



City of Joliet

Land Use & Economic Development Committee

Meeting Agenda - Final

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

Wednesday, November 19, 2025

3:30 PM

City Hall, Council Chambers

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

10-22-2025 Meeting Minutes

[TMP-9190](#)

Attachments: [10-22-25 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

Award a Business Continuity Grant for the Total Amount of [TMP-9209](#)
\$63,733.50 to Cut 158 Inc.

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-9190

Agenda Date: 11/19/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Wednesday, October 22, 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, Community Development Director Dustin Anderson, Communications Director Rosemaria DiBenedetto, Planning Director Jayne Bernhard, Planner Ray Heitner, Planner Helen Miller, Planner Francisco Jimenez, Economic Development Specialist Emily McGuire, Legal Assistant Katy Fyksen

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

APPROVAL OF MINUTES

September 3, 2025 Special Meeting Minutes

[TMP-9009](#)

Attachments: [09-03 Meeting Minutes.pdf](#)

Councilman Mudron was not at the September 3, 2025 Land Use and Economic Development Committee meeting.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Pat Mudron, to approve September 3, 2025 Special Meeting Minutes. The motion carried by the following vote:

Aye: Councilman Cardenas and Councilwoman Ibarra

Abstain: Councilman Mudron

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

AGENDA ITEMS

A Resolution Authorizing Execution of a Lease Agreement with La Sociedad, Inc.

[TMP-9097](#)

Economic Development Director Paulina Martinez spoke about the proposals for the vacant restaurant area in Union station. The city Received 5 proposals for the space and out of those five proposals three rose to the top. The winning proposal was from La Sociedad inc and they plan to open Casa Catrina Mexican Heritage Cuisine in the space. This will be for a lease of 5 years with an option to extend for 2 more years. There is a clause in the lease that they will get the brewing operation up and running within 6 month they can request an extension for another 6 months.

The owners of the restaurant spoke about the menus and brewing and how they plan to get that up and running. The restaurant is proposed to be open from 8:00am until 9:00pm.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Pat Mudron, to approve: A Resolution Authorizing Execution of a Lease Agreement with La Sociedad, Inc.. The motion carried by the following

vote:

Aye: Councilman Cardenas, Councilwoman Ibarra and Councilman Mudron

An Ordinance Approving Amendment #4 to Development Agreement for Senior Suites, LLC Building at 215 N. Ottawa Street

[TMP-9099](#)

Ms. Martinez explained that this would be the 4th amendment to the agreement between the city and Senior Suites, and the amendment is asking for an extension for 5 more years. This is an age restricted facility with some affordable housing available. They are looking to get some tax credits for affordable housing to make renovations to the building. Senior Suites has been running the property since 2004 and the property has been in the TIF district since 2004. The city extended the TIF in 2023.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Pat Mudron, to approve An Ordinance Approving Amendment #4 to Development Agreement for Senior Suites, LLC Building at 215 N. Ottawa Street. The motion carried by the following vote:

Aye: Councilman Cardenas, Councilwoman Ibarra and Councilman Mudron

An Ordinance Designating an Area as the Joliet River Edge Redevelopment Zone

[TMP-9098](#)

Ms. Martinez discusses the Rivers Edge Redevelopment Zone and how the city is able to apply for it now that we can overlap with the Enterprise zone.

Ms. Martinez showed where the redevelopment zone would be on maps, and explained how it would help the city.

There will be a public hearing before city council on November 4th.

A motion was made by Councilman Pat Mudron, seconded by Councilwoman Suzanna Ibarra, to continue to public hearing An Ordinance Designating an Area as the Joliet River Edge Redevelopment Zone. The motion carried by the following vote:

Aye: Councilman Cardenas, Councilwoman Ibarra and Councilman Mudron

A Resolution Approving the Dedication of a Portion of Maple Street as Public Right-of-Way

[TMP-9017](#)

Community Development Director Dustin Anderson spoke about this parcel receiving a special use for a portion of the right of way but now the city wants to dedicate the right of way.

Memorandum of Understanding between the Regional Transportation Authority and the City of Joliet for Transit Oriented Development Zoning Code Update

[TMP-9129](#)

Attachments: [Joliet Zoning Code MOU.pdf](#)

Planning Director Jayne Bernhard discussed a proposed resolution that would go to council in November, for an MOU to outline the role and responsibilities of the Regional Transportation Authority and the city to execute this zoning code update.

The city applied for and received technical assistance from the Regional Transportation Authority community planning program for consultants for zoning code updates that advance mixed use and multifamily housing development in the area.

City Council would still vote on any zoning code change, this is just to authorize staff to work with the Regional Transportation authority.

Council member Mudron asked some questions about the open house he attended for the downtown Joliet equitable transit oriented development plan. Ms. Bernhard explained that yes this ties into that plan.

Council member Cardenas asked some questions about what committee would over see the zoning code changes and Ms. Bernhard discussed those questions with him.

Council member Mudron asked about the time frame of the project. Ms. Bernhard said late 2026 early 2027.

The program is not funded at all by the city.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Pat Mudron, to approve Memorandum of Understanding between the Regional Transportation Authority and the City of Joliet for Transit Oriented Development Zoning Code Update. The motion carried by the following vote:

Aye: Councilman Cardenas, Councilwoman Ibarra and Councilman Mudron

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

Councilwoman Ibarra spoke about adding a grocery store in her district on the south east side.

Councilman Mudron had questions about the building out in front of Costco wanted to know if that is in Joliet.

Ms. Martinez answered that part of the property is in Joliet and part is in Plainfield, and that there have been several restaurants that have pulled permits there.

Councilwoman Ibarra asked about the 7-11 that closed at the intersection of McDonough and Larkin, and what the plans are for that property. Ms. Martinez said she would inquire with the property owner.

PUBLIC COMMENT

None

ADJOURNMENT

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

Aye: Councilman Cardenas, Councilwoman Ibarra and Councilman
Mudron

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Memo

File #: TMP-9209

Agenda Date: 11/19/2025
