



City of Joliet

Land Use & Economic Development Committee

Meeting Agenda - Final

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

Wednesday, May 20, 2026

3:30 PM

City Hall, Council Chambers

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

5.4.26 Special Meeting Minutes

[TMP-9903](#)

Attachments: [2635 M Land Use Economic Development Committee 26-05-04 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

An Award of Professional Services Agreement for the Study & Designation of the Downtown Special Service Area (SSA) to SB Friedman Development Advisors in the Amount of \$54,260

[TMP-9723](#)

An Resolution Approving Amendment #2 to Incentive Agreement (Property Tax Abatement) for Supermercados El Güero de Joliet, Inc. at 118 Jackson Street

[TMP-9899](#)

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-9903

Agenda Date: 5/20/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Monday, May 4, 2026

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

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

APPROVAL OF MINUTES

3.18.26 Meeting Minutes

[TMP-9722](#)

Attachments: [2608 M Land Use Economic Development Committee 26-03-18 Meeting Minutes.pdf](#)

A motion was made by Councilman Pat Mudron, seconded by Councilwoman Suzanna Ibarra, to approve 3.18.26 Meeting Minutes. The motion carried by the following vote:

Aye: Councilman Cardenas, Councilwoman Ibarra and Councilman Mudron

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

AGENDA ITEMS

Resolution to Authorize a TIF Incentive Agreement with Matisse Events LLC at 113 N. Ottawa

[TMP-9751](#)

Economic Development Director Paulina Martinez spoke about the 5 year forgivable loan for the sprinkler system. The loan is \$79,500 and every year the Matisse remains open 20% of the loan is forgiven, and the loan would be forgiven after 5 years. The city would file a Lien on the property to this effect.

The Council Members talked about how they were happy to have his business there and asked a few questions.

Mr. Matisse answered a few questions about the replacement windows in the building.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Pat Mudron, to approve Resolution to Authorize a TIF Incentive Agreement with Matisse Events LLC at 113 N. Ottawa. The motion carried by the following vote:

Aye: Councilman Cardenas, Councilwoman Ibarra and Councilman Mudron

Resolution Amending and Authorizing the Execution of an Amended and Restated Development Agreement with Cullinan Joliet, LLC for the Rock Run Crossing Development Project Area

[TMP-9846](#)

Finance Director Kevin Sing spoke about how the amended agreement would allow the city to reduce the our 100 million dollar bond by 16 million this is the bond that financed the infrastructure for the site. The agreement allows us to

add requirements for performance and penalties for non-performance as it relates to attracting retailers to the site. It will boost major tax revenue to the site, and having a major anchor tenant for the site Dicks House of Sport will attract more retailers. Kevin played a presentation on Dicks House of Sport. The incentives are from payment of taxes from this site and tied to performance of the site. The development will perform at an accelerated pace. This site is set to bring in 8,000 construction jobs and 5,000 permanent jobs. This will be a place where people from the region will come to shop and dine. It will be a regional destination.

Councilman Mudron asked about how large the area was which Mr. Sing answered.

Councilwoman Ibarra talked about how her parents regularly travel to places like similar to Rock Run to shop and go to restaurants.

Councilman Cardenas talked about it being at I-80 and I-55 and the crossroads of America, a good location for this to do well.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Pat Mudron, to approve Resolution Amending and Authorizing the Execution of an Amended and Restated Development Agreement with Cullinan Joliet, LLC for the Rock Run Crossing Development Project Area. 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

Councilman Mudron talked about a commercial he heard about a coffee shop that had coffee and spirits and was looking for an owner to talk to about that.

Councilwoman Ibarra wants a supermarket on the east side of district 5 and feels there has been a traffic study done and there is enough to prove that a store would do well there. Is there any way we can get try to get one to come in to district 5.

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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File #: TMP-9899

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