

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

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 [590-25](#) as the Joliet River Edge Redevelopment Zone

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.

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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.