



City of Joliet

Land Use & Legislative Committee

Meeting Agenda - Final-revised

Committee Members
Terry Morris
Joe Clement
Jan Quillman

Thursday, August 11, 2022

4:00 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

APPROVAL OF MINUTES

Land Use & Legislative Committee Meeting Minutes--June 23, [TMP-4281](#)
2022

Attachments: [062322](#)

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 Committee members 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 meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

AN ORDINANCE AMENDING CHAPTER 6, SECTION 22 OF THE CODE OF ORDINANCES (AMENDING SECTIONS REGARDING DOG RUNNING AT LARGE)

Ordinance Amending Chapter 6 (Regarding Dog Running at Large) [TMP-4282](#)

Attachments: [Dog City Code Change](#)

**AN ORDINANCE AMENDING CHAPTER 4, ARTICLE III, SECTION 4-30,
ORDINANCE OF THE CITY OF JOLIET CODE OF ORDINANCES
(ALLOWING PACKAGE SALES TO COMMENCE AT 6:00 A.M. ON SUNDAY)**

Ordinance Amending Chapter 4 (Regarding Package Sales to [TMP-4283](#)
Commence at 6:00 a.m.)

Attachments: [9sunday](#)

ELECTRONIC SWEEPSTAKES MACHINES PROHIBITED

Electronic Sweepstakes Machines Prohibited [TMP-4284](#)

Attachments: [sweepstakes](#)

RESTRICTIONS ON SIDEWALK/MEDIAN USE

Restrictions on Sidewalk/Median Use [TMP-4285](#)

Attachments: [sidewalkmedianrestriction](#)

**AN ORDINANCE AMENDING CHAPTER 28, ARTICLE XIV, REAL ESTATE
TRANSFER TAX, SECTIONS 28-255, 28-258, AND 28-261, ORDINANCE OF
THE CITY OF JOLIET CODE OF ORDINANCES**

Ordinance Amending Chapter 28 (Real Estate Transfer Tax) [TMP-4286](#)

Attachments: [transfertax](#)

SINGLE-FAMILY RENTAL INSPECTION AMENDMENTS (A) & (B)

Single-Family Rental Inspection Amendments (A) & (B) [TMP-4287](#)

Attachments: [SFRrevised2022 A](#)
[singlefamilyamendments B](#)

**AMENDMENT TO CDBG AGREEMENT; SENIOR SERVICES OF WILL
COUNTY**

Amendment to CDBG Agreement; Senior Services of Will County [TMP-4280](#)

Attachments: [Resolution Adopting Amendment 1](#)

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

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ADJOURNMENT

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.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-4281

Agenda Date: 8/11/2022

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, June 23, 2022

4:00 PM

City Hall, Council Chambers

Land Use & Legislative Committee

Committee Members

Terry Morris

Joe Clement

Jan Quillman

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

REVISED AGENDA

ROLL CALL

Present Councilman Terry Morris and Councilman Joe Clement
Absent Councilwoman Jan Quillman

APPROVAL OF MINUTES

[TMP-3999](#)

Attachments: [051222](#)

A motion was made by Councilman Joe Clement, seconded by Councilman Terry Morris, to approve minutes from the May 12, 2022 meeting. The motion carried by the following vote:

Aye: Councilman Morris and Councilman Clement

Absent: Councilwoman Quillman

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 Committee members 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 meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

Ms. Nora Gruenberg, Illinois Realtors, appeared regarding the Real Estate Transfer Tax agenda item.

Ms. Karen Krause Robertson, Joliet resident and realtor, appeared regarding the Real Estate Transfer Tax agenda item.

Mr. Tom Joseph, Illinois Realtors, appeared regarding the Real Estate Transfer Tax agenda item.

Chairman Morris asked if Mr. Regis met with the realtors before today's meeting. Mr. Regis responded that he did and the requested revised language did not fit in with the ordinance nor did it address any of the concerns.

Mr. Brian Bessler, Karges Realty, appeared in opposition to the Real Estate Transfer Tax agenda item.

Ms. Tanya Rand, Baird & Warner Realty, appeared in opposition to the Real Estate Transfer Tax agenda item.

CDBG PROGRAM YEAR 2022

[TMP-4000](#)

Attachments: [NoticeofPublicHearing2022CDBG](#)
 [FY2022CDBGAnnualActionPlan](#)
 [FY22 Formula Announcement FO - Joliet \(003\)](#)

Mr. Keith Jorstad, Director of Neighborhood Services, stated this is the annual CDBG presentation for the upcoming year. Mr. Jorstad gave the Committee background information about CDBG and answered their questions.

A motion was made by Councilman Joe Clement, seconded by Councilman Terry Morris, to recommend for approval by the full City Council the CDBG Program Year 2022. The motion carried by the following vote:

Aye: Councilman Morris and Councilman Clement

Absent: Councilwoman Quillman

AN ORDINANCE AMENDING CHAPTER 28, ARTICLE XIV, REAL ESTATE TRANSFER TAX, SECTIONS 28-255, 28-258, AND 28-261, ORDINANCE OF THE CITY OF JOLIET CODE OF ORDINANCES

[TMP-4002](#)

Attachments: [transfertax](#)

Mr. Regis, Deputy Corporation Counsel, gave the Committee background information about the proposed Real Estate Transfer Tax ordinance.

There was brief discussion about the ordinance.

Councilman Clement is curious of what the inventory looks like. Mr. Regis responded he can get that information for him.

Chairman Morris feels the inventory will change from month to month. Councilman Clement would like to know how big the problem is.

A motion was made by Councilman Joe Clement, seconded by Councilman Terry Morris, to table Real Estate Transfer Tax Ordinance to a future meeting. The motion carried by the following vote:

Aye: Councilman Morris and Councilman Clement

Absent: Councilwoman Quillman

SALE OF VACANT LOT AT 1320 ADA

Mr. Regis gave the Committee background information about the vacant lot at 1320 Ada.

Mr. Mark Koenig, Koenig Group, appeared on behalf of the request.

Mr. Belvin McDonald, 1318 Ada, appeared regarding the sale of 1320 Ada because he is

interested in purchasing it in order to expand his property.

A motion was made by Councilman Joe Clement, seconded by Councilman Terry Morris, to recommend for approval by the full City Council the Sale of Vacant Lot at 1320 Ada. The motion carried by the following vote:

Aye: Councilman Morris and Councilman Clement

Absent: Councilwoman Quillman

AMENDMENT TO TRAFFIC CODE TO ALLOW THE USE OF ELECTRIC BIKES WITHIN THE CITY OF JOLIET

[TMP-4003](#)

Attachments: [electricbike](#)

Mr. Regis explained the proposed ordinance amendment to the traffic code. This only applies to 2 wheeled vehicles that cannot exceed 25 MPH.

A motion was made by Councilman Joe Clement, seconded by Councilman Terry Morris, to recommend for approval by the full City Council the Amendment to Traffic Code Regarding Electric Bikes. The motion carried by the following vote:

Aye: Councilman Morris and Councilman Clement

Absent: Councilwoman Quillman

ADDING SECTION TO DISORDERLY CONDUCT STATUTE REGARDING PROHIBITED ITEMS IN SCHOOLS

[TMP-4004](#)

Attachments: [schoolweapon](#)

Mr. Regis gave the Committee background information about the Disorderly Conduct Statute Regarding Prohibited Items in Schools.

A motion was made by Councilman Joe Clement, seconded by Councilman Terry Morris, to recommend for approval by the full City Council the Disorderly Conduct Statute. The motion carried by the following vote:

Aye: Councilman Morris and Councilman Clement

Absent: Councilwoman Quillman

AMENDMENT TO LIQUOR CODE TO ALLOW PACKAGE SALES TO COMMENCE AT 9 A.M. ON SUNDAYS

[TMP-4005](#)

Attachments: [9sunday](#)

Mr. Regis explained the amendment to the liquor code.

There was brief discussion.

Councilman Clement would like to know what the nearby communities are doing first. Mr. Regis suggested it be tabled until further information is obtained so that it can be consistent with other towns.

A motion was made by Councilman Joe Clement, seconded by Councilman Terry Morris, to table the Liquor Code Amendment to the next meeting. The motion carried by the following vote:

Aye: Councilman Morris and Councilman Clement

Absent: Councilwoman Quillman

AMENDMENT TO FINE SCHEDULE

[TMP-4006](#)

Attachments: [Council Memo Fee Schedule](#)

Mr. Regis explained the Amendment to the Fine Schedule.

There was brief discussion.

A motion was made by Councilman Joe Clement, seconded by Councilman Terry Morris, to recommend for discussion and approval by the full City Council the Amendment to Fine Schedule. The motion carried by the following vote:

Aye: Councilman Morris and Councilman Clement

Absent: Councilwoman Quillman

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

Councilman Clement commented on rental properties and water bills. He had a few recommendations on how the City could work with the landlords.

PUBLIC COMMENT

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Ms. Diana Viveros, Joliet LEDA, appeared in support of the CDBG funding.

Ms. Paulena Martinez appeared in support of the CDBG funding.

ADJOURNMENT

A motion was made by Councilman Joe Clement, seconded by Councilman Terry Morris, to adjourn. The motion carried by the following vote:

Aye: Councilman Morris and Councilman Clement

Absent: Councilwoman Quillman

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.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-4282

Agenda Date: 8/11/2022

ORDINANCE NO. _____

AN ORDINANCE AMENDING Chapter 6, Section 22 of the Code of Ordinances

(Amending Sections Regarding Dog Running at Large)

WHEREAS, the Mayor and City Council of the City of Joliet, Illinois (City) has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, the Mayor and City Council recognize that the Code of Ordinances should be updated from time to time; and

WHEREAS, the City of Joliet is a home rule unit of local government.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, PURSUANT TO ITS STATUTORY AND HOME RULE AUTHORITY, AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby find that the recitals contained in the remainder of this Ordinance are true, correct and complete and are hereby incorporated into this Ordinance by reference.

SECTION 2: That Chapter 6, Section 22 shall be amended to read as follows:

Sec. 6-22. - Dogs running at large prohibited; "at large" defined.

No person shall cause or permit any dog owned or kept by him to run at large within the limits of the city. Any dog found upon any public street, sidewalk, alley, parkway or an unenclosed place shall be deemed running at large unless the dog is firmly held on a leash or is in an enclosed vehicle.

A dog found running at large a second or subsequent time must be sterilized within 30 days after being reclaimed unless already sterilized. Failure to comply with sterilization within 30 days shall result in impoundment. Upon impoundment, the dog shall be sterilized, and the owner or owners shall be required to pay for the costs of sterilization.

PASSED this _____ day of _____, 2022.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO:

NOT VOTING:



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-4283

Agenda Date: 8/11/2022

ORDINANCE NO. _____

AN ORDINANCE AMENDING Chapter 4, Article III, Section 4-30, ORDINANCE OF THE CITY OF JOLIET CODE OF ORDINANCES

(Allowing package sales to commence at 6:00 a.m. on Sunday)

WHEREAS, the Mayor and City Council of the City of Joliet, Illinois (City) has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, the Mayor and City Council recognize that the Code of Ordinances should be updated from time to time; and

WHEREAS, the Mayor and City Council recognize that the Code of Ordinances should evolve with the social condition; and

WHEREAS, the Mayor and City Council recognize that the Code of Ordinances should be consistent; and

WHEREAS, the City of Joliet is a home rule unit of local government.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, PURSUANT TO ITS STATUTORY AND HOME RULE AUTHORITY, AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby find that the recitals contained in the remainder of this Ordinance are true, correct and complete and are hereby incorporated into this Ordinance by reference.

SECTION 2: That Chapter 4, Article III, Section 4-30(a)(1) and (a)(5) of the Code of Ordinances should be amended to read as follows:

(1) Sundays, 9:00 a.m. until 12:00 midnight, except that the holder of a Class H permit may remain open until 2:00 a.m. Monday morning. This section shall not apply to the serving of alcoholic liquor at a golf course; such sales may commence at 7:00 a.m. (for package sale hours, see subsection 5).

(5) No sale of alcoholic liquor is permitted on any premises holding a Class C license after 12:00 a.m. (midnight) or on any day, prior to 6:00 a.m.

SECTION 3: In the event that any provision or provisions, or portion or portions of this ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions or portions of this ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions.

SECTION 4: All ordinances directly in conflict with the terms of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 5: This Ordinance shall be deemed severable and the invalidity of any portion hereof shall not invalidate the remainder.

SECTION 6: This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED this _____ day of _____, 2022.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-4284

Agenda Date: 8/11/2022

Sec. 19-43. - Electronic sweepstakes machines prohibited.

(a)

Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Electronic machine or device means a mechanically, electrically or electronically operated machine or device, that is owned, leased or otherwise possessed by a sweepstakes sponsor or promoter, or any of the sweepstakes sponsor's or promoter's partners, subsidiaries, contractors or affiliates, that is intended to be used by a sweepstakes entrant that is capable of displaying information on a screen or other mechanism.

Entertainment display means visual information capable of being seen by an entrant that takes the form of actual or simulated game play of games, including, but not limited to, video poker or any other playing card game; a bingo game; a craps game; a lotto game; a casino or gambling game; a game based on or involving the random or chance matching of different pictures, words, symbols or numbers not dependent on the skill or dexterity of the player; and any other video game the outcome of which is not in whole or in part dependent on the skill or dexterity of the player that is played in the course of revealing a sweepstakes prize as a result of entry into a sweepstakes.

Entry process means the act or process by which a person becomes eligible to receive any sweepstakes prize offered in a sweepstakes.

Sweepstakes prize means any gift, award, gratuity, good, service, credit, or anything else of value, which may be transferred to a person, whether possession of the prize is actually transferred, or placed on an account or other record as evidence of the intent to transfer the prize.

Sweepstakes means any game, advertising scheme or plan, or other promotion, which, with or without payment of any consideration, a person may enter to win or become eligible to receive any sweepstakes prize, the determination of which is based upon an element of chance.

(b)

Prohibited.

(1)

It shall be unlawful for any person to operate, or place into operation, an electronic machine or device to conduct a sweepstakes through the use of an entertainment display, including the entry process or reveal of a sweepstakes prize.

(2)

It shall be unlawful for any person to operate, or place into operation, an electronic machine or device to promote a sweepstakes that is conducted through the use of an entertainment display, including the entry process or reveal of a sweepstakes prize.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-4285

Agenda Date: 8/11/2022

- (a) It shall be unlawful for any person to sit or lie down on a sidewalk or on a blanket, stool, or any other object placed upon a sidewalk between the hours of 7:00 a.m. and 11:00 p.m. in the City of Joliet.
- (b) It shall be unlawful for any person to place or deposit any item of bedding materials or personal possessions, including but not limited to any blanket, bag, package, or container of personal possessions on a sidewalk between the hours of 7:00 a.m. and 11:00 p.m. in the City of Joliet
- (c) It is an affirmative defense to any prosecution under subsection (a) or (b) of this Section that the person is:
 - (1) Sitting or lying down on a sidewalk because of a medical emergency
 - (2) As the result of a disability, utilizing a wheelchair, walker, or similar device to move about the sidewalk
 - (3) Operating or patronizing a commercial establishment or service or governmental function conducted on the sidewalk pursuant to a permit or authorization under the Code of Ordinances or under the laws of the State of Illinois
 - (4) Participating in or attending a parade, festival, performance, rally, demonstration, meeting, or other similar event lawfully conducted on the public street or sidewalk
 - (5) Sitting on a chair or bench located on the sidewalk that is supplied by a government agency or the abutting private property owner
 - (6) Sitting or has placed materials on a sidewalk while waiting for public or private transportation or waiting for access to any building
- (d) Prior to taking any action to enforce the provisions of this Section, any law enforcement officer observing a violation of this Section shall first notify the person engaged in the prohibited conduct that he or she is in violation of this Section. It is an affirmative offense to a prosecution under this Section that any person so notified promptly ceased, within a reasonable time under the circumstances, to engage in the prohibited conduct following such notification.

- (a) No person shall stand or sit upon, or otherwise occupy a center median for any purpose other than to do so temporarily while lawfully crossing any roadway. For the purposes of this Section, "center median" shall mean and refer to that portion of a highway which is painted or raised, and which separates the roadway for traffic in opposite directions.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-4286

Agenda Date: 8/11/2022

ORDINANCE NO. _____

AN ORDINANCE AMENDING Chapter 28, Article XIV, Real Estate Transfer Tax, Sections 28-255, 28-258, and 28-261, ORDINANCE OF THE CITY OF JOLIET CODE OF ORDINANCES

(Requiring “No Tax Due” stamp prior to recording tax exempt deeds)

WHEREAS, the Mayor and City Council of the City of Joliet, Illinois (City) has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Mayor and City Council have seen fit to impose a tax on certain activities, one of them being the transfer of real estate; and

WHEREAS, the Mayor and City Council recognize that the Code of Ordinances must be kept current and consistent with commercial activities in the City of Joliet; and

WHEREAS, the Mayor and City Council recognize that the Code of Ordinances should be suited to protect the interests of the City of Joliet; and

WHEREAS, the City of Joliet is a home rule unit of local government.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, PURSUANT TO ITS STATUTORY AND HOME RULE AUTHORITY, AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby find that the recitals contained in the remainder of this Ordinance are true, correct and complete and are hereby incorporated into this Ordinance by reference.

SECTION 2: That Chapter 28, Article XIV, Sections 28-255(b), 28-258, and 28-261 shall be amended to read as follows:

Sec. 28-255(b) Deeds exempt under the State of Illinois Real Estate Transfer Tax Act shall be exempt from the tax levied by this article, provided that the reason for exemption is indicated on the face of the deed. The following deeds are exempt from the transfer tax, but shall require a city tax stamp prior to recordation, which states, “No Tax Due”:

[The remainder to be unchanged]

Sec. 28-258 No deed conveying real property within the corporate limits of the city shall be entitled to recordation by the Recorder of Deeds for Will or Kendall Counties unless such deed shall bear either a City of Joliet Real Estate Transfer Tax Stamp in the amount required by this Article or a duly certified statement of exemption with a City of Joliet “No Tax Due” Stamp affixed to the deed.

Sec. 28-261 No real estate transfer tax stamps, including “No Tax Due” Stamps, shall be issued for any parcel of land located within the city unless any and all debts due the city with respect to such parcel have been paid in full, including, without limitation, water charges, sewer charges, sewer separation charges, license fees, permit fees, application fees, inspection fees, certificate fees, board up fees, weed cutting fees, or demolition fees, whether or not such fees and accounts are secured by liens or other securities and whether or not the city may have other remedies at law or equity.

Any person liable for the payment of the tax imposed herein, or an authorized representative thereof, upon written request may obtain from the city manager or his designee a statement of debts that may be due the city with respect to such parcel.

SECTION 3: In the event that any provision or provisions, or portion or portions of this ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions or portions of this ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions.

SECTION 4: All ordinances directly in conflict with the terms of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 5: This Ordinance shall be deemed severable and the invalidity of any portion hereof shall not invalidate the remainder.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this _____ day of _____, 2021.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING:



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-4287

Agenda Date: 8/11/2022

Additions, Insertions, Deletions And Changes

102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, Illinois State Plumbing Code and NFPA 70. All existing structures shall conform to the International Fire Code, IRC appendix J and the Existing Building Code provisions. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Joliet Zoning Ordinance.

103.2.1 Code Official. The Manager of the Property Maintenance compliance officers is hereby designated as the code official. Additionally, all managers of the code official, the building and fire code officials, the fire chief and fire marshal shall additionally be granted the powers of the code official.

103.3.1 Deputies. All city inspectors and compliance officers are hereby delegated authority to act as the code official.

103.5.1 Fee Resolutions and Notices, Fine and Penalty schedules and Notices. Fees, Fines and Penalties shall be as adopted in resolutions or ordinances and as posted on-line in and/or as set by the Administrative Hearing Officer. (See Fine Schedule in Municipal Code Chapter 1-GENERAL PROVISIONS Section 1-11; This Code; Section 106.4, Section 109.7, Section 302.4.2, Rental Program Fees, P-Ticket Fines and other Fees and Fines as posted on the City Website).

103.6 Restriction of Employees. An Official or an employee connected with the enforcement of this code, except whose only connection is that of a member of a board of appeals, shall not be engaged in, or directly or indirectly connected with, the furnishing of labor, materials or appliances for the construction, alteration or maintenance of a building, or the preparation of construction documents thereof, unless that person is the owner of the building; nor shall such officer or employee engage in any work that conflicts with official duties or with the interests of the department.

103.7 Rental Properties Owned by City of Joliet Employees. Employee owned or partially owned rental properties shall be inspected and/or witnessed by Neighborhood Services division management until a qualified third party vendor can be engaged to provide these inspection services. Upon commencement of the third party program, if the cost of the third party services are borne by the licensee, the inspection related portion of the fees of the city program may be waived to the extent required to equal the currently applicable licensing charges for others.

106.1 Unlawful Acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code or any of Joliet's codes or ordinances.

106.4.1 Penalty Amounts. Upon conviction or a finding of liability therefore, the person shall be subject to a fine of not less than \$150.00 nor more than \$750.00 per day. In addition to the municipal fees and fines above, owners of residential rental properties for which unit(s) have been vacated by a City Code Official or their designee, may if found negligent, be liable for up to 30 days of temporary housing costs for the displaced occupants at the Joliet area hotel average daily rate per night of vacation of occupancy of each unit.- For instances of displacement not due to or contributed to by owner negligence, Joliet will encourage and assist with the use of our not for profit emergency shelter and service providers.

107.3 Method of Service.

2. Mail. Notice shall be mailed a copy to the ownership parties at the last-known mailing address of the owner/occupant or if not known, the address of the property where the nuisance exists. Certified mail, return receipt requested shall be used for inoperable and non-registered motor vehicle violations. Regular postage

and US mail service shall be used for all other matters. The envelope and the return receipt, if applicable, shall bear the return address of the division issuing the notice.

3. 1 Posting for junk and trash, grass and weeds. The posted sign shall be at least eleven (11) inches by eight (8) inches and the top thereof in large letters shall state the words, "Ordinance Violation."

109.7 Criminal housing management. Criminal housing management is hereby prohibited. A person commits criminal housing management when, having personal management or control of residential real estate, whether as a legal or equitable owner thereof, or as a managing agent or otherwise, they knowingly permits, by his gross carelessness or neglect, the physical condition or facilities of the residential real estate to become or remain so deteriorated that the health and safety of an inhabitant is endangered.

A person convicted of criminal housing management shall be fined not less than five hundred dollars (\$500.00). The maximum fine shall be as determined by the court, may include imprisonment, or may be subject to other remedies as provided by law and as determined by the court.

110.5 Planting of grass. After any demolition of building(s) and after removal of debris therefrom, black topsoil shall be spread four (4) inches deep over the entire surface of the building site; and the soil shall be seeded for grass or sodded within thirty (30) days of demolition or the commencement of seasonable weather, i.e., April 15 through June 15 and August 15 through October 15 inclusive. If seeded, seeding shall be established at a minimum of five (5) pounds per one thousand (1,000) square feet and shall be an approved commercial perennial blend. Once seeded or sodded, the grass shall be maintained; if need be it shall be replaced or reseeded or re-sodded until such time as the grass takes hold, grows and survives. Vehicular access to the site shall be obstructed by removing any curb cuts with replacements as determined by the City of Joliet engineering department.

Subsections 111.2 through 111.8 shall be deleted and replaced with the following:

111.2 Appeals Board. City of Joliet Administrative Hearings shall act as the Board of Appeals for tickets and decisions of the Code Official(s). Appeals of the Administrative Hearing process shall occur at Circuit court per section 113.14.

111.3 Fees. Appeals shall be accompanied by a \$100 verbatim transcript fee.

113.0 Licensing of the operation of dwellings, inclusive, is added and amended as follows:

113.1 License Required. It is unlawful for any person to operate or maintain any non-owner occupied residential unit, two-family or multiple-family building, whether vacant or not, without first obtaining a license for such property. Licenses shall be for an entire structure, complex of buildings, or any sub-part thereof.

A. City of Joliet Rental Application Renewals shall require, Trustee(s) and LLC agent(s) disclosure, all owner contacts, plot plans (for lodging houses), Eighteen (18) year old and older occupant's full names and contact information, total number of occupants including minors, plus other data as required by the code official.

B. New City of Joliet Rental Applications; in addition to the items required for renewal, new applications shall require, Floor plans with room designations and dimensions, egress and fire safety components, total occupant load, plot plans, plus other data as required by the code official.

C. City of Joliet Lease Addendum shall accompany the License applications, and the background check verification owner's affidavit for all eighteen (18) year old and older residents, and the total number of occupants including minors. These shall include the occupant's full legal name. For apartment complexes of greater than eight (8) units which aide emergency responders with surveillance cameras of an acceptable quantity and acceptable resolution to the community oriented policing officers and retain such video for a

minimum of 30 days, their property management documentation and records may be accepted in lieu of the prescriptive city documents.

For properties which are unleased at time of application but leased by the time of inspection, an additional 100% license fee will be assessed should the missing lease addendum and background check verification affidavit not be provided by the landlord to the division offices 14 calendar days prior to the property inspection. Lodging House license types, and others as determined by the code official, shall require that the License be prominently posted inside the home in a certificate frame (above or adjacent to the main entry door) and available for Police Department or enforcement staff reference. Additionally, at time of new lease establishment, the landlord shall forward a revised lease addendum within 14 days of a new lease being signed.

113.0 Licensing of the operation of dwellings, inclusive, is added and amended as follows:

113.1 License Required. It is unlawful for any person to operate or maintain any non-owner occupied residential unit, two-family or multiple-family building, whether vacant or not, without first obtaining a license for such property. Licenses shall be for an entire structure, complex of buildings, or any sub-part thereof.

A. City of Joliet Rental Application Renewals shall require, Trustee(s) and LLC agent(s) disclosure, all owner contacts, plot plans (for lodging houses), Eighteen (18) year old and older occupant's full names and contact information, total number of occupants including minors, plus other data as required by the code official.

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113.1.1 Exemptions.

A. Registration required, inspection exempt. Single-family dwellings -occupied by immediate family members of the owner, as well as their own family members, where no rent is paid, or any property which is the subject of a contract sale and the buyer resides at the property, must be registered with the City, at no charge, and shall be exempt from licensure and the interior inspection requirements of this Article, unless the conditions set forth below are present:

1. Such dwellings shall be required to be inspected on an exterior basis only, if three (3) or more exterior violations are found, or if a significant single code violation is found as determined by the code official or his designee, the property shall then be required to be licensed with the appropriate fee paid, and interior inspections made.

2. Such dwellings shall also be required to be licensed with the appropriate fee paid and interior inspections made if there are two (2) or more verified calls for police service at the premises within a consecutive twelve-month time period, or if complaints are received for interior violations, or if the city can document a six month lack of water consumption.

B. Exempt. The following types of dwellings shall be exempt from licensing, registration and licensing inspections under this code:

1. Vacant single-family residences that are being prepared for sale by the heirs, trustees or legal representatives, after the death of the owner, for a period of up to two (2) years.

2. All owner-occupied, single-family properties, with all occupants meeting the definition of family.

3. All owner-occupied dwelling units not used as lodging, rooming or boarding houses.

4. All owner-occupied dwelling units not containing guest rooms, as defined.

5. Any property owned or operated by a college or university, including, but not limited to, dormitories, graduate housing, and school-owned apartments.

6. Units and premises licensed and inspected by the State of Illinois, including, but not limited to, nursing homes, assisted living centers, and similar facilities.

7. The applicable provisions of Section 113 provide the code official with the ability to perform inspections subject to the conditions enumerated therein. Although this article exempts certain units and properties from licensure, the city reserves the right to perform reasonable inspections of those properties which are exempt, and of all properties in the city, in accordance with law.

113.3 License term. Every license shall expire on August 31st. The code official may transition licenses to different dates and even terms of length if determined the licensing program would result in improved effectiveness and system efficiencies.

113.4 Authorization to issue license. The code official is hereby authorized, upon application, to issue new licenses and renewals thereof, in the names of the applicant owner.

113.5 Refusal to issue; revocation; suspension. The code official may refuse to issue said licenses, and may revoke or suspend said licenses, if the application, applicant, property, structure or premises is found not to meet, or to have violated within the preceding twelve (12) months, all or any applicable requirements of the Joliet code of ordinances including but not limited to the provisions of this code. Continuance of use of without a valid license shall incur fines up to \$1,000 per unit per day.

113.6 Application form, fee, landlord training required. No license shall be issued or renewed unless the applicant owner or the owner's local representative on behalf of the owner has first made application therefor on an application form provided by the city, paid the requisite fee, and both the landlord and the owner's management agent or local representative have successfully completed the mandatory crime-free housing seminar administered by the Joliet police department, or another program approved by the city, prior to issuance of the license. The seminar may be attended after application has been submitted and the license will be issued after successful completion. Owners and/or management agents or local representatives may be required to retake the class and pay the commensurate fee if the Code official determines due to lack of compliance that the owner and/or management agents or local representatives would likely benefit from the additional training.

113.7 Licensed Dwelling Premises Requirements. No license shall be issued unless the premises for which the license is sought meets the following requirements:

A. Off Street Parking. For newly established licensed dwellings or renewals after a 3 year lapse of licensing; required parking space(s) shall comply with the requirements of section 10 of the Joliet Zoning Ordinance; except that Section 10.6.2 shall not be applicable. Where there are practical difficulties or particular hardships in complying with this provision as to providing the required number of off-street parking spaces, or type of construction of said spaces, said owner or local representative may apply for a variance of said provision per section 111.2 appeal to the administrative hearing officer.

1. Single Family Rental Housing. A minimum of two (2) off-street parking spaces per dwelling unit.
2. Two Family Rental Housing. A minimum of two (2) off-street parking spaces per dwelling unit.
3. Multi-Family Rental Housing. A minimum of one (1) off-street parking spaces per dwelling unit.

Sec. 8-152. Rental Registration Certificate Required.

- (a) A registry of owners and premises shall be maintained by the Director of Neighborhood Services.
- (b) The owners of any dwelling unit which is currently, or is intended to be offered for rent, let, or let for occupancy shall be required to be registered and licensed by the City of Joliet. Such owners shall register the address of each dwelling unit which is currently, or is intended to be offered for rent, let, or let for occupancy with the City of Joliet. The owners shall register within ninety days of the enactment of this Section and shall reregister prior to the expiration of a rental license issued by the City which shall be valid for one year. Within thirty days of a change of ownership, the new owner shall register with the City as required above.
- (c) The registration fees shall be as follows:
 - Owner registration - \$100.00 annually
 - Fee per address - \$50.00 annually
- (d) The penalty for failure to comply with this Section shall be a fine of up to \$750.00.
- (e) The following rental properties shall be subject to the systematic inspection of rental housing ordinance and shall be inspected for compliance with this Code and all other applicable laws and ordinances:
 - 1. Two family dwellings
 - 2. Multi family dwellings
 - 3. Boarding houses
 - 4. Rooming houses
 - 5. Lodging houses
 - 6. Tourist houses
 - 7. Hotels and motels
 - 8. Dormitories
 - 9. Short term rental dwelling units
 - 10. A leased single family dwelling that has been temporarily placed in the systematic rental inspection program for cause as set forth in subsection (h) of this Section
 - 11. The rental unit of a two family dwelling that has been temporarily placed in the rental dwelling certificate and systematic inspection of rental housing program for cause as set forth in subsection (f) of this Section.

12. Dwellings in mixed use buildings.

(f) *Exempt occupancies.* The following properties are exempt from the systematic inspection of rental housing ordinance:

1. Owner occupied single family dwellings
2. Two family dwellings in which one unit is occupied by the owner and the rental unit does not meet one or more of the criteria set forth in subsection (h) of this Section
3. Dwellings, buildings, structures and uses owned and operated by any governmental agency
4. Dwellings, buildings, structures and uses licensed and inspected by the State of Illinois

(g) *Hotels and motels.* **Remains unchanged**



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-4280

Agenda Date: 8/16/2022

TO: Mayor and City Council

FROM: James V. Capparelli, City Manager

SUBJECT:

Amendment to CDBG Agreement; Senior Services of Will County

BACKGROUND:

The original agreement Section IV. A. reads as followed:

CDBG funds are to be used for the Program as described in Exhibit A-Scope of Service. There is no minimum threshold of CDBG funds that must be invested in each assisted unit and the maximum CDBG subsidy may not exceed \$5,000.00.

Post pandemic inflation has caused an increase in supplies and labor costs.

The \$5,000.00 cap on services provided, limits the assistance Senior Services of Will County Safe at Home program can provide Joliet residents.

CONCLUSION:

Section IV. A. Project Underwriting of the AGREEMENT is deleted in entirety and replaced with the following language:

CDBG funds are to be used for the Program as described in Exhibit A-Scope of Service. There is no minimum threshold of CDBG funds that must be invested in each assisted unit and the maximum CDBG subsidy may not exceed \$10,000.00.

Except as otherwise provided herein, the Agreement entered by City of Joliet and Senior Services of Will County, dated April 8, 2021, remains in full force and effect.

RECOMMENDATION:

The Administration recommends that the Mayor and City Council adopt the attached resolution authorizing the execution of Amendment 1.

RESOLUTION NO. _____

**Resolution Authorizing a CDBG Subrecipient Amendment 1 with
Senior Services of Will County**

WHEREAS, the Community Development Block Grant (CDBG) is authorized by the Housing and Community development Act of 1974, as amended, and is administered by the U.S. Department of Housing and Urban Development; and

WHEREAS, the use of CDBG funds, identified as #14.218 in the Catalog of Federal Domestic Assistance, is governed by U.S. Federal regulations 24 CFR Part 570; and

WHEREAS, the City of Joliet is a recipient of CDBG funds received from HUD through its submission of its 2020 Annual Action Plan, as amended, which included the use of CDBG funds for public service activities; and

WHEREAS, the SUBRECIPIENT is a nonprofit organization and requested an amendment to the City a proposal for providing public service activities; and

WHEREAS, the Mayor and City Council of the City of Joliet find it in the best interest of the City of Joliet to adjust the \$5,000.00 cap on services to \$10,000.00 cap on services provides to Low/Mod Income Senior Residents of Joliet; and

WHEREAS, Section IV.A. Project Underwriting of the Agreement is deleted in entirety and replaced with the following language:

CDBG Funds are to be used for the Program as described in Exhibit A-Scope of Service. There is no minimum threshold of CDBG funds that must be invested in each assisted unit and the maximum CDBG subsidy may not exceed \$10,000.00

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, as follows:

Section One. The Mayor and City Council hereby approve the execution of Amendment 1 of agreement dated April 8, 2021, Resolution No. 7637

Section Two. The City Manager, or his designee, is hereby authorized to execute the agreement on behalf of the City of Joliet.

Section Three: This Resolution shall be in full force and effect from and after its passage, approval, and recording according to law.

PASSED this _____ day of _____, 2022.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____