



City of Joliet

Land Use & Economic Development Committee

Meeting Agenda

Committee Members
Councilman Cesar Cardenas, Chairperson
Councilman Cesar Guerrero
Councilman Pat Mudron

Wednesday, December 18, 2024

2:00 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

Land Use & Economic Development Meeting Minutes 11-25-24

Attachments: [Land Use & Economic Development Committee Meeting Minutes 11-25-24.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

Partnership with IKEA to Apply for the Transportation Improvement Program Grant

Attachments: [Transportation Improvement IKEA Memo.docx](#)
[Exhibit A - Joliet EV Charger Project Description.docx](#)

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-8049

Agenda Date: 12/18/2024

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Monday, November 25, 2024

9:00 AM

City Hall, Executive Conference Room

Land Use & Economic Development Committee

Committee Members

Councilman Cesar Cardenas, Chairperson

Councilman Cesar Guerrero

Councilman Pat Mudron

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 Cesar Guerrero and Councilman Pat Mudron

ALSO PRESENT: Economic Development Director Paulina Martínez, Finance Director Kevin Sing, Planner Jayne Bernhard, Planner Ray Heitner, and Planner Helen Miller

Mr. Sing left at approximately 9:10 a.m.

Councilman Mudron left at approximately 9:20 a.m.

Interim Corporation Counsel Todd Lenzie arrived at approximately 9:30 a.m.

APPROVAL OF MINUTES

Land Use & Economic Development Committee Meeting Minutes 10-23-24 [ID-1910-20](#)

Attachments: [Land Use & Economic Development Committee Meeting Minutes 10-23-24.pdf](#)

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Guerrero, to approve Land Use & Economic Development Committee Meeting Minutes 10-23-24. The motion carried by the following vote:

Aye: Councilman Cardenas, Councilman Guerrero and Councilman Mudron

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

AGENDA ITEMS

Resolution to Establish a Business Continuity Grant Program for Chicago Street Businesses [ID-1911-20](#)

Attachments: [COJ Business Continuity Grant.docx](#)
[Resolution](#)
[Biz Continuity Grant Guidelines App.docx](#)

Economic Development Director Paulina Martínez briefly explained the Business Continuity Grant Program for Chicago Street Businesses. Ms. Martínez responded to the Committee's questions regarding proration, business sales lost, start date, and grant funding.

A motion was made by Councilman Cesar Guerrero, seconded by Councilman Pat Mudron, to approve Resolution to Establish a Business Continuity Grant

Program for Chicago Street Businesses. The motion carried by the following vote:

Aye: Councilman Cardenas, Councilman Guerrero and Councilman Mudron

Repeal of Ordinance No. 18569; Resolution to Establish a Business Continuity Grant Program through the City Center Partnership; Amendment to the City Center Partnership's Business Continuity Grant Program Guidelines [ID-1912-20](#)

Attachments: [CCP BIA Memo.docx](#)
[Resolution](#)
[Business Impact Assistance Program - June 24, 2024 .pdf](#)

Ms. Martínez briefly discussed the Repeal of Ordinance No. 18569, Resolution to Establish a Business Continuity Grant Program through the City Center Partnership, and Amendment to the City Center Partnership's Business Continuity Grant Program Guidelines. Executive Director Priscilla Cordero with Joliet City Center Partnership described the changes to the grant's name and guidelines. In response to Councilman Mudron's question, Ms. Cordero confirmed that adjustments were made due to feedback from business owners.

A motion was made by Councilman Cesar Guerrero, seconded by Councilman Pat Mudron, to approve Repeal of Ordinance No. 18569; Resolution to Establish a Business Continuity Grant Program through the City Center Partnership; Amendment to the City Center Partnership's Business Continuity Grant Program Guidelines. The motion carried by the following vote:

Aye: Councilman Cardenas, Councilman Guerrero and Councilman Mudron

City Center Partnership Annual Presentation

Ms. Cordero presented an overview of Joliet City Center Partnership, its 2024 goals, highlights of the special service area, and 2025 goals.

Prairie Landing Residential Subdivision Proposal (east of Essington Road, PIN 06-03-36-100-033-0000) [ID-1913-20](#)

Attachments: [Land Use Staff Report Prairie Landing](#)
[Prairie Landing Map Land Use 2024](#)
[Prairie Landing Concept Plan 11-15-2024](#)
[Prairie Landing Presentation Elevations 11-13-24](#)

Ms. Martínez read the staff report into the record. Attorney and Entitlements Manager Steve Bauer with D.R. Horton, Inc. provided an overview of the proposed Planned Unit Development. Councilman Cardenas inquired about the number of entrances and number of homes. Mr. Bauer responded. There was a brief discussion about the Plan Commission date and agenda item vote.

Ordinance Authorizing the Acquisition of Certain Real Property by Purchase or the Exercise of Eminent Domain

[TMP-7948](#)

Attachments: [Ordinance Briefing v.11.6.24.pdf](#)
 [Millsdale Ordinance.pdf](#)

Ms. Martínez read the staff report into the record. Councilman Cardenas inquired about eminent domain. Interim Corporation Counsel Todd Lenzie responded.

A motion was made by Councilman Cesar Guerrero, seconded by Councilman Cesar Cardenas, to approve Ordinance Authorizing the Acquisition of Certain Real Property by Purchase or the Exercise of Eminent Domain. The motion carried by the following vote:

Aye: Councilman Cardenas and Councilman Guerrero

Absent: Councilman Mudron

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

Maria Lech, area resident, spoke in opposition to the Prairie Landing Residential Subdivision Proposal.

ADJOURNMENT

A motion was made by Councilman Cesar Guerrero, seconded by Councilman Cesar Cardenas, to approve adjournment. The motion carried by the following vote:

Aye: Councilman Cardenas and Councilman Guerrero

Absent: Councilman Mudron

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8058

Agenda Date: 12/18/2024

TO: Land Use & Economic Development Committee

FROM: Beth Beatty, City Manager

SUBJECT:

Partnership with IKEA to Apply for the Transportation Improvement Program Grant

BACKGROUND:

The IKEA Distribution Center (650 Emerald Drive) approached the City with an opportunity to co-apply for the [Transportation Improvement Grant Program](#) through the Chicago Metropolitan Agency for Planning (CMAP). The grant requires the applicant to have a municipal sponsor.

The grant would cover the installation of 12 electric vehicle chargers:

- 4 Level 2 Chargers
- 4 ChargePoint CP6000
- 4 ChargePoint Express Plus

The four Level 2 chargers would be available for public use, which would help build out the EV infrastructure in Joliet.

The grant requires a 20% match, which will be covered by IKEA. The City of Joliet is not required to provide any funding for this project.

The City of Joliet would be responsible for the oversight of compliance of the grant.

The grant application is due on December 20, 2024.

Exhibit A outlines IKEA's proposal.

EXHIBIT A

IKEA Joliet EV Charger Project Description

IKEA seeks to install Electric Vehicle (EV) charging at its facility located at 650 Emerald Drive, Joliet, IL 60433. These chargers will support 3 different use cases; Co-worker charging, Final Mile Delivery Fleet charging and Heavy Duty vehicle charging.

Co-Worker Charging

IKEA has a goal to reduce our Co-worker emissions by 50% by 2030. Providing EV charging at all our stores and distribution centers is a big part of that. We intend to install 4 Level 2 chargers at the facility that will be open to the public including all co-workers. The chargers we have chosen will be the CT4000 series from ChargePoint.

Final Mile Fleet

We also have a goal of providing all our customers within 30 miles of a store or facility with zero emission home delivery. For this we need to provide charging for our final mile delivery fleets. We will install 4 of the ChargePoint CP6000 series chargers that are activated by RFID cards for fleet use. This will enable 4 electric delivery vehicles to charge overnight to perform deliveries each day from the facility.

Heavy Duty Charging

IKEA will purchase 4 electric yard trucks to move shipping containers around our facility. These will need to have charging available at all times. For this we plan to install 4 charging heads for ChargePoint's Express Plus fast charging system. The Express Plus can distribute up to 400kWh of electricity for a single vehicle. We will also make these chargers available for our supplier vehicles; those trucks delivering or picking up containers from our facility. This can effectively double the operating range of these vehicles. We've already talked to ChargePoint about designing the chargers in a way that allows larger vehicles to charge regardless of the location of their charging port.

Summary

In sum, we plan to deploy 4 co-worker chargers, 4 fleet chargers, and 4 HD yard truck and supplier chargers at Joliet. The location of these chargers will be in the southeast corner of the facility, which is shown below. Note the nearby utility connection as well.

