



City of Joliet

Land Use & Economic Development Committee

Meeting Agenda - Final

Committee Members
Councilman Cesar Cardenas, Chairperson
Councilwoman Suzanna Ibarra
Councilman Pat Mudron

Wednesday, September 3, 2025

9:30 AM

**City Hall, Executive Conference
Room**

Special Meeting

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

ROLL CALL

APPROVAL OF MINUTES

June 30, 2025 Special Meeting Minutes

[**TMP-8795**](#)

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

CITIZENS TO BE HEARD ON AGENDA ITEMS

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 Committee members 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 meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

AGENDA ITEMS

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

[**TMP-8905**](#)

Vacation of Stormwater Easement at 1715 Terry Drive

[**TMP-8919**](#)

Resolution Authorizing a Modification of a Lease Agreement of
Union Station at 50 W. Jefferson Street with JBM Golf Properties,
LLC

[890](#)

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

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 Committee members 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 meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

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.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8795

Agenda Date:9/3/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Monday, June 30, 2025

3:30 PM

City Hall, Council Chambers

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, Planning Director Jayne Bernhard, Planner Ray Heitner, Economic Development Specialist Emily McGuire, Economic Development Specialist Kasie Nette, Deputy Directory of Public Works Sean Mikos, Interim Corporation Counsel Todd Lenzie came later

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

APPROVAL OF MINUTES

**Land Use & Economic Development Committee Minutes
5-28-2025**

[TMP-8708](#)

Attachments: [5-28-2025 Land Use and Economic Development Minutes.pdf](#)

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to approve the Land Use & Economic Development Committee Minutes from 5-28-2025. The motion carried by the following vote:

Aye: Councilman Cardenas and Councilwoman Ibarra

Absent: Councilman Mudron

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

AGENDA ITEMS

**A Resolution Adopting the Downtown Joliet Equitable
Transit Oriented Development Plan**

[TMP-8674](#)

Planning Director Jayne Bernhard gave a recap and brief overview of the downtown Joliet Equitable Transit Oriented Development Plan that will be presented to the Full City Council.

**Final Plat of Cadence Crossings, Unit 1. (West/Northwest of
Emerald Drive and South Chicago Street – IL Route 53)**

[TMP-8710](#)

Ray Heitner Planner Discussed the Final Plat of Cadence Crossing Unit 1. This Parcel already has a existing special use permit.

Council Member Ibarra had additional questions about what they are approving. Interim corporation Council Todd Lenzie come to explain it was not approval for the business use just for the subdividing of the property into lots.

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Suzanna Ibarra, to approve : Final Plat of Cadence Crossings, Unit 1. The motion carried by the following vote:

Aye: Councilman Cardenas and Councilwoman Ibarra

Absent: Councilman Mudron

**Award One Business Continuity Grant for a Total Amount of [TMP-8717](#)
\$33,033.88**

Economic Development Director Paulina Martinez discussed the final amount of the continuity grant to Chicago Street pub for the 2024 Chicago Street Continuity grant.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to approve: Award One Business Continuity Grant for a Total Amount of \$33,033.88. The motion carried by the following vote:

Aye: Councilman Cardenas and Councilwoman Ibarra

Absent: Councilman Mudron

**A Presentation of the Heritage Corridor Destinations Annual [TMP-8716](#)
Report**

Mr. Bob Navvaro the CEO of Heritage Corridor Destinations gave an update and presentation on the heritage corridor destinations partnership with the city. Mr. Navvaro talked about advertising and marketing efforts and gave updates on the website, visitjoliet.gov, publications and social media campaigns for tourism and events.

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

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

Aye: Councilman Cardenas and Councilwoman Ibarra

Absent: Councilman Mudron

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8905

Agenda Date:9/3/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8919

Agenda Date:9/3/2025



City of Joliet

150 West Jefferson Street
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Memo

File #: 890

Agenda Date:9/3/2025
