

# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Final

Monday, November 25, 2024

9:00 AM

City Hall, Executive Conference Room

## Land Use & Economic Development Committee

*Committee Members*

*Councilman Cesar Cardenas, Chairperson*

*Councilman Cesar Guerrero*

*Councilman Pat Mudron*

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

**Present** Councilman Cesar Cardenas, Councilman Cesar Guerrero and Councilman Pat Mudron

ALSO PRESENT: Economic Development Director Paulina Martínez, Finance Director Kevin Sing, Planner Jayne Bernhard, Planner Ray Heitner, and Planner Helen Miller

Mr. Sing left at approximately 9:10 a.m.

Councilman Mudron left at approximately 9:20 a.m.

Interim Corporation Counsel Todd Lenzie arrived at approximately 9:30 a.m.

## APPROVAL OF MINUTES

**Land Use & Economic Development Committee Meeting  
Minutes 10-23-24**

[ID-1910-20](#)

Attachments: [Land Use & Economic Development Committee Meeting Minutes 10-23-24.pdf](#)

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Guerrero, to approve Land Use & Economic Development Committee Meeting Minutes 10-23-24. The motion carried by the following vote:

**Aye:** Councilman Cardenas, Councilman Guerrero and Councilman Mudron

## CITIZENS TO BE HEARD ON AGENDA ITEMS

None

## AGENDA ITEMS

**Resolution to Establish a Business Continuity Grant  
Program for Chicago Street Businesses**

[ID-1911-20](#)

Attachments: [COJ Business Continuity Grant.docx](#)  
[Resolution](#)  
[Biz Continuity Grant Guidelines App.docx](#)

Economic Development Director Paulina Martínez briefly explained the Business Continuity Grant Program for Chicago Street Businesses. Ms. Martínez responded to the Committee's questions regarding proration, business sales lost, start date, and grant funding.

A motion was made by Councilman Cesar Guerrero, seconded by Councilman Pat Mudron, to approve Resolution to Establish a Business Continuity Grant

---

Program for Chicago Street Businesses. The motion carried by the following vote:

**Aye:** Councilman Cardenas, Councilman Guerrero and Councilman Mudron

**Repeal of Ordinance No. 18569; Resolution to Establish a Business Continuity Grant Program through the City Center Partnership; Amendment to the City Center Partnership's Business Continuity Grant Program Guidelines** [ID-1912-20](#)

Attachments: [CCP BIA Memo.docx](#)  
[Resolution](#)  
[Business Impact Assistance Program - June 24, 2024 .pdf](#)

Ms. Martínez briefly discussed the Repeal of Ordinance No. 18569, Resolution to Establish a Business Continuity Grant Program through the City Center Partnership, and Amendment to the City Center Partnership's Business Continuity Grant Program Guidelines. Executive Director Priscilla Cordero with Joliet City Center Partnership described the changes to the grant's name and guidelines. In response to Councilman Mudron's question, Ms. Cordero confirmed that adjustments were made due to feedback from business owners.

A motion was made by Councilman Cesar Guerrero, seconded by Councilman Pat Mudron, to approve Repeal of Ordinance No. 18569; Resolution to Establish a Business Continuity Grant Program through the City Center Partnership; Amendment to the City Center Partnership's Business Continuity Grant Program Guidelines. The motion carried by the following vote:

**Aye:** Councilman Cardenas, Councilman Guerrero and Councilman Mudron

City Center Partnership Annual Presentation

Ms. Cordero presented an overview of Joliet City Center Partnership, its 2024 goals, highlights of the special service area, and 2025 goals.

**Prairie Landing Residential Subdivision Proposal (east of Essington Road, PIN 06-03-36-100-033-0000)** [ID-1913-20](#)

Attachments: [Land Use Staff Report Prairie Landing](#)  
[Prairie Landing Map Land Use 2024](#)  
[Prairie Landing Concept Plan 11-15-2024](#)  
[Prairie Landing Presentation Elevations 11-13-24](#)

Ms. Martínez read the staff report into the record. Attorney and Entitlements Manager Steve Bauer with D.R. Horton, Inc. provided an overview of the proposed Planned Unit Development. Councilman Cardenas inquired about the number of entrances and number of homes. Mr. Bauer responded. There was a brief discussion about the Plan Commission date and agenda item vote.

**Ordinance Authorizing the Acquisition of Certain Real Property by Purchase or the Exercise of Eminent Domain**

[TMP-7948](#)

Attachments:     [Ordinance Briefing v.11.6.24.pdf](#)  
                          [Millsdale Ordinance.pdf](#)

Ms. Martínez read the staff report into the record. Councilman Cardenas inquired about eminent domain. Interim Corporation Counsel Todd Lenzie responded.

A motion was made by Councilman Cesar Guerrero, seconded by Councilman Cesar Cardenas, to approve Ordinance Authorizing the Acquisition of Certain Real Property by Purchase or the Exercise of Eminent Domain. The motion carried by the following vote:

**Aye:**                    Councilman Cardenas and Councilman Guerrero

**Absent:**                Councilman Mudron

**NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION**

None

**PUBLIC COMMENT**

Maria Lech, area resident, spoke in opposition to the Prairie Landing Residential Subdivision Proposal.

**ADJOURNMENT**

A motion was made by Councilman Cesar Guerrero, seconded by Councilman Cesar Cardenas, to approve adjournment. The motion carried by the following vote:

**Aye:**                    Councilman Cardenas and Councilman Guerrero

**Absent:**                Councilman Mudron

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.