



City of Joliet

Land Use & Economic Development Committee

Meeting Agenda

Committee Members
Councilman Cesar Cardenas, Chairperson
Councilwoman Suzanna Ibarra
Councilman Pat Mudron

Monday, May 4, 2026

3:30 PM

City Hall, Council Chambers

Special Meeting

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

3.18.26 Meeting Minutes

[TMP-9722](#)

Attachments: [2608 M Land Use Economic Development Committee 26-03-18 Meeting Minutes.pdf](#)

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.

AGENDA ITEMS

Resolution to Authorize a TIF Incentive Agreement with Matise Events LLC at 113 N. Ottawa

[TMP-9751](#)

Resolution Amending and Authorizing the Execution of an Amended and Restated Development Agreement with Cullinan Joliet, LLC for the Rock Run Crossing Development Project Area

[TMP-9846](#)

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 The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9722

Agenda Date: 5/4/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Wednesday, March 18, 2026

3:30 PM

City Hall, Council Chambers

Land Use & Economic Development Committee

Committee Members

Councilman Cesar Cardenas, Chairperson

Councilwoman Suzanna Ibarra

Councilman Pat Mudron

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ROLL CALL

Also Present: City Manager Beth Beatty, Community Development Director Dustin Anderson, Economic Development Director Paulina Martinez, Planner Emily McGuire, and Legal Assistant Katy Fyksen.

Present Councilman Cesar Cardenas and Councilman Pat Mudron

Absent Councilwoman Suzanna Ibarra

APPROVAL OF MINUTES

Land Use & Economic Development 2.18.2026 Meeting Minutes

[TMP-9639](#)

Attachments: [2586 M Land Use Economic Development Committee 26-02-18 Meeting Minutes.pdf](#)

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Cardenas, to approve Land Use & Economic Development 2.18.2026 Meeting Minutes. The motion carried by the following vote:

Aye: Councilman Cardenas and Councilman Mudron

Absent: Councilwoman Ibarra

CITIZENS TO BE HEARD ON AGENDA ITEMS

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AGENDA ITEMS

Resolution Approving a Property Tax Abatement at 3835 Youngs Rd.

[TMP-9496](#)

Paulina Martinez Economic Development director spoke about the former Lions electric site at 3835 Youngs rd. Hyundai Translead is planning an expansion of their manufacturing plants in the United States, and they are asking for a 5 year property tax abatement at 50% which represent about \$65,000 the city would be forgoing if approved. In the 5 years it would represent \$325,000 and in exchange the project would be bring a capital investment of \$1, 004,300 and 1,291 jobs at full capacity.

Doug Pryor, CEO of Will County Center for Economic Development spoke about both sites, the Lions electric and the Caterpillar plant in Channahon. In total between the two sites Hyundai Translead will create 2,500 jobs for the area. Mr. Pryor spoke about how with the capital improvements Hyundai plans to do to the Lions Electric site it will generate more tax revenue with the abatement than the city currently is receiving for the site. This region has been the transportation hub of the United States. The project will produce dry and refrigerated trailers, to

serve this region and others.

Councilman Mudron asked about having two separate facilities.

Mr. Pryor answered that it does work for them and that the scale of the operation having it all under one roof would be impossible and this works out great for them. The two facilities are less than a mile down the road from one another.

There was discussion about the properties and the two sites.

Councilman Cardenas asked for a timeline

Mr. Pryor answered that it would be around 2027 production would begin.

Sean Kenney CEO of Hyundai Translead spoke about how he grew up in Joliet, and that it was good to be back. He talked about the project and explained how each facility would be used, and what their timeline was for each facility was. They currently manufacture everything in Mexico, and are adding this facility to their portfolio.

Councilman Mudron asked about electrical usage.

Mr. Kenney answered that they have everything worked out with ComEd, and that initially everything is good, but it is less than what Lion electric had forecasted their usage to be.

Councilman Cardenas asked about what kind of jobs would be available and would they all required skills and degrees.

Mr. Kenney answered that it would be top to bottom, skilled labor to HR to Janitorial, quality rolls. He added that of the 2475 of the 2455 would be sourced local, they would have about 20 relocations to the area.

Mr. Kenney went on to talk about how these facilities met all their requirements and he also knew that the work ethic of the people in area was good from growing up here and that JJC was a big factor for training purposes.

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Cardenas, to approve Resolution Approving a Property Tax Abatement at 3835 Youngs Rd.. The motion carried by the following vote:

Aye: Councilman Cardenas and Councilman Mudron

Absent: Councilwoman Ibarra

Resolution Authorizing a Property Tax Abatement at 118 E. Jackson St. with El Güero for Tax Year 2025

[TMP-9638](#)

Economic Development Director Paulina Martinez talked about El Guero being one of the businesses that received a grant from the JCCP that we just heard about. This is a tax abatement for 2025 this abatement was approved by council in 2019 and amended in 2023. El Guero opened in November 2024 this was the first year they can ask for the abatement. Per the counties request we are submitting a resolution for approval so we can verify that they did all the work that was required, which they did and was verified by staff. They are asking that asking that the execution of the property tax abatement moves forward to the full council.

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Cardenas, to approve Resolution Authorizing a Property Tax Abatement at 118 E. Jackson St. with El Güero for Tax Year 2025. The motion carried by the following vote:

Aye: Councilman Cardenas and Councilman Mudron

Absent: Councilwoman Ibarra

City Center Partnership 2025 Year in Review

[TMP-9624](#)

Emmanuel Lopez, Executive Director of Joliet City Center Partnership gave a 2025 year in review presentation. Mr. Lopez gave an overview of the Joliet City partnership program and the Special Service Area, he also showed a video about the JCCP and what it does.

This video is available to watch on Jolietccp.com.

Mr. Lopez talked about Events and Activities, bringing about 25,000 attendees to 10 events downtown last year, representing 135 businesses. He spoke about growth within the JCCP, how they support the business community as a whole, and the different initiatives they offer to support those businesses. They are hoping to increase the amount of initiative support to businesses this year. They also have a grant program for the special service area. They brought on 2 new board members for 2026. For 2026 they have more events planned.

Council Members Mudron and Cardenas talked about The new City Square offering more opportunity for events.

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

Councilman Mudron Invited everyone to join them for the meeting tomorrow night.

PUBLIC COMMENT

None

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ADJOURNMENT

A motion was made by Councilman Mudron, seconded by Councilman Cardenas, to adjourn..
The motion carried by the following vote:

Aye: Councilman Cardenas and Councilman Mudron

Absent: Councilwoman Ibarra

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File #: TMP-9751

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File #: TMP-9846

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