



# **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

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**Monday, November 3, 2025**

**5:30 PM**

**City Hall, Council Chambers**

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Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

#### **ROLL CALL:**

#### **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](#)

#### **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:

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](#)

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 bjb 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 Request No. 3 & Final in the Amount of \$188,191.67 [586-25](#)

**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](#)

## **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](#)

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](#)

## 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)).

**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](http://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.