

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.

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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.