

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Monday, June 1, 2026

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

MAYOR TERRY D'ARCY

MAYOR PRO-TEM COUNCILWOMAN JAN HALLUMS QUILLMAN(4/1/2026 - 6/30/2026)

COUNCILMAN CESAR CARDENAS

COUNCILMAN JOE CLEMENT

COUNCILMAN LARRY E. HUG

COUNCILWOMAN SUZANNA IBARRA

COUNCILMAN JUAN MORENO

COUNCILMAN PAT MUDRON

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: Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Absent: Mayor Terry D'Arcy and Councilman Juan Moreno

CITIZENS TO BE HEARD ON AGENDA ITEMS:

Dave Silverman spoke on behalf of Council Memo 299-26.

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 City Council does 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 Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

APPOINTMENTS:**Appointment to the Plan Commission**

Attachments: [Appointment to the Plan Commission.pdf](#)
[Approver Report](#)

Appointment to the Zoning Board of Appeals

Attachments: [Appointment to the Zoning Board of Appeals.pdf](#)
[Approver Report](#)

Reappointments to the Police Pension Board

Attachments: [Reappointments to the Police Pension Board.pdf](#)
[Approver Report](#)

COUNCIL COMMITTEE REPORTS:

Diversity & Community Relations

Land Use & Economic Development

Public Assets

Public Service

CONSENT AGENDA:

Approval of Minutes

Attachments: [Pre-Council Meeting Minutes - May 18, 2026.pdf](#)
[City Council Meeting Minutes - May 19, 2026.pdf](#)
[Approver Report](#)

Invoices to be Paid

Attachments: [06.02.26 Invoices](#)
[Approver Report](#)

Approval of Amendment No. 1 to the Professional Services Agreement for the Southeast Joliet Sanitary District Water System Improvements Project for Construction Engineering Services to Baxter & Woodman Inc. in the Amount of \$94,200.00 [289-26](#)

Approval of Amendment No. 1 to the Professional Services Agreement for the Southeast Joliet Sanitary District Water System Improvements Project for Construction Engineering Services to Baxter & Woodman Inc. in the Amount of \$94,200.00

Attachments: [Project Location Map](#)
[Approver Report](#)

The City Manager provided an overview of the item.

Approval of Payment for Emergency Repairs to the Jefferson Street Sewer to Airy's Inc. in the Amount of \$260,545.62 [290-26](#)

Approval of Payment for Emergency Repairs to the Jefferson Street Sewer to Airy's Inc. in the Amount of \$260,545.62

Attachments: [Approver Report](#)

Approval of Purchase Order for the 2026 Automotive and Heavy-Duty Batteries and Related Support Services to FleetPride Inc. in the Amount of \$60,000.00 [291-26](#)

Approval of Purchase Order for the 2026 Automotive and Heavy-Duty Batteries and Related Support Services to FleetPride Inc. in the Amount of \$60,000.00

Attachments: [Approver Report](#)

Approval of Purchase Order for the 2026 Fleet Tires and Tire Services in the Amount of \$200,000.00 [292-26](#)

Approval of Purchase Order for the 2026 Fleet Tires and Tire Services in the Amount of \$200,000.00

Attachments: [Approver Report](#)

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 [293-26](#)

\$54,260

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

Attachments: [SB Friedman Proposal Joliet Study and Designation of Downtown SSA RFP.pdf](#)
 [Approver Report](#)

Award Payment for the Ottawa Street Parking Garage Painting Project to Cosgrove Construction Inc. in the amount of \$190,625.00 [**294-26**](#)

Attachments: [Ottawa St Parking Deck Painting Project Redacted.pdf](#)
 [Approver Report](#)

AGENDA ITEM:

Award of Contract for the Southeast Joliet Sanitary District Water System Improvements Project to Austin Tyler Construction Inc. in the Amount of \$2,982,535.68 [**296-26**](#)

Award of Contract for the Southeast Joliet Sanitary District Water System Improvements Project to Austin Tyler Construction Inc. in the Amount of \$2,982,535.68

Attachments: [Project Location Map](#)
 [Approver Report](#)

The City Manager provided an overview of the item.

Award of Contract for the 2026 Roadways Resurfacing Contract A to PT Ferro Construction Co. in the Amount of \$2,434,217.87 [**297-26**](#)

Award of Contract for the 2026 Roadways Resurfacing Contract A to PT Ferro Construction Co. in the Amount of \$2,434,217.87

Attachments: [Approver Report](#)

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Amending Chapter 18, Article I, Sec. 20 and Chapter 26, Article VII, Division 1, Sec. 141 through 148 Regulating Sidewalk Cafes of the City of Joliet Code of Ordinances [**298-26**](#)

Ordinance Amending Chapter 18, Article I, Sec. 20 and Chapter 26, Article VII, Division 1, Sec. 141 through 148 Regulating Sidewalk Cafes of the City of Joliet Code of Ordinances

Attachments: [Sidewalk Cafe Ordinance.docx](#)
 [Approver Report](#)

Business Services Supervisor Dan Mangun presented information regarding Council Memo 298-26.

Councilwoman Ibarra commended Dan Mangun for his presentation of information.

Councilwoman Quillman asked questions regarding continuity of furnishings, fencing, and related guidelines. Dan Mangun responded.

Councilman Hug asked whether the proposed Ordinance would apply only to the downtown area or citywide businesses. Dan Mangun responded.

Councilman Mudron asked questions about the application process and whether the proposed Ordinance applied only to the Social District. Dan Mangun responded.

Councilman Cardenas asked whether fencing would be required only for businesses serving alcohol. Dan Mangun responded.

Councilwoman Quillman asked a follow-up question regarding continuity among furnishings. The City Manager responded.

Councilwoman Reardon expressed excitement regarding the proposed Ordinance and offered her thanks.

The City Manager acknowledged Dan Mangun's work.

**Ordinance and Resolution Associated with Autobahn
Country Club:**

[299-26](#)

**Ordinance Approving a Special Use Permit to Allow
Development on a Lot Containing Cedar Creek Watershed
Protection Area (M-1-26)**

**Resolution Approving an Amendment to the Master
Development Plan for Autobahn Country Club (M-2-26)**

Ordinance and Resolution Associated with Autobahn Country Club:

Ordinance Approving a Special Use Permit to Allow Development on a Lot
Containing Cedar Creek Watershed Protection Area (M-1-26)

Resolution Approving an Amendment to the Master Development Plan for Autobahn Country Club (M-2-26)

Attachments: [Ordinance - Autobahn Cedar Creek SUP.docx](#)
[Site Plan - Autobahn North Track Addition.pdf](#)
[Resolution - Autobahn Master Development Plan.docx](#)
[Exhibit A Master Development Plan.pdf](#)
[Staff Report Packet M-1-26 M-2-26 Autobahn.pdf](#)
[Ordinance 15820 47-15G Cedar Creek Protection Area.pdf](#)
[Plan Commission Minutes 05-21-26.pdf](#)
[Approver Report](#)

Ordinances Associated with the Vista Ridge Phase 1 Resubdivision 1 Planned Unit Development **300-26**

Ordinance Approving an Amendment to the Final Plat of Vista Ridge Phase 1 Planned Unit Development (PUD-5-26)

Ordinance Approving a Recording Plat of Vista Ridge Phase 1 Resubdivision 1 Planned Unit Development (RP-2-26)

Ordinance Approving a Vacation of a Public Utility and Drainage Easement for Vista Ridge Phase 1 Planned Unit Development (V-3-26)

Ordinances Associated with the Vista Ridge Phase 1 Resubdivision 1 Planned Unit Development

Ordinance Approving an Amendment to the Final Plat of Vista Ridge Phase 1 Planned Unit Development (PUD-5-26)

Ordinance Approving a Recording Plat of Vista Ridge Phase 1 Resubdivision 1 Planned Unit Development (V-3-26)

Ordinance Approving a Vacation of a Public Utility and Drainage Easement for Vista Ridge Phase 1 Planned Unit Development (RP-2-26)

Attachments: [Ordinance - Final PUD Vista Ridge Phase 1 Amendment.docx](#)
[Final PUD Plat](#)
[Ordinance - Recording Plat Vista Ridge Phase 1 Resubdivision 1.docx](#)
[Recording Plat](#)
[Approved Elevations](#)
[Ordinance - PUDE Vacation Plat of Vacation](#)
[PUD-5-26 & V-3-26 Staff Report Packet.pdf](#)
[Plan Commission Meeting Minutes - 05.21.2026](#)
[Approver Report](#)

The City Manager provided an overview of the item.

Councilman Hug asked a question, and Community Development Director Dustin Anderson responded.

Ordinances Associated with Cherry Hill Business Park (21) Subdivision, Phase 2:

[301-26](#)

Ordinance Approving an Amendment to the Preliminary Plat of Cherry Hill Business Park (21) Subdivision (P-5-26)

Ordinance Approving the Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 2 (FP-1-26)

Ordinance Approving the Recording Plat of Cherry Hill Business Park (21) Subdivision, Phase 2 (RP-6-26)

Ordinances Associated with Cherry Hill Business Park (21) Subdivision, Phase 2:

Ordinance Approving an Amendment to the Preliminary Plat of Cherry Hill Business Park (21) Subdivision (P-5-26)

Ordinance Approving the Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 2 (FP-1-26)

Ordinance Approving the Recording Plat of Cherry Hill Business Park (21) Subdivision, Phase 2 (RP-6-26)

Attachments: [Ordinance - Preliminary Plat Amendment Cherry Hill \(21\).docx](#)
[Preliminary Plat of Cherry Hill Business Park \(21\) Subdivision.pdf](#)
[Ordinance - Final Plat Cherry Hill \(21\) Phase 2.docx](#)
[Final Plat of Cherry Hill Business Park \(21\) Subdivision, Phase 2.pdf](#)
[Ordinance - Recording Plat Cherry Hill \(21\) Phase 2.docx](#)
[Record Plat of Cherry Hill Business Park \(21\) Subdivision Phase 2.pdf](#)
[Staff Report P-5-26 & FP-1-26 Packet.pdf](#)
[Annexation Agreement \(2022\)](#)
[Plan Commission Meeting Minutes - 05.21.2026](#)
[Approver Report](#)

RESOLUTIONS:

Resolution Authorizing the Acquisition of Property for the Farrell Road over Spring Creek Bridge Improvements Project - Partial PIN 30-07-01-200-047 in the Amount of \$3,600.00 [**303-26**](#)

Resolution Authorizing the Acquisition of Property for the Farrell Road over Spring Creek Bridge Improvements Project - Partial PIN 30-07-01-200-047 in the Amount of \$3,600.00

Attachments: [Resolution](#)
[Parcel 0002 ROW Acquisition Exhibit.pdf](#)
[Approver Report](#)

Resolution Authorizing Execution of an Intergovernmental Agreement between the County of Kendall and the City of Joliet for Kendall County Transportation Alternative Program (KC-TAP) Funding to Resurface the Multi-Use Path Along the West Side of Ridge Road Between Theodore Street & Black Road [**304-26**](#)

Resolution Authorizing Execution of an Intergovernmental Agreement between the County of Kendall and the City of Joliet for Kendall County Transportation Alternative Program (KC-TAP) Funding to Resurface the Multi-Use Path Along the West Side of Ridge Road Between Theodore Street & Black Road

Attachments: [Resolution](#)
[JOLIET KC TAP IGA 2026 - Draft.pdf](#)
[Approver Report](#)

The City Manager provided an overview of the item.

Resolution Approving Amendment #2 to Incentive Agreement (Property Tax Abatement) for Supermercados EI [**305-26**](#)

Güero de Joliet, Inc. at 118 E. Jackson Street

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

Attachments: [Resolution](#)
 [Second Amendment - Property Tax Abatement Agreement El Guero](#)
 [Approver Report](#)

The City Manager provided an overview of the item.

PUBLIC COMMENTS:

No members of the public provided comment.

Councilman Clement raised concerns regarding mailbox damage from snow plowing and discussed revisiting the reimbursement Ordinance.

Councilwoman Quillman raised concerns regarding parkway restoration following street construction projects.

Councilman Hug commented on issues related to inaccurate information on social media.

Councilwoman Quillman inquired about missing hand railings at the Ottawa Street parking deck. Public Works Director Greg Ruddy reported they had been reinstalled.

Councilwoman Ibarra invited Cultural Affairs and Special Events Director Ann Sylvester to provide information on upcoming City Square events.

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CLOSED SESSION to discuss the following subjects:

PERSONNEL: The appointment, employment, compensation, discipline, performance or dismissal of specific City employees (5 ILCS 5/120/2(c)(1)).

COLLECTIVE BARGAINING: Collective negotiating matters and salary schedules for one or more classes of City employees (5 ILCS 5/120/2(c)(2)).

LAND ACQUISITION or CONVEYANCE: The purchase or lease of real property for the use of the City, including whether a particular parcel should be acquired, or the setting of a price for the sale or lease of property owned by the City (5ILCS 5/120/2(c)(5,6)).

PENDING or THREATENED LITIGATION: A pending legal action against, affecting or on behalf of the City or a similar legal action that is probable or imminent (5 ILCS 5/120/2(c)(11)).

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, 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: Councilman Cesar Cardenas, Councilman Joe Clement,
Councilman Larry E. Hug, Councilwoman Suzanna Ibarra,
Councilman Pat Mudron, Councilwoman Jan Hallums Quillman
and Councilwoman Sherri Reardon

Absent: Mayor Terry D'Arcy and Councilman Juan Moreno

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. Live, online streaming of Regular City Council and Pre-Council meetings is now available at www.joliet.gov. Videos and agenda packets can be accessed by clicking on the Meetings & Agendas link at the center of the home page for "Joliet City Council E-Agenda & Streaming Video." The new page includes archived footage and interactive agendas available for the public to view at their convenience.