

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

Wednesday, September 8, 2021

4:00 PM

City Hall, Council Chambers

Land Use & Legislative Committee

Committee Members

Terry Morris

Joe Clement

Jan Hallums Quillman

As of August 30, 2021, Governor Pritzker announced a statewide indoor mask mandate for all Illinois residents, regardless of vaccination status.

In compliance with Governor Pritzker's mandate, any individual appearing in person must wear a face-covering to cover their nose and mouth.

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

ROLL CALL

Present Terry Morris, Jan Hallums Quillman and Joseph Clement

APPROVAL OF MINUTES

[TMP-2333](#)

Attachments: [052721.pdf](#)

A motion was made by Jan Hallums Quillman, seconded by Joseph Clement, to approve minutes from the May 27, 2021 meeting. The motion carried by the following vote:

Aye: Morris, Hallums Quillman and Clement

CITIZENS TO BE HEARD ON AGENDA ITEMS

Mr. Scott Libersher, Pro Town Properties, appeared in opposition to the Rental Inspection Amendments agenda item.

Ms. Kathy Spieler, Reedwood Neighborhood Association, appeared in opposition to the Airbnb's.

Ms. Rena Schultz, Reedwood Neighborhood Association, appeared in opposition to the Airbnb's.

Ms. Mary Beth Gannon, Cathedral Area resident, appeared in opposition to the Airbnb's.

Mr. James Luka, Homebridge Enterprises, appeared in favor of the Rental Inspection Amendments.

Mr. John O'Leary, appeared in favor of the Rental Inspection Amendments and Airbnb's.

Mr. Barry McCue, appeared in favor of the Rental Inspection Amendments.

Mr. Jeff Vickery, requested the Rental Inspection Amendments be looked at further and reevaluate what is being recommended.

Mr. Quinn Adamowski, 520 Knox Place, stated that this has been discussed for many years and asked that the rental inspection amendments be supported.

Ms. Cheryl Ullier appeared regarding Airbnb's. She said businesses that are doing poorly will be reviewed poorly from the Airbnb Association. No one checks hotel rooms after every stay and no apartment is checked after each tenant leaves.

Mr. Gilbert Kirby, Three Rivers Association of Realtors, appeared in opposition to the Rental Inspection Amendments.

Mr. Marc Wallace, landlord in Joliet, recommended the Rental Inspection Amendments be discussed further before voting on the proposed amendments.

Mr. Neil Malone, Three Rivers Association of Realtors, feels the property ordinance should be targeted toward the building and not those who occupy the building. The current complaint driven process allows the city to target scarce resources they have on the inspection side to problem properties regardless if they are rentals or owner occupied. They would like to help in any way they can.

AN ORDINANCE AMENDING CHAPTER 23: ARTICLE III: SEC. 23-62 - AMOUNT OF FEE OF THE JOLIET CODE OF ORDINANCES

[TMP-2334](#)

Attachments: [Code of Ordinance Development Impact Fee.pdf](#)

Mr. Derek Conley, Economic Development Director, gave background information about the code of ordinance pertaining to development impact fees.

The development impact fees have not been increased since 2009. An increase in fees should increase overall revenue for the City overall, depending on project mix.

Councilman Clement asked if this is in line with what other municipalities are doing. Mr. Conley responded it is.

A motion was made by Jan Hallums Quillman, seconded by Joseph Clement, to approve An Ordinance Amending Chapter 23: Article III: Sec. 23-62 - Amount of Fee of the Joliet Code of Ordinances. The motion carried by the following vote:

Aye: Morris, Hallums Quillman and Clement

HONORARY STREET NAME CHANGE--REV. MICHAEL A. VALENTE

[TMP-2335](#)

Attachments: [Honorary Street Name Change Staff Report.pdf](#)

Mrs. Eva-Marie Tropper, Director of Community Development, gave background information about the Honorary Street Name Change request for Reverend Michael A. Valente with St. Anthony's Church.

Ms. Linda Dyke, St. Anthony's Church, appeared on behalf of the petition.

A motion was made by Jan Hallums Quillman, seconded by Joseph Clement, to approve the Honorary Street Name Change for Reverend Michael A. Valente. The motion carried by the following vote:

Aye: Morris, Hallums Quillman and Clement

RENUMBERING CHAPTER 6 1/2 TO 7

Mr. Chris Regis, Inspector General, gave background information about Renumbering Chapter 6 1/2 to 7 in the Code of Ordinances.

A motion was made by Joseph Clement, seconded by Jan Hallums Quillman, to approve Renumbering Chapter 6 1/2 to 7 in the Code of Ordinance regarding bicycles. The motion carried by the following vote:

Aye: Morris, Hallums Quillman and Clement

VIDEO GAMING PUSH TAX

[TMP-2336](#)

Attachments: [pushtax.pdf](#)

Mr. Regis gave background information about the proposed video gaming push tax.

There was brief discussion regarding this item.

A motion was made by Jan Hallums Quillman, seconded by Joseph Clement, to recommend for discussion and approval by the full City Council the Video Gaming Push Tax. The motion carried by the following vote:

Aye: Morris, Hallums Quillman and Clement

LIQUOR CODE AMENDMENTS (BYOB)

[TMP-2337](#)

Attachments: [BYOB.pdf](#)

Mr. Regis gave background information about the proposed Liquor Code Amendments (BYOB).

There was brief discussion regarding this proposal.

A motion was made by Joseph Clement, seconded by Jan Hallums Quillman, to recommend for approval by the full City Council the Liquor Code Amendments (BYOB). The motion carried by the following vote:

Aye: Morris, Hallums Quillman and Clement

PREQUALIFICATION REQUIREMENT AMENDMENTS

[TMP-2338](#)

Attachments: [prequalification amendments.pdf](#)

Mr. Regis gave background information about the proposed amendments for the Prequalification Requirements.

A motion was made by Joseph Clement, seconded by Jan Hallums Quillman, to recommend for approval by the full City Council the Prequalification Requirement Amendments. The motion carried by the following vote:

Aye: Morris, Hallums Quillman and Clement

LEWD OR INDECENT CONDUCT OR ARTICLES

[TMP-2339](#)

Attachments: [indecent articles.pdf](#)

Mr. Regis gave the background information for the Lewd or Indecent Conduct or Articles ordinance amendment.

A motion was made by Jan Hallums Quillman, seconded by Joseph Clement, to approve Lewd or Indecent Conduct or Articles amendment. The motion carried by the following vote:

Aye: Morris, Hallums Quillman and Clement

ARTS COMMISSION AMENDMENTS

[TMP-2340](#)

Attachments: [Arts Commission Amendments.pdf](#)

Ms. Katie Smith, Economic Development & Communications Manager, gave the Committee the background information regarding the Arts Commission Amendments.

Ms. Smith answered Councilwoman Quillman's questions regarding the number of voting members versus non-voting members.

A motion was made by Joseph Clement, seconded by Jan Hallums Quillman, to approve the Arts Commission Amendments. The motion carried by the following vote:

Aye: Morris, Hallums Quillman and Clement

TOBACCO CODE AMENDMENT

[TMP-2341](#)

Attachments: [Tobacco Code Amendment.pdf](#)

Mr. Regis gave background information about the Tobacco Code Amendment.

A motion was made by Jan Hallums Quillman, seconded by Joseph Clement, to

approve the Tobacco Code Amendment. The motion carried by the following vote:

Aye: Morris, Hallums Quillman and Clement

RENTAL INSPECTION AMENDMENTS

[TMP-2342](#)

Attachments: [rentalinspection.pdf](#)

Mr. Regis gave background information about the proposed Rental Inspection Amendments.

Councilwoman Quillman said an Airbnb is a business in a single-family residential area. She feels it should be a separate ordinance and not be a part of the rental inspection ordinance.

Councilman Morris does agree that an Airbnb is different and should be separated from the rental inspection ordinance.

Mr. Regis said the short term rentals is not the main focus of what is before the Committee today.

Councilman Clement said he would like to see the Airbnb separate at a future meeting. He said there is not enough manpower in Neighborhood Services at the moment to do what is being asked of them. He is requesting more time so that he has time to catch up on both the Airbnb and the Rental Inspection Amendments.

Councilwoman Quillman said the single-family rental inspection has been worked on for many years and she would like to move forward on it because there is never a compromise. She feels what the proposal is will be fine.

Councilman Morris said he feels something should be done as well but without the education component being in place it will not work. He also agreed that the Airbnb and the Single-Family Rental Inspection should be separate.

Councilwoman Quillman made a motion to move the Rental Inspection Amendments to the full city council for review and a vote.

Councilman Clement said he was a police officer in Joliet for almost 28 years and has seen many issues in the neighborhoods with renters. He would call the landlord himself and they would handle the problem that way. He said there are a lot of components to this and it needs to be gone through in greater detail and would like a few more months for review.

Councilwoman Quillman said it has been 8 years so it is not being pushed through.

Councilman Clement made a motion to table the agenda item for 2 months.

Councilwoman Quillman did not remove her original motion. There was no 2nd motion, therefore the motion failed.

A motion was made by Joseph Clement, seconded by Terry Morris, to table Rental Inspection Amendments for two months. The motion carried by the following vote:

Aye: Morris and Clement

Nay: Hallums Quillman

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

None.

PUBLIC COMMENT

Mr. John Sheridan, Resident, spoke to the Committee about the deliberations on the alley closures from a February Land Use & Legislative Committee meeting. The agenda item was pulled from the City Council agenda after the Committee meeting. He is requesting that the Committee direct the City Manager to put the item back on the agenda to bring it a vote, up or down, because it has gone on long enough.

Ms. Kathy Spieler, Reedwood Neighborhood, spoke about single-family rental inspections and said this has gone on for 40 years, not 8 years. She requested this go to the next City Council meeting for a vote because this is hurting the tenants by not having this done.

Ms. Mary Beth Gannon, Resident, appeared in opposition to the Airbnb's and feels the Rental Inspection Amendments are necessary.

Ms. Rena Schultz, Reedwood Neighborhood, spoke in favor of the Rental Inspection Amendments.

Ms. Jimmie Faye Cartwright spoke in favor of reviewing the Rental Inspection Amendments in further detail before voting on it.

Mr. James Luka, Homebridge Enterprises, spoke in favor of reviewing the Rental Inspection Amendments in further detail before voting on it.

Councilman Morris asked Mr. Luka about his properties. He responded there are some that he owns and some that he leases.

Councilwoman Quillman inquired about the Airbnb criteria. Mr. Luka responded.

Councilman Clement suggested that Mr. Luka exchange his information with Mr. Regis.

Mr. Marc Wallace requested to get together with key stakeholders to meet regarding the

Rental Inspection Amendments. Mr. Wallace has never been included in the past meetings regarding the program.

A citizen appeared regarding not putting more regulations and more fees onto the landlord because it will push them out. He also viewed some of Mr. Luka's properties and said they were some of the nicest he has ever seen.

Mr. Deandre Smith, Landlord, said the key issue is education for the tenants. He spoke about his experience with past tenants.

Ms. Tanya Rand, Three Rivers Assoc. of Realtors, spoke about her frustration if this is a tenant issue or a landlord issue. She feels that landlords are being picked on that want to do business. It is about everyone and not just landlords.

A citizen appeared in approval of tabling the Rental Inspections Amendment so that a mutual decision can be made.

Mr. Jeff Vickery is in agreement that everyone should sit down together as a group to discuss the amendments.

Councilwoman Quillman asked why only 3 people have previously shown up for the round table discussions.

Mr. Quinn Adamowski said everything is absurd. This proposal has changed many times over the past 8 years and still there is no agreement. He inquired what proposal will be coming back in 2 months.

Mr. Jeff Vickery said he would like to meet with any member of the community that sees fit to meet with him.

A citizen suggested that everyone sit down and write down what they want. They have 2 months to do it. He has a hard time believing that \$7 a month will bankrupt people.

A citizen stated he feels it is a landlord issue. It should be a positive drive to make sure the houses are something that someone will want to live in.

ADJOURNMENT

A motion was made by Joseph Clement, seconded by Jan Hallums Quillman, to adjourn. The motion carried by the following vote:

Aye: Morris, Hallums Quillman and Clement

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.