

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

Monday, August 18, 2025

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

MAYOR TERRY D'ARCY

MAYOR PRO-TEM COUNCILWOMAN SUZANNA IBARRA (7/1/2025 - 9/30/2025)

COUNCILMAN CESAR CARDENAS

COUNCILMAN JOE CLEMENT

COUNCILMAN LARRY E. HUG

COUNCILMAN JUAN MORENO

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

ALSO PRESENT: City Manager Beth Beatty and Interim Corporation Counsel Todd Lenzie.

MAYOR:**APPROVAL OF AGENDA:****CITIZENS TO BE HEARD ON AGENDA ITEMS:**

Barry McCue - 808 Mason Ave, representing the Cathedral Area Preservation Association, spoke on item 451-25 in favor of this items approval.

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:**

Communication, Technology & Information Systems

Finance

Public Service

CONSENT AGENDA:**Approval of Minutes:**

Attachments: [Pre-Council Meeting Minutes - May 19, 2025.pdf](#)
[Council Meeting Minutes - May 20, 2025.pdf](#)
[Pre-Council-Council Meeting Minutes - June 2025.pdf](#)
[Special City Council Meeting Minutes - June 20, 2025.pdf](#)
[Pre-Council-Council Meeting Minutes - July 2025.pdf](#)
[Pre-Council Meeting Minutes - August 4, 2025.pdf](#)
[Council Meeting Minutes - August 5, 2025.pdf](#)
[Approver Report](#)

Invoices to be Paid

Attachments: [Invoices 08.19.25.pdf](#)
[Approver Report](#)

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Maintaining a Municipal Grocery Retailer's Occupation Tax and a Municipal Grocery Service Occupation Tax for the City of Joliet

[446-25](#)

Attachments: [Grocery Tax Ordinance.docx](#)
 [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Ordinance Approving an Amendment of the WIFIA Master Agreement and One or More WIFIA Project Loan Agreements with the United States Environmental Protection Agency and One or More Supplemental Indentures and Authorizing the Issuance of Waterworks and Sewerage Senior Lien Revenue Bonds of the City of Joliet, Illinois.

[447-25](#)

Attachments: [Joliet - 2025 - Phase III WIFIA Loan Ordinance.docx](#)
 [WIFIA Loan Supplemental Indenture Number Three.docx](#)
 [Joliet Phase III WIFIA Loan Agreement.docx](#)
 [Joliet WIFIA Amendment 1.docx](#)
 [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Ordinances Amending Chapter 3, Article IV, Section 3-150, Pre-Tow Hearing; Inoperable or Abandoned Vehicles and Chapter 3, Article II, Section 3-50; Vehicle Immobilization and Impoundment and Chapter 19, Article II, Section 6 Illegally Parked, Abandoned, Inoperable or Stolen Vehicles of the City of Joliet Code of Ordinances

[448-25](#)

Attachments: [Ordinance](#)
 [ARTICLE IV. PRE TOW HEARING INOPERABLE O](#)
 [R ABANDONED VEHICLES.docx](#)
 [Ordinance Vehicle Immobilization.docx](#)
 [Ordinance Abandoned Vehicles.docx](#)
 [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Ordinance Approving a Special Use Permit to Allow the Sales, Leasing, Rental, and Maintenance of New and Used Commercial Vehicles Including Semi-Trailer Trucks, Located at 3050 Channahon Road (ZBA 2025-25)

[449-25](#)

Attachments: [Ordinance - Special Use Permit ZBA 2025-25.docx](#)
 [Site Plan and Elevations 2025-25.pdf](#)
 [ZBA Staff Report Packet 2025-25.pdf](#)
 [Zoning Board of Appeals Minutes 07-17-25.pdf](#)
 [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Ordinances Associated with Luna Estates: [**450-25**](#)

Ordinance Approving the Final Planned Unit Development of Luna Estates (PUD-5-25)

Ordinance Approving the Recording Plat of Luna Estates, a Planned Unit Development (RP-7-25)

Attachments: [Ordinance - Final PUD Luna Estates.docx](#)
 [Final Plat Luna Estates PUD.pdf](#)
 [Ordinance - Recording Plat Lune Estates.docx](#)
 [Record Plat Luna Estates PUD.pdf](#)
 [Plan Commission Staff Report Packet Luna Estates PUD.pdf](#)
 [Park District Letter Luna Estates.pdf](#)
 [Plan Commission Minutes 07-17-25.pdf](#)
 [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Ordinance Approving a Variation of Use to Allow the Continuation of a Two-Unit Residence, an R-3 (one- and two-family residential) Use, in the R-2 (single-family residential) Zoning District, located at 361 Wilcox Street. [**451-25**](#)

Attachments: [Ordinance - Variation of Use ZBA 2025-26 \(361 Wilcox\).docx](#)
 [ZBA 2025-26 \(361 Wilcox Street \) Staff Report Packet.pdf](#)
 [Zoning Board of Appeals Minutes 07-17-25.pdf](#)
 [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Ordinances Associated with Rock Run Crossings Drive Subdivision [**452-25**](#)

Ordinance Approving the Preliminary Plat of Rock Run Crossings Drive Subdivision (P-4-25)

Ordinance Approving the Final Plat of Rock Run Crossings Drive Subdivision (FP-3-25)

Ordinance Approving the Recording Plat for Rock Run Crossings Drive Subdivision (RP-9-25)**Ordinance Approving the Vacation of a 3-Acre Portion of Rock Run Crossings Drive Right-of-Way (V-4-25)**

Attachments: [Ordinance - Preliminary Plat](#)
 [Preliminary Plat](#)
 [Ordinance - Final Plat](#)
 [Final Plat](#)
 [Ordinance - Recording Plat](#)
 [Recording Plat](#)
 [Ordinance - Vacation](#)
 [Plat of Vacation](#)
 [Plan Commission Staff Report Packet](#)
 [Plan Commission Minutes 07-17-25.pdf](#)
 [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

RESOLUTIONS:**Resolution Authorizing Approval and Execution of a Temporary Construction Easement for the Rock Run Diversion Sewer****[454-25](#)**

Attachments: [Resolution](#)
 [Temporary Construction Easement \(sewer main\) - IDI](#)
 [Logistics - FINAL IDI SIGNED 08-04-2025.pdf](#)
 [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

CITY MANAGER:**PUBLIC COMMENTS:**

None

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)).

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas 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.