

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

Tuesday, May 5, 2026

6:30 PM

City Hall, Council Chambers

City Council Meeting

MAYOR TERRY D'ARCY

MAYOR PRO-TEM COUNCILWOMAN JAN HALLUMS QUILLMAN (4/1/2026 - 6/30/2026)

COUNCILMAN CESAR CARDENAS

COUNCILMAN JOE CLEMENT

COUNCILMAN LARRY E. HUG

COUNCILWOMAN SUZANNA IBARRA

COUNCILMAN JUAN MORENO

COUNCILMAN PAT MUDRON

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, Executive Director Stepping Stones Treatment

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:

Proclamation Recognizing May as Motorcycle Awareness Month

Attachments: [Proclamation Recognizing May as Motorcycle Awareness Month .pdf](#)
[Approver Report](#)

Councilman Hug presented a proclamation recognizing May as Motorcycle Awareness Month.

Members of ABATE were present to accept the proclamation.

Proclamation Recognizing St. Joseph Parish

Attachments: [Proclamation Recognizing St. Joseph Parish .pdf](#)
[Approver Report](#)

Councilman Clement presented a proclamation recognizing St. Joseph Parish.

A representative expressed appreciation for the proclamation.

APPROVAL OF AGENDA:

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Juan Moreno, to approve the agenda as written with the following change: Remove Council Memo 251-26 Ordinance Adding Chapter 21, Article XI, Offenses on Public Property to be voted on at a later date.

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

CITIZENS TO BE HEARD ON AGENDA ITEMS:

Dan Wexler spoke on behalf of the Operating Engineers Local 150 in support of Council Memo 242-26.

Marzell Richardson spoke in support of Council Memo 252-26 and offered suggestions regarding potential issues.

Tiffany Hernandez spoke on behalf of Council Memo 257-26 and provided clarification to the public and the Council.

Michele Arana spoke regarding Council Memo 252-26 and expressed concerns about its limitations.

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 does 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:

Reappointments to the Joliet Arts Commission

Attachments: [Reappointments to Joliet Arts Commission.pdf](#)
[Approver Report](#)

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to reappoint John Simpson, Peg Stoiber, and Deborah Summers to the Joliet Arts Commission.

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

COUNCIL COMMITTEE REPORTS:

Land Use & Economic Development

Councilman Cardenas provided a brief overview of the Land Use & Economic Development Committee meeting held on May 4, 2026 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6398?view_id=6&redirect=true

Legislative

Councilwoman Quillman provided a brief overview of the Legislative Committee meeting held on April 29, 2026 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6392?view_id=6&redirect=true

Public Safety

Councilman Clement provided a brief overview of the Public Safety Committee meeting held on May 5, 2026 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6405?view_id=6&redirect=true

Public Service

Councilman Hug provided a brief overview of the Public Service Committee meeting held on May 4, 2026 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6399?view_id=6&redirect=true

CONSENT AGENDA:

Approval of Minutes

Attachments: [Pre-Council Meeting Minutes - April 20, 2026.pdf](#)
 [City Council Meeting Minutes - April 21, 2026.pdf](#)
 [Approver Report](#)

Invoices to be Paid

Attachments: [05.05.26 Invoices](#)
 [Approver Report](#)

Award of a Professional Services Contract for Roadway Mapping and Pavement Analysis / Condition Classification to Cyclomedia Technology Inc., in the Amount of \$190,950.00 **233-26**

Award of a Professional Services Contract for Roadway Mapping and Pavement Analysis / Condition Classification to Cyclomedia Technology Inc., in the Amount of \$190,950.00

Attachments: [Cyclomedia PSA.docx](#)
 [CyclomediaSOW JolietCapturePASER April2026 mjs 3-27-26.docx](#)
 [Approver Report](#)

Award of Contract No. 2975-0426 for the Public Utilities Department Generator Purchase to Metropolitan Industries in the Amount of \$349,302.00 **234-26**

Award of Contract No. 2975-0426 for the Public Utilities Department Generator Purchase to Metropolitan Industries in the Amount of \$349,302.00

Attachments: [Approver Report](#)

Award of Contract No. 2976-0426 for the Eastside Wastewater Treatment Plant Final Clarifier Repaint to Dynamic Industrial Services in the Amount of \$327,600.00 [235-26](#)

Award of Contract No. 2976-0426 for the Eastside Wastewater Treatment Plant Final Clarifier Repaint to Dynamic Industrial Services in the Amount of \$327,600.00

Attachments: [Approver Report](#)

Award of Contract No. 2977-0426 for the Eastside Wastewater Treatment Plant Final Clarifier Slide Gates Installation to Dahme Mechanical Industries Inc. in the Amount of \$68,888.00 [236-26](#)

Award of Contract No. 2977-0426 for the Eastside Wastewater Treatment Plant Final Clarifier Slide Gates Installation to Dahme Mechanical Industries Inc. in the Amount of \$68,888.00

Attachments: [Approver Report](#)

Award of Contract No. 2979-0426 for the Well 18D Rehabilitation to Great Lakes Water Resources Group in the Amount of \$220,907.00 [237-26](#)

Award of Contract No. 2979-0426 for the Well 18D Rehabilitation to Great Lakes Water Resources Group in the Amount of \$220,907.00

Attachments: [Approver Report](#)

Approve Payment of the 2026 Membership Dues for the Lower DuPage River Watershed Coalition in the Amount of \$25,140.08 [238-26](#)

Approve Payment of the 2026 Membership Dues for the Lower DuPage River Watershed Coalition in the Amount of \$25,140.08

Attachments: [Approver Report](#)

Consent Agenda Items Approved

A motion was made by Councilman Joe Clement, seconded by Councilwoman Suzanna Ibarra, 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:

Award of Contract No. 2961-0226 for the Campbell Street Water Tower Rehabilitation Project to Era-Valdivia Contractors Inc. in the Amount of \$1,893,000.00 and Award of a Construction Engineering Services Agreement to Dixon Engineering Inc. for the Not-to-Exceed Amount of \$158,950.00 [240-26](#)

Award of Contract No. 2961-0226 for the Campbell Street Water Tower Rehabilitation Project to Era-Valdivia Contractors Inc. in the Amount of \$1,893,000.00 and Award of a Construction Engineering Services Agreement to Dixon Engineering Inc. for the Not-to-Exceed Amount of \$158,950.00

Attachments: [Joliet IL Agmt Professional Services 2026 1MG RA Ondeid \(002\)](#)
[Approver Report](#)

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Sherri Reardon, to approve COUNCIL MEMO #240-26: Award of Contract No. 2961-0226 for the Campbell Street Water Tower Rehabilitation Project to Era-Valdivia Contractors Inc. in the Amount of \$1,893,000.00 and Award of a Construction Engineering Services Agreement to Dixon Engineering Inc. for the Not-to-Exceed Amount of \$158,950.00.

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:**RESOLUTIONS:**

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 [242-26](#)

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

Attachments: [Resolution](#)
[Amended and Restated Development Agreement 2026](#)
[Approver Report](#)

The City Manager spoke on the item, thanked all those involved, and recognized the experts who consulted on the agreement.

Director of Finance Kevin Sing provided information regarding the item.

Vince Corno from Dick's House of Sport spoke regarding the proposed development and what it would entail.

Maria Toliopoulos with Cullinan Properties spoke about the Rock Run development and its anticipated benefits.

Kevin Sing provided additional information regarding the item.

Councilman Hug asked Kevin Sing for clarification regarding the item and noted SB Friedman's beneficial involvement in the project. Councilman Hug also asked follow-up questions to Vince Corno and Maria Toliopoulos and spoke in support of the project.

Councilman Clement thanked Diane Cullinan, her team, Dick's House of Sport, the City Manager, and the City staff involved with the project.

Councilman Moreno spoke in support of the item and thanked all parties involved, including City staff, Dick's House of Sport, and Cullinan Properties.

Councilwoman Ibarra thanked Dick's House of Sport for coming to Joliet and noted the importance of community involvement.

Councilwoman Reardon welcomed Dick's House of Sport, expressed excitement for the development, and thanked the company for its investment in Joliet.

Councilwoman Quillman referenced the past Bridgetown Mall development, expressed her excitement for the proposed development, and thanked Dick's House of Sport.

Councilman Cardenas thanked the City Manager, City staff, and the experts for their work on the agreement, expressed excitement for the development, and thanked Dick's House of Sport for choosing Joliet.

David Reifman made a comment about the agreement and explained the agreement's objectives.

Councilman Hug referenced the school districts within the City of Joliet and asked Dick's House of Sport to remember all schools when conducting community outreach.

Mayor D'Arcy made final comments regarding the item. He thanked Diane Cullinan, Ed Stack, Vince Corono, City staff, SB Friedman, David Reifman, City Manager Beth Beatty, the residents, and the City Council.

Councilman Moreno made an additional comment.

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #242-26: 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. (Resolution 8272)

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 to Authorize a TIF Incentive Agreement with Matisse Events LLC at 113 N. Ottawa [243-26](#)

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

Attachments: [Resolution](#)
[The Matisse TIF Incentive Agreement.docx](#)
[Matisse TIF Incentives Application.pdf](#)
[Approver Report](#)

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #243-26: Resolution to Authorize a TIF Incentive Agreement with Matisse Events LLC at 113 N. Ottawa. (Resolution 8273)

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 an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet Quaternary Delivery Structure) [244-26](#)

Resolution Approving an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet Quaternary Delivery Structure)

Attachments: [Resolution](#)
[GPWC-Joliet WDS Esmt Agrmt-129th Infantry \(Quaternary\)-For Packet \(+exh\)](#)
[Approver Report](#)

A motion was made by Councilman Larry E. Hug, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #244-26: Resolution Approving an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet Quaternary Delivery Structure). (Resolution 8274)

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 an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet Secondary Delivery Structure) [245-26](#)

Resolution Approving an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet Secondary Delivery Structure)

Attachments: [Resolution](#)
[GPWC-Joliet WDS Easement Agreement Black-Co Line \(Secondary\)-For Packet \(+exh\)](#)
[Approver Report](#)

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Jan Hallums Quillman, to adopt COUNCIL MEMO #245-26: Resolution Approving an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet Secondary Delivery Structure). (Resolution 8275)

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 Amending Three Agreements Between the City of Joliet and Will County for American Rescue Plan Act Funded Projects [246-26](#)

Resolution Amending Three Agreements Between the City of Joliet and Will County for American Rescue Plan Act Funded Projects

Attachments: [Resolution](#)
[City of Joliet Fairmont-Contract Addendum-Award Decrease](#)
[City of Joliet Rosalin-Contract Addendum-Award Decrease](#)
[SE Joliet Increase Award Addendum \(002\)](#)
[Approver Report](#)

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Jan Hallums Quillman, to adopt COUNCIL MEMO #246-26: Resolution Amending Three Agreements Between the City of Joliet and Will County for American Rescue Plan Act Funded Projects. (Resolution 8276)

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 an Intergovernmental Agreement between the Grand Prairie Water Commission and the City of Joliet Establishing a Joint Improvement Agreement [247-26](#)

Resolution Approving an Intergovernmental Agreement between the Grand Prairie Water Commission and the City of Joliet Establishing a Joint Improvement Agreement

Attachments: [Resolution](#)
[GPWC-Joliet-IGA for Joint Construction of Improvements-For Packet 4-22-26](#)
[Approver Report](#)

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #247-26: Resolution Approving an Intergovernmental Agreement between the Grand Prairie Water Commission and the City of Joliet Establishing a Joint Improvement Agreement. (Resolution 8277)

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 Accepting an Easement Agreement for the Railroad Street Water Main Improvement Project with Hawkeye Land Company in the Amount of \$40,000.00 [248-26](#)

Resolution Accepting an Easement Agreement for the Railroad Street Water Main Improvement Project with Hawkeye Land Company in the Amount of

\$40,000.00

Attachments: [Resolution](#)
[25-2500 Updated Version Review Purchase Agreement](#)
[04-14-2026 City of Joliet IL V2-8](#)
[Approver Report](#)

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #248-26: Resolution Accepting an Easement Agreement for the Railroad Street Water Main Improvement Project with Hawkeye Land Company in the Amount of \$40,000.00. (Resolution 8278)

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:

Ordinance Adding Chapter 21, Article XI Governing the General Use and Accessibility of City Square Property [250-26](#)

Ordinance Adding Chapter 21, Article XI Governing the General Use and Accessibility of City Square Property

Attachments: [Joliet City Square Ordinance.docx](#)
[Approver Report](#)

A motion was made by Councilman Juan Moreno, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #250-26: Ordinance Adding Chapter 21, Article XI Governing the General Use and Accessibility of City Square Property. (Ordinance 18834)

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 Adding Chapter 21, Article XI, Offenses on Public Property [251-26](#)

Ordinance Adding Chapter 21, Article XI, Offenses on Public Property

Attachments: [Offenses on Public Property Ordinance.docx](#)
[Approver Report](#)

This item was removed from the agenda.

Ordinance Amending the Joliet Liquor Code by Adding a Social District to Chapter 4, Article II, Section 16 - Liquor Permits[252-26](#)

Ordinance Amending the Joliet Liquor Code by Adding a Social District to Chapter 4, Article II, Section 16 - Liquor Permits

Attachments: [Downtown Liquor Ordinance.docx](#)
[Approver Report](#)

Councilwoman Ibarra spoke about the inclusion of other businesses in the ordinance. Interim Corporation Counsel Todd Lenzie and the City Manager provided clarification.

Councilman Clement and Councilwoman Reardon expressed support for moving forward with the ordinance while continuing discussions and considering future revisions.

Councilwoman Ibarra asked whether potential changes could be addressed before the conclusion of the pilot period.

Councilman Hug explained it was a pilot program and a work in progress.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #252-26: Ordinance Amending the Joliet Liquor Code by Adding a Social District to Chapter 4, Article II, Section 16 - Liquor Permits. (Ordinance 18835)

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 the Approval of the Rock Run Crossings Lifestyle Center Subdivision[253-26](#)**Ordinance Approving a Preliminary Plat for the Rock Run Crossings Lifestyle Center (P-4-26)****Ordinance Approving a Recording Plat for the Rock Run Crossings Lifestyle Center (RP-5-26)**

Ordinances Associated with the Approval of the Rock Run Crossings Lifestyle Center Subdivision

Ordinance Approving a Preliminary Plat for the Rock Run Crossings Lifestyle Center (P-4-26)

Subdivision (P-2-26)

Ordinance Approving a Recording Plat for Rock Run Crossings Drive, Phase 2 Subdivision (RP-3-26)

Ordinance Approving a Plat of Vacation for Approximately 1.7 Acres of Quartz Drive (V-1-26)

Attachments: [Ordinance - Preliminary Plat RRC Drive Phase 2 Preliminary Plat](#)
 [Ordinance - Recording Plat RRC Drive Phase 2.docx](#)
 [Recording Plat](#)
 [Plat of Vacation](#)
 [Ordinance - V-1-26 Quartz.docx](#)
 [RRC PUD Site Plan](#)
 [Plan Commission Staff Report Packet](#)
 [Plan Commission Meeting Minutes 04.16.2026](#)
 [Approver Report](#)

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #254-26: Ordinances Associated with the Development of Rock Run Crossings Drive, Phase 2 Subdivision

Ordinance Approving a Preliminary Plat for Rock Run Crossings Drive, Phase 2 Subdivision (P-2-26) (Ordinance 18838)

Ordinance Approving a Recording Plat for Rock Run Crossings Drive, Phase 2 Subdivision (RP-3-26)(Ordinance 18839)

Ordinance Approving a Plat of Vacation for Approximately 1.7 Acres of Quartz Drive (V-1-26). (Ordinance 18840)

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 the Development of the Shale Road Subdivision in Rock Run Crossings

[255-26](#)

Ordinance Approving the Preliminary Plat for the Shale Road Subdivision in Rock Run Crossings (P-3-26)

Ordinance Approving the Recording Plat for the Shale Road

Attachments: [Ordinance - Variation of Use 749 Houbolt Rd.docx](#)
 [Narrative and Floor Plans 2026-10.pdf](#)
 [ZBA Staff Report Packet 2026-10 2026-11.pdf](#)
 [Zoning Board of Appeals Minutes 04-16-26.pdf](#)
 [Approver Report](#)

Councilman Moreno invited Mike Peterson of Dive Right In Scuba and Attorney Kathleen West to speak regarding the item.

Councilman Clement spoke in support of the item.

Councilman Hug clarified the item was not a nonprofit and asked Community Development Director Dustin Anderson to explain the need for the Variation of Use. Councilman Hug also asked a question, which Dustin Anderson answered.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #256-26: Ordinance Approving a Variation of Use to Allow an Indoor and Outdoor Commercial Recreation Facility, a B-3 (General Business) Use, in the R-B (Restricted Business) District, Located at 749 Houbolt Road (ZBA 2026-10). (Ordinance 18843)

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 a Special Use Permit to Allow an Automotive Repair Facility, Located at 370 Ruby Street (ZBA 2026-18)

[257-26](#)

Ordinance Approving a Special Use Permit to Allow an Automotive Repair Facility, Located at 370 Ruby Street (ZBA 2026-18)

Attachments: [Ordinance - Special Use Permit 370 Ruby St.docx](#)
 [Proposed Site Plan 370 Ruby St.pdf](#)
 [ZBA Staff Report Packet 2026-18 2026-19.pdf](#)
 [Special Use Criteria.pdf](#)
 [Zoning Board of Appeals Minutes 04-16-26.pdf](#)
 [Approver Report](#)

Councilwoman Quillman noted the need for a traffic study.

Councilman Mudron asked about the site improvement requirements on Center Street. Dustin Anderson responded.

Councilman Hug asked about a noncompliant business. Dustin Anderson responded. Councilwoman Quillman also commented on that business.

Councilman Moreno asked about building inspection frequency and street parking enforcement. Dustin Anderson responded.

Councilwoman Reardon asked whether site improvement requirements would clearly define entrances and exits. Dustin Anderson responded.

Councilman Clement explained the petitioner would not park on Center or Ruby Street, noting the issue involved the muffler shop.

Mayor D'Arcy clarified that the petitioner would not receive a certificate of occupancy until required improvements were completed.

It was determined that a motion was in order.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Pat Mudron, to adopt COUNCIL MEMO #257-26: Ordinance Approving a Special Use Permit to Allow an Automotive Repair Facility, Located at 370 Ruby Street (ZBA 2026-18). (Ordinance 18844)

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 spoke about her attendance at community functions, including the Banks Bridal Suites and Lodging ribbon cutting, the Joliet Public Library Black Road Branch open house, the Big House Ballgame, and Sounds on 66 at City Square. She encouraged attendance at the City Square ribbon cutting on June 18.

She noted that May is National Historic Preservation Month, and that International Firefighters' Day was May 4, and thanked the Joliet Fire Department for their work.

She also mentioned that nominations for the Neighborhood Hero Award Program were open through June 8.

PUBLIC COMMENTS:

DiAnn Matter spoke about concerns related to the Love's Truck Stop, discussed a community cleanup event, and expressed excitement for the City Square.

Susan Vanlandingham thanked the Mayor and Council for listening to her concerns and asked that oversight of those issues continue.

Georgene Williams thanked the Mayor and Council for listening to her concerns, asked for a traffic study to be conducted, and spoke about concerns regarding brick walls near her home.

Kathy Garthus spoke about panhandlers, concerns regarding homeless shelters, and baseball cards.

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 does 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.

MAYOR AND COUNCIL COMMENTS:

Councilman Cardenas highlighted City events, including the Big House Ballgame, the 100th anniversary of Route 66, the Route 66 Centennial Telegraph Ball in Springfield, Missouri, the 100th anniversary of Rialto Square Theatre, and the opening of City Square. He thanked City staff and wished everyone a Happy Mother's Day.

Councilman Hug wished everyone a Happy Mother's Day.

Councilwoman Ibarra asked that continued attention and resources be directed to District 5, wished everyone a Happy Mother's Day and recognized her mother, requested a moment of silence for victims of recent violence, and thanked the City Manager for her assistance.

Councilman Moreno commented on lighting issues throughout the City and expressed interest in discussing them with ComEd.

Councilman Mudron thanked City staff for their work at downtown events, wished everyone a Happy Mother's Day, and recognized 9 new firefighters.

Councilwoman Quillman noted her attendance at the Big House Ballgame, the City Square opening, the 100th anniversary event at the Rialto Square Theatre, and wished a Happy Mother's Day to moms, aunts, and grandmas.

Councilwoman Reardon wished everyone a Happy Mother's Day.

Mayor D'Arcy noted his attendance at the Arbor Day celebration at Lynne Thigpen Elementary School, the Joliet Public Library Black Road Branch open house, filming related to the television show *American Blue*, the Big House Ballgame featuring Bill Murray and reporters, the City Square opening, the unveiling of the City Square sculpture, and wished everyone a Happy Mother's Day.

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.