [ZBA 2025-44 \(703 Clement\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Saul Rodriguez appeared on behalf of the petition. In response to Mr. Bias's question, Mr. Rodriguez explained he lived at the property for four years. There was a discussion about the setbacks of garages along the alleyway. No members of the public spoke in favor of or in opposition to the petition.

A motion was made by Brigitte Roehr, seconded by Ralph Bias, to approve PETITION 2025-44: A series of Variations to allow construction of a new detached garage, located at 703 Clement Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

**PETITION 2025-45: A Special Use Permit to allow an
expansion of an existing home daycare business, located at
913 Plaintain Drive. (COUNCIL DISTRICT #3)**

[TMP-9032](#)

****WITHDRAWN****

Attachments: [ZBA 2025-45 \(913 Plaintain Drive\).pdf](#)

Ms. Bernhard explained Petition 2025-45 was withdrawn.

PETITION 2025-46: A Special Use Permit to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5)

[TMP-9033](#)

PETITION 2025-47: A series of Variations to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2025-46 2025-47 \(Vera Ct\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Nathaniel Washburn of KGG LLC and Charles Sharp appeared on behalf of the petition. In response to Mr. Bias's questions, Ms. Bernhard explained the Payment in Lieu of Taxes (PILOT) program, and Mr. Washburn explained the lot was paved, but not currently in use. No members of the public spoke in favor of or in opposition to the petition.

After the vote, Mr. Bias asked how many parking spaces were available, and Mr. Washburn responded that there were six.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve PETITION 2025-47: A series of Variations to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

A motion was made by Ralph Bias, seconded by Jane McGrath Schmig, to approve PETITION 2025-46: A Special Use Permit to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

PETITION 2025-48: A series of Variations to allow the continuation of a landscaping business, located at 18 Henderson Avenue. (COUNCIL DISTRICT #4)

[TMP-9034](#)

Attachments: [ZBA 2025-48 \(18 Henderson Avenue\) Staff Report v2 Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Nathaniel Washburn of KGG LLC appeared on behalf of the petition. In response to the Board's questions, Mr. Washburn discussed potential next steps for the site, and Ms. Bernhard explained that the Planning and Neighborhood Services divisions handle code

enforcement. No members of the public spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Brigitte Roehr, to approve PETITION 2025-48: A series of Variations to allow the continuation of a landscaping business, located at 18 Henderson Avenue. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

PETITION 2025-49: A Special Exception to allow a roof-mounted solar installation, located at 3300 Channahon Road. (COUNCIL DISTRICT #5)

[TMP-9039](#)

Attachments: [ZBA 2025-49 \(3300 Channahon Rd\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Cale Skagen of Dimension Energy appeared on behalf of the petition and gave a presentation on community solar. In response to the Board's questions, Mr. Skagen explained that the program partners with ComEd and provides customers a discounted rate on their ComEd bills. He also described the number of community solar locations. A member of the public, Ron Swetnam, inquired about the weight of solar panels and snow. Mr. Skagen responded that a structural feasibility report and site visit were completed.

A motion was made by Ralph Bias, seconded by Brigitte Roehr, to approve PETITION 2025-49: A Special Exception to allow a roof-mounted solar installation, located at 3300 Channahon Road. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

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, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 620-25

File ID: 620-25

Type: Ordinance

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/05/2025

Department:

Final Action:

Title: Ordinance Approving a Special Use Permit to Allow a Truck and Trailer Parking and Storage Lot, Located West of Vera Court, South of Oak Leaf Street (ZBA 2025-46)

Agenda Date: 11/18/2025

Attachments: Ordinance - Special Use Permit ZBA 2025-46.docx,
Concept Plan 2025-46.pdf, ZBA Staff Report Packet
2025-46 2025-47.pdf, Zoning Board of Appeals
Minutes 10-16-25.pdf

Entered by: hmiller@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/13/2025	Gina Logalbo	Approve	11/7/2025
1	2	11/14/2025	Dustin Anderson	Approve	11/18/2025
1	3	11/14/2025	Todd Lenzie	Approve	11/18/2025
1	4	11/14/2025	Beth Beatty	Approve	11/18/2025



Memo

File #: 621-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:

Ordinance Approving a Special Exception to Allow a Roof-Mounted Solar Installation, Located at 3300 Channahon Road (ZBA 2025-49)

BACKGROUND:

The petitioner, Dimension Energy, is requesting a Special Exception to allow a roof-mounted solar installation for community supply on the existing industrial building at 3300 Channahon Road. Community solar is generally defined as a solar project where the benefits from an off-site solar array are shared by multiple customers, including individuals, businesses, and other groups. Customers typically receive monetary credits on their electric bill based on their subscription to the project. Because a community solar installation supplies power back to the utility grid and not solely to onsite facilities, it is considered a principal use and not an accessory use. The Zoning Ordinance does not include provisions for solar installations as a principal use. Therefore, this request must be considered as a Special Exception.

Zoning Ordinance Section 47-3.9(BB) states that review of a Special Exception may be applied to "a land use that could not be conveniently allocated to one zone or another or (where) the effects of such uses could not be definitely foreseen as of a given time." Special Exceptions differ from Variations in that they do not require undue hardship to be allowable. The City Council makes the final decision on this Special Exception request.

The petitioner, Dimension Energy, is a national company that develops, owns, and operates community solar and other clean energy projects across 14 states, including Illinois. They propose to install a solar array for a community solar project on the roof of the existing 1.2-million-square-foot Target distribution facility on the subject site. The property, which is owned by Channahon Owner LLC, is located in the Ketone Business Center industrial subdivision and is zoned I-2 (general industrial). The solar installation would be owned and operated by Dimension Energy, who would lease the roof and ground space from the property owner. Dimension Energy would be responsible for the installation, maintenance, and removal of the solar panels. The expected life cycle of the installation is around 25 years.

The physical arrangement and appearance of the installation would be very similar to an accessory solar installation that serves the building. The rooftop panels would not be visible from the ground, as they would be set back from the edge of the building and only rise about one foot above the roof surface. The ground equipment is similar to the equipment used for a building's electrical service. Dimension Energy proposes two installations on this building, one on each half of the roof, to be owned by two separate LLCs. Each installation would have an enclosed equipment area on the side

of the building. There will also be an equipment area for ComEd's ground equipment at the north corner of the parking area near the access driveway. The ComEd equipment would not be enclosed but would be painted dark green for minimum visibility. Examples of recently completed Dimension Energy roof-mounted solar projects and their equipment can be found in the attached Zoning Board of Appeals Staff Report Packet.

The proposed solar installation would be for community supply, not a behind-the-meter system that generates electricity for onsite use. The installation would be connected to ComEd equipment and would supply power back to the utility grid for use by properties served by that system. A community solar project is supported by subscribers who receive credits on their energy bill for their share of the program; they do not receive electricity directly from the solar installation. Subscribers can be individuals, businesses, municipalities, nonprofits, and other groups. For this project, subscribers would need to be located in ComEd's Illinois utility territory.

Staff does not believe that the proposed solar installation will have a negative effect on the area. The physical appearance is similar to a permitted accessory installation and is not out of character with an industrial site. The petitioner will have a lease and an agreement with the property owner that addresses maintenance, installation, and removal of the installation. The petitioner will be required to obtain all necessary building permits for the proposed project.

ZONING BOARD OF APPEALS PUBLIC HEARING:

The Zoning Board of Appeals held a public hearing on this matter on October 16, 2025. Cale Skagen, petitioner with Dimension Energy, represented the petition. One member of the public spoke with a question about 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 Exception to allow a roof-mounted solar installation, located at 3300 Channahon Road, subject to the following conditions:

1. That a building permit shall be obtained.

Brigette Roehr seconded the motion, which passed with six (6) aye votes and no nay votes. Voting aye were: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig, and Stiff. Voting nay were: none. Absent were: Nachtrieb.

RECOMMENDATION:

Staff concurs with the recommendation of the Zoning Board of Appeals and recommends that the Mayor and City Council adopt an Ordinance Approving a Special Exception to Allow a Roof-Mounted Solar Installation, Located at 3300 Channahon Road, subject to the same conditions approved by the Zoning Board of Appeals above.

ORDINANCE NO. _____

ORDINANCE GRANTING A SPECIAL EXCEPTION
(3300 Channahon Road)

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

SECTION 1: A Special Exception is hereby authorized pursuant to Section 47-3.9(BB) 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 Exception 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 Exception 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 Exception 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 recommendation of the Zoning Board of Appeals on the granting of this Special Exception is 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: 05-06-35-201-006-0000

ADDRESS: 3300 Channahon Road

ZBA APPROVED: Yes

PETITION #: 2025-49

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 EXCEPTION FOR: 3300 Channahon Road

1. LEGAL DESCRIPTION OF PROPERTY:

LOT 1 IN KETONE BUSINESS CENTER UNIT 1 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 AUGUST 10, 2017 AS DOCUMENT R2017-062996, IN WILL COUNTY, ILLINOIS.

PIN: 05-06-35-201-006-0000

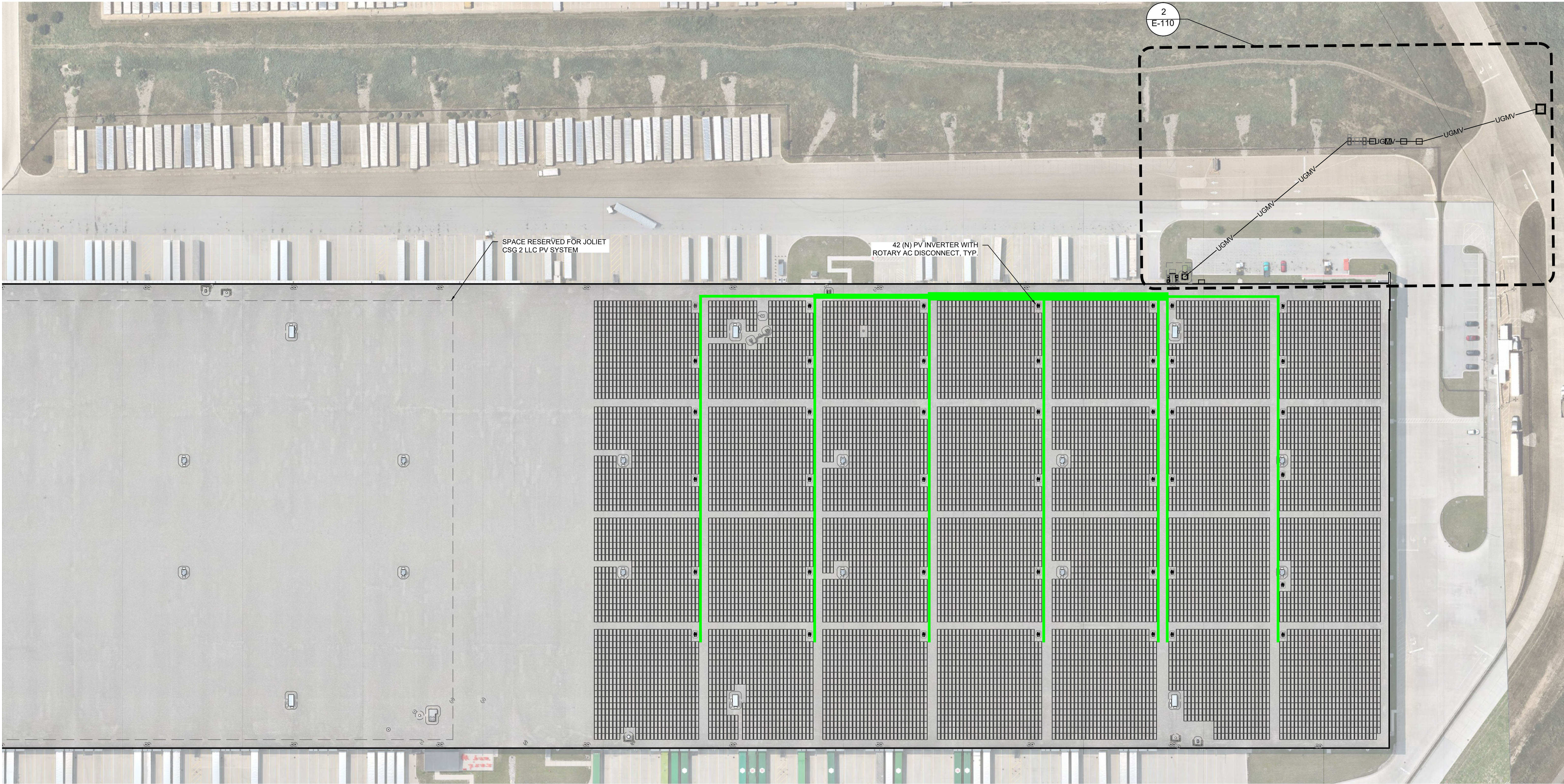
2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

A Special Exception to allow a roof-mounted solar installation

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That a building permit shall be obtained.

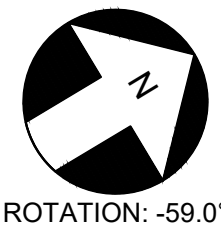
PRINTED: 08/09/25 FILE LOCATION: G:\Shared drives\SR Clients\Dimension\RE\Projects - DRE\Joliet CSG 1 LLC\CADE-110 ELECTRICAL SITE PLAN.dwg



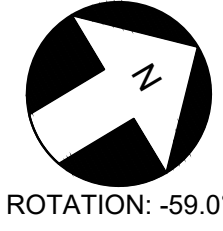
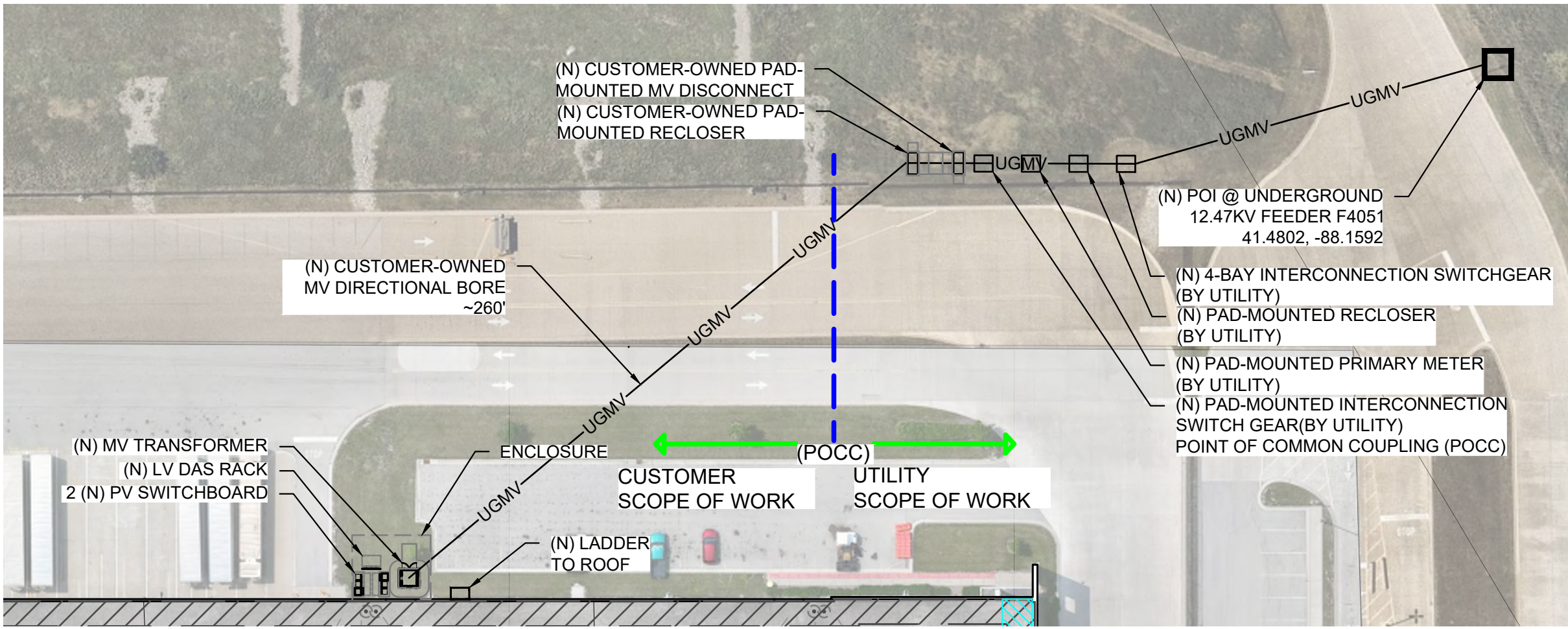
EQUIPMENT AREA DETAIL	
EQUIPMENT AREA #1	~1995 SF

LEGEND	
	PV MODULE
	FIRE SETBACK/ACCESS PATHWAY
	ROOF OBSTRUCTION
	SKYLIGHT (GRAVITY-OPERATED SMOKE AND HEAT VENT)
	OFFSET FROM OBSTRUCTION
	AC CONDUIT/CABLE TRAY PATH
	STRUCTURAL EXCLUSION ZONE

SHEET NOTES	
1	CONDUIT ROUTING IS DIAGRAMMATIC. CONTRACTOR SHALL DETERMINE BEST CONDUIT ROUTE.
2	LOCATE PULL BOXES AND EXPANSION JOINTS AS REQUIRED BY CODE AND THE SPECIFICATIONS. LFMC MAY BE USED WHERE APPROPRIATE TO ACCOUNT FOR THERMAL EXPANSION OF STEEL CONDUIT IN LIEU OF EXPANSION JOINTS.
3	KEEP PATHWAYS FREE OF OBSTRUCTIONS BY RUNNING CONDUIT AS CLOSE AS PRACTICAL TO PV ARRAY. LOCATE SERVICEABLE EQUIPMENT MORE THAN 10' FROM THE ROOF EDGE IF PARAPET IS NOT GREATER THAN 42" TALL, PER CBC 2022 ARTICLE 1015.6.
4	ENVIRONMENTAL SENSORS SHALL BE FIELD LOCATED UNLESS DRAWN EXPLICITLY.
5	INVERTERS SHALL BE LOCATED, AS SHOWN ON PLANS, TO MINIMIZE SHADING IMPACT ON PV MODULES WHEREVER POSSIBLE.



1 ELECTRICAL SITE PLAN
Scale: 1"=60'



2 EQUIPMENT AREA PLAN VIEW
Scale: 1"=50'

2315 LINCOLN AVE.
ALAMEDA, CA 94501
WWW.SOLREBEL.COM

THE INFORMATION CONTAINED IS INTENDED TO BE USED SOLELY FOR THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT. ALL INFORMATION IS CONFIDENTIAL AND SHALL NOT BE REPRODUCED, DISCLOSED TO THIRD PARTIES, OR USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF SOL REBEL AND ITS CLIENTS.

ATL (HQ)-3050 PEACHTREE RD.
SUITE 350, ATLANTA, GA 80305
WWW.DIMENSION-ENERGY.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

JOLIET CSG 1 LLC
PV PROJECT
3300 CHANNAHON ROAD
JOLIET, IL 60436

POCC/POI COORDINATES:
41.4802, -88.1592

REV.#	DESCRIPTION	DATE	DRAWN BY	CHECKED BY
A	30% SET	8/9/2025	KHI	APB

LINE IS 1"
AT FULL SIZE
IF NOT 1"
SCALE ACCORDINGLY

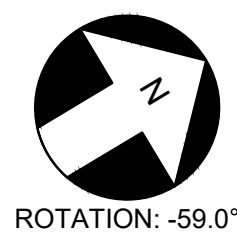
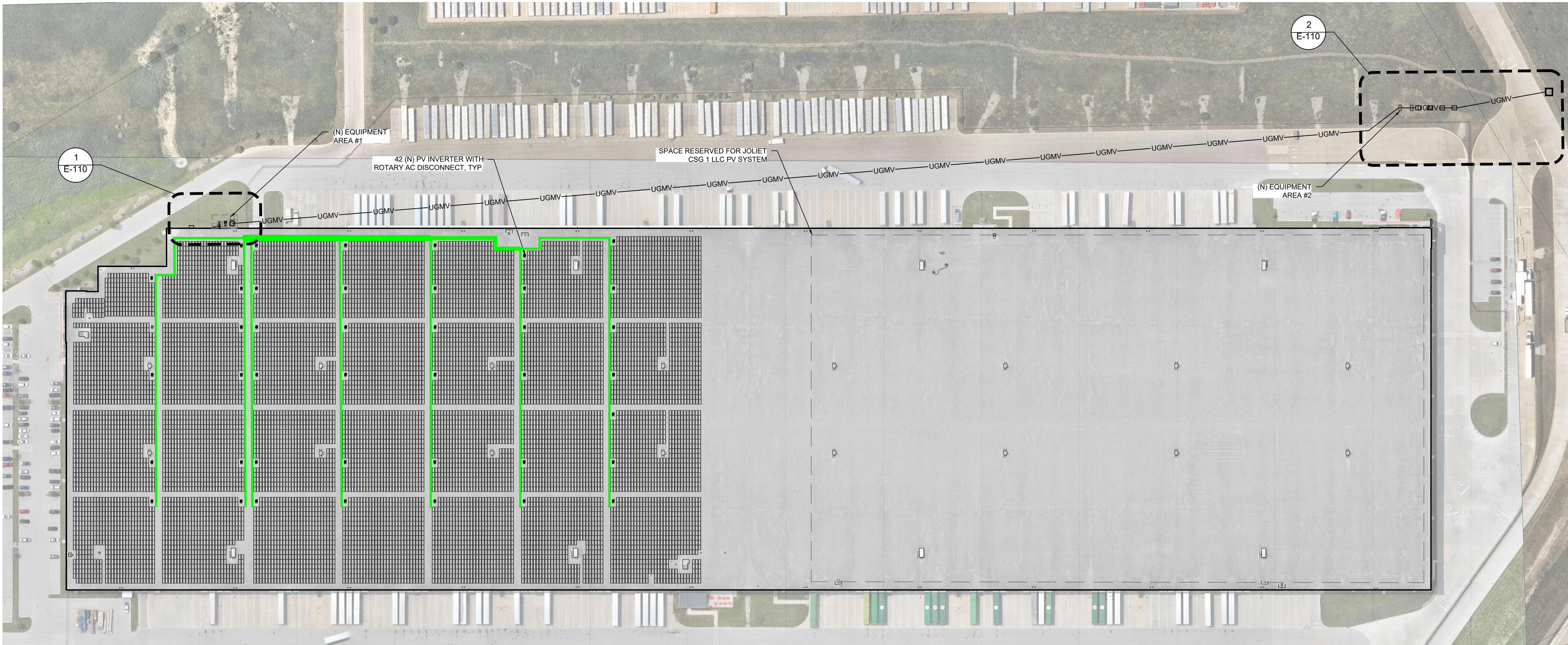
SHEET SIZE:
24" x 36"

SCALE:

SHEET TITLE:
ELECTRICAL SITE
PLAN

DRAWING NO.
E-110

PRINTED: 06/09/25 FILE LOCATION: G:\Shared drives\SR-Clients\Dimension\RE\Projects - DR\Joliet CSG 2 LLC\CAD-110 ELECTRICAL SITE PLAN.dwg



ELECTRICAL SITE PLAN

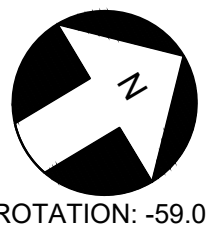
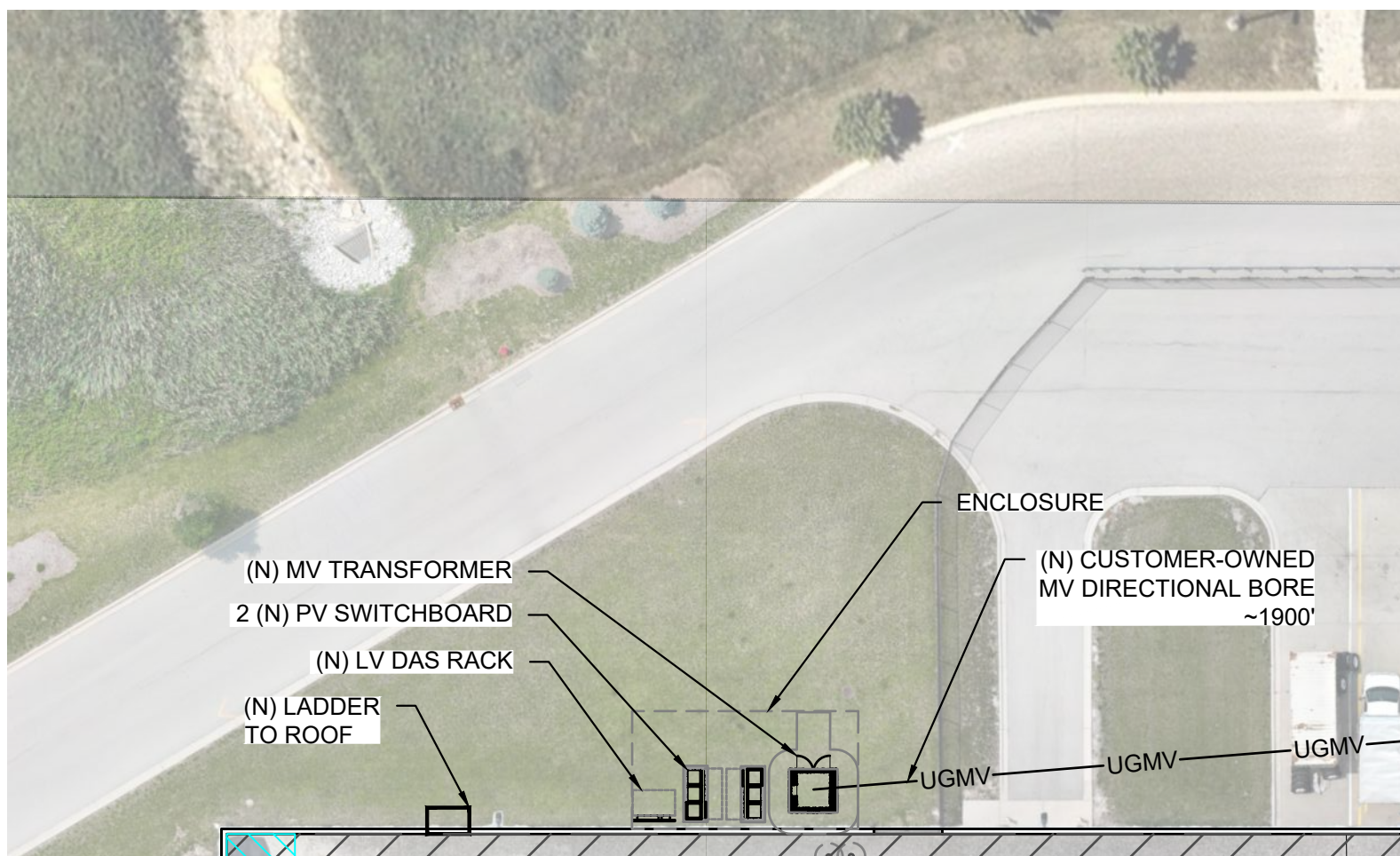
Scale: 1"=80'

EQUIPMENT AREA DETAIL	
EQUIPMENT AREA #1	~800 SF
EQUIPMENT AREA #2	~900 SF

LEGEND	
	PV MODULE
	FIRE SETBACK/ACCESS PATHWAY
	ROOF OBSTRUCTION
	SKYLIGHT (GRAVITY-OPERATED SMOKE AND HEAT VENT)
	OFFSET FROM OBSTRUCTION
	AC CONDUIT/CABLE TRAY PATH
	STRUCTURAL EXCLUSION ZONE

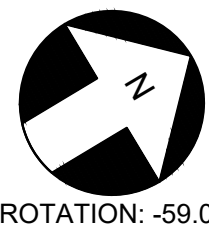
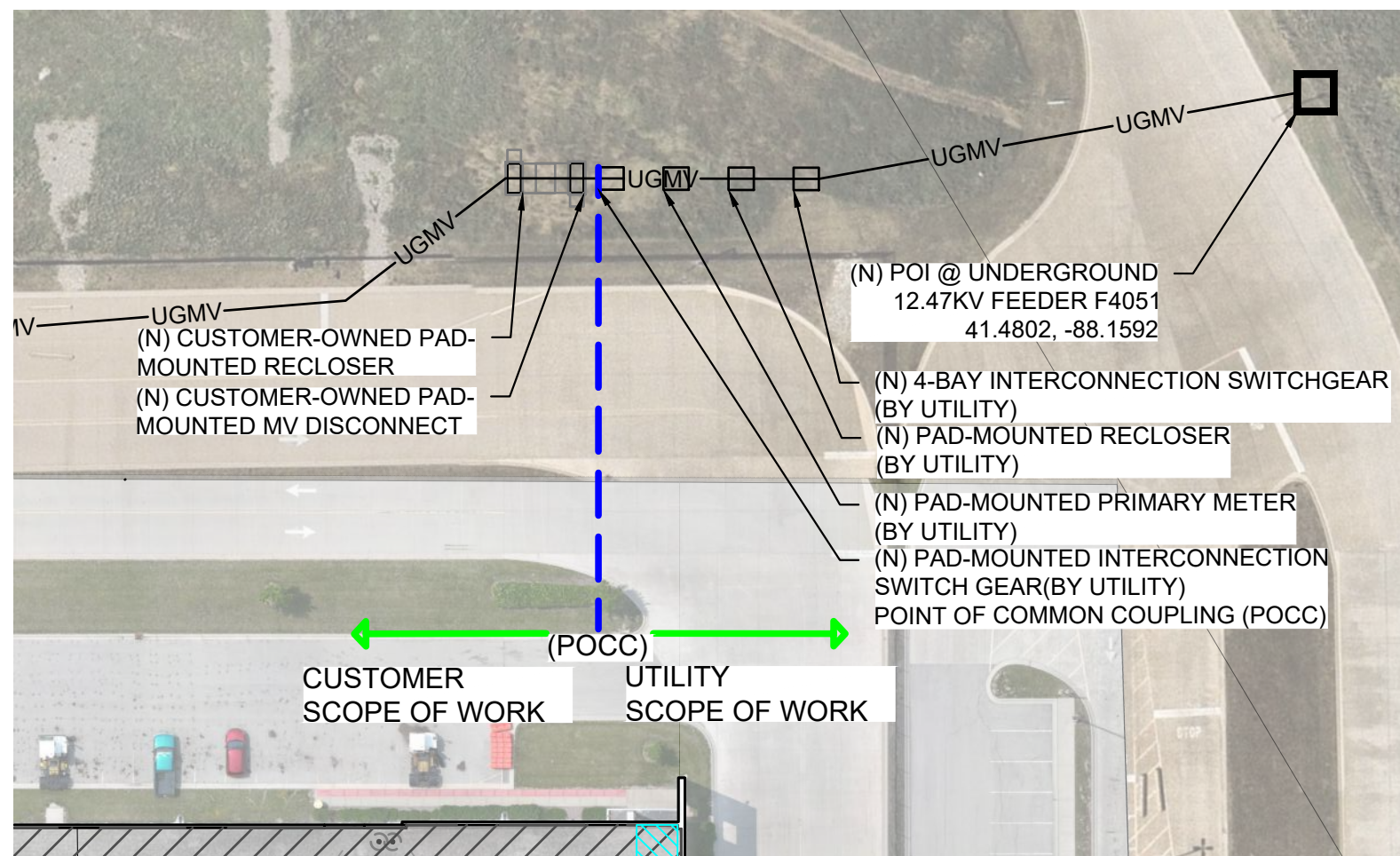
SHEET NOTES

- CONDUIT ROUTING IS DIAGRAMMATIC, CONTRACTOR SHALL DETERMINE BEST CONDUIT ROUTE.
- LOCATE PULL BOXES AND EXPANSION JOINTS AS REQUIRED BY CODE AND THE SPECIFICATIONS. LFMC MAY BE USED WHERE APPROPRIATE TO ACCOUNT FOR THERMAL EXPANSION OF STEEL CONDUIT IN LIEU OF EXPANSION JOINTS.
- KEEP PATHWAYS FREE OF OBSTRUCTIONS BY RUNNING CONDUIT AS CLOSE AS PRACTICAL TO PV ARRAY. LOCATE SERVICEABLE EQUIPMENT MORE THAN 10' FROM THE ROOF EDGE IF PARAPET IS NOT GREATER THAN 42" TALL, PER CBC 2022 ARTICLE 1015.6.
- ENVIRONMENTAL SENSORS SHALL BE FIELD LOCATED UNLESS DRAWN EXPLICITLY.
- INVERTERS SHALL BE LOCATED, AS SHOWN ON PLANS, TO MINIMIZE SHADING IMPACT ON PV MODULES WHEREVER POSSIBLE.



1 EQUIPMENT AREA PLAN VIEW

Scale: 1"=30'



2 EQUIPMENT AREA PLAN VIEW

Scale: 1"=50'



2315 LINCOLN AVE.
ALAMEDA, CA 94501
WWW.SOLREBEL.COM

THE INFORMATION CONTAINED IS INTENDED TO BE USED SOLELY FOR THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT. ALL INFORMATION IS CONFIDENTIAL AND SHALL NOT BE REPRODUCED, DISCLOSED TO THIRD PARTIES, OR USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF SOL REBEL AND ITS CLIENTS.



ATL (HQ): 3050 PEACHTREE RD., SUITE 350, ATLANTA, GA 30305
WWW.DIMENSION-ENERGY.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

JOLIET CSG 2 LLC
PV PROJECT
3300 CHANNAHON ROAD
JOLIET, IL 60436

POCC/POI COORDINATES:
41.4802, -88.1592

REV. #	DESCRIPTION	DATE	DRAWN BY	CHECKED BY
A	30% SET	8/8/2025	KHI	APB

LINE IS 1"
AT FULL SIZE
IF NOT 1"
SCALE ACCORDINGLY

SHEET SIZE:
24" x 36"

SCALE:

SHEET TITLE:
ELECTRICAL SITE
PLAN

DRAWING NO.
E-110

Figure 1: Target distribution facility at 3300 Channahon Road (2025)



Figure 2: View of 3300 Channahon Road from Channahon Road (Route 6), looking south (May and June 2025)



Figure 3: Other Dimension Energy roof-mounted solar projects (Franklin, New Jersey and Moorestown, New Jersey)



Figure 4: Equipment example: MV Disconnect



Figure 5: Equipment example: Transformer



Figure 6: Equipment example: Switchgear



Figure 7: Building equipment enclosure example: chain-link fence with slats



STAFF REPORT

DATE: October 7, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-49
Applicant: Dimension Energy (Joliet CSG 1 LLC and Joliet CSG 2 LLC)
Status of Applicant: Lessee
Property Owner: Channahon Owner LLC
Location: 3300 Channahon Road (Council District #5)
Request: Special Exception to allow a roof-mounted solar installation

Purpose

The applicant is requesting a Special Exception to allow a roof-mounted solar installation for community supply on the existing industrial building at 3300 Channahon Road. Community solar is generally defined as a solar project where the benefits from an off-site solar array are shared by multiple customers, including individuals, businesses, and other groups. Customers typically receive monetary credits on their electric bill based on their subscription to the project. Because a community solar installation supplies power back to the utility grid and not solely to onsite facilities, it is considered a principal use and not an accessory use. The Zoning Ordinance does not include provisions for solar installations as a principal use. Therefore, this request must be considered as a Special Exception.

The City Council makes the final decision on this Special Exception request, with a recommendation from the Zoning Board of Appeals.

Site Specific Information

The subject site is Lot 1 in Ketone Business Center Unit 1 Subdivision, located southwest of the intersection of Houbolt Road and Channahon Road. The property contains a 1.2-million-square-foot warehouse and surrounding parking area for a Target distribution center. The property is zoned I-2 (general industrial).

Surrounding Zoning, Land Use and Character

The property is located in the Ketone Business Center industrial subdivision and is surrounded by other properties within the subdivision with I-2 (general industrial) zoning.

Adjacent uses include a warehouse and logistics building and a commercial equipment sales facility.

Applicable Regulations

- Section 47-3.9(BB) Miscellaneous Terms – Zoning Exceptions and Variances

Section 47-3.9(BB)(1) Exception: *An exception is a use permitted only after review of an application by the Board of Appeals or Commission other than the Administrative Official (Building Inspector), such review being necessary because the provisions of this Ordinance covering conditions, precedent or subsequent, are not precise enough to all applications without interpretation and such review is required by the Ordinance.*

The “exception” differs from the “variance” in several respects. An exception does not require “undue hardship” in order to be allowable. The exceptions that are found in this Ordinance appear as “special approval” or review by Plan Commission, Legislative Body, or Board of Appeals. These land uses could not be conveniently allocated to one zone or another or the effects of such uses could not be definitely foreseen as of a given time. The general characteristics of these uses include one or more of the following:

- a. They require large areas;*
- b. They are infrequent;*
- c. They sometimes create an unusual amount of traffic;*
- d. They are sometimes obnoxious or hazardous; and*
- e. They are required for public safety and convenience.*

Discussion

The petitioner, Dimension Energy, is a national company that develops, owns, and operates community solar and other clean energy projects across 14 states, including Illinois. They are requesting approval of a special exception to allow a roof-mounted solar installation and associated ground equipment for a community solar project at 3300 Channahon Road. The solar array would be located on the roof of an existing warehouse building within an industrial subdivision. The solar installation would be owned and operated by Dimension Energy, who would lease the roof and ground space from the property owner. Dimension Energy would be responsible for the installation, maintenance, and removal of the solar panels. The expected life cycle of the installation is around 25 years.

The proposed solar installation would be for community supply, not a behind-the-meter system that generates electricity for onsite use. The installation would be connected to ComEd equipment and would supply power back to the utility grid for use by properties served by that system. A community solar project is supported by subscribers who receive credits on their energy bill for their share of the program; they do not receive electricity

directly from the solar installation. Subscribers can be individuals, businesses, municipalities, nonprofits, and other groups. For this project, subscribers would need to be located in ComEd's Illinois utility territory.

The physical arrangement and appearance of the installation would be very similar to an accessory solar installation that serves the building. The rooftop panels would not be visible from the ground, as they would be set back from the edge of the building and only rise about one foot above the roof surface. The ground equipment is similar to the equipment used for a building's electrical service. Dimension Energy proposes two installations on this building, one on each half of the roof, to be owned by two separate LLCs. Each installation would have an enclosed equipment area on the side of the building. There will also be an equipment area for ComEd's ground equipment at the north corner of the parking area near the access driveway. The ComEd equipment would not be enclosed but would be painted dark green for minimum visibility. Examples of recently completed Dimension Energy roof-mounted solar projects and their equipment are shown in Figures 3 through 7.

Staff does not believe that the proposed solar installation will have a negative effect on the area. The physical appearance is similar to a permitted accessory installation and is not out of character with an industrial site. The petitioner will have a lease and an agreement with the property owner that addresses maintenance, installation, and removal of the installation. The petitioner will be required to obtain all necessary building permits for the proposed project.

Conditions

If the Zoning Board desires to approve the Special Exception to allow a roof-mounted solar installation at 3300 Channahon Road, the following conditions would be included:

1. That a building permit shall be obtained.

Figure 1: Target distribution facility at 3300 Channahon Road (2025)



Figure 2: View of 3300 Channahon Road from Channahon Road (Route 6), looking south (May and June 2025)



Figure 3: Other Dimension Energy roof-mounted solar projects (Franklin, New Jersey and Moorestown, New Jersey)



Figure 4: Equipment example: MV Disconnect



Figure 5: Equipment example: Transformer

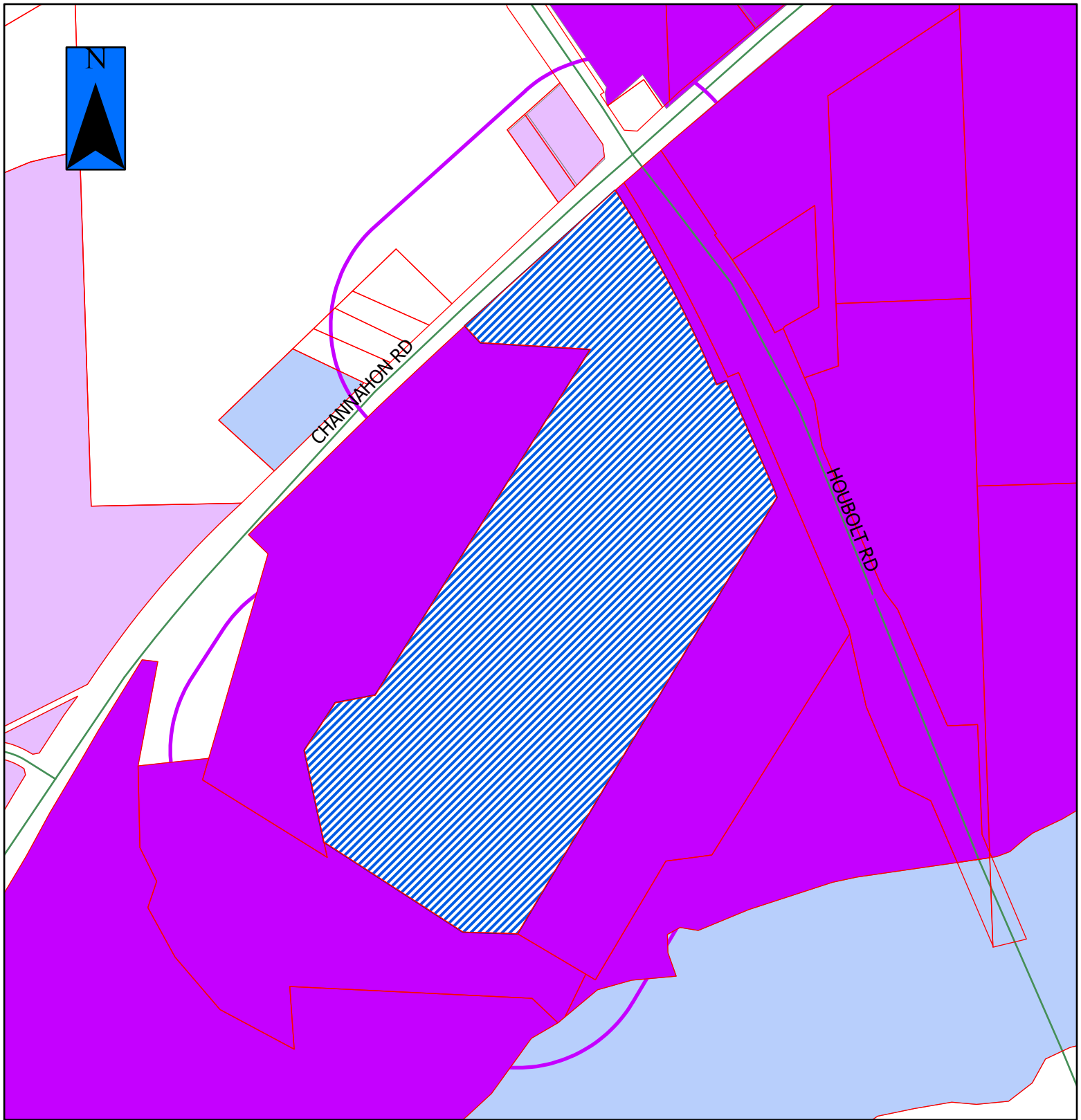


Figure 6: Equipment example: Switchgear



Figure 7: Building equipment enclosure example: chain-link fence with slats





2025-49



 = 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

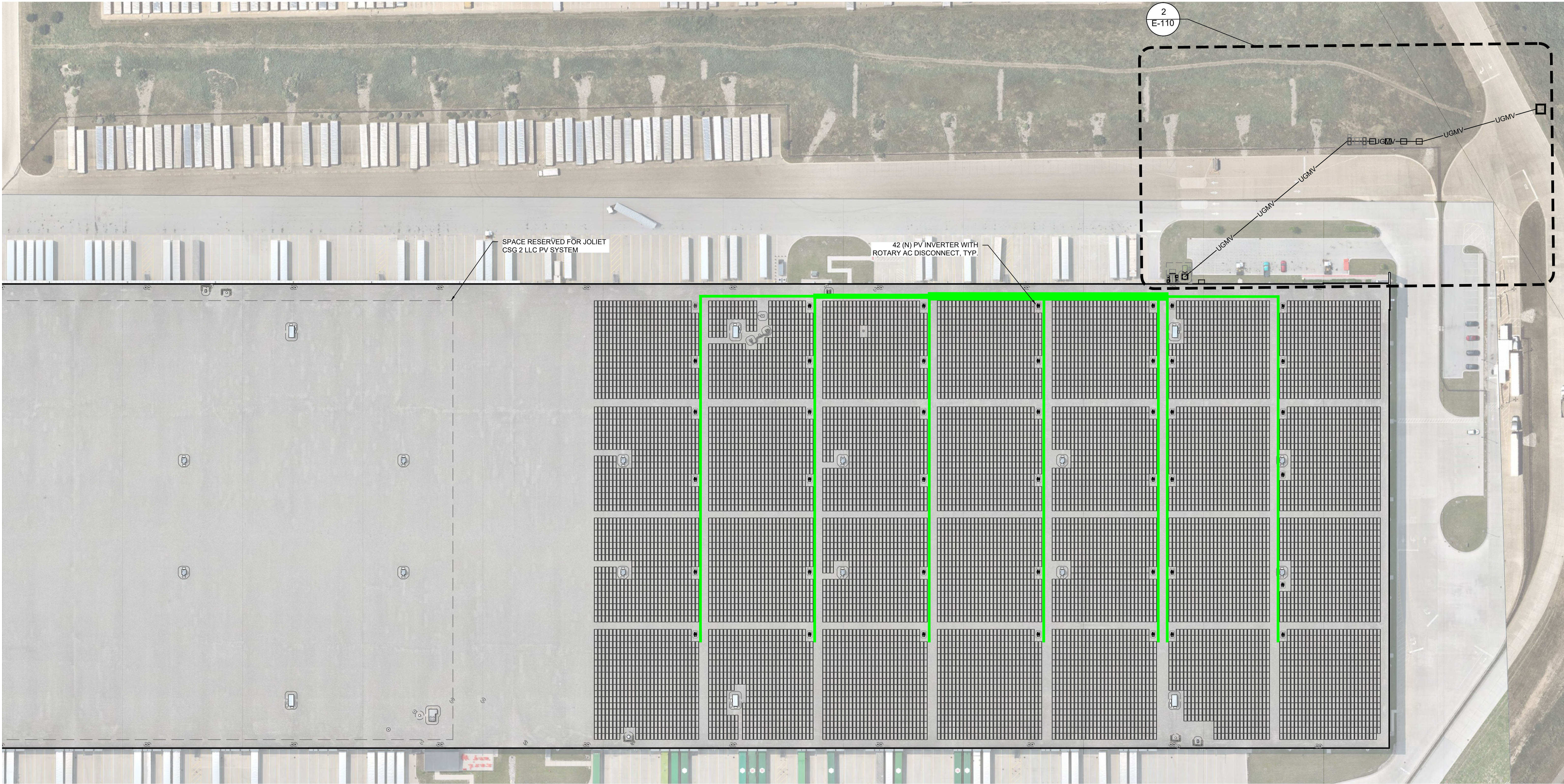


2025-49a



-  = Property in Question / Propiedad en cuestión
-  = 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)

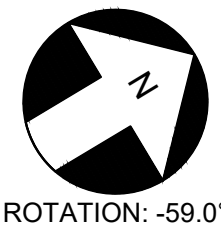
PRINTED: 08/09/25 FILE LOCATION: G:\Shared drives\SR-Clients\Dimension\RE\Projects - DRE\Joliet CSG 1 LLC\CADE-110 ELECTRICAL SITE PLAN.dwg



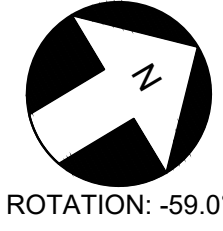
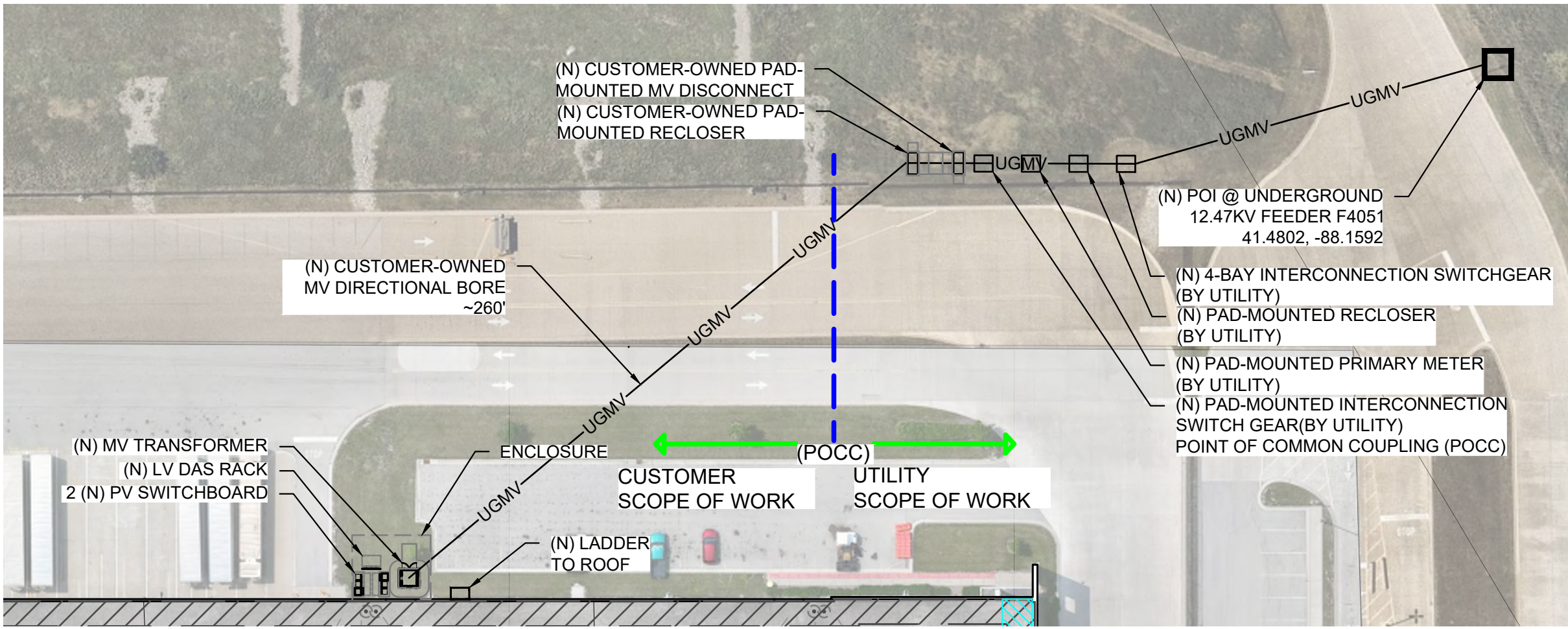
EQUIPMENT AREA DETAIL	
EQUIPMENT AREA #1	~1995 SF

LEGEND	
	PV MODULE
	FIRE SETBACK/ACCESS PATHWAY
	ROOF OBSTRUCTION
	SKYLIGHT (GRAVITY-OPERATED SMOKE AND HEAT VENT)
	OFFSET FROM OBSTRUCTION
	AC CONDUIT/CABLE TRAY PATH
	STRUCTURAL EXCLUSION ZONE

SHEET NOTES	
1	CONDUIT ROUTING IS DIAGRAMMATIC. CONTRACTOR SHALL DETERMINE BEST CONDUIT ROUTE.
2	LOCATE PULL BOXES AND EXPANSION JOINTS AS REQUIRED BY CODE AND THE SPECIFICATIONS. LFMC MAY BE USED WHERE APPROPRIATE TO ACCOUNT FOR THERMAL EXPANSION OF STEEL CONDUIT IN LIEU OF EXPANSION JOINTS.
3	KEEP PATHWAYS FREE OF OBSTRUCTIONS BY RUNNING CONDUIT AS CLOSE AS PRACTICAL TO PV ARRAY. LOCATE SERVICEABLE EQUIPMENT MORE THAN 10' FROM THE ROOF EDGE IF PARAPET IS NOT GREATER THAN 42" TALL, PER CBC 2022 ARTICLE 1015.6.
4	ENVIRONMENTAL SENSORS SHALL BE FIELD LOCATED UNLESS DRAWN EXPLICITLY.
5	INVERTERS SHALL BE LOCATED, AS SHOWN ON PLANS, TO MINIMIZE SHADING IMPACT ON PV MODULES WHEREVER POSSIBLE.



1 ELECTRICAL SITE PLAN
Scale: 1"=60'



2 EQUIPMENT AREA PLAN VIEW
Scale: 1"=50'

2315 LINCOLN AVE.
ALAMEDA, CA 94501
WWW.SOLREBEL.COM

THE INFORMATION CONTAINED IS INTENDED TO BE USED SOLELY FOR THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT. ALL INFORMATION IS CONFIDENTIAL AND SHALL NOT BE REPRODUCED, DISCLOSED TO THIRD PARTIES, OR USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF SOL REBEL AND ITS CLIENTS.

ATL (HQ)-3050 PEACHTREE RD.
SUITE 350, ATLANTA, GA 80305
WWW.DIMENSION-ENERGY.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

JOLIET CSG 1 LLC
PV PROJECT
3300 CHANNAHON ROAD
JOLIET, IL 60436

POCC/POI COORDINATES:
41.4802, -88.1592

REV.#	DESCRIPTION	DATE	DRAWN BY	CHECKED BY
A	30% SET	8/9/2025	KHI	APB

LINE IS 1"
AT FULL SIZE
IF NOT 1"
SCALE ACCORDINGLY

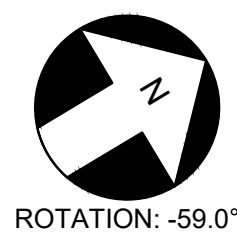
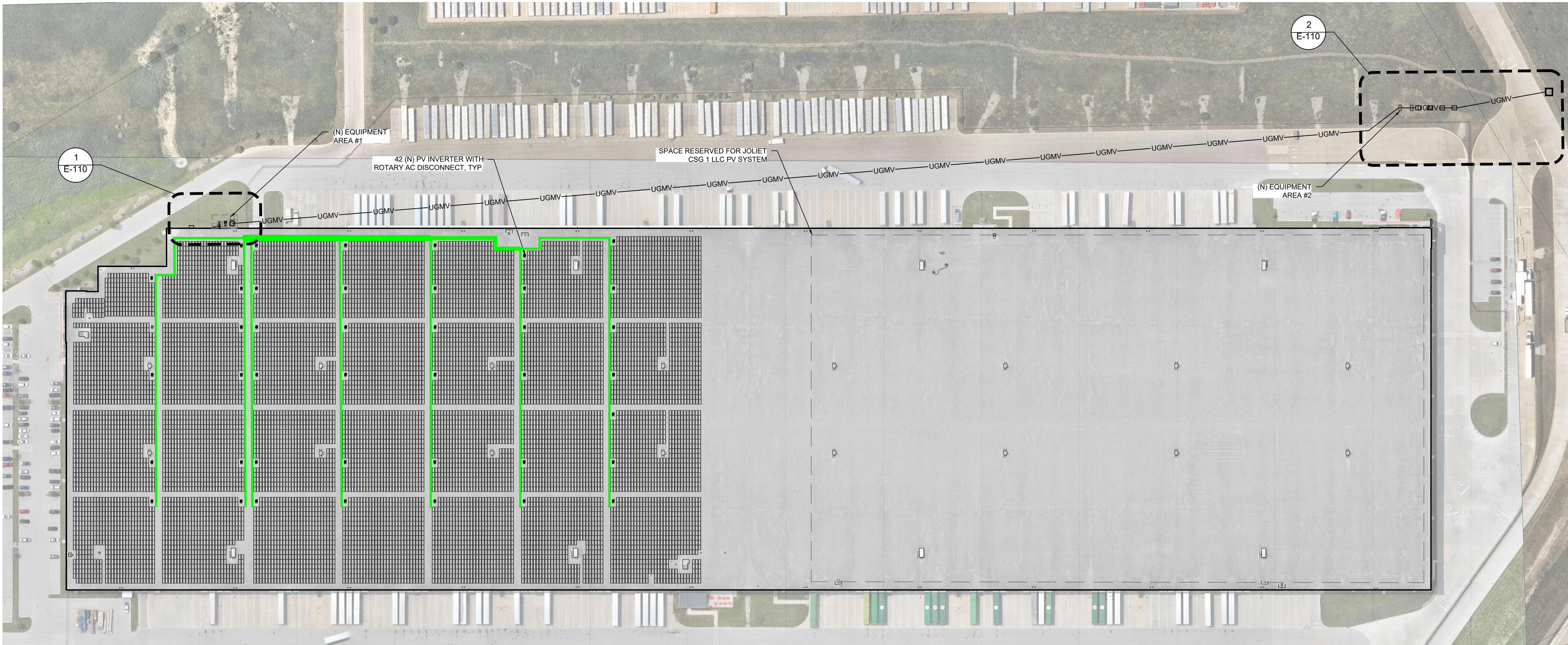
SHEET SIZE:
24" x 36"

SCALE:

SHEET TITLE:
ELECTRICAL SITE
PLAN

DRAWING NO.
E-110

PRINTED: 06/09/25 FILE LOCATION: G:\Shared drives\SR-Clients\Dimension\RE\Projects - DR\Joliet CSG 2 LLC\CAD-110 ELECTRICAL SITE PLAN.dwg



ELECTRICAL SITE PLAN

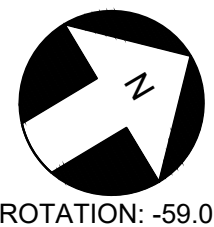
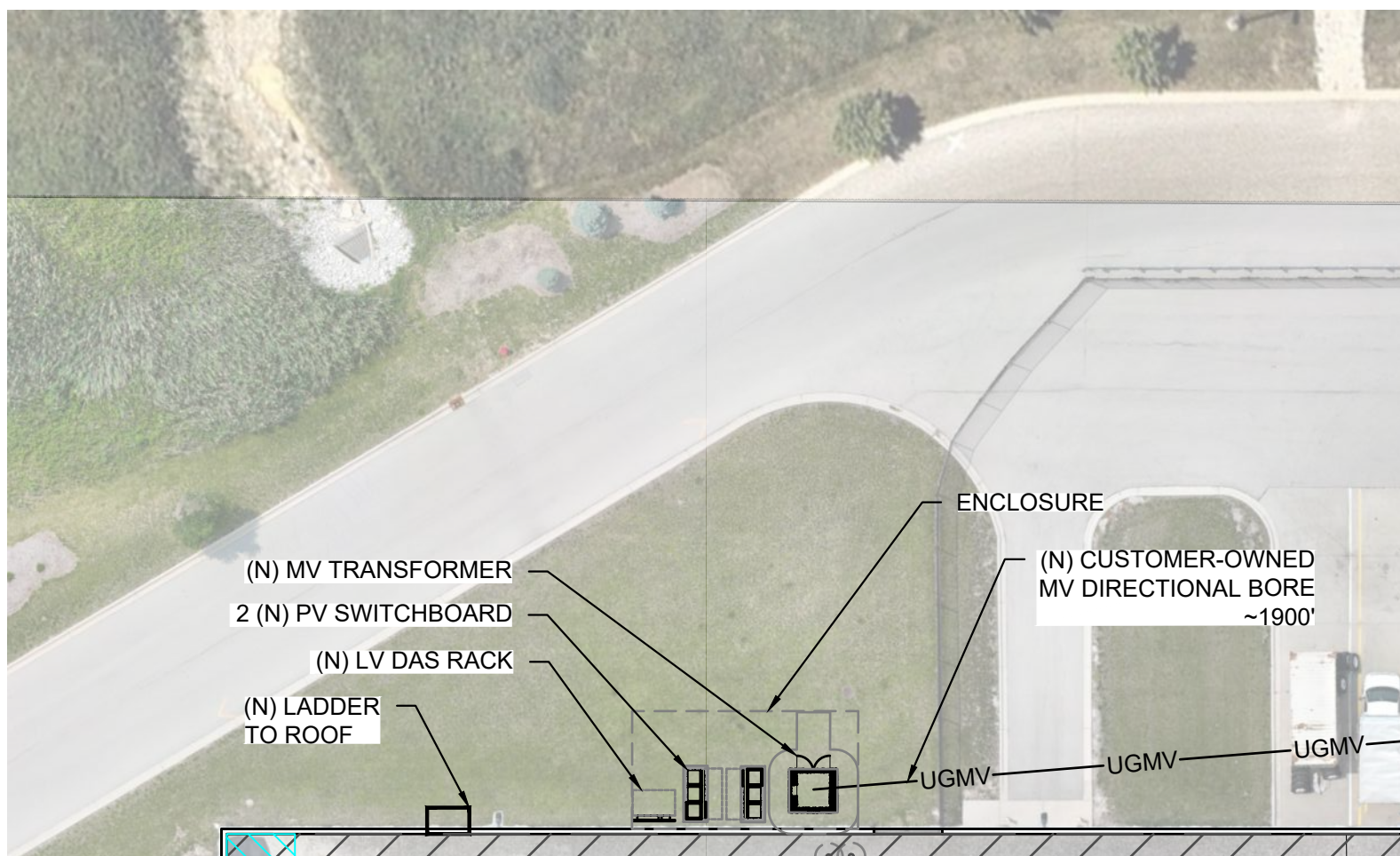
Scale: 1"=80'

EQUIPMENT AREA DETAIL	
EQUIPMENT AREA #1	~800 SF
EQUIPMENT AREA #2	~900 SF

LEGEND	
	PV MODULE
	FIRE SETBACK/ACCESS PATHWAY
	ROOF OBSTRUCTION
	SKYLIGHT (GRAVITY-OPERATED SMOKE AND HEAT VENT)
	OFFSET FROM OBSTRUCTION
	AC CONDUIT/CABLE TRAY PATH
	STRUCTURAL EXCLUSION ZONE

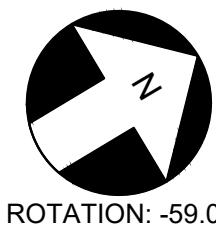
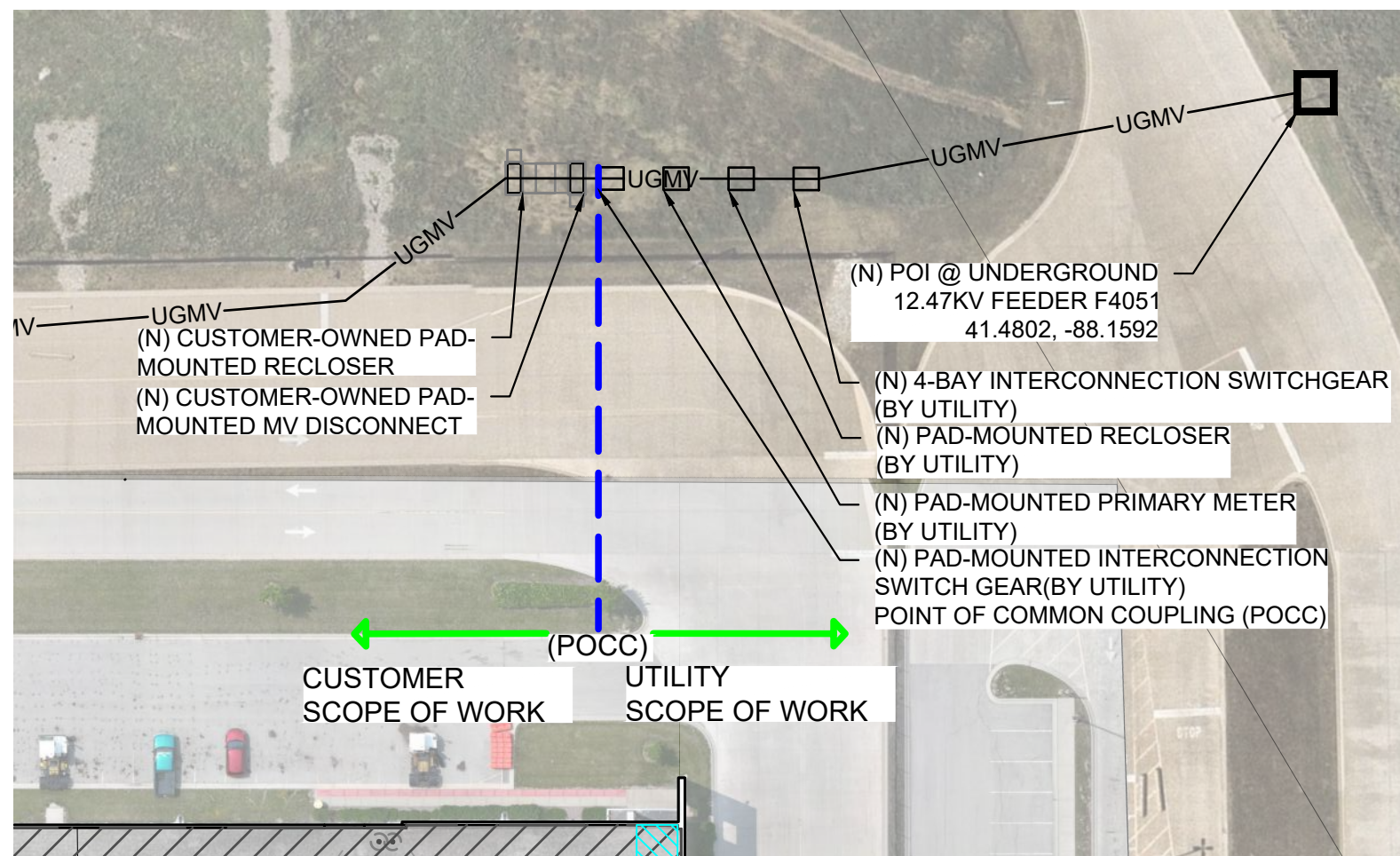
SHEET NOTES

- CONDUIT ROUTING IS DIAGRAMMATIC, CONTRACTOR SHALL DETERMINE BEST CONDUIT ROUTE.
- LOCATE PULL BOXES AND EXPANSION JOINTS AS REQUIRED BY CODE AND THE SPECIFICATIONS. LFMC MAY BE USED WHERE APPROPRIATE TO ACCOUNT FOR THERMAL EXPANSION OF STEEL CONDUIT IN LIEU OF EXPANSION JOINTS.
- KEEP PATHWAYS FREE OF OBSTRUCTIONS BY RUNNING CONDUIT AS CLOSE AS PRACTICAL TO PV ARRAY. LOCATE SERVICEABLE EQUIPMENT MORE THAN 10' FROM THE ROOF EDGE IF PARAPET IS NOT GREATER THAN 42" TALL, PER CBC 2022 ARTICLE 1015.6.
- ENVIRONMENTAL SENSORS SHALL BE FIELD LOCATED UNLESS DRAWN EXPLICITLY.
- INVERTERS SHALL BE LOCATED, AS SHOWN ON PLANS, TO MINIMIZE SHADING IMPACT ON PV MODULES WHEREVER POSSIBLE.



EQUIPMENT AREA PLAN VIEW

Scale: 1"=30'



EQUIPMENT AREA PLAN VIEW

Scale: 1"=50'



2315 LINCOLN AVE.
ALAMEDA, CA 94501
WWW.SOLREBEL.COM

THE INFORMATION CONTAINED IS INTENDED TO BE USED SOLELY FOR THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT. ALL INFORMATION IS CONFIDENTIAL AND SHALL NOT BE REPRODUCED, DISCLOSED TO THIRD PARTIES, OR USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF SOL REBEL AND ITS CLIENTS.



ATL (HQ): 3050 PEACHTREE RD.,
SUITE 350, ATLANTA, GA 30305
WWW.DIMENSION-ENERGY.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

JOLIET CSG 2 LLC
PV PROJECT
3300 CHANNAHON ROAD
JOLIET, IL 60436

POCC/POI COORDINATES:
41.4802, -88.1592

REV.#	DESCRIPTION	DATE	DRAWN BY	CHECKED BY
A	30% SET	8/8/2025	KHI	APB

LINE IS 1"
AT FULL SIZE
IF NOT 1"
SCALE ACCORDINGLY

SHEET SIZE:
24" x 36"

SHEET TITLE:
ELECTRICAL SITE
PLAN

DRAWING NO.
E-110

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 EXCEPTION

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 VARIATION IS REQUESTED: 3300 Channahon Rd, Joliet IL 60436

PETITIONER'S NAME: Cale Skagen - representative of Joliet CSG 1 LLC

HOME ADDRESS: 3050 Peachtree Rd NW Suite 350, Atlanta, GA ZIP CODE: 30305

BUSINESS ADDRESS: 3050 Peachtree Rd NW Suite 350, Atlanta, GA ZIP CODE: 30305

PHONE: (Primary) [REDACTED] (Secondary) _____

EMAIL ADDRESS: [REDACTED] FAX: _____

PROPERTY INTEREST OF PETITIONER: Lessee of roof and ground space for solar project

OWNER OF PROPERTY: CHANNAHON OWNER LLC (100% owner of property) c/o Alpha Industrial Properties

HOME ADDRESS: [REDACTED] ZIP CODE: [REDACTED]

BUSINESS ADDRESS: [REDACTED] ZIP CODE: [REDACTED]

EMAIL ADDRESS: [REDACTED] 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*):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 05-06-35-201-006 ;
_____; _____; _____.

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: ~1,100 FT DEPTH: ~3,350 FT AREA: 75.3 AC

PRESENT USE(S) OF PROPERTY: Logistics facility

PRESENT ZONING OF PROPERTY: I-2 (General Industrial Districts)

VARIATION/APPEAL REQUESTED: Special Exception to install a roof-mounted solar photovoltaic system for community supply.

RESPONSE TO SPECIAL EXCEPTION CRITERIA

An exception is a use permitted only after review of an application by the Board of Appeals or Commission other than the Administrative Official (Building Inspector), such review being necessary because the provisions of this Ordinance covering conditions, precedent or subsequent, are not precise enough to all applications without interpretation and such review is required by the Ordinance.

The “exception” differs from the “variance” in several respects. An exception does not require “undue hardship” in order to be allowable. The exceptions that are found in this Ordinance appear as “special approval” or review by Plan Commission, Legislative Body, or Board of Appeals. These land uses could not be conveniently allocated to one zone or another or the effects of such uses could not be definitely foreseen as of a given time. The general characteristics of these uses include one or more of the following:

- (a) They require large areas;
- (b) They are infrequent;
- (c) They sometimes create an unusual amount of traffic;
- (d) They are sometimes obnoxious or hazardous; and
- (e) They are required for public safety and convenience.

In addition to permitting the special exceptions otherwise specified in the Zoning Ordinance, the Board shall have authority to permit the following:

- (a) The temporary use of a building or premises in any district for a purpose of use that does not conform to the regulations prescribed by this chapter, provided that such use be of a true temporary nature and does not involve the erection of substantial buildings. Such permit shall be granted in the form of a temporary and revocable permit for not more than a 12-month period, subject to such conditions as will safeguard the public health, safety, convenience, and general welfare.

- (b) The temporary use of a building or premises in undeveloped sections for a purpose that does not conform to the regulations prescribed by this chapter, provided that such structure or use is of a true temporary nature, is promotive of or incidental to the development of such undeveloped sections, and does not involve the erection of substantial buildings. Such permit shall be granted in the form specified under sub-section (a) above.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. Briefly describe/explain the purpose of the request for an exception, including a timeframe for the use if applicable.

In discussing the proposed roof-mounted solar project with Planning staff, the existing ordinance was deemed to not have provisions for a roof-mounted community solar project such as this one. The installation is substantially located on the roof of the existing building, and will require a relatively small amount of ground-mounted electrical equipment which is able to be screened from view should the City determine its location requires screening. All efforts are made in the design phase to locate ground-level electrical equipment in appropriate locations. The design life of the project is approximately 25 years. The roof-mounted equipment will not be visible from ground level. The project will generate clean, reliable electricity locally, as well as tax revenue and energy savings for the City.

2. Identify the section of the Zoning Ordinance for which an exception is being requested.

N/A - community solar not specifically mentioned in ordinance

3. What impact would the granting of this special exception have upon the essential character of the general area?
Please include both positive and negative impacts.

The project will have no negative impact on the essential character of the general area, given its minimal visual impact and location of ground-level equipment set back substantially from the main road. Positive impacts include clean energy generation, tax revenue.

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, Rafael Dobrzynski, 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.

[Redacted Signature]

Petitioner's Signature

Owner's Signature

(If other than petitioner)

Subscribed and sworn to before me

this 19th day of August, 20 25

[Redacted Notary Signature]



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, MATTHEW SINGLETON, 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.

[Redacted Signature]

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me

this 2 day of September, 2025

[Redacted Notary Signature]

SEAN HORNBACK
NOTARY PUBLIC #22035132
STATE OF WASHINGTON
MY COMMISSION EXPIRES
11-16-26

PARCEL DESCRIPTION

Parcel ID No.: 05-06-35-201-006

The real property located in the City of Joliet, County of Will, State of Illinois, and more particularly described hereto:

LOT 1 IN KETONE BUSINESS CENTER UNIT 1 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 AUGUST 10, 2017 AS [DOCUMENT R2017-062996](#), 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:

3300 Channahon Rd, Joliet, IL 60436

PIN(s): 0506352010060000

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

CHANNAHON OWNER LLC (100% owner of property) c/o Alpha Industrial Properties

Contact: Matt Singleton

Address:

Phone:

E-MAIL:

FAX:

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☒ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

Joliet CSG 1 LLC - 100% owned by Dimension IL 1 LLC

Contact: Cale Skagen

Address: 3050 Peachtree Rd NW, Suite 350, Atlanta, GA 30305

Phone: [REDACTED]

E-MAIL: [REDACTED] FAX: [REDACTED]

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: [REDACTED]

DATE: 9/3/2025

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Cale Skagen - Project Development Manager - [REDACTED]

PRINT

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 EXCEPTION

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 VARIATION IS REQUESTED: 3300 Channahon Rd, Joliet IL 60436

PETITIONER'S NAME: Cale Skagen - representative of Joliet CSG 2 LLC

HOME ADDRESS: 3050 Peachtree Rd NW Suite 350, Atlanta, GA ZIP CODE: 30305

BUSINESS ADDRESS: 3050 Peachtree Rd NW Suite 350, Atlanta, GA ZIP CODE: 30305

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Lessee of roof and ground space for solar project

OWNER OF PROPERTY: CHANNAHON OWNER LLC (100% owner of property) c/o Alpha Industrial Properties

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: _____ 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*):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 05-06-35-201-006 ;
_____; _____; _____.

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: ~1,100 FT DEPTH: ~3,350 FT AREA: 75.3 AC

PRESENT USE(S) OF PROPERTY: Logistics facility

PRESENT ZONING OF PROPERTY: I-2 (General Industrial Districts)

VARIATION/APPEAL REQUESTED: Special Exception to install a roof-mounted solar photovoltaic system for community supply.

RESPONSE TO SPECIAL EXCEPTION CRITERIA

An exception is a use permitted only after review of an application by the Board of Appeals or Commission other than the Administrative Official (Building Inspector), such review being necessary because the provisions of this Ordinance covering conditions, precedent or subsequent, are not precise enough to all applications without interpretation and such review is required by the Ordinance.

The “exception” differs from the “variance” in several respects. An exception does not require “undue hardship” in order to be allowable. The exceptions that are found in this Ordinance appear as “special approval” or review by Plan Commission, Legislative Body, or Board of Appeals. These land uses could not be conveniently allocated to one zone or another or the effects of such uses could not be definitely foreseen as of a given time. The general characteristics of these uses include one or more of the following:

- (a) They require large areas;
- (b) They are infrequent;
- (c) They sometimes create an unusual amount of traffic;
- (d) They are sometimes obnoxious or hazardous; and
- (e) They are required for public safety and convenience.

In addition to permitting the special exceptions otherwise specified in the Zoning Ordinance, the Board shall have authority to permit the following:

- (a) The temporary use of a building or premises in any district for a purpose of use that does not conform to the regulations prescribed by this chapter, provided that such use be of a true temporary nature and does not involve the erection of substantial buildings. Such permit shall be granted in the form of a temporary and revocable permit for not more than a 12-month period, subject to such conditions as will safeguard the public health, safety, convenience, and general welfare.

- (b) The temporary use of a building or premises in undeveloped sections for a purpose that does not conform to the regulations prescribed by this chapter, provided that such structure or use is of a true temporary nature, is promotive of or incidental to the development of such undeveloped sections, and does not involve the erection of substantial buildings. Such permit shall be granted in the form specified under sub-section (a) above.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. Briefly describe/explain the purpose of the request for an exception, including a timeframe for the use if applicable.

In discussing the proposed roof-mounted solar project with Planning staff, the existing ordinance was deemed to not have provisions for a roof-mounted community solar project such as this one. The installation is substantially located on the roof of the existing building, and will require a relatively small amount of ground-mounted electrical equipment which is able to be screened from view should the City determine its location requires screening. All efforts are made in the design phase to locate ground-level electrical equipment in appropriate locations. The design life of the project is approximately 25 years. The roof-mounted equipment will not be visible from ground level. The project will generate clean, reliable electricity locally, as well as tax revenue and energy savings for the City.

2. Identify the section of the Zoning Ordinance for which an exception is being requested.

N/A - community solar not specifically mentioned in ordinance

3. What impact would the granting of this special exception have upon the essential character of the general area?
Please include both positive and negative impacts.

The project will have no negative impact on the essential character of the general area, given its minimal visual impact and location of ground-level equipment set back substantially from the main road. Positive impacts include clean energy generation, tax revenue.

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)

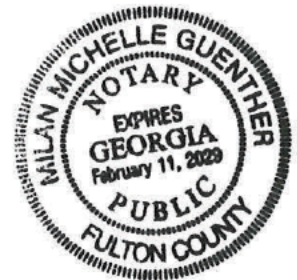
I, Rafael Dobrzynski, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me

this 19th day of August, 2025



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 ^{Washington} ~~ILLINOIS~~ ss
COUNTY OF ~~WILL~~ ^{Thurston}

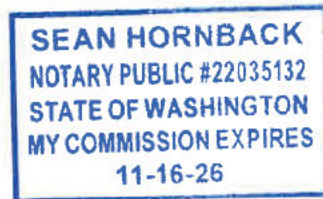
I, MATTHEW SINGLETON, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.



Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 2 day of Sep, 2025





PARCEL DESCRIPTION

Parcel ID No.: 05-06-35-201-006

The real property located in the City of Joliet, County of Will, State of Illinois, and more particularly described hereto:

LOT 1 IN KETONE BUSINESS CENTER UNIT 1 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 AUGUST 10, 2017 AS [DOCUMENT R2017-062996](#), 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:

3300 Channahon Rd, Joliet, IL 60436

PIN(s): 0506352010060000

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

CHANNAHON OWNER LLC (100% owner of property) c/o Alpha Industrial Properties

Contact: Matt Singleton

Address:

Phone:

E-MAIL:

FAX:

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☒ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

Joliet CSG 2 LLC - 100% owned by Dimension IL 1 LLC

Contact: Cale Skagen

Address: 3050 Peachtree Rd NW, Suite 350, Atlanta, GA 30305

Phone: [REDACTED]

E-MAIL: [REDACTED] FAX: [REDACTED]

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: [REDACTED]

DATE: 9/3/2025

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Cale Skagen - Project Development Manager - [REDACTED]

PRINT

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, October 16, 2025

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Ralph Bias

Ed Hennessy

Bob Nachtrieb

Debbie Radakovich

Brigette Roehr

Jane McGrath Schmig

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, Debbie Radakovich, Brigitte Roehr, Jane McGrath Schmig and Jesse Stiff
Absent	Bob Nachtrieb

ALSO PRESENT: Community Development Director Dustin Anderson, Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Deputy Director of Engineering Sean Mikos, Planner Raymond Heitner, Planner Francisco Jimenez, Planner Helen Miller, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 9-18-25

[TMP-9025](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 9-18-25.pdf](#)

A motion was made by Debbie Radakovich, seconded by Ralph Bias, to approve Zoning Board of Appeals Meeting Minutes 9-18-25. The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr and Stiff

Absent: Nachtrieb

Abstain: McGrath Schmig

Planning Director Jayne Bernhard explained Petition 2025-45 was withdrawn.

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-40: A Variation on maximum fence height to allow a 6-foot fence in a corner side yard, located at 2916 Reflection Drive. (COUNCIL DISTRICT #1)

[TMP-9027](#)

Attachments: [ZBA2025-40 \(2916 Reflection Drive\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Araceli Avalos and Karina

Vega appeared on behalf of the petition. In response to the Board's questions, a discussion was held regarding whether the neighbor was aware of the proposed fence height and relocation, clarification that the variation request pertained to fence height and relocation, public notification, and staff's recommendation. No members of 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 2025-40: A Variation on maximum fence height to allow a 6-foot fence in a corner side yard, located at 2916 Reflection Drive. (COUNCIL DISTRICT #1). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich and Stiff

Nay: Roehr and McGrath Schmig

Absent: Nachtrieb

PETITION 2025-41: A series of Variations on landscape requirements and parking lot design standards to allow the reconstruction of existing parking lots, located West of N. Eastern Avenue at Van Buren Street. (COUNCIL DISTRICT #4)

[TMP-9028](#)

Attachments: [ZBA 2025-41 \(Eastern and Van Buren\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Joe Hammer of Will Group Engineering and Brian Paczesny of Joliet Township High School District 204 appeared on behalf of the petition. There were no questions or comments from the Board. No members of the public spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Brigitte Roehr, to approve PETITION 2025-41: A series of Variations on landscape requirements and parking lot design standards to allow the reconstruction of existing parking lots, located West of N. Eastern Avenue at Van Buren Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

PETITION 2025-42: A series of Variations on signage to allow wall and monument signs, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2)

[TMP-9029](#)

Attachments: [ZBA 2025-42 \(2121 W Jefferson St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Kuntal Shah and Yusuf Oner appeared on behalf of the petition. In response to the Board's questions, Mr.

Shah and Mr. Oner explained that the signs would be lighted, they have permission to sell cannabis at the site, and they did not consult neighboring businesses about the pole sign. Ms. Bernhard explained that the votes on the variances could be taken separately. Ms. Schmig commented on signage along Jefferson Street. No members from the public spoke in favor of or in opposition to the petition.

After the vote, Mr. Shah responded to Mr. Bias's question regarding net sales and the City's percentage.

A motion was made by Brigitte Roehr, seconded by Jane McGrath Schmig, to deny a Variation to reduce the required setback for a pole sign from 15 feet to 1 foot, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion failed by the following vote:

Aye: Radakovich, Roehr and McGrath Schmig

Nay: Bias, Hennessy and Stiff

Absent: Nachtrieb

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve a Variation to reduce the required setback for a pole sign from 15 feet to 1 foot, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion failed by the following vote:

Aye: Bias, Hennessy and Stiff

Nay: Radakovich, Roehr and McGrath Schmig

Absent: Nachtrieb

A motion was made by Brigitte Roehr, seconded by Ralph Bias, to approve a Variation to allow a wall sign that does not face a public way (east side), located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

A motion was made by Brigitte Roehr, seconded by Ralph Bias, to approve a Variation to increase the total permitted sign area from 200 feet to 234 feet, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

PETITION 2025-43: A series of Variations to allow

[TMP-9030](#)

**construction of a new commercial building, located at 103 or 105 S. Briggs Street or 1522 E. Washington Street.
(COUNCIL DISTRICT #5)**

Attachments: [ZBA 2025-43 \(101 S Briggs St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Michael Caldwell of Caldwell Engineering appeared on behalf of the petition. In response to questions from Mr. Bias and Ms. Schmig, Mr. Caldwell explained that the building would be a tear-down, that he would speak to his client about adding a bike rack, and that construction was anticipated to begin in spring. No members of 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 2025-43: A series of Variations to allow construction of a new commercial building, located at 103 or 105 S. Briggs Street or 1522 E. Washington Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

**PETITION 2025-44: A series of Variations to allow
construction of a new detached garage, located at 703
Clement Street. (COUNCIL DISTRICT #4)**

[TMP-9031](#)

Attachments: [ZBA 2025-44 \(703 Clement\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Saul Rodriguez appeared on behalf of the petition. In response to Mr. Bias's question, Mr. Rodriguez explained he lived at the property for four years. There was a discussion about the setbacks of garages along the alleyway. No members of the public spoke in favor of or in opposition to the petition.

A motion was made by Brigitte Roehr, seconded by Ralph Bias, to approve PETITION 2025-44: A series of Variations to allow construction of a new detached garage, located at 703 Clement Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

**PETITION 2025-45: A Special Use Permit to allow an
expansion of an existing home daycare business, located at
913 Plaintain Drive. (COUNCIL DISTRICT #3)**

[TMP-9032](#)

****WITHDRAWN****

Attachments: [ZBA 2025-45 \(913 Plaintain Drive\).pdf](#)

Ms. Bernhard explained Petition 2025-45 was withdrawn.

PETITION 2025-46: A Special Use Permit to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5)

[TMP-9033](#)

PETITION 2025-47: A series of Variations to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2025-46 2025-47 \(Vera Ct\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Nathaniel Washburn of KGG LLC and Charles Sharp appeared on behalf of the petition. In response to Mr. Bias's questions, Ms. Bernhard explained the Payment in Lieu of Taxes (PILOT) program, and Mr. Washburn explained the lot was paved, but not currently in use. No members of the public spoke in favor of or in opposition to the petition.

After the vote, Mr. Bias asked how many parking spaces were available, and Mr. Washburn responded that there were six.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve PETITION 2025-47: A series of Variations to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

A motion was made by Ralph Bias, seconded by Jane McGrath Schmig, to approve PETITION 2025-46: A Special Use Permit to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

PETITION 2025-48: A series of Variations to allow the continuation of a landscaping business, located at 18 Henderson Avenue. (COUNCIL DISTRICT #4)

[TMP-9034](#)

Attachments: [ZBA 2025-48 \(18 Henderson Avenue\) Staff Report v2 Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Nathaniel Washburn of KGG LLC appeared on behalf of the petition. In response to the Board's questions, Mr. Washburn discussed potential next steps for the site, and Ms. Bernhard explained that the Planning and Neighborhood Services divisions handle code

enforcement. No members of the public spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Brigitte Roehr, to approve PETITION 2025-48: A series of Variations to allow the continuation of a landscaping business, located at 18 Henderson Avenue. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

PETITION 2025-49: A Special Exception to allow a roof-mounted solar installation, located at 3300 Channahon Road. (COUNCIL DISTRICT #5)

[TMP-9039](#)

Attachments: [ZBA 2025-49 \(3300 Channahon Rd\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Cale Skagen of Dimension Energy appeared on behalf of the petition and gave a presentation on community solar. In response to the Board's questions, Mr. Skagen explained that the program partners with ComEd and provides customers a discounted rate on their ComEd bills. He also described the number of community solar locations. A member of the public, Ron Swetnam, inquired about the weight of solar panels and snow. Mr. Skagen responded that a structural feasibility report and site visit were completed.

A motion was made by Ralph Bias, seconded by Brigitte Roehr, to approve PETITION 2025-49: A Special Exception to allow a roof-mounted solar installation, located at 3300 Channahon Road. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

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, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 621-25

File ID: 621-25

Type: Ordinance

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/05/2025

Department:

Final Action:

Title: Ordinance Approving a Special Exception to Allow a Roof-Mounted Solar Installation, Located at 3300 Channahon Road (ZBA 2025-49)

Agenda Date: 11/18/2025

Attachments: Ordinance - Special Exception ZBA 2025-49.docx,
Concept Plan 2025-49.pdf, ZBA Staff Report Packet
2025-49.pdf, Zoning Board of Appeals Minutes
10-16-25.pdf

Entered by: hmiller@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/13/2025	Gina Logalbo	Approve	11/7/2025
1	2	11/14/2025	Dustin Anderson	Approve	11/18/2025
1	3	11/14/2025	Todd Lenzie	Approve	11/18/2025
1	4	11/14/2025	Beth Beatty	Approve	11/18/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 623-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Kevin Sing, Director of Finance

SUBJECT:

Resolution Accepting the 2025 Powering the Holidays Grant from the Metropolitan Mayors Caucus in Partnership with ComEd for the 2025 Grant Fiscal Year

BACKGROUND:

Every year the Metropolitan Mayors Caucus in partnership with ComEd offers a holiday lights grant called the ComEd Powering the Holidays Program. This grant aims to celebrate community, foster respect, and provide a pathway for people to gain a sense of belonging in their communities through holiday programs. The Metropolitan Mayors Caucus received over 80 applications this year and was able to award 25 grants.

As a member of the Caucus, the City of Joliet applied for and was awarded a grant in the amount of \$2,500, with \$500 in matching funds to purchase energy-efficient holiday lights for City Square.

This item will be reviewed at the November 18, 2025 Finance Committee

RECOMMENDATION:

Based on the above, it is recommended that Mayor and City Council approve the Resolution Accepting the 2025 Powering the Holidays Grant from the Metropolitan Mayors Caucus in Partnership with ComEd for the 2025 Grant Fiscal Year.

RESOLUTION NO.

RESOLUTION ACCEPTING THE 2025 POWERING THE HOLIDAYS GRANT FROM THE METROPOLITAN MAYORS CAUCUS IN PARTNERSHIP WITH COMED FOR THE 2025 GRANT FISCAL YEAR

WHEREAS, the City of Joliet was notified that it was awarded a \$2,500.00 Powering the Holidays Grant from the Metropolitan Mayors Caucus in partnership with ComEd for the 2025 Grant Fiscal Year for holiday lighting in City Square; and

WHEREAS, these grant funds will assist the City of Joliet in positively promoting the 2025 holiday season in City Square; and

WHEREAS, the City of Joliet is dedicated to applying for grants for programming and initiatives to support special events and is recommending that the Joliet City Council accept the 2025 Powering the Holidays grant funds; and

WHEREAS, the Grant Award will contribute to the purchase and installation of holiday lights for the Light Up the Holidays festival and lighting throughout the holiday season in City Square; and

WHEREAS, the Mayor and City Council have determined that it is in the City's best interest to accept the 2025 Powering the Holidays Grant from the Metropolitan Mayors Caucus in partnership with ComEd in the amount of \$2,500.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby find the recitals contained in this preamble to this Resolution are true, correct, and complete and are hereby incorporated into this Resolution by reference.

SECTION 2: The City Manager is hereby authorized to execute grant documents and accept the 2025 Powering the Holiday Grant funds

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

PASSED this_____ day of _____,20_____.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____



**Powering the Holidays 2025
Recipient Assurances and Requirements**

Cooperating Agencies

Administrator: Metropolitan Mayors Caucus (Caucus)

Funder: ComEd

A. Scope of Work

The grant application submitted by the recipient serves as the *Scope of Work* for the grant project. You must complete the work as proposed. Prior approval is required for any change such as:

- change in the scope or the objective of the project (even if there is no associated budget revision).
- change in a key person specified in the application or award document.
- significant changes in local match.

B. Use of Funds

Funds are to be expended only for services and goods described in the Scope of Work and Budget, submitted at the time of application.

C. Notification

The recipient shall immediately notify the Caucus of changes that impact the timely completion of activities supported under this grant. This notification shall include a statement of the action taken or contemplated, and any assistance needed to resolve the situation.

D. Close-Out Procedure

Grant recipient will submit the "Final Project Report" to the administrator. Submission of the final report will effectively close out the project. Recipients must submit a completed *Final Report* describing accomplishments relative to the *Scope of Work* is due at project completion. A *Reimbursement Request* detailing the expenditures related to the grant project must accompany the *Final Report*. The *Final Project Report* must also contain documentation of accomplishments, grant expenditures, and matching expenditures. Please follow the directions within the Final Project Report.

E. Payment Procedures

The Metropolitan Mayors Caucus will reimburse grant recipients for successful completion of the Scope of Work as documented by the *Final Report*. Recipients may only receive one payment at the successful conclusion of the project for actual expenditures (not-to-exceed the Grant Award). An invoice and financial documents must be submitted to the Metropolitan Mayors Caucus no later than **March 31, 2026**, via email.

Retain these terms for your records. You agree to these terms by signing the Award Acceptance Form.



2025 Powering the Holidays Grant Acceptance Form

Recipient organization: City of Joliet

Name of Holiday Lighting Event: City Square Holiday Lighting

Source of Funds: ComEd

The Powering the Holidays ***Recipient Assurances and Requirements*** document has been reviewed and approved for signature. Signature below certifies that the individuals listed in this document are authorized to act in their respective areas for matters related to this agreement.

For recipient organization:

SIGNATURE OF AUTHORIZED REPRESENTATIVE

DATE

PRINT NAME

TITLE

For the Metropolitan Mayors Caucus:

NEIL C. JAMES
EXECUTIVE DIRECTOR
METROPOLITAN MAYORS CAUCUS

DATE

Send to:

Ben Schnelle
Metropolitan Mayors Caucus
bschnelle@mayorscaucus.org

Please send signed acceptance form to bschnelle@mayorscaucus.org. One counter-signed original will be returned to you.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 623-25

File ID: 623-25

Type: Resolution

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/04/2025

Department: Finance

Final Action:

Title: Resolution Accepting the 2025 Powering the Holidays Grant from the Metropolitan Mayors Caucus in Partnership with ComEd for the 2025 Grant Fiscal Year

Agenda Date: 11/18/2025

Attachments: Resolution, Recipient Assurances and Requirements
2025 Powering the Holidays.pdf, Grant Acceptance
Form 2025 Powering the Holidays_Joliet.pdf

Entered by: rgatson@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	11/13/2025	Gina Logalbo	Approve	11/12/2025
2	2	11/13/2025	Kevin Sing	Approve	11/17/2025
2	3	11/13/2025	Todd Lenzie	Approve	11/17/2025
2	4	11/14/2025	Beth Beatty	Approve	11/17/2025



Memo

File #: 624-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Kevin Sing, Director of Finance

SUBJECT:

Resolution Authorizing the Execution of an Intergovernmental Agreement Between Central Will Dial-A-Ride and the County of Will and the Acceptance of Grant Funds under Title XX of the Social Security Act

BACKGROUND:

The City of Joliet is a participant in the Central Will Dial-A-Ride Paratransit Service with Homer Township, Joliet Township, Lockport Township, Troy Township, and Jackson Township. This service provides Paratransit Services for seniors (over age 60) and disabled residents within the City of Joliet and member townships. Historically, Central Will Dial-A-Ride contracts with Pace to provide this service.

Will County's Access Will program provides the same service to Will County residents not served by Central Will communities. This action will transfer the Central Will paratransit service from the communities to Will County. Will County currently contracts with PACE and will manage the program. The Intergovernmental Agreement outlines the service level and transition of funding from Central Will communities to the Access Will program and the County. The funding structure transitions to Will County fully funding the program in 2031 and beyond.

The City of Joliet is also the recipient of a grant from Title XX of the Social Security Act. This grant is currently approximately \$76,000. This grant is used to offset the cost of the program. The City will continue to use the grant to offset the cost of the Central Will Paratransit program.

Funds are programmed in the 2025 Budget (Org.03001000, Object: 54800) for this service.

This item will be reviewed at the November 18, 2025, Finance Committee.

CONCLUSION:

The City of Joliet, in collaboration with several townships, participates in the Central Will Dial-A-Ride Paratransit Service, providing essential transportation for seniors and disabled residents. This service, historically managed by Pace, will transition to Will County's management under the Access Will program. Additionally, the City of Joliet benefits from a Title XX grant to offset program costs.

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council approve the Resolution Authorizing the Execution of an Intergovernmental Agreement Between Central Will Dial-A-Ride and

the County of Will and the Acceptance of Grant Funds under Title XX of the Social Security Act.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN CENTRAL WILL DIAL-A-RIDE AND THE COUNTY OF WILL AND THE ACCEPTANCE OF GRANT FUNDS UNDER TITLE XX OF THE SOCIAL SECURITY ACT

WHEREAS, the City of Joliet, Homer Township, Joliet Township, Lockport Township, Troy Township, Jackson Township, and the County of Will (collectively, the “Parties”) have determined that it is in the best interests of their residents to consolidate and transfer management of Central Will Dial-A-Ride to Will County’s Dial-A-Ride service, Access Will County; and

WHEREAS, Section 10 of Article VII of the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) authorize units of local government to contract and cooperate with one another to exercise their powers and responsibilities; and

WHEREAS, the Parties have negotiated an Intergovernmental Agreement (“Agreement”) setting forth the terms and conditions for the consolidation and transfer of service, including funding, oversight, and operational responsibilities, a copy of which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, Funds are available from the Illinois Department of Human Services, under Title XX of the Social Security Act, to offset the costs of providing transportation services to persons with disabilities and the elderly, assisting them in achieving or maintaining self-sufficiency; and

WHEREAS, the City of Joliet finds that approval of the Agreement is in the best interests of the City and its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOLIET, AS FOLLOWS:

SECTION 1: The foregoing recitals are incorporated into this Resolution as findings of the City Council.

SECTION 2: The Intergovernmental Agreement between Central Will Dial-A-Ride and the County of Will, substantially in the form attached hereto as Exhibit A, is hereby approved.

SECTION 3: The City Manager is hereby authorized and directed to execute the Agreement and any related documents, and to take any and all actions necessary or appropriate to implement the Agreement and carry out its intent.

SECTION 4: The City Manager is hereby authorized to apply for, and accept, any and all funds made available by the State of Illinois, through Title XX of the Social Security Act, to offset the cost of providing paratransit services for persons with disabilities and the elderly during the term of the intergovernmental agreement.

SECTION 5: This Resolution shall be in full force and effect from 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: _____

INTERGOVERNMENTAL AGREEMENT BETWEEN CENTRAL WILL DIAL-A-RIDE AND THE COUNTY OF WILL

THIS AGREEMENT, is made by and between the CITY OF JOLIET, an Illinois home-rule municipality, acting by and through its City Council hereinafter referred to as “City”, HOMER TOWNSHIP, an Illinois township, acting by and through its Township Board hereinafter referred to as “Homer Township”, JOLIET TOWNSHIP, an Illinois township, acting by and through its Township Board hereinafter referred to as “Joliet Township”, LOCKPORT TOWNSHIP, an Illinois township, acting by and through its Township Board hereinafter referred to as “Lockport Township”, TROY TOWNSHIP, an Illinois township, acting by and through its Township Board hereinafter referred to as “Troy Township”, JACKSON TOWNSHIP, an Illinois township, acting by and through its Township Board hereinafter referred to as “Jackson Township”, and the COUNTY OF WILL, a body corporate and politic, acting through its County Board members hereinafter referred to as “County”. The governmental entities previously listed above will be collectively referred to as the “Parties”. This Agreement is for the purpose of consolidating and transfer of management of Central Will Dial-A-Ride to Will County’s Dial-A-Ride service Access Will County.

RECITALS

WHEREAS, 5 ILCS 220/1 et seq. provides that any power or powers, privileges or authority exercised or which may be exercised by a public agency of this State may be exercised and enjoyed jointly with any other public agency of this State; and

WHEREAS, the Parties are public agencies as that term is defined in the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*); and

WHEREAS, the City, Homer Township, Joliet Township, Lockport Township, Troy Township, and Jackson Township manage and fund a dial-a-ride system (“Central Will”); and

WHEREAS, the County manages and funds a dial-a-ride system (“Access Will County”); and

WHEREAS, Pace Suburban Bus provides and manages the transportation services for the dial-a-ride systems (“Central Will” and “Access Will County”); and

WHEREAS, it is in the best interests of the citizens of Central Will and Access Will County that more efficient and expanded service delivery models be established; and

WHEREAS, the County is willing and able to service Central Will dial-a-ride users within Access Will County; and

WHEREAS, the Parties, in order to facilitate the transfer of service and responsibilities desire to further define the rights and obligations of each party.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter set forth and other good and valuable consideration, receipt of which is hereby acknowledged, and pursuant to the powers of intergovernmental cooperation, it is agreed by and between the parties hereto as follows:

Section 1. Recitals. The recitals herein above set forth are hereby incorporated in this Paragraph 1 as if said recitals were fully set forth herein.

Section 2. Obligations and Responsibilities.

A. Upon the effective date of this Agreement, the County shall:

1. Ensure registered eligible riders who have utilized dial-a-ride within the last two years of operation of Central Will are automatically enrolled within Access Will County.
2. Provide Dial-A-Ride services under Access Will County to Central Will County residents as identified in Exhibit A. Will County reserves the right to amend the service area outlined in Exhibit A at any time and with seven (7) days notice to the Parties. The County shall not reduce or materially alter the Service Area in Exhibit A without the prior written consent of the affected Township(s), not to be unreasonably withheld. Any expansion that increases costs requires the written agreement of the paying Parties and a corresponding cost allocation adjustment.
3. Manage and oversee the operations of Access Will County Dial-A-Ride.
4. Be responsible for development, implementation, and oversight of compliance with administrative policies and/or procedures.
5. Coordinate with Pace to ensure service standards are maintained.
6. Provide monthly ridership reports as supporting documentation for invoices sent to individual members of Central Will.

B. Upon the effective date of this Agreement, the City shall:

1. Transfer over Title XX grant or act as a pass through for the grant funding.
2. Cease operation of Central Will Dial-a-Ride.
3. Assist with ridership registration of residents to the best of their ability.

C. Upon the effective date of this Agreement, Homer Township, Joliet Township, Lockport Township, Troy Township, and Jackson Township shall:

1. Cease operation of Central Will Dial-a-Ride.
2. Assist with ridership registration of residents to the best of their ability

Section 3. Funding. The Parties agree to fund the cost of operating Access Will County to residents that reside within Homer Township, Joliet Township, Lockport Township, Troy Township, or Jackson Township as follows:

County Fiscal Year (December- November)	Central Will Contribution	County Contribution
FY 26	100%	0%
FY 27	80%	20%
FY 28	60%	40%
FY 29	40%	60%
FY 30	20%	80%
FY31 Onward	0%	100%

In 2027, Will County will assume responsibility for twenty percent (20%) of Central Will Dial-a-Ride's operating costs annually consistent with the Table in Section 3. From FY31 onward the County shall take on complete funding and no cost share shall be expected from Central Will.

The County will calculate the costs for each entity participating based on ridership data for that entity as received by Pace for billing. The City of Joliet will be responsible for sixty percent (60%) of the operating costs of Central Will Dial-a-Ride. The remaining forty percent (40%) shall be apportioned among the Township Parties based upon ridership.

The total invoice Will County receives from Pace for Access Will County Dial-a-Ride is determined by taking the Total Operating Expenses and subtracting the Liquidated Damages, subtracting the Operating Cost Subsidy, subtracting the Call Center Subsidy, subtracting the Fare Revenue Collected, and adding the Call Center Cost. The Total Cost per Trip is determined by dividing the Total Operating Expenses, minus the Liquidated Damages and Operating Cost Subsidy, by the total number of trips. The total number of trips includes trips taken by Riders and their Companions but excludes trips taken by Personal Care Attendants and service animals.

The total invoice submitted to the Central Will parties each month will be determined by the percentage of ridership from residents registered in Homer Township, Jackson Township, Joliet Township, Lockport Township, and Troy Township. For example, if the Central Will townships represent forty-five percent (45%) of the monthly ridership, then approximately forty-five percent (45%) of the total invoice Will County receives from Pace will be invoiced to the Central Will parties.

As stated above, the City of Joliet will be responsible for sixty percent (60%) of the total invoice Will County submits to the Central Will parties. From the remaining forty percent (40%), each township's invoiced amount is determined by multiplying the number of trips taken by its residents by the Total Cost per Trip and subtracting the Fare Revenue Collected by its riders. This

figure is added to the Call Center Cost divided by the product of the number of township trips divided by the total number of Central Will trips. When written out as a formula, the total invoice to each township reads:

$$([Total\ Township\ Trips \times Total\ Cost\ per\ Trip + Township\ Fare\ Revenue\ Collected] \times 40\%) + ([Total\ Central\ Will\ Call\ Center\ Cost \times (Total\ Township\ Trips / Total\ Central\ Will\ Trips)] \times 40\%)$$

Beginning in 2027, the total invoice submitted to the Central Will parties from Will County, calculated by the invoice Will County receives from Pace, will be reduced by twenty percent (20%) annually as Will County will assume responsibility for an increasing share of the program cost. As outlined in the table above, the graduated decrease in the total Central Will invoice will begin in 2027 and conclude in 2031 when Will County assume total financial responsibility for the consolidated Central Will and Access Will County Dial-a-Ride program. The formula referenced in the above paragraphs will be applied to this reduced amount invoiced to the Central Will parties.

The monthly invoices Will County submits to the Central Will parties will include invoice submitted to Will County by Pace in addition to the invoice spreadsheet containing the calculations used to determine each Central Will party's invoice.

Invoices are due within 30 days of receipt. If payment is late, the County may issue a 14-day notice. If payment is not received during that time, the County reserves the right to charge the applicable daily statutory interest.

Payments should be sent to:
Office of the Will County Executive
Mobility Manager
302 N Chicago Street
Joliet, IL 60435

Section 4. Maximum Cost for Central Will Contribution. The Parties agree that the annual maximum program cost collectively invoiced to Central Will partners shall not exceed \$325,000

Section 5. Program Oversight. The COUNTY agrees to oversee and manage the operations of Access Will County.

Section 6. Term and Termination. This agreement will be in effect beginning January 1, 2026 and will continue thereafter through December 31, 2030 unless terminated earlier by a party in accordance with this Section. Any party may terminate this Agreement upon 90 days advance written notice to the other parties. In the event of termination by any Party, the terminating Party shall remain responsible to fulfill its funding obligations for the portion of the fiscal year in which

the termination is effective and any services or expenses already incurred and approved. The remaining parties shall make reasonable efforts to mitigate any disruption to services caused by the termination. Termination shall not relieve any party of obligations incurred prior to the effective date of termination, including payment of outstanding invoices or compliance with indemnification provisions.

Section 7. Indemnification. Each Party shall indemnify, defend, and hold harmless the other Party or Parties its affiliates, officers, directors, employees, agents, representatives and the like from and against any and all third-party claims, direct damages, losses, liabilities, judgments, settlements, costs, expenses (including but not limited to reasonable attorney's fees) arising from or in connection with any services provided by this Agreement and any breach of this Agreement except to the extent that such claims, damages, losses, liabilities, judgments, settlements, costs and expenses are caused by the negligence or intentional misconduct of the other Party.

Section 8. Severability. Each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under applicable law. If any provision of this Agreement shall be prohibited by, or held to be invalid under, applicable law, such provision shall be ineffective solely to the extent of such prohibition or invalidity, and shall not invalidate the remainder of the provision or any other provision of this Agreement.

Section 9. Dispute Resolution. This Agreement shall be interpreted under, and governed by, the laws of the State of Illinois, without regard to conflict of laws principles. Any claim, suit, action, or proceeding brought in connection with this Agreement shall be in the Twelfth Judicial Circuit, Will County, and each party hereby irrevocably consents to the personal and subject matter jurisdiction of such court and waives any claim that such court does not constitute a convenient and appropriate venue for such claims, suits, actions, or proceedings. If a resolution cannot be reached, the dispute may be submitted to arbitration in accordance with the laws of Illinois.

Section 10. No Waiver of Tort Immunity Defenses. Nothing contained in this Agreement, is intended to constitute, nor shall it constitute, a waiver of the defenses available to either of the Parties under the Illinois Local Governmental and Governmental Employees Tort Immunity Act (745 ILCS 10/1-101 *et seq.*) with respect to claims by third parties.

Section 11. Entire Agreement. This Agreement is the sole and exclusive statement of the understandings and agreements of the parties with respect to its subject matter. No provision of this Agreement may be modified, waived or amended except by a written instrument executed by the parties hereto.

Section 12. Attorney's Fees. In the event an action, lawsuit, or proceeding, including appeal therefrom, is brought for failure to fulfill or comply with any of the terms of this Agreement,

each party shall be responsible for their own attorney fees, expenses, costs, and disbursements for said action, lawsuit, proceeding, or appeal.

Section 13. No Waiver. The failure by any party to enforce any provision of this Agreement shall not constitute a waiver by that party of that provision or of any other provision of this Agreement.

Section 14. Effective Date. This Agreement shall be deemed dated and become effective on January 1, 2026.

Section 15. Notice. Any notice under this agreement must be in writing and must be given via electronic mail or mail. The notice must be addressed as follows or to such other addresses as either party may specify in writing:

If to the County:
Office of the Will County Executive
Mobility Manager
302 N Chicago Street
Joliet, IL 60432

If to the City of Joliet:
City Manager
150 W Jefferson St
Joliet, IL 60432

If to Homer Township:
Township Supervisor
14350 W. 151st Street
Homer Glen, IL 60491

If to Joliet Township:
Program and Policy Coordinator
175 W Jefferson St
Joliet, IL 60432

If to Lockport Township:
Township Administrator
1463 South Farrell Road
Lockport, IL 60441

Troy Township:
Township Supervisor
25448 W Seil Rd
Shorewood, IL 60404

If to Jackson Township:
Township Supervisor
100 E Mississippi Ave
P.O. Box 355
Elwood, IL 60421

IN WITNESS WHEREOF, authorized representatives of the parties hereto have executed this Agreement as of the day and year set forth below.

COUNTY OF WILL

By: _____

Date: _____

Name: Jennifer Bertino-Tarrant

Title: Will County Executive

ATTEST: _____

Date: _____

Name: Annette Parker

Title: Will County Clerk

CITY OF JOLIET

By: _____

Date: _____

Name:

Title:

ATTEST: _____

Date: _____

Name:

Title:

HOMER TOWNSHIP

By: _____

Date: _____

Name:

Title:

ATTEST: _____

Date: _____

Name:

Title:

JACKSON TOWNSHIP

By: _____

Date: _____

Name:

Title:

ATTEST: _____

Date: _____

Name:

Title:

JOLIET TOWNSHIP

By: _____

Date: _____

Name:

Title:

ATTEST: _____

Date: _____

Name:

Title:

LOCKPORT TOWNSHIP

By: _____

Date: _____

Name:

Title:

ATTEST: _____

Date: _____

Name:

Title:

TROY TOWNSHIP

By: _____

Date: _____

Name:

Title:

ATTEST: _____

Date: _____

Name:

Title:

Exhibit A

Access Will County

Will County



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 624-25

File ID: 624-25

Type: Resolution

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/05/2025

Department:

Final Action:

Title: Resolution Authorizing the Execution of an Intergovernmental Agreement
Between Central Will Dial-A-Ride and the County of Will and the Acceptance
of Grant Funds under Title XX of the Social Security Act

Agenda Date: 11/18/2025

Attachments: Resolution Para-transit & Title XX Acceptance, Central
Will Dial A Ride IGA.pdf

Entered by: ksing@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/13/2025	Gina Logalbo	Approve	11/12/2025
1	2	11/14/2025	Kevin Sing	Approve	11/17/2025
1	3	11/14/2025	Todd Lenzie	Approve	11/18/2025
1	4	11/14/2025	Beth Beatty	Approve	11/18/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 625-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:

Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 at IL Route 53 (Chicago Street) Interchange Improvement Project

BACKGROUND:

As part of the ongoing I-80 improvements project, the Illinois Department of Transportation (IDOT) plans to reconstruct the interchange at I-80 and IL Route 53 (Chicago Street). IDOT has submitted an agreement for State Contract Number 62F94. This agreement addresses the City's financial responsibilities related to the Emergency Vehicle Preemption (EVP) equipment at the two proposed traffic signals at the interchange as well as the intersection of IL Route 53 and Patterson Road. It is standard practice that the local municipalities are responsible for the costs associated with EVP equipment.

The Public Service Committee will review this matter.

CONCLUSION:

Attached is a Resolution approving an Agreement with the State of Illinois, Department of Transportation for the I-80 at IL Route 53 Interchange Improvement Project. Based on the cost participation breakdown for the project, the City's share totals an estimated amount of \$24,150.00. The total project cost is estimated at \$165,478,913.00.

Funds for the City of Joliet's share will be charged to the PW Electrical / Supplies - Equip Parts (Org 09028000, Object 536104, \$24,150.00).

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council adopt the attached Resolution approving an Agreement with the State of Illinois Department of Transportation for the I-80 at IL Route 53 Interchange Improvement Project.

RESOLUTION NO.

**RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE STATE OF
ILLINOIS DEPARTMENT OF TRANSPORTATION FOR THE I-80 AT IL ROUTE 53
(CHICAGO STREET) INTERCHANGE IMPROVEMENTS PROJECT**

WHEREAS, the Mayor and City Council of the City of Joliet find it in the best interest of the City to enter into an Agreement with the Illinois Department of Transportation for the I-80 at IL Route 53 Interchange Improvements Project;

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby approve the Agreement with the State of Illinois Department of Transportation for the I-80 at IL Route 53 Interchange Improvement Project.

SECTION 2: The Mayor is hereby authorized to execute the Agreement on behalf of the City of Joliet.

SECTION 3: The City Clerk is hereby authorized to sign a Funding Resolution (Exhibit B) appropriating Twenty-Four Thousand One Hundred Fifty dollars (\$24,150.00) or so much thereof as may be necessary from any money now or hereinafter allotted to the City to pay its share of the cost for the I-80 at IL Route 53 Interchange Improvement Project.

SECTION 4: This Resolution shall be in effect upon its passage.

PASSED this _____ day of _____, 2025.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

FAI 80
I-80 At Chicago Street Interchange
State Section: 2017-057F
County: Will County
Job No.: C-91-129-25
Contract No.: 62F94
JN-126-009

AGREEMENT

This Agreement entered into this _____ day of _____, 2025
A.D., by and between the STATE OF ILLINOIS, acting by and through its
DEPARTMENT OF TRANSPORTATION, hereinafter called the STATE, and the
CITY OF JOLIET of the State of Illinois, hereinafter called the CITY.

WITNESSETH:

WHEREAS, the STATE, in order to facilitate the free flow of traffic and ensure
safety to the motoring public, is desirous of improving approximately 2,158 lineal
feet of I-80 at the I-80 and Chicago Street Interchange, State Section 2017-057F,
State Job No. C-91-129-25, State Contract Number 62F94 hereinafter referred to
as the IMPROVEMENT; and

The IMPROVEMENT includes bridge removals, bridge replacement, bridge
superstructure replacements, interchange reconstruction, noise abatement walls
installation, retaining wall construction, ADA improvements, new traffic signal
installation and water main sanitary and storm sewer relocation, and any other

work necessary to complete the IMPROVEMENT in accordance with the approved plans and specifications; and

WHEREAS, the CITY has requested that the STATE include in its contract emergency vehicle preemption equipment at Chicago Street and the Eastbound I-80 Ramps, Chicago Street and the Westbound I-80 Ramps, and at Chicago Street and Patterson Road and

WHEREAS, the STATE has agreed to the CITY's request, and

WHEREAS, the CITY is desirous of said improvement in that same will be of immediate benefit to the CITY residents and permanent in nature; and

WHEREAS this Agreement is entered into under the authority of the Illinois Constitution and the Intergovernmental Cooperation Act of this State.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. The STATE agrees to make the surveys, obtain all necessary rights of way, prepare plans and specifications, receive bids, and award the contract, furnish engineering inspection during construction and cause the improvement to be built in accordance with the approved plans, specifications and contract.

2. The STATE agrees to pay for all right of way, construction, and engineering cost subject to reimbursement by the CITY, as hereinafter stipulated.
3. It is mutually agreed by and between the parties hereto that the estimated cost and cost proration for this improvement is as shown on Exhibit A attached hereto and made a part hereof.
4. The CITY has passed a resolution appropriating sufficient funds to pay its share of the cost for this improvement, a copy of which is attached hereto as Exhibit B and made a part hereof.
5. The CITY further agrees that upon award of the contract for this improvement, the CITY will pay to the STATE, in a lump sum from any funds allotted to the CITY, an amount equal to 80% of its obligation incurred under this AGREEMENT, and will pay to said STATE the remainder of the obligation (including any non-participating costs on FA Projects) upon completion of the project, based upon final costs.
6. The CITY further agrees to pass a supplemental resolution to provide necessary funds for its share of the cost of this improvement if the amount appropriated in Exhibit B proves to be insufficient to cover said cost.
7. The CITY shall exercise its franchise rights to cause private utilities to be relocated, if required, at no expense to the STATE.

8. All CITY owned utilities, on STATE right of way within the limits of this improvement, which are to be relocated/adjusted under the terms of this Agreement, will be relocated/adjusted in accordance with the applicable portions of the "Accommodation of Utilities of Right of Way of the Illinois State Highway System." (92 Ill. Adm. Code 530). If in the future, the Department proposes to implement a further roadway improvement on Interstate 80 which would require the CITY's utilities included within such further IMPROVEMENT to be relocated, the STATE agrees to reimburse 100% of all costs associated with such relocation.
9. Upon final field inspection of the improvement and so long as Chicago Street is used as a STATE Highway, the STATE agrees to maintain or cause to be maintained the median, the through traffic lanes, the ramps, the left-turn lanes and right turn lanes, and the bridges. The STATE also agrees to be responsible for the structural integrity and routine maintenance of the roadside side of the Traffic Noise Abatement Walls along westbound I-80 Ramp C to SB Chicago Street, along eastbound I-80 Ramp A, and along I-80 westbound as noted on attached Exhibit D. The STATE also agrees to maintain the curb and gutter or stabilized shoulders, and ditches adjacent to those traffic lanes and turn lanes.
10. Upon final field inspection of the improvement, the CITY agrees to maintain or cause to be maintained those portions of the improvement which are not maintained by the STATE as noted on attached Exhibit D, including the local roadways, sidewalks, shared use paths and landscaping along Chicago Street, Patterson Road, 5th Avenue, Gardner Street, and Eastern Avenue. The CITY

also agrees to be responsible for routine maintenance including graffiti and vegetation removal on and along the residential side of the Traffic Noise Abatement Walls to be constructed along westbound I-80 Ramp C to SB Chicago Street, along eastbound I-80 Ramp A, and along I-80 westbound as noted on attached Exhibit D. The CITY also agrees to maintain crosswalks, stop line markings, the relocated sanitary sewer on Chicago Street, the relocated watermain on Chicago Street, the relocated water main on the Chicago Street east-west crossing at Shelby Street, the relocated storm sewer on Eastern Avenue, the watermain and services on Dennis Court and Eastern Avenue alleys and all existing and relocated CITY owned utilities including appurtenances thereto.

11. Upon acceptance by the STATE of the new traffic signal work included herein the financial responsibility for maintenance and energy charges for the operation of the traffic signal at the intersection(s) listed below shall be proportioned as follows:

<u>Intersection</u>	<u>Maintenance</u>	<u>Energy</u>
Chicago Street at EB I-80 Ramps		
STATE Share	100%	100%
CITY Share	0%	0%
Chicago Street at WB I-80 Ramps		
STATE Share	100%	100%
CITY Share	0%	0%
Chicago Street at Patterson Road		
STATE Share	100%	100%
CITY Share	0%	0%

The above cost allocation at Chicago Street and Patterson Road shall remain a part of the current Agreement between the STATE and the Joliet Township.

12. It is mutually agreed that the actual traffic signal maintenance will be performed by the STATE with its own forces or through ongoing contractual agreements.
13. The STATE's Electrical Maintenance Contractor will inspect, make note, and keep inventory of the CITY owned "EMERGENCY VEHICLE PRE-EMPTION" system to support the maintenance of the "EMERGENCY VEHICLE PRE-EMPTION" system. Inspection of the "EMERGENCY VEHICLE PRE-EMPTION" system shall include the phase selector, field wiring, optical detectors, and cabinet appurtenances. When repair is necessary, the STATE's electrical contractor shall notify the CITY that its "EMERGENCY VEHICLE PRE-EMPTION" system is in need of maintenance repairs. When approved by the CITY, maintenance of its "EMERGENCY VEHICLE PRE-EMPTION" system is then performed at CITY'S cost accordingly. The STATE's electrical contractor shall invoice the CITY directly for all maintenance costs of the "EMERGENCY VEHICLE PRE-EMPTION" system. The CITY may require end users of the emitters within its jurisdiction to enter into separate agreements with the STATE's electrical contractor to have the emergency vehicle emitters tested in accordance with the recommendation of the Manufacturer of such equipment.
14. It is mutually agreed, if, in the future, the STATE adopts a roadway or traffic signal improvement passing through the traffic signal included herein which requires modernization or reconstruction to said traffic signals, then the CITY

agrees to be financially responsible for its proportionate share in accordance with STATE policy to modernize or reconstruct said installation and will be responsible for all costs to relocate or reconstruct the Emergency Preemption equipment in conjunction with the STATE's proposed improvement.

15. Under penalties of perjury, the CITY certifies that its correct Federal Tax Identification number is 36-6088568 and it is doing business as a GOVERNMENTAL ENTITY, whose mailing address is:

City of Joliet
150 W. Jefferson Street
Joliet, IL 60432

16. Obligations of the STATE and the CITY will cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or Federal funding source fails to appropriate or otherwise make available funds for this contract.

17. This AGREEMENT and the covenants contained herein shall be null and void in the event the contract covering the construction work contemplated herein is not awarded within the three years subsequent to execution of the agreement.

18. This Agreement shall be binding upon and to the benefit of the parties hereto, their successors and assigns, and sets forth the entire Agreement between the Parties regarding this improvement and, except for the Design Engineering agreement regarding this project of even date herewith, incorporates and supersedes all other agreements, written or oral, on this subject.

CITY OF JOLIET

By: _____
(Signature)

Attest:

By: _____
(Print or Type)

Clerk

Title: _____

(SEAL)

Date: _____

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

By: _____
Jose Rios, P.E.
Region One Engineer

Date: _____

Job No.: C-91-129-25
Agreement No.: JN-126-009

PLAN APPROVAL

WHEREAS, in order to facilitate the improvement of FAI 80, I-80 at Chicago Street Interchange, Contract No. 62F94, State Section 2017-057F, the CITY agrees to assume financial responsibility for that portion of the plans and specifications relative to the CITY's financial and maintenance obligations described herein, prior to the STATE's advertising for the aforescribed proposed improvement.

Approved _____

Title _____

Date _____

EXHIBIT A ESTIMATE OF COST Contract 62F94	
--	--

Type of Work	FEDERAL		STATE		CITY OF JOLIET		TOTAL
	\$	%	\$	%	\$		\$
All roadway work excluding the following:	\$127,338,936	90%	\$14,148,771	10%			\$141,487,707
P&C Engineering (15%)	\$19,100,840	90%	\$2,122,316	10%			\$21,223,156
TRAFFIC SIGNALS							
Chicago St at EB I-80 Ramp	\$234,000	90%	\$26,000	10%			\$260,000
P&C Engineering (15%)	\$35,100	90%	\$3,900	10%			\$39,000
Emergency Vehicle Preemption					\$7,000	100%	\$7,000
P&C Engineering (15%)					\$1,050	100%	\$1,050
Chicago St at WB I-80 Ramp	\$247,500	90%	\$27,500	10%			\$275,000
P&C Engineering (15%)	\$37,125	90%	\$4,125	10%			\$41,250
Emergency Vehicle Preemption					\$7,000	100%	\$7,000
P&C Engineering (15%)					\$1,050	100%	\$1,050
Chicago St at Patterson Rd	\$247,500	90%	\$27,500	10%			\$275,000
P&C Engineering (15%)	\$37,125	90%	\$4,125	10%			\$41,250
Emergency Vehicle Preemption					\$7,000	100%	\$7,000
P&C Engineering (15%)					\$1,050	100%	\$1,050
Watermain and Sewer Relocation - Various Locations	\$1,418,400	90%	\$157,600	10%			\$1,576,000
P&C Engineering (15%)	\$212,760	90%	\$23,640	10%			\$236,400
TOTAL	\$148,909,287		\$16,545,476		\$24,150		\$165,478,913

NOTE: The Local's participation shall be predicated upon the percentages shown above for the specified work. The Local Agency's cost shall be determined by multiplying the final quantities times contract unit price plus the percentage shown for construction and/or preliminary engineering unless otherwise noted.

Exhibit B
FUNDING RESOLUTION

WHEREAS, the CITY OF JOLIET (CITY) has entered into an AGREEMENT with the STATE OF ILLINOIS (STATE) for the improvement of I-80 at the Chicago Street Interchange, known as State Job No. C-91-129-25 and State Contract No. 62F94, State Section 2017-057F; and

WHEREAS, in compliance with the aforementioned AGREEMENT, it is necessary for the CITY to appropriate sufficient funds to pay its share of the cost of said improvement.

NOW, THEREFORE, BE IT RESOLVED, that there is hereby appropriated the sum of Twenty-Four Thousand One Hundred Fifty Dollars (\$24,150) or so much thereof as may be necessary, from any money now or hereinafter allotted to the CITY, to pay its share of the cost of this improvement as provided in the AGREEMENT; and

BE IT FURTHER RESOLVED, that upon award of the contract for this improvement, the CITY will pay to the STATE in a lump sum from any funds allotted to the CITY, an amount equal to 80% of its obligation incurred under this AGREEMENT, and will pay to said STATE the remainder of the obligation in a lump sum, upon completion of the improvement, based on final costs; and

BE IT FURTHER RESOLVED that the CITY agrees to pass a supplemental resolution to provide any necessary funds for its share of the cost of this

improvement if the amount appropriated herein proves to be insufficient, to cover said cost.

STATE OF ILLINOIS)
COUNTY OF WILL)

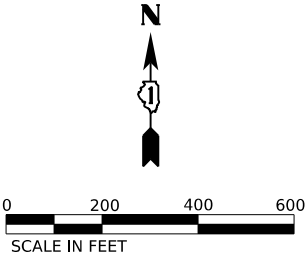
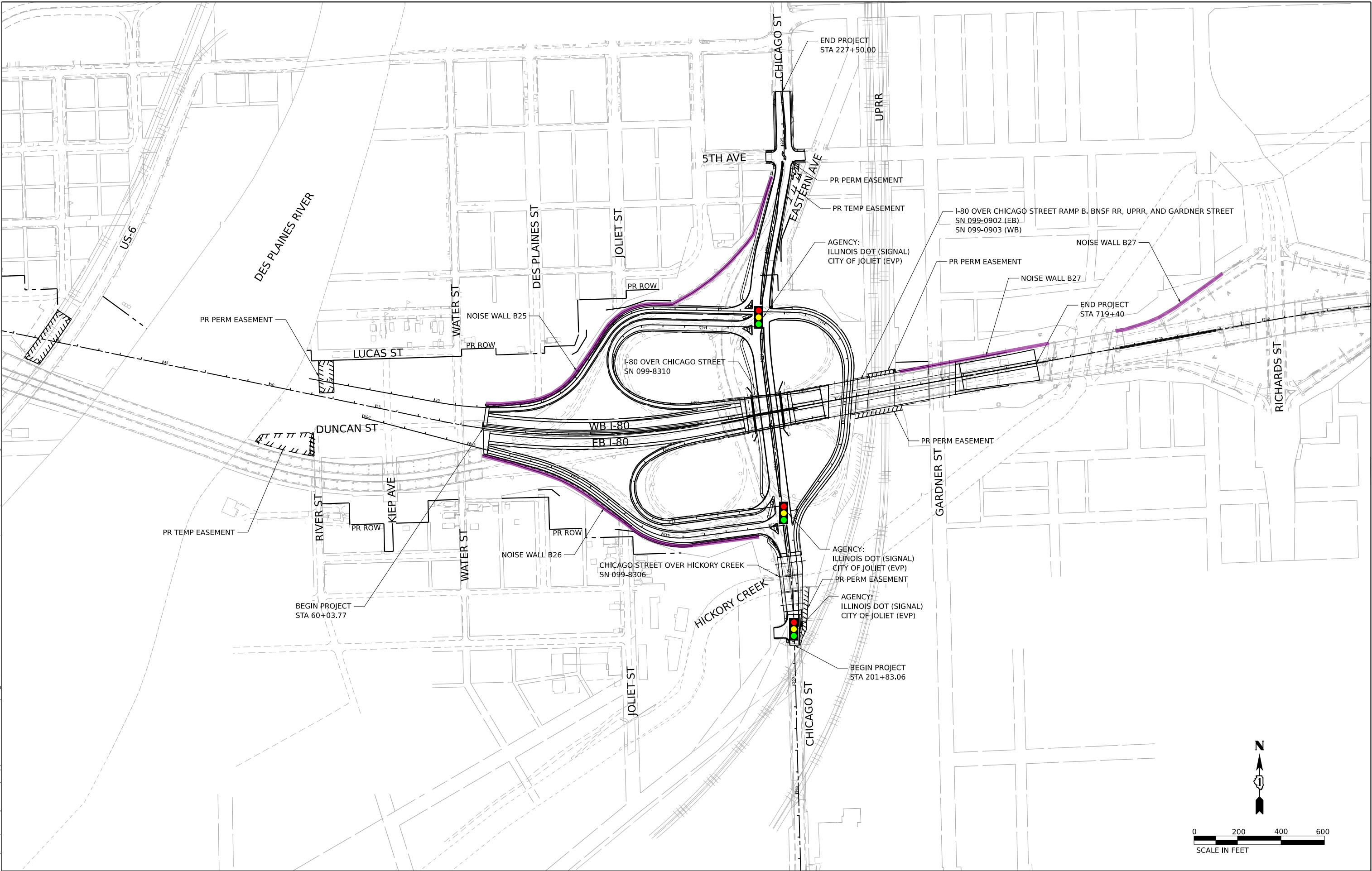
I, _____, City Clerk in and for the CITY OF JOLIET hereby
certify the foregoing to be a true perfect and complete copy of the resolution
adopted by the City Council at a meeting on _____, 2025 A.D.

IN TESTIMONY WHEREOF, I have hereunto set my hand seal this _____ day of
_____, 2025 A.D.

City Clerk

(SEAL)

Model: Default
File Name: p:\projects\transystems-pw-bentley.com\trans-scorp-pw1-hosted\Documents\Projects_2018\CH4001401180022\03-W59\CAD\03-Exhibits\2025-05-12 IEA Exhibits\0162F94-IGAE-nhl.dgn



USER NAME	donahuek1	DESIGNED	-	REVISED	-
DRAWN	-	REVIS	-	REVIS	-
PLOT SCALE	400,000' / in.	CHECKED	-	REVISED	-
PLOT DATE	10/21/2025	DATE	4/25/2025	REVISED	-

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

ROUTE I-80 CHICAGO STREET INTERCHANGE MAINTENANCE EXHIBIT D				
SCALE: 1" = 200'	SHEET	OF	SHEETS	STA. TO STA.

F.A.I. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
80	2017-057F	WILL	1	1
CONTRACT NO. 62F94				
ILLINOIS FED. AID PROJECT				



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 625-25

File ID: 625-25

Type: Resolution

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/04/2025

Department: Public Works

Final Action:

Title: Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 at IL Route 53 (Chicago Street) Interchange Improvement Project

Agenda Date: 11/18/2025

Attachments: Resolution, IDOT IGA I-80 at IL 53 Interchange.pdf

Entered by: rlubash@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/13/2025	Gina Logalbo	Approve	11/7/2025
1	2	11/13/2025	Greg Ruddy	Approve	11/17/2025
1	3	11/14/2025	Kevin Sing	Approve	11/18/2025
1	4	11/14/2025	Todd Lenzie	Approve	11/18/2025
1	5	11/14/2025	Beth Beatty	Approve	11/18/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 626-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:

Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 at Des Plaines River Improvement Project

BACKGROUND:

As part of the ongoing I-80 improvements project, the Illinois Department of Transportation (IDOT) plans to replace the two bridges crossing the Des Plaines River. IDOT has submitted an agreement for State Contract Number 62R23. This agreement addresses the City's financial responsibilities related to the relocation of watermain and sanitary sewer along McDonough Street.

The Public Service Committee will review this matter.

CONCLUSION:

Attached is a Resolution approving an Agreement with the State of Illinois, Department of Transportation for the I-80 at the Des Plaines River Bridge Improvement Project. Based on the cost participation breakdown for the project, the City's share totals an estimated amount of \$423,500.00. A separate agreement between the City and IDOT will address reimbursement from IDOT for a portion of the watermain and sanitary sewer relocation costs. The total project cost is estimated at \$183,417,058.00.

Funds for the City of Joliet's share will be charged to the Water & Sewer Improvement Fund / Water Distribution (Org 50180012, Object 557200, \$423,500.00).

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council adopt the attached Resolution approving an Agreement with the State of Illinois Department of Transportation for the I-80 at the Des Plaines River Bridge Improvement Project.

RESOLUTION NO.

**RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE STATE OF
ILLINOIS DEPARTMENT OF TRANSPORTATION FOR THE I-80 AT DES PLAINES RIVER
IMPROVEMENTS PROJECT**

WHEREAS, The Mayor and City Council of the City of Joliet find it in the best interest of the City to enter into an Agreement with the Illinois Department of Transportation for the I-80 at Des Plaines River Improvements Project.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS PURSANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby approve the Agreement with the State of Illinois Department of Transportation for the I-80 at Des Plaines River Improvement Project.

SECTION 2: The Mayor is hereby authorized to execute the Agreement on behalf of the City of Joliet.

SECTION 3: The City Clerk is hereby authorized to sign a Funding Resolution (Exhibit B) appropriating Four Hundred Twenty-Three Thousand Five Hundred dollars (\$423,500.00) or so much thereof as may be necessary from any money now or hereinafter allotted to the City to pay its share of the cost for the I-80 at Des Plaines River Improvement Project.

SECTION 4: This Resolution shall be in effect upon its passage.

PASSED this _____ day of _____, 2025.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

FAI 80
I-80 At Des Plaines River Bridge
State Section: FAI 80 21 Structure 2
County: Will County
Job No.: C-91-110-22
Contract No.: 62R23
JN-126-003

AGREEMENT

This Agreement entered into this _____ day of _____, 2025
A.D., by and between the STATE OF ILLINOIS, acting by and through its
DEPARTMENT OF TRANSPORTATION, hereinafter called the STATE, and the
CITY OF JOLIET of the State of Illinois, hereinafter called the CITY.

WITNESSETH:

WHEREAS, the STATE, in order to facilitate the free flow of traffic and ensure
safety to the motoring public, is desirous of improving approximately 2,158 lineal
feet of I-80 at the Des Plaines River Bridge, State Section FAI 80 21 Structure 2,
State Job No. C-91-110-22, State Contract Number 62R23 hereinafter referred to
as the IMPROVEMENT; and

The IMPROVEMENT includes bridge replacements, bridge superstructure
replacements, roadway reconstruction, noise abatement walls installation,
retaining wall construction, fire standpipe system installation, water main,
sanitary and storm sewer relocations and adjustments, and any other work
necessary to complete the IMPROVEMENT in accordance with the approved
plans and specifications; and

WHEREAS, the CITY is desirous of said improvement in that same will be of immediate benefit to the CITY residents and permanent in nature; and

WHEREAS, this Agreement is entered into under the authority of the Illinois Constitution and the Intergovernmental Cooperation Act of this State.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. The STATE agrees to make the surveys, obtain all necessary rights of way, prepare plans and specifications, receive bids, and award the contract, furnish engineering inspection during construction and cause the improvement to be built in accordance with the approved plans, specifications and contract.
2. The STATE agrees to pay for all right of way, construction, and engineering cost, as hereinafter stipulated.
3. It is mutually agreed by and between the parties hereto that the estimated cost and cost proration for this improvement is as shown on Exhibit A attached hereto and made a part hereof.
4. The CITY has passed a resolution appropriating sufficient funds to pay its share of the cost for this improvement, a copy of which is attached hereto as Exhibit B and made a part hereof.

5. The CITY further agrees that upon award of the contract for this improvement, the CITY will pay to the STATE, in a lump sum from any funds allotted to the CITY, an amount equal to 80% of its obligation incurred under this AGREEMENT, and will pay to said STATE the remainder of the obligation (including any non-participating costs on FA Projects) upon completion of the project, based upon final costs.
6. The CITY further agrees to pass a supplemental resolution to provide necessary funds for its share of the cost of this improvement if the amount appropriated in Exhibit B proves to be insufficient to cover said cost.
7. The CITY shall exercise its franchise rights to cause private utilities to be relocated, if required, at no expense to the STATE.
8. All CITY owned utilities, on STATE right of way within the limits of this improvement, which are to be relocated/adjusted under the terms of this Agreement, will be relocated/adjusted in accordance with the applicable portions of the "Accommodation of Utilities of Right of Way of the Illinois State Highway System." (92 Ill. Adm. Code 530). If in the future, the Department proposes to implement a further roadway improvement on Interstate 80 which would require the CITY's utilities included within such further IMPROVEMENT to be relocated, the STATE agrees to reimburse 100% of all costs associated with such relocation.

9. Upon final field inspection of the improvement the STATE agrees to maintain or cause to be maintained the bridges, the through traffic lanes, the auxiliary lanes, the inside and outside shoulders. The STATE also agrees to be responsible for the structural integrity and routine maintenance of the traffic side of the Traffic Noise Abatement Walls along westbound I-80 (SN 099N1028) Ramp C and along eastbound I-80 (SN 099N1029) Ramp A as shown in Exhibit D. The STATE also agrees to be responsible for the structural integrity and routine maintenance of the non-traffic side of the knee walls located along River Street's east and west sides, Water Street's east and west sides and Lucas Street's south and east side as shown in Exhibit D.

10. Upon final field inspection of the improvement, the CITY agrees to maintain or cause to be maintained those portions of the improvement which are not maintained by the STATE as noted on attached Exhibit D, including the local roadways, sidewalks, shared use paths and landscaping along Chicago Street, Des Plaines Street, Water Street, Duncan Street, Lucas Street, River Street, Gardner Street, Richards Street, 5th Avenue, McDonough Street, 4th Avenue, Patterson Road and Eastern Avenue. The CITY also agrees to be responsible for routine maintenance including graffiti and vegetation removal on and along the non-traffic side of the Traffic Noise Abatement Walls along westbound I-80 (SN 099N1028) Ramp C and along eastbound I-80 (SN 099N1029) Ramp A as shown in Exhibit D. The CITY also agrees to be responsible for routine maintenance including graffiti and vegetation removal on and along the traffic side of the knee walls located along River Street's east and west sides and Water Street's east and west sides, Lucas Street's south and east side as shown

in Exhibit D. The CITY also agrees to maintain crosswalks, stop line markings, the relocated storm sewer on Lucas Street, the relocated storm sewer at the intersection of Lucas Street and Water Street, the relocated sanitary interceptor sewer on Joliet Street and Duncan Street, the relocated water main on Water Street, Lucas Street and River Street, the relocated sanitary sewer crossing at proposed I-80 Station 62+50, the relocated water main on McDonough Street, the proposed sanitary sewer on McDonough Street and all existing and relocated CITY owned utilities including appurtenances thereto.

11. Under penalties of perjury, the CITY certifies that its correct Federal Tax Identification number is 36-6088568 and it is doing business as a GOVERNMENTAL ENTITY, whose mailing address is:

City of Joliet
150 W. Jefferson Street
Joliet, IL 60432

12. Obligations of the STATE and the CITY will cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or Federal funding source fails to appropriate or otherwise make available funds for this contract.

13. This AGREEMENT and the covenants contained herein shall be null and void in the event the contract covering the construction work contemplated herein is not awarded within the three years subsequent to execution of the agreement.

14. This Agreement shall be binding upon and to the benefit of the parties hereto, their successors and assigns, and sets forth the entire Agreement between the Parties regarding this improvement and, except for the Design Engineering agreement regarding this project of even date herewith, incorporates and supersedes all other agreements, written or oral, on this subject.

CITY OF JOLIET

By: _____
(Signature)

Attest:

By: _____
(Print or Type)

Clerk

Title: _____

Date: _____

(SEAL)

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

By: _____
Jose Rios, P.E.
Region One Engineer

Date: _____

Job No.: C-91-110-22
Agreement No.: JN-126-003

PLAN APPROVAL

WHEREAS, in order to facilitate the improvement of FAI 80, I-80 at the Des Plaines River Bridge, Contract No. 62R23, State Section FAI 80 21 Structure 2, the CITY agrees to assume financial responsibility for that portion of the plans and specifications relative to the CITY's financial and maintenance obligations described herein, prior to the STATE's advertising for the aforescribed proposed improvement.

Approved _____

Title _____

Date _____

EXHIBIT A
ESTIMATE OF COST Contract 62R23

Type of Work	FEDERAL		STATE		CITY OF JOLIET		TOTAL
	\$	%	\$	%	\$		\$
All roadway work excluding the following:	\$139,579,950	90%	\$15,508,883	10%			\$155,088,833
P&C Engineering (15%)	\$20,936,992	90%	\$2,326,332	10%			\$23,263,325
City owned utiltiy relocations - various locations	\$3,632,400	90%	\$403,600	10%			\$4,036,000
P&C Engineering (15%)	\$544,860	90%	\$60,540	10%			\$605,400
Watermain and Sewer Relocation - McDonough Street					\$385,000	100.0%	\$385,000
Construction Engineering (10%)					\$38,500	100.0%	\$38,500
TOTAL	\$164,694,202		\$18,299,356		\$423,500		\$183,417,058

NOTE: The Local's participation shall be predicated upon the percentages shown above for the specified work. The Local Agency's cost shall be determined by multiplying the final quantities times contract unit price plus the percentage shown for construction and/or preliminary engineering unless otherwise noted.

Exhibit B
FUNDING RESOLUTION

WHEREAS, the CITY OF JOLIET (CITY) has entered into an AGREEMENT with the STATE OF ILLINOIS (STATE) for the improvement of I-80 at the Des Plaines River Bridge, known as State Job No. C-91-110-22 and State Contract No. 62R23, State Section FAI 80 21 Structure 2; and

WHEREAS, in compliance with the aforementioned AGREEMENT, it is necessary for the CITY to appropriate sufficient funds to pay its share of the cost of said improvement.

NOW, THEREFORE, BE IT RESOLVED, that there is hereby appropriated the sum of Four Hundred Twenty-Three Thousand Five Hundred Dollars (\$423,500) or so much thereof as may be necessary, from any money now or hereinafter allotted to the CITY, to pay its share of the cost of this improvement as provided in the AGREEMENT; and

BE IT FURTHER RESOLVED, that upon award of the contract for this improvement, the CITY will pay to the STATE in a lump sum from any funds allotted to the CITY, an amount equal to 80% of its obligation incurred under this AGREEMENT, and will pay to said STATE the remainder of the obligation in a lump sum, upon completion of the improvement, based on final costs; and

BE IT FURTHER RESOLVED that the CITY agrees to pass a supplemental resolution to provide any necessary funds for its share of the cost of this

improvement if the amount appropriated herein proves to be insufficient, to cover said cost.

STATE OF ILLINOIS)
COUNTY OF WILL)

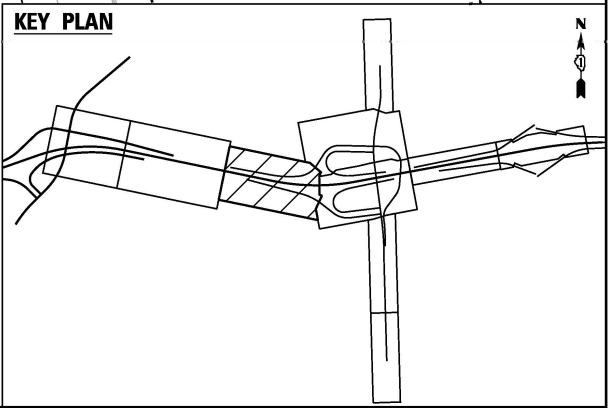
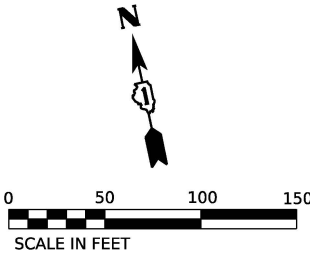
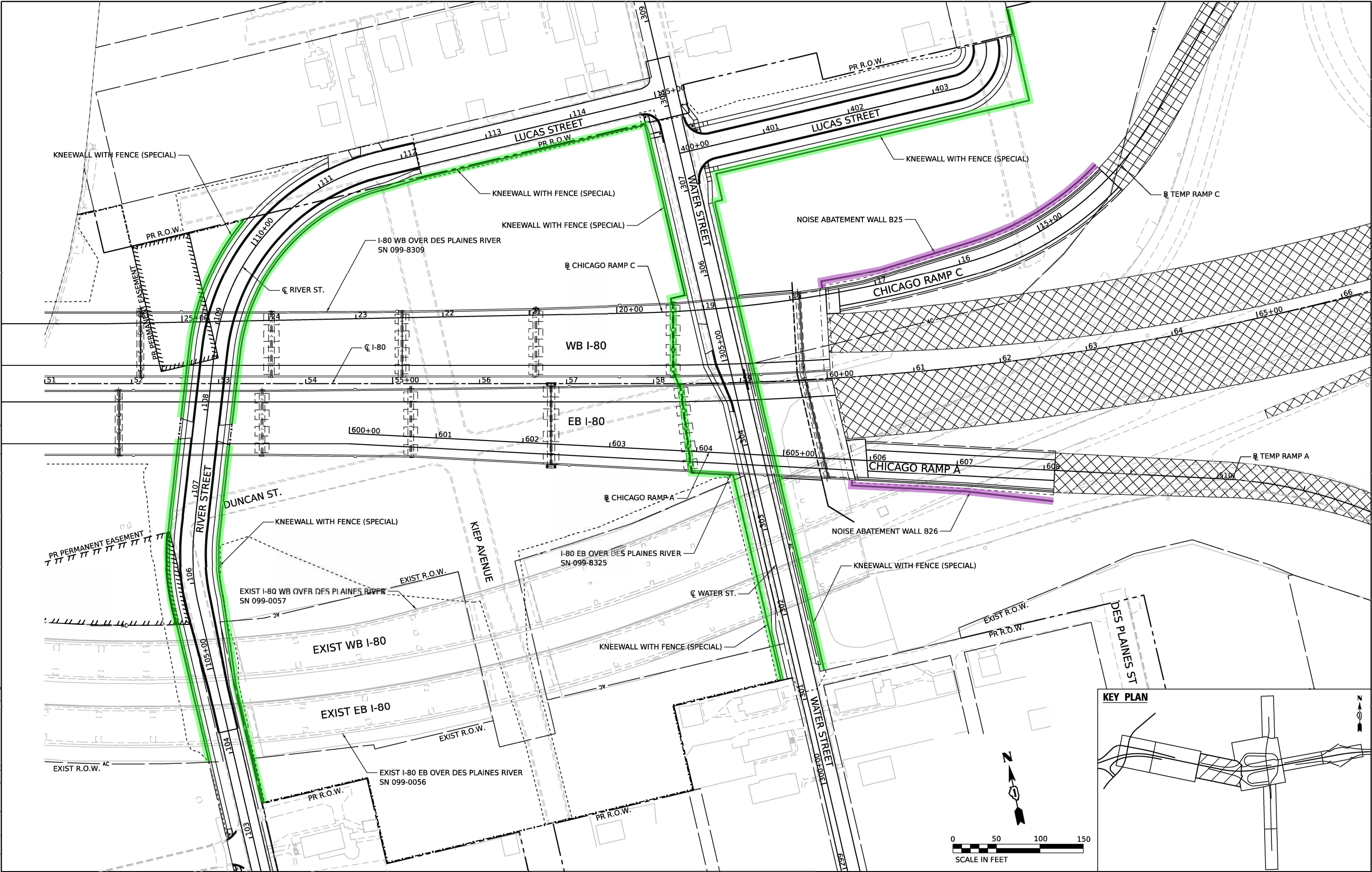
I, _____, City Clerk in and for the CITY OF JOLIET hereby
certify the foregoing to be a true perfect and complete copy of the resolution adopted
by the City Council at a meeting on _____, 2025 A.D.

IN TESTIMONY WHEREOF, I have hereunto set my hand seal this _____ day of
_____, 2025 A.D.

Clerk

(SEAL)

MODEL: Default
FILE NAME: p:\transystems-pw-bentley.com\transyscorp-pw1-hosted\Documents\projects_2018\CH4401\40118002\203\WSP\CAD\62R23-RE-2\Exhibits\2025-08-19_62R23_GA01\62R23-shr-plan3-IGA.dgn



 WSP USA Inc. 30 N. LA SALLE STREET SUITE 4200 CHICAGO, IL 60602 TEL: (312) 782-8150	USER NAME = donahuek1		DESIGNED - KSD	REVISED -	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION				CONTRACT 62R23 EXHIBIT D				F.A.I. RTE.		SECTION		COUNTY	TOTAL SHEETS	SHEET NO.
	PLOT SCALE = 100.000' / in.		DRAWN - KSD	REVISED -									80	FAI 80 21 STRUCTURE 2		WILL	1	1	
	PLOT DATE = 8/19/2025		CHECKED - MA	REVISED -									CONTRACT NO. 62R23						
			DATE - 8/19/2025	REVISED -															
				SCALE: 1" = 50'		SHEET	OF	SHEETS	STA.	TO STA.									



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 626-25

File ID: 626-25

Type: Resolution

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/06/2025

Department: Public Works

Final Action:

Title: Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 at Des Plaines River Improvement Project

Agenda Date: 11/18/2025

Attachments: Resolution, IDOT IGA I-80 at Des Plaines River.pdf

Entered by: rlubash@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/13/2025	Gina Logalbo	Approve	11/10/2025
1	2	11/14/2025	Greg Ruddy	Approve	11/18/2025
1	3	11/14/2025	Allison Swisher	Approve	11/18/2025
1	4	11/14/2025	Kevin Sing	Approve	11/18/2025
1	5	11/14/2025	Todd Lenzie	Approve	11/18/2025
1	6	11/14/2025	Beth Beatty	Approve	11/18/2025



Memo

File #: 627-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:

Resolution Authorizing Approval and Execution of a Project Labor Agreement with the Will & Grundy Counties Building Trades Council and the Three Rivers Construction Alliance for Joliet Projects in the Alternative Water Source Program

BACKGROUND:

It is necessary to construct and install improvements to the City's water system to facilitate the delivery of Lake Michigan water, which are included in eight work packages (JOL-08-02 through JOL-08-09) that will each be included in a construction contract as part of the City of Joliet Alternative Water Source Program (AWSP) - Water System Improvement Projects. In order to facilitate and ensure the completion of the Joliet AWSP Work Packages in an efficient and economical manner, it is in the best interests of the City to enter into a Project Labor Agreement (PLA) for this program.

The Public Service Committee will review this matter.

CONCLUSION:

The City has reached agreement with the Will & Grundy Counties Building Trades Council and the Three Rivers Construction Alliance on the terms of a project labor agreement for the Joliet AWSP Work Packages entitled "Blueprint for Success: A Labor-Management Project Agreement". The PLA establishes labor and management cooperation between the Commission and the contractors performing work on the project and confirms that work will be performed by qualified and skilled contractors, in an efficient and economical manner. Additional relevant terms of the PLA include:

- the establishment of a Labor-Management Cooperation Committee to promptly resolve any issues or disputes associated with work on the project;
- the commitment that workers will be skilled in their trade and will perform work for a duration of a full workday;
- the maximized utilization of Union apprentices;
- the assurance of a drug-free workplace;
- the commitment to compliance with required safety practices; and
- the agreement to no lockouts or work stoppages or the participation, encouragement or incitement of same.

This PLA will be included in the bidding documents for all projects to be constructed as part of the Joliet AWSP and any contractor or subcontractor assigned to work on an applicable project site will be required to become a signatory to and be bound by the PLA requirements.

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council approve a resolution authorizing approval and execution of a Project Labor Agreement with the Will & Grundy Counties Building Trades Council and the Three Rivers Construction Alliance for Joliet projects in the Alternative Water Source Program.

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING APPROVAL AND EXECUTION OF A
PROJECT LABOR AGREEMENT WITH THE WILL & GRUNDY
COUNTIES BUILDING TRADES COUNCIL AND THE THREE RIVERS
CONSTRUCTION ALLIANCE FOR JOLIET PROJECTS
IN THE ALTERNATIVE WATER SOURCE PROGRAM**

WHEREAS, the City of Joliet (the “City”) provides potable water service through its water system to its water customers (“Water Service”); and

WHEREAS, the provision of Water Service is a matter essential to the public health, safety, and welfare; and

WHEREAS, a safe, reliable, and ample supply of water is essential to providing cost-effective Water Service; and

WHEREAS, the City's Water Service uses groundwater as its supply source; and

WHEREAS, the City’s existing water source, the deep groundwater aquifer, will be depleted to the point of not being able to meet the City’s maximum day water demands by the year 2030; and

WHEREAS, the City has entered into a Water Supply Agreement with the Grand Prairie Water Commission to acquire a Lake Michigan water supply, which supply is targeted for delivery in 2030 and will be a long-term, sustainable, reliable water source for the City; and

WHEREAS, it is necessary to construct and install improvements to the City’s water system to facilitate the delivery of Lake Michigan water, which are included in eight work packages (JOL-08-02 through JOL-08-09) that will each be included in a construction contract as part of the City of Joliet Alternative Water Source Program – Water System Improvement Projects (collectively, the “Joliet AWSP Work Packages”); and

WHEREAS, in order to facilitate and ensure the completion of the Joliet AWSP Work Packages in an efficient and economical manner, it is in the best interests of the City to enter into a project labor agreement for this program; and

WHEREAS, the City has reached agreement with the Will & Grundy Counties Building Trades Council and the Three Rivers Construction Alliance on the terms of a project labor agreement for the Joliet AWSP Work Packages entitled “Blueprint for Success: A Labor-Management Project Agreement” (the “AWSP PLA”); and

WHEREAS, the Mayor and City Council hereby find and determine that it is in the best interests of the City and the public health, safety and welfare of its residents and businesses and water customers to enter into the AWSP PLA; and

WHEREAS, the City of Joliet is a home rule municipality under and by virtue of the Constitution of the State of Illinois.

NOW, THEREFORE, BE IT RESOLVED 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 this Resolution are true, correct and complete and are hereby incorporated into this Section by reference.

SECTION 2: The AWSP PLA is hereby approved in a form substantially similar to Exhibit A attached to and incorporated in this Resolution.

SECTION 3: The City Manager and City Clerk are hereby authorized to execute and seal the AWSP PLA. The City Manager or her designee is hereby authorized to take such actions as may be necessary for the City to comply with the terms of the AWSP PLA.

SECTION 4: That if any Section, paragraph or provision of this Resolution 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 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: That this Resolution shall be in full force and effect from 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: _____

EXHIBIT A

Blueprint for Success: A Labor-Management Project Agreement

[copy of Agreement follows this page]



*Skilled Union Craftsmen
Professional Union Contractors*

BLUEPRINT FOR SUCCESS

A Labor-Management Project Agreement

I. Preamble

To accomplish the goals of quality, cost effectiveness and timeliness requires that all participants exhibit a positive attitude intent on success. There must exist amongst all parties a willingness to cooperate fully in devoting themselves to the goals of the project.

This program has no room for adverse relationships, but only a true spirit of cooperation and commitment. It is essential that the work required to construct this project be accomplished in an efficient and economical manner so as to provide productivity, the highest levels of quality, and the total elimination of delays. This commitment will establish new plateaus in labor/management cooperation.

Therefore, **City of Joliet** (hereinafter referred to as the "Owner"), its General Contractor, its Project Manager, or its subcontractor(s) of whatever tier, the Will & Grundy Counties Building Trades Council, and the THREE RIVERS' CONSTRUCTION ALLIANCE dedicate themselves to the goal that together, in full cooperation, local labor and management will produce a project of excellent quality, as economically as possible, in a safe environment, under favorable working conditions.

II. Introduction

This Agreement is entered into this ____ day of _____, 2025, by and between **City of Joliet** (hereinafter referred to as the "Owner"); and the Will & Grundy Counties Building Trades Council (hereinafter called the "Union"), acting in their own behalf and on behalf of their respective affiliates and members; and the THREE RIVERS CONSTRUCTION ALLIANCE, acting on their own behalf and on behalf of their respective affiliates and members, with respect to the following listed work packages which are collectively referred to as the **City of Joliet Alternative Water Source Program – Water System Improvement Projects** in **Will & Grundy Counties**, Illinois:

Work Package ID	Project Name	Description	Location (County)
JOL-08-02	Elevated Storage Tanks (West & Central/Southeast)	1 MG West and Central High-Pressure Zone Elevated Tank and 1 MG Southeast High-Pressure Zone Elevated Tank	Will
JOL-08-03	Booster Pump Station/Upgrades/Morgan St PRV (Ridge, Ingalls)	Ridge Road Pump Station, Ingalls Avenue Pump Station Upgrade, Morgan Street PRV Station	Will
JOL-08-04	Distribution System Improvements	Joliet Water Distribution System Improvements	Will
JOL-08-05	Storage Tanks (West & Central/Stryker/Washington St)	4 MG West and Central High-Pressure Zone Standpipe, 4 MG Stryker Avenue Standpipe, 4 MG Washington Street Standpipe	Will

Work Package ID	Project Name	Description	Location (County)
JOL-08-06	Pumping Stations (West & Central/Stryker)	West and Central High-Pressure Zone Pump Station, Stryker Avenue Pump Station	Will
JOL-08-07	Washington St Pumping Station, Essington Pump Station	Washington Street Pump Station, Essington Road Pump Station Modifications	Will
JOL-08-08	Existing Facility Repurposing, Demolition, and Rehabilitation	Deep Well and HMO WTP Repurposing, Demolition and Rehabilitation	Will
JOL-08-09	Water and Sewer Garage Improvements	New Garage for Water and Sewer Operations	Will

It is understood by the parties to this Agreement that other contractors awarded construction work directly or indirectly by the "Owner" will execute this Agreement and become signatory contractors for the purpose of this work.

The intent of the parties to this Agreement is to establish labor and management cooperation between the Owner, all Contractors and Subcontractors performing construction work on the project sites, and the appropriate Unions signatory to this Agreement for the express purpose of producing a quality project on schedule and as economically as possible, in a safe environment under favorable working conditions.

III. Labor-Management Cooperation Committee

The parties to this Agreement hereby reaffirm the necessity for joint cooperation and participation by Labor and Management in interpreting and analyzing the effectiveness of management's application of this Agreement as well as Labor's response and any other matter affecting quality, safety, working conditions and productivity. Therefore, to secure this end, it is hereby agreed that a "Labor-Management Cooperation Committee" will be established composed of three representatives from Labor and three representatives from Management; one representative from Labor and one from Management shall be Co-Chairmen of this Committee.

The Labor-Management Cooperation Committee shall meet on an as needed basis, at the jobsite, and shall discuss the following: reports concerning any violation, dispute, questions or interpretation of the application of practices arising out of this Agreement; safety; working conditions; absenteeism; labor turnover; availability of qualified journeymen; need for training; and any other matter affecting productivity and efficiency on this project.

In the event a dispute is not resolved by the Labor-Management Cooperation Committee, such matter shall then be settled as outlined by the grievance procedure and/or arbitration provisions contained in Article V of this Agreement. The Labor-Management Cooperation Committee shall not have authority to render a decision involving a jurisdictional dispute.

IV. Contractors' Commitment

- A. Work assignments will be made in accordance with area practice, consistent with the efficient and economical performance of the work.
- B. Before performing work at the project site, the Contractor or Subcontractors of whatever tier actually performing the work will become signatory to the appropriate collective bargaining agreement.
- C. The Contractors and Subcontractors shall exercise their management rights. These rights shall include planning, directing, hiring, dismissal, lay-off, transferring, appointing foremen and general foremen and otherwise directing the work force.

D. The Owner agrees that neither it nor any of its contractors or subcontractors will subcontract any work to be done on the Project except to a person, firm or corporation who is or agrees to become party to this Agreement. Any contractor or subcontractor working on the Project shall, as a condition to working on said Project, become signatory to and perform all work under the terms of this Agreement.

V. Union (Craftsmen) Commitment

A. Qualified and skilled craftsmen will be furnished as required by the Contractors in the fulfillment of its obligations to the Construction Manager.

B. Craftsmen shall be at their place of work at the regular starting time and shall remain at their place of work until quitting time. There shall be no limit on production by Craftsmen nor restrictions on the use of tools or equipment other than that which may be required by safety practice.

C. The continuing progress of the project, in the best interest of the Project Owner, is paramount. Any dispute, whether a grievance or jurisdictional, will be addressed and resolved so as not to interfere in any way with construction progress. If the Labor-Management Cooperation Committee can be of any assistance in facilitating resolution, it will do so. If not, the applicable local collective bargaining agreement provisions for grievances or jurisdictional settlements will be adhered to.

D. Where stewards are appointed by respective unions, the steward shall be a qualified craftsman performing the work of his craft who shall exercise no supervisory functions. There shall be no non-working stewards.

VI. Owner Commitment

A. The Owner agrees that during the life of this Agreement it shall assign construction work on this project only to contractors who are signatory to this Agreement and applicable local collective bargaining agreements.

VII. Joint Commitment (Contractor/Union)

A. Prejob Conferences with Project Contractor, subcontractors, and Union representatives will be held prior to beginning work at each project site.

B. Utilization of Union apprentices will be maximized consistent with the best interest of the job in compliance with local union agreements. The high level of union apprenticeship training will be maintained to provide the Industry with productive and knowledgeable craftsmen for the long term.

C. In the event a dispute shall arise between the Construction Manager or a subcontractor and any signatory Union and/or fringe benefit fund established under this Agreement or any of the applicable collective bargaining agreements and/or trust agreements incorporated therein as to the obligation and/or payment of fringe benefit contributions and/or wages provided under the collective bargaining agreements and/or trust agreements incorporated therein, upon notice to the owner or developer, the Construction Manager, and the relevant subcontractor by the applicable Union or fringe benefit fund, an amount sufficient to satisfy the amount claimed shall be withheld from the subcontractor's regularly scheduled period payment by the Owner, Construction Manager, contractor, or their agents, until such time as said claim is resolved.

D. Every reasonable and practicable measure, consistent with the protection of human dignity, will be taken to assure a work place free of alcohol and drugs. The use of liquor, drugs or any other illegal activities at the Project site, including parking lots, is strictly prohibited.

E. Employees will take their breaks only in their immediate work areas.

F. Acknowledging the safety concerns of today's construction Owner and its risk management professionals; we assure the Owner that the parties are committed to safe working practices on the Project. The parties, drawing upon the comprehensive safety programs and resources developed by the Union construction community, will comply with federal, state, and local safety regulations. Both contractors and union craftsmen are well trained in safety practices and commit themselves to applying such practices on this Project.

G. The Contractors and Unions agree that there will be no lockouts or work stoppages.

(1) The Contractors and Subcontractors shall not cause, incite, encourage or participate in any lockout of employees on the Project during the term of this Agreement.

(2) The Union and its members, agents, representatives, and employees shall not allow, incite, encourage, condone or participate in any strike, walkout, slowdown, picketing, sympathy strike or other work stoppage of any nature whatsoever, whether jurisdictional or otherwise, or observe any picket of any nature during the term of this Agreement. Any such action by the Union or its members, agents, representatives or employees shall constitute a violation of this Agreement.

(3) All employees shall continue to work and to perform all their obligations on the Project despite the expiration of any local or other collective bargaining agreement. Any future wage or fringe benefit increase, decrease or modification legally negotiated and established by appropriate local collective bargaining agreements of the Local Unions which are signatories to this Agreement shall be paid retroactively to the expiration of the preceding local Agreement.

(4) Should any unauthorized strike, slowdown, stoppage of work or interference with construction occur, the Union shall take all necessary steps to bring such activity to a prompt resolution.

VIII. Term of Agreement

A. This Agreement shall become effective on _____, **2025**, and shall remain in full force and effect as long as signatory contractors are working on the ***City of Joliet Alternative Water Source Program – Water System Improvement Projects*** in Will & Grundy Counties.

[signatures on following page]

FOR THE OWNER:

FOR THE ALLIANCE:

City of Joliet

Three Rivers Construction Alliance

PRINTED NAME: _____

PRINTED NAME: _____

TITLE: _____

TITLE: _____

DATE: _____

DATE: _____

FOR THE BUILDING TRADES:

Will & Grundy Counties Building Trades Council

PRINTED NAME: _____

TITLE: _____

DATE: _____



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 627-25

File ID: 627-25

Type: Resolution

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/06/2025

Department: Public Utilities

Final Action:

Title: Resolution Authorizing Approval and Execution of a Project Labor Agreement with the Will & Grundy Counties Building Trades Council and the Three Rivers Construction Alliance for Joliet Projects in the Alternative Water Source Program

Agenda Date: 11/18/2025

Attachments: Resolution, 2025-PLA-City of Joliet Water Draft
10-30-25

Entered by: aswisher@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/13/2025	Gina Logalbo	Approve	11/10/2025
1	2	11/14/2025	Allison Swisher	Approve	11/18/2025
1	3	11/14/2025	Kevin Sing	Approve	11/18/2025
1	4	11/14/2025	Todd Lenzie	Approve	11/18/2025
1	5	11/14/2025	Beth Beatty	Approve	11/18/2025



Memo

File #: 628-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:

Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 at Chicago Street Interchange - IDOT Contract No. 62F94 / JN-126-010

BACKGROUND:

As part of the ongoing I-80 improvements, the Illinois Department of Transportation (IDOT) plans to reconstruct I-80 at the Chicago Street Interchange. The City has water main, sanitary sewer, and storm sewer that conflict with the proposed IDOT Chicago Street Interchange improvements and will need to be relocated.

IDOT has agreed that the City has "prior rights" (meaning that the City infrastructure was in the ground before I-80 was built). Therefore, IDOT will reimburse the City for 100% of the cost of the utility relocation design engineering work already completed and pay for the utility relocation construction. The construction cost estimate is \$1,690,000.00. IDOT has submitted an Intergovernmental Agreement (IGA) for State Contract Number 62F94 that details the terms of the reimbursement agreement.

The Public Service Committee will review this matter.

CONCLUSION:

Attached is a resolution approving an IGA with the State of Illinois, Department of Transportation, for the I-80 at the Chicago Street Interchange. The City of Joliet has contracted with V3 Companies and with RJN Group Inc. to complete the utility relocation design. The design work is substantially complete, with ongoing coordination as the remaining task. The total of the engineering design and coordination work is estimated to be \$75,000.

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council adopt the attached Resolution approving an Intergovernmental Agreement with the State of Illinois Department of Transportation for the I-80 at Chicago Street Interchange Project - IDOT Contract No. 62F94 / JN-126-010.

RESOLUTION NO.

**RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE STATE OF
ILLINOIS DEPARTMENT OF TRANSPORTATION FOR THE I-80 CHICAGO STREET
INTERCHANGE PROJECT – IDOT CONTRACT NO. 62F94 / JN-126-010**

WHEREAS, The Mayor and City Council of the City of Joliet find it is in the best interest of the City to enter into an Agreement with the Illinois Department of Transportation for the I-80 Chicago Street Interchange Project.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: The Mayor and City Council hereby approve the Agreement with the State of Illinois Department of Transportation for the I-80 Chicago Street Interchange Project – IDOT Contract No. 62F94 / JN-126-010.

SECTION 3: The Mayor is hereby authorized to execute the Agreement on behalf of the City of Joliet.

SECTION 4: If any Section, paragraph or provision of this Resolution 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 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: This Resolution shall be in full force and effect upon its adoption and approval according to law.

PASSED this _____ day of _____, 2025.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

FAI 80
I-80 At Chicago Street Interchange
State Section: 2017-057F
County: Will County
Job No.: C-91-129-25
Contract No.: 62F94
JN-126-010
PPS No.: 1-77247-4352

AGREEMENT

This agreement entered into this _____ day of _____, A.D., 2025, by
and between the STATE OF ILLINOIS, acting by and through its DEPARTMENT OF
TRANSPORTATION hereinafter called the STATE, and the CITY OF JOLIET, of the State of
Illinois, hereinafter called the CITY.

WITNESSETH:

WHEREAS, the STATE, in order to facilitate the free flow of traffic and ensure safety to
the motoring public, is desirous of improving approximately 2,158 lineal feet of I-80 at the I-80
and Chicago Street Interchange, State Section 2017-057F, State Job No. C-91-129-25,
State Contract Number 62F94 hereinafter referred to as the IMPROVEMENT; and

The IMPROVEMENT includes bridge removals, bridge replacement, bridge
superstructure replacements, interchange reconstruction, noise abatement walls installation,
retaining wall construction, ADA improvements, new traffic signal installation and water main
sanitary and storm sewer relocation, and any other work necessary to complete the
IMPROVEMENT in accordance with the approved plans and specifications; and

WHEREAS, the STATE has agreed to act as the lead agency in performing the Phase
II Engineering and construction plan preparation associated with the IMPROVEMENT; and

WHEREAS, the CITY has agreed to participate in the DESIGN ENGINEERING for relocations of water main, sanitary and storm sewers as well as utility removals, utility abandonment and pavement removal and restoration associated with the IMPROVEMENT; and

WHEREAS, this Agreement is entered into under the Authority of the Illinois Constitution and the terms of the Intergovernmental Cooperation Act of this State.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. The CITY agrees to retain and pay for a licensed professional engineering firm to perform the DESIGN ENGINEERING required for the relocations of water main, sanitary and storm sewers as well as utility abandonment and pavement removal and restoration associated with the IMPROVEMENT, subject to reimbursement by the STATE. If in the future, the Department proposes to implement a further roadway improvement on Interstate 80 which would require the CITY's utilities included within such further IMPROVEMENT to be relocated, the STATE agrees to reimburse 100% of all costs associated with such relocation.
2. The STATE agrees to reimburse the CITY for 100% of all costs associated with the DESIGN ENGINEERING. The CITY's current cost participation is estimated at Seventy-Five Thousand Dollars (\$75,000) as noted in Exhibit C, which is attached hereto and hereby made a part hereof.

3. The STATE further agrees that upon execution of this Agreement, and receipt of invoices from the CITY listing the first and subsequent progress payments to their consulting engineers, the STATE will pay the CITY 100% of all STATE approved costs as invoiced.
4. It is mutually agreed that it may require multiple invoices accompanied by supporting documents from the CITY for the STATE to fulfill its financial obligation under the terms of this AGREEMENT subject to the not to exceed amount set forth in Paragraph 3 above.
5. The construction costs for the relocations of water main, sanitary and storm sewers as well as utility removals, utility abandonment and pavement removal and restoration associated with the IMPROVEMENT will be paid for by the STATE and is covered under a separate Agreement JN-126-009.
6. The construction costs for the Dennis Court and Eastern Avenue alley water main and water services completed by the CITY under a separate contract will be paid for by the STATE and will be covered under a separate Utility Agreement.
7. Obligations of the STATE and CITY will cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or Federal funding source fails to appropriate or otherwise make available funds for this Design Engineering and Construction Costs.
8. This AGREEMENT and the covenants contained herein shall be null and void in the event the contract covering the Design Engineering contemplated herein is not awarded within the three years subsequent to execution of the Agreement.

This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns, and sets forth the entire agreement of the Parties and, except for the Construction Agreement of even date herewith regarding this IMPROVEMENT, incorporates and supersedes all other agreements, written or oral.

CITY OF JOLIET

Attest:

CITY Clerk

(Print)

Date: _____

By: _____
(Signature)

By: _____
Print or Type

Title: _____

Date: _____

(SEAL)

STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION

Gia Biagi
Secretary of Transportation

By: _____
Jack Elston, PE
Engineer of Design and Environment

Date

TIN CERTIFICATION

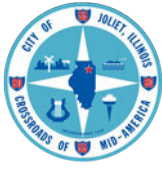
The CITY certifies that:

1. The number shown on this form is the CITY's correct taxpayer identification number (or the CITY) is waiting for a number to be issued to them), and
2. The CITY is not subject to backup withholding because: (a)the CITY is exempt from backup withholding, or (b) the CITY has not been notified by the Internal Revenue Service (IRS) that the CITY is subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that the CITY no longer subject to back-up withholding , and
3. The CITY's person with signatory authority for this AGREEMENT is a U. S. person (including a U.S. resident alien)

Taxpayer Identification Number: 36-6088568

Legal Status

- | | |
|---|---|
| ☐ Individual | ☒ Government |
| ☐ Sole Proprietor | ☐ Nonresident Alien |
| ☐ Partnership/Legal Corporation | ☐ Estate or Trust |
| ☐ Tax-exempt | ☐ Pharmacy (Non Corp.) |
| ☐ Corporation providing or billing medical and/or health care services | ☐ Pharmacy/Funeral home /Cemetery |
| ☐ Corporation NOT providing or billing medical and/or health care services | ☐ Limited Liability Company (select applicable tax classification) |
| ☐ Other _____ | ☐ D= Disregarded entity |
| | ☐ C= Corporation |
| | ☐ P= Partnership |



City of Joliet

EXHIBIT C

Public Utilities
815-724-4220
publicutilities@joliet.gov

September 15, 2025

Mr. Jose Rios, Region One Engineer
Illinois Department of Transportation
201 West Center Court
Schaumburg, Illinois 60196-1096

**RE: FAI 80 (I-80), Chicago Street Interchange, Contract 62F94
Request for Reimbursement of City of Joliet Utility Scope**

Dear Mr. Rios:

I am writing this letter to outline the City of Joliet's understanding of the reimbursable Joliet utility scope required to resolve conflicts and support the Illinois Department of Transportation's (IDOT) proposed I-80 Contract 62F94 improvements.

The City of Joliet and IDOT have been working in close coordination on the anticipated utility scope and look forward to continued collaboration as the project progresses. The City's position is that the City owned utility relocations required for Contract 62F94 are reimbursable, as the utilities that are to be relocated have prior rights due to them pre-dating I-80. The Joliet utility relocation scope items are as follows:

1. **Joliet sanitary sewer on Chicago St-** requires relocation and reconfiguration on Eastern Ave due to conflicts with the following proposed IDOT improvements: realignment of Chicago St and proposed drainage pipes under the proposed Chicago Street.
2. **Joliet water main on Chicago St-** requires relocation and reconfiguration on Eastern Ave due to conflicts with the following proposed IDOT improvements: realignment of Chicago St and proposed storm sewer.
3. **Joliet water main Chicago St East-West crossing at Shelby St-** requires relocation and reconfiguration due to conflicts with IDOT's proposed alignment of Chicago St and proposed storm sewer.
4. **Joliet storm sewer on Eastern Ave-** requires relocation and reconfiguration to meet IEPA clearance requirements associated with the Chicago St water main relocation.
5. **Joliet water services/main on Dennis Ct and Eastern Ave Alley-** required advance relocation and reconfiguration to accommodate the shutdown of the Chicago Street East-West crossing at Shelby Street during staged construction. Per previous coordination with IDOT, this work was completed by the City of Joliet in

2025 to align with IDOT's schedule and to remove the need for IDOT to obtain additional easements for this scope.

In addition to the items listed above, the cost estimate also includes associated expenses for Joliet utility removals, utility abandonments, and pavement removal and restoration. These items are required to accommodate the resolution of the conflicts identified above.

It is the City's understanding that the general workflow of this coordination is as follows:

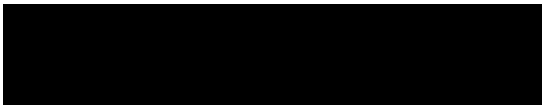
1. The proposed Joliet utility scope is to be designed by City's consulting engineer and incorporated and constructed by IDOT's 62F94 project, unless otherwise noted.
2. An Intergovernmental Agreement will be drafted between the City of Joliet and IDOT to provide detail on the terms and conditions of reimbursement, permits, and construction of the City's utilities.
3. The City's consulting inspector will maintain a presence during 62F94 construction when work is taking place on Joliet owned utilities.

Below is a preliminary cost estimate summary:

Description	Design Cost	Construction Cost	Construction Management/Inspection Cost
1. Chicago St Sanitary Sewer	\$75,000	\$1,334,226.55	\$70,000
2. Chicago St Water Main			
3. Chicago St Water Main Crossing at Shelby St			
4. Eastern Ave Storm Sewer			
1-4. Utility Removals, Utility Abandonments, and Pavement Removal/Restoration			
5. Dennis Ct and Eastern Ave Alley Water Main and Water Services	\$8,052	\$355,567	\$19,556

The City appreciates the opportunity to coordinate the Contract 62F94 Joliet utility scope with IDOT. If you have any questions or need additional information, please contact me via email at aswisher@joliet.gov, or by phone at 815-724-4222.

Sincerely,



Allison M.W. Swisher
Director of Public Utilities



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 628-25

File ID: 628-25

Type: Resolution

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/06/2025

Department: Public Utilities

Final Action:

Title: Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 at Chicago Street Interchange - IDOT Contract No. 62F94 / JN-126-010

Agenda Date: 11/18/2025

Attachments: Resolution, JN126-010 62F94 City of Joliet Agreement

Entered by: odean@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/13/2025	Gina Logalbo	Approve	11/10/2025
1	2	11/14/2025	Allison Swisher	Approve	11/18/2025
1	3	11/14/2025	Kevin Sing	Approve	11/18/2025
1	4	11/14/2025	Todd Lenzie	Approve	11/18/2025
1	5	11/14/2025	Beth Beatty	Approve	11/18/2025



Memo

File #: 629-25

Agenda Date: 11/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:

Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 at Des Plaines River Bridge Project - IDOT Contract No. 62R23 / JN-126-005

BACKGROUND:

As part of the ongoing I-80 improvements, the Illinois Department of Transportation (IDOT) plans to reconstruct the I-80 Bridge at the Des Plaines River. The City has water main, sanitary sewer, and storm sewer that conflict with the proposed IDOT bridge improvements and will need to be relocated.

IDOT has agreed that the City has “prior rights” (meaning that the City infrastructure was in the ground before I-80 was built). Therefore, IDOT will reimburse the City for 100% of the cost of the utility relocation design engineering work already completed and pay for the utility relocation construction. The construction cost estimate is \$4,036,000.00. IDOT has submitted an Intergovernmental Agreement (IGA) for State Contract Number 62R23 that details the terms of the reimbursement agreement.

The Public Service Committee will review this matter.

CONCLUSION:

Attached is a resolution approving an IGA with the State of Illinois, Department of Transportation, for the I-80 Bridge at Des Plaines River Project. The City of Joliet has contracted with V3 Companies and with RJN Group Inc. to complete the utility relocation design. The design work is substantially complete, with ongoing coordination as the remaining task. The total of the engineering design and coordination work is estimated to be \$180,000.00.

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council adopt the attached Resolution approving an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 Bridge at Des Plaines River Project - IDOT Contract No. 62R23 / JN-126-005.

RESOLUTION NO.

**RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE STATE OF
ILLINOIS DEPARTMENT OF TRANSPORTATION FOR THE I-80 BRIDGE AT DES PLAINES
RIVER PROJECT – IDOT CONTRACT NO. 62R23 / JN-126-005**

WHEREAS, The Mayor and City Council of the City of Joliet find it is in the best interest of the City to enter into an Agreement with the Illinois Department of Transportation for the I-80 Bridge at Des Plaines River Project.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: The Mayor and City Council hereby approve the Agreement with the State of Illinois Department of Transportation for the I-80 Bridge at Des Plaines River Project – IDOT Contract No. 62R23 / JN-126-005.

SECTION 3: The Mayor is hereby authorized to execute the Agreement on behalf of the City of Joliet.

SECTION 4: That if any Section, paragraph or provision of this Resolution 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 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: This Resolution shall be in full force and effect upon its adoption and approval according to law.

PASSED this _____ day of _____, 2025.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

FAI 80
I-80 At Des Plaines River Bridge
State Section: FAI 80 21 Structure 2
County: Will County
Job No.: C-91-110-22
Contract No.: 62R23
JN-126-005

AGREEMENT

This agreement entered into this ____ day of _____, A.D., 2025, by and between the STATE OF ILLINOIS, acting by and through its DEPARTMENT OF TRANSPORTATION hereinafter called the STATE, and the CITY OF JOLIET, of the State of Illinois, hereinafter called the CITY.

WITNESSETH:

WHEREAS, the STATE, in order to facilitate the free flow of traffic and ensure safety to the motoring public, is desirous of improving approximately 2,158 lineal feet of I-80 at the Des Plaines River Bridge, State Section FAI 80 21 Structure 2, State Job No. C-91-110-22, State Contract Number 62R23 hereinafter referred to as the IMPROVEMENT; and

The IMPROVEMENT includes bridge replacements, bridge superstructure replacements, roadway reconstruction, noise abatement walls installation, retaining wall construction, fire standpipe installation, water main, sanitary and storm sewer relocations and adjustments, utility abandonment, pavement removal and restoration and any other work necessary to complete the IMPROVEMENT in accordance with the approved plans and specifications; and

WHEREAS, the STATE has agreed to act as the lead agency in performing the Phase II Engineering and construction plan preparation associated with the IMPROVEMENT; and

WHEREAS, the CITY has agreed to participate in the DESIGN ENGINEERING for relocations of water main, sanitary and storm sewers as well as utility abandonment and pavement removal and restoration associated with the IMPROVEMENT; and

WHEREAS, this Agreement is entered into under the Authority of the Illinois Constitution and the terms of the Intergovernmental Cooperation Act of this State.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. The CITY agrees to retain and pay for a licensed professional engineering firm to perform the DESIGN ENGINEERING required for the relocations of water main, sanitary and storm sewers as well as utility abandonment and pavement removal and restoration associated with the IMPROVEMENT, subject to reimbursement by the STATE. If in the future, the Department proposes to implement a further roadway improvement on Interstate 80 which would require the CITY's utilities included within such further IMPROVEMENT to be relocated, the STATE agrees to reimburse 100% of all costs associated with such relocation.
2. The STATE agrees to reimburse the CITY for 100% of all costs associated with the DESIGN ENGINEERING. The CITY's current cost participation is estimated at One Hundred Eighty Thousand Dollars (\$180,000) as noted in Exhibit C, which is attached hereto and hereby made a part hereof.
3. The STATE further agrees that upon execution of this Agreement, and receipt of invoices from the CITY listing the first and subsequent progress payments to their consulting

engineers and construction contractor, the STATE will pay the CITY 100% of all STATE approved costs as invoiced.

4. It is mutually agreed that it may require multiple invoices accompanied by supporting documents from the CITY for the STATE to fulfill its financial obligation under the terms of this AGREEMENT subject to the not to exceed amount set forth in Paragraph 3 above.
5. The construction costs for the relocations of water main, sanitary and storm sewers as well as utility abandonment and pavement removal and restoration associated with the IMPROVEMENT will be paid for by the STATE and is covered under a separate Agreement JN-126-003.
6. The construction costs for the throttle pipe upsizing along East Duncan Street completed by the CITY will be paid for by the STATE and will be covered under a separate Utility Agreement.
7. Obligations of the STATE and CITY will cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or Federal funding source fails to appropriate or otherwise make available funds for this Design Engineering and Construction Costs.
8. This AGREEMENT and the covenants contained herein shall be null and void in the event the contract covering the Design Engineering contemplated herein is not awarded within the three years subsequent to execution of the Agreement.

This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns, and sets forth the entire agreement of the Parties and, except for the Construction Agreement of even date herewith regarding this IMPROVEMENT, incorporates and supersedes all other agreements, written or oral.

CITY OF JOLIET

Attest:

CITY Clerk

(Print)

Date: _____

By: _____
(Signature)

By: _____
Print or Type

Title: _____

Date: _____

(SEAL)

STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION

Gia Biagi
Secretary of Transportation

By: _____
Jack Elston, PE
Engineer of Design and Environment

Date

TIN CERTIFICATION

The CITY certifies that:

1. The number shown on this form is the CITY's correct taxpayer identification number (or the CITY) is waiting for a number to be issued to them), and
2. The CITY is not subject to backup withholding because: (a) the CITY is exempt from backup withholding, or (b) the CITY has not been notified by the Internal Revenue Service (IRS) that the CITY is subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that the CITY no longer subject to back-up withholding , and
3. The CITY's person with signatory authority for this AGREEMENT is a U. S. person (including a U.S. resident alien)

Taxpayer Identification Number: 36-6088568

Legal Status

- | | |
|---|---|
| ☐ Individual | ☒ Government |
| ☐ Sole Proprietor | ☐ Nonresident Alien |
| ☐ Partnership/Legal Corporation | ☐ Estate or Trust |
| ☐ Tax-exempt | ☐ Pharmacy (Non Corp.) |
| ☐ Corporation providing or billing medical and/or health care services | ☐ Pharmacy/Funeral home /Cemetery |
| ☐ Corporation NOT providing or billing medical and/or health care services | ☐ Limited Liability Company (select applicable tax classification) |
| ☐ Other _____ | ☐ D= Disregarded entity |
| | ☐ C= Corporation |
| | ☐ P= Partnership |



Illinois Department of Transportation

Office of Highways Project Implementation / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

June 17, 2025

Ms. Allison M.W. Swisher
Director of Public Utilities
City of Joliet
150 W. Jefferson Street
Joliet, IL 60432

Dear Ms. Swisher:

The Illinois Department of Transportation (Department) is writing in response to your May 14, 2025, letter regarding inclusion of the City of Joliet's (City) proposed watermain, storm sewer, sanitary sewer relocations, and throttle pipe upsizing as part of the I-80 at Des Plaines River Bridge (Contract 62R23) reconstruction project.

As stated in your letter, it was determined that the City has the prior rights for its below listed utilities in the I-80 Des Plaines River Bridge reconstruction improvements footprint:

- Storm sewer on Lucas Street
- Storm sewer at the intersection of Lucas Street and Water Street
- Sanitary interceptor sewer on Joliet Street and Duncan Street
- Watermain on Water Street, Lucas Street and River Street
- Sanitary sewer crossing at proposed I-80 at Station 62+50 (former S. Des Plaines Street)
- Throttle pipe upsizing on East Duncan Street

The Department agrees with the inclusion of the City's proposed utility relocations (items 1-5) in the Contract 62R23 plans. The Department also agrees with the throttle pipe upsizing improvements that were coordinated with the Department prior to its construction in 2024. The Department acknowledges that the relocation of these City owned utilities, and the throttle pipe upsizing are reimbursable costs to the City since the City has prior rights and these utilities will be impacted by the Department's proposed bridge reconstruction improvements.

The estimated cost of the City owned utility relocations, which is approximately \$4,036,000.00 (the Department's cost estimate), will be covered under the construction cost of the Department's project.

Furthermore, the Department recognizes that the throttle pipe construction cost (item 7), completed in 2024, is a reimbursable expense for the City and is not included in the Department's project scope. Invoices supporting the total stated cost of \$105,496.00 must be submitted and reviewed by the Department before the amount can be verified.

In addition, the Department agrees that the City's proposed watermain and sanitary sewer relocations on McDonough Street (items 8 and 9) are not reimbursable to the City. However, these proposed relocations will also be included in the Department's proposed bridge relocation improvements. The estimated construction cost of this City owned utility relocations, is approximately \$385,000.00 (the Department's cost estimate). This construction cost along with the construction management cost (10%) will be the City's responsibility.

It is our understanding that the City will be responsible to prepare the proposed watermain, storm sewer, and sanitary sewer relocations design contract plans and specifications for all locations (1 to 5 and 8 to 9) for the Department's review and their inclusion in the Department's contract. To maintain the target project schedule, final design plans, specifications and the cost estimates should be submitted to the Department by August 8, 2025. All necessary sanitary and watermain permits from the Illinois Environmental Protection Agency (IEPA) will be obtained promptly by the City and/or its design consultants to ensure there are no delays to the Department's contract. Kindly make sure all necessary permits are secured by October 3, 2025. The Department acknowledges that the design cost, which is approximately \$180,000.00, is a reimbursable cost to the City.

It is also our understanding that the City will be responsible for the coordination, installation, future electrical cost and maintenance, and construction cost associated with the local street lighting (item 6). The City will construct this item separately as discussed and determined at the Utility Meeting No. 16 between the City and the Department held on May 15, 2025. The Department will coordinate with the City regarding any local street lighting during construction.

Please note that the Department will provide construction management and inspection services for this project including the City's proposed utility relocation improvements. The Department will coordinate with the City regarding the above listed utilities during construction. Any requirements for notifying the City of any water cut off or new service to be turned on should be included in the special provisions.

An intergovernmental agreement between the City and the Department will be prepared to document the cost and maintenance responsibilities of this improvement.

Funding for the project is included in the Department's FY 2025-2030 Proposed Highway Improvement Program. The Department's current engineering efforts are targeted to enable a contract letting for the proposed improvements in the early years of the current multi-year program timeframe contingent upon plan readiness, local agency agreements, and funding availability through the Department's future annual legislative appropriations.

Ms. Allison M.W. Swisher
June 17, 2025
Page three

EXHIBIT C

If you have any questions or need additional information, please contact me or Fawad Aqueel, Bureau Chief of Design, at (847) 705-4211 or via email at Fawad.Aqueel@illinois.gov.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Jose Rios", is written over the closing "Very truly yours,".

Jose Rios, P.E.
Region One Engineer

Attachments

cc: Gregory P. Ruddy – Director of Public Works
Tony Anczer – Deputy Director of Engineering



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 629-25

File ID: 629-25

Type: Resolution

Status: Agenda Ready

In Control: City Council Meeting

File Created: 11/06/2025

Department: Public Utilities

Final Action:

Title: Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for the I-80 at Des Plaines River Bridge Project - IDOT Contract No. 62R23 / JN-126-005

Agenda Date: 11/18/2025

Attachments: Resolution, JN126-005 62R23 City of Joliet Agreement

Entered by: odean@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/13/2025	Gina Logalbo	Approve	11/10/2025
1	2	11/14/2025	Allison Swisher	Approve	11/18/2025
1	3	11/14/2025	Kevin Sing	Approve	11/18/2025
1	4	11/14/2025	Todd Lenzie	Approve	11/18/2025
1	5	11/14/2025	Beth Beatty	Approve	11/18/2025