

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

Monday, April 14, 2025

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

MAYOR TERRY D'ARCY

MAYOR PRO- TEM COUNCILMAN CESAR GUERRERO (4/1/2025 - 4/30/2025)

COUNCILMAN CESAR CARDENAS

COUNCILMAN JOE CLEMENT

COUNCILMAN LARRY E. HUG

COUNCILWOMAN SUZANNA IBARRA

COUNCILMAN PAT MUDRON

COUNCILWOMAN JAN HALLUMS QUILLMAN

COUNCILWOMAN SHERRI REARDON

City Manager - Beth Beatty

Interim Corporation Counsel - Todd Lenzie

City Clerk - Lauren O'Hara

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

ROLL CALL:

Present: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

ALSO PRESENT: City Manager Beth Beatty and Interim Corporation Counsel Todd Lenzie.

MAYOR:**APPROVAL OF AGENDA:****CITIZENS TO BE HEARD ON AGENDA ITEMS:**

Greg Peerbolt, Chief Executive Officer with the Joliet Area Historical Museum, provided an overview of the 2024 museum events.

Joe spoke in favor of Council Memo #261-25 Ordinance Approving a Special Use Permit to Allow an Adult-use Cannabis Dispensary, Located at 2121 W. Jefferson Street (ZBA 2025-03).

A resident spoke in favor of the proposed dispensary at 2121 W. Jefferson Street.

Roger Dillman spoke in favor of the proposed dispensary at 2121 W. Jefferson Street.

Mayor D'Arcy exited the meeting at approximately 5:40 p.m.

Steve Bauer, Attorney on behalf of Prairie Landing Subdivision, spoke regarding storm water management infrastructure and tree preservation.

Mary Simeone spoke regarding a staff report listed under Council Memo #258-25 Ordinances Associated with Prairie Landing Subdivision on the agenda.

Judy Gardner spoke in favor of the Prairie Landing Subdivision.

Maria Leech spoke regarding trees along her property adjacent to the proposed Prairie Landing Subdivision.

Eddie Young expressed concerns about the proposed plans for the Prairie Landing Subdivision.

Melissa Patton spoke regarding the impact the proposed Prairie Landing Subdivision may have on the existing Picardy Subdivision.

Leslie Kruzich spoke regarding flooding on Vimy Ridge in Picardy Subdivision.

Allen Santa Cruz spoke regarding the impact the proposed Prairie Landing Subdivision may have on the existing Picardy Subdivision.

Anthony Bromley spoke regarding natural flow of water and drainage issues in Picardy Subdivision.

David Simone spoke regarding the impact the proposed Prairie Landing Subdivision may have on the existing Picardy Subdivision.

Kathy Linsey spoke regarding the impact the proposed Prairie Landing Subdivision may have on the existing Picardy Subdivision.

Charles Benson spoke regarding the impact the proposed Prairie Landing Subdivision may have on the existing Picardy Subdivision.

Councilman Clement exited the meeting at approximately 6:17 p.m.

Mayor D'Arcy re--entered the meeting at 6:18 p.m.

Councilman Clement re-entered the meeting at approximately 6:19 p.m.

APPOINTMENTS:

MAYOR PRO-TEM

COUNCIL COMMITTEE REPORTS:

Finance

Public Service

CONSENT AGENDA:

Approval of Minutes:

Council Meeting - March 31, 2025

Attachments: [Council Meeting Minutes - March 31, 2025.pdf](#)
 [Approver Report](#)

Invoices to be Paid

Attachments: [Invoices 04.15.25.pdf](#)
 [Approver Report](#)

Award of Contract for the 2025 City of Joliet Aggregate Materials Price Agreement Contract

[244-25](#)

Award of Contract for the 2025 City of Joliet Aggregate Materials Price
Agreement Contract

Approve the Purchase and Upfit of Twelve (12) Chevy Malibu Police Vehicles [250-25](#)

Approve the Purchase and Upfit of Twelve (12) Chevy Malibu Police Vehicles

Attachments: [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Change Order No. 1 for the 2024-2025 Tree Trimming and Removal Contract to Arbor Tek Landscaping Services in the Amount of \$75,000.00 [251-25](#)

Change Order No. 1 for the 2024-2025 Tree Trimming and Removal Contract to Arbor Tek Landscaping Services in the Amount of \$75,000.00

Attachments: [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Agreement for Joliet Route 66 Centennial Directional Wayside Sign Exhibit Project [252-25](#)

Agreement for Joliet Route 66 Centennial Directional Wayside Sign Exhibit Project

Attachments: [JOLIET R66 Centennial Wayside Exhibits Signage Project Agreement for signature.pdf](#)
[116460.Proof.pdf](#)
[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

AGENDA ITEM:

Change Order No. 1 for the Chicago Street Streetscape (Jefferson Street - Cass Avenue), City Square, and Watermain Improvements to Austin Tyler Construction Inc. [254-25](#)

Change Order No. 1 for the Chicago Street Streetscape (Jefferson Street - Cass Avenue), City Square, and Watermain Improvements to Austin Tyler Construction Inc.

Attachments: [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

LICENSES AND PERMIT APPLICATIONS:

Approval to Hold a Carnival June 20, 21, and 22, 2025 at Joliet Memorial Stadium - Taste of Joliet [256-25](#)

Approval to Hold a Carnival June 20, 21, and 22, 2025 at Joliet Memorial Stadium - Taste of Joliet

Ordinance Repealing a Variation of Use to Allow the Continued Use of a Bait Shop in an R-3 (One-and Two-Family Residential) Zoning District, Located at 845 N. Broadway Street (ZBA 1983-04)

Ordinances Associated with 845 N. Broadway Street:

Ordinance Approving a Variation of Use to Allow a Two-Unit Residence, an R-3 (One-and Two-Family Residential) Use, in an R-2 (Single-Family Residential) Zoning District, Located at 845 N. Broadway Street (ZBA 2025-06)

Ordinance Repealing a Variation of Use to Allow the Continued Use of a Bait Shop in an R-3 (One-and Two-Family Residential) Zoning District, Located at 845 N. Broadway Street (ZBA 1983-04)

Attachments: [Ordinance - Variation of Use ZBA 2025-06 \(845 N. Broadway\).docx](#)
 [Ordinance VOU Repeal 845 N. Broadway Street.doc](#)
 [845 Broadway Plat of Survey](#)
 [ZBA Staff Report Packet](#)
 [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Ordinance Approving a Vacation of a 0.2-Acre Portion of Unused Hobbs Avenue Right-of-Way (Adjacent to 700 Florence Avenue) (V-1-25) [260-25](#)

Ordinance Approving a Vacation of a 0.2-Acre Portion of Unused Hobbs Avenue Right-of-Way (Adjacent to 700 Florence Avenue) (V-1-25)

Attachments: [Ordinance - Vacation of Hobbs Ave ROW](#)
 [Exhibit A Plat of Vacation](#)
 [Exhibit B Plat of Access Easement](#)
 [Exhibit C Plat of Easement Public Utilities](#)
 [Exhibit D Plat of Survey 700 Florence Avenue](#)
 [Appraisal Report Hobbs Ave ROW](#)
 [Plan Commission Staff Report Packet V-1-25](#)
 [Plan Commission Minutes 02-20-2025](#)
 [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Ordinance Approving a Special Use Permit to Allow an Adult-use Cannabis Dispensary, Located at 2121 W. Jefferson Street (ZBA 2025-03) [261-25](#)

Ordinance Approving a Special Use Permit to Allow an Adult-use Cannabis Dispensary, Located at 2121 W. Jefferson Street (ZBA 2025-03)

Attachments: [Ordinance - Special Use Permit ZBA 2025-03.docx](#)
[Zoning Board of Appeals 25-03-20 Meeting Minutes.pdf](#)
[Velitiste - Supporting Info - Public Hearing.pdf](#)
[ZBA 2025-03 Staff Report Packet.pdf](#)
[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Attorney Nat Washburn and the owner of the dispensary had a lengthy discussion with the Council concerning the proximity of the high school, a traffic impact study, parking, revenue to the City, ownership, and product provided by dispensary, and hiring of local police officers,

RESOLUTIONS:

Resolution Amending the Minimum Number of Persons on the Committee on Citizens with Disabilities [263-25](#)

Resolution Amending the Minimum Number of Persons on the Committee on Citizens with Disabilities

Attachments: [Resolution](#)
[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Resolution Approving a Grant to the Will County Metropolitan Exposition and Auditorium Authority (Rialto Square Theatre) [264-25](#)

Resolution Approving a Grant to the Will County Metropolitan Exposition and Auditorium Authority (Rialto Square Theatre)

Attachments: [Grant Resolution](#)
[Rialto Grant Agreement](#)
[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

A brief discussion was held clarifying these funds will be used for capital improvements to upgrade the HVAC system.

Resolution Approving a Grant to the Joliet Area Historical Museum [265-25](#)

Resolution Approving a Grant to the Joliet Area Historical Museum

Attachments: [Grant Resolution](#)
[JAHM Grant Agreement.docx](#)
[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Resolution Authorizing Execution of an Intergovernmental Agreement Between the City of Joliet and the Joliet Park District (Taste of Joliet)[266-25](#)

Resolution Authorizing Execution of an Intergovernmental Agreement Between the City of Joliet and the Joliet Park District (Taste of Joliet)

Attachments: [Resolution Agreement Taste of Joliet 2025.docx](#)
[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Resolution Authorizing a Lease Agreement for Tri-County Auto Theft Task Force[267-25](#)

Resolution Authorizing a Lease Agreement for Tri-County Auto Theft Task Force

Attachments: [Resolution Tri-County Lease Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Resolution Declaring Property of the City of Joliet as Surplus (Tri-County Auto Theft Taskforce)[268-25](#)

Resolution Declaring Property of the City of Joliet as Surplus (Tri-County Auto Theft Taskforce)

Attachments: [Surplus Resolution Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

CITY MANAGER:

put on the minutes tab discussion regarding 267-25 At Councilman Hug's request, the Deputy Director of the Tri-County Auto Theft Taskforce briefly discussed the building they occupy and the communities that benefit from the taskforce.

PUBLIC COMMENTS:

Councilman Guerrero exited the meeting at approximately 8:25 p.m.

Mayor D'Arcy exited the meeting at approximately 8:26 p.m.

Mary Simeone spoke regarding documentation and drainage issues regarding Prairie Landing Subdivision.

Councilman Guerrero reenter the meeting at approximately 8:26 p.m.

Maria Leech spoke regarding the City holding the farmer adjacent to Picardy Subdivision responsible for the flooding from his field.

David Simeone spoke regarding the financial interest of the Mayor and the final engineering plans of the Prairie Landing Subdivision.

Alan Santacruz spoke regarding flooding issues and lack of communication to residents concerning the proposed Prairie Landing Subdivision.

Mr. Young concurred with Mr. Santacruz regarding lack of communication concerning the proposed subdivision and expressed his concern for access to a park between Picardy and Prairie Landing Subdivisions.

Mr. Bauer addressed concerns for storm water basin reduction, meeting notification given to neighboring subdivisions, and tabling the project.

Councilman Hug addressed concerns expressed by the residents of Picardy Subdivision.

Mayor D'Arcy reenter the meeting at approximately 8:45 p.m.

Jorilynn Gura spoke regarding a proposed sports complex for Joliet Catholic Academy High School.

A brief discussion was held regarding the City's notification to residents in a radius of a proposed project.

CLOSED SESSION to discuss the following subjects:

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Guerrero, to enter into closed session to discuss personnel, collective bargaining, land acquisition or conveyance, pending or threatened litigation after which the meeting will be adjourned.

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

ADJOURNMENT: