

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Wednesday, September 3, 2025

9:30 AM

City Hall, Executive Conference Room

Land Use & Economic Development Committee

Committee Members

Councilman Cesar Cardenas, Chairperson

Councilwoman Suzanna Ibarra

Councilman Pat Mudron

Special Meeting

ROLL CALL

Also Present: Economic Development Director Paulina Martinez, Community Development Director Dustin Anderson, Planning Director Jayne Bernhard, Deputy Director of Public Works Sean Mikos, Interim Corporation Counsel Todd Lenzie, Planner Ray Heitner, Planner Helen Miller, Economic Development Specialist Emily McGuire

Present Councilman Cesar Cardenas and Councilman Pat Mudron
Absent Councilwoman Suzanna Ibarra

APPROVAL OF MINUTES

June 30, 2025 Special Meeting Minutes

[TMP-8795](#)

Attachments: [6.30.25 Land Use and Economic Development Meeting Minutes.pdf](#)

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Cardenas, to approve: June 30, 2025 Special 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

None

AGENDA ITEMS

M-2-25: Amendment to the Subdivision Regulations Regarding Final Plats

[TMP-8905](#)

Ray Heitner, Planner, talked about the amendments to the instructions for final plats/applications for new subdivisions.

Councilman Cardenas asked if there was no planned construction for a subdivision was that something on the form/instructions.

Discussion was had about the policy, and that this is for large scale construction plans/plats so that would not apply to them.

Vacation of Stormwater Easement at 1715 Terry Drive

[TMP-8919](#)

Dustin Anderson, Community Development Director, explained that this area was not developed until 1993 and there was an existing stormwater easement that was never vacated. The family now would like to sell the property and in order to do so the easement must be vacated.

Resolution Authorizing a Modification of a Lease Agreement

[890](#)

of Union Station at 50 W. Jefferson Street with JBM Golf Properties, LLC

Paulina Martinez, Economic Development Director, discussed that the lease agreement for union station between the city and JBM Golf Properties LLC (Mistwood) has been renegotiated to pass the property taxes on to the tenants. The extension of the lease expires 2032.

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Cardenas, to approve: Resolution Authorizing a Modification of a Lease Agreement of Union Station at 50 W. Jefferson Street with JBM Golf Properties, LLC. The motion carried by the following vote:

Aye: Councilman Cardenas and Councilman Mudron

Absent: Councilwoman Ibarra

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

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

Aye: Councilman Cardenas and Councilman Mudron

Absent: Councilwoman Ibarra

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.