

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

Wednesday, July 24, 2024

9:00 AM

City Hall, Council Chambers

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.

ROLL CALL

Present Councilman Cesar Cardenas and Councilman Pat Mudron
Absent Councilman Cesar Guerrero

ALSO PRESENT: Planning Director James Torri, Economic Development Director Paulina Martínez, Interim Corporation Counsel Chris Regis, Planner Ray Heitner, and Planner Helen Miller

Councilman Guerrero arrived at approximately 9:05 a.m.

APPROVAL OF MINUTES

**Land Use & Economic Development Committee Meeting
Minutes - 6/26/24**

[TMP-7543](#)

Attachments: [Land Use & Economic Development Committee Minutes 06-26-24.pdf](#)

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Cardenas, to approve Land Use & Economic Development Committee Meeting Minutes - 6/26/24. The motion carried by the following vote:

Aye: Councilman Cardenas and Councilman Mudron

Absent: Councilman Guerrero

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

AGENDA ITEMS

TC Energy - Laraway Compressor Station

[TMP-7546](#)

Attachments: [Land Use & Economic Development Staff Report TC Energy.pdf](#)
[TC Energy Map.pdf](#)
[TC Energy - Site Plan - 17014A-M-SK-001.pdf](#)
[Sandwich Compressor](#)
[Sandwich Compressor 2](#)

Planning Director James Torri read the staff report into the record.

Non-Environmental Permit Coordinator Andrew Black of TC Energy appeared on behalf of the proposal.

In response to the Committee's questions, there was a lengthy discussion about

essential service zoning requirements, a required subdivision, the surrounding agricultural area, compressor station piping location, and possibility of a labor agreement.

A brief discussion was held regarding the role of the Committee, in which Interim Corporation Counsel Chris Regis described the Council Committee as an advisory committee.

Councilman Mudron highlighted the location of the compressor station.

Vista Ridge Residential Subdivision Proposal

[TMP-7547](#)

Attachments: [Land Use & Economic Development Staff Report Vista Ridge.pdf](#)
[Vista Ridge Map.pdf](#)
[2024-06-18-SP_RENDERING-Copy-Vista Ridge](#)

Mr. Torri read the staff report into the record.

John Barry of McNaughton Development, LLC and Mark Fields of Ryan Homes appeared on behalf of the proposal. Mr. Fields gave a brief overview of the types of houses that will be built in Vista Ridge Subdivision.

In response to Councilman Mudron's questions, Mr. Torri and Mr. Fields explained the precedence for lot size change in other subdivisions, the number of units in the multi-family townhouses, and townhouse ownership.

Councilman Cardenas highlighted more houses being built as a sign of Joliet's growth.

Councilman Mudron inquired about the strain on infrastructure in the area. Mr. Torri responded that the developer and staff have given no indications that the proposal would cause strain on facilities.

Sales-Tax Sharing Agreement with World Automotive for Expansion and Retention

[TMP-7549](#)

Attachments: [World Automotive Sharing Memo 27JUNE2024.pdf](#)
[World Automotive Schedule.pdf](#)
[World Automotive Renderings.pdf](#)
[World Automotive Signage.pdf](#)
[World Automotive Agreement.pdf](#)

Economic Development Director Paulina Martínez gave a brief overview of the Sales Tax Sharing Agreement with World Automotive.

General Manager of World Kia Josh Falcone appeared on behalf of the proposal.

In response to the Committee's questions, Ms. Martínez explained that the sales-tax breakdown was in line with other dealerships, how the 25% Joliet resident workforce condition would be monitored, and confirmed the workforce condition applied to all employees and positions.

Councilman Cardenas highlighted the project as good for the City of Joliet and thanked World Automotive for remaining in Joliet.

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

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

Aye: Councilman Cardenas, Councilman Guerrero and Councilman Mudron

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.