



City of Joliet

Land Use & Economic Development Committee

Meeting Agenda - Final

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

Monday, June 30, 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

Land Use & Economic Development Committee Minutes 5-28-2025 [TMP-8708](#)

Attachments: [5-28-2025 Land Use and Economic Development 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

A Resolution Adopting the Downtown Joliet Equitable Transit Oriented Development Plan [TMP-8674](#)

Final Plat of Cadence Crossings, Unit 1. (West/Northwest of Emerald Drive and South Chicago Street – IL Route 53) [TMP-8710](#)

Award One Business Continuity Grant for a Total Amount of [TMP-8717](#)
\$33,033.88

A Presentation of the Heritage Corridor Destinations Annual Report [TMP-8716](#)

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-8708

Agenda Date: 6/30/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Wednesday, May 28, 2025

9:00 AM

City Hall, Council Chambers

Land Use & Economic Development Committee

ROLL CALL

Economic Development Director Paulina Martinez, Planner Jayne Bernhard, Economic Development Specialist Emily McGuire, Economic Development Specialist Kasie Nette, Economic Development Intern Evelyn Chavez, Interim Corporation Counsel Todd Lenzie.

Present Councilman Cesar Cardenas and Suzanna Ibarra

Absent Councilman Pat Mudron

APPROVAL OF MINUTES

Present Councilman Cesar Cardenas and Suzanna Ibarra

Absent Councilman Pat Mudron

**Land Use & Economic Development Committee Minutes
3-27-2025**

[TMP-8625](#)

Attachments: [3.27.25 Land Use Minutes.pdf](#)

A motion was made by Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to approve Land Use & Economic Development Committee Minutes 3-27-2025. The motion carried by the following vote:

Aye: Councilman Cardenas and Ibarra

Absent: Councilman Mudron

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

AGENDA ITEMS

**Award of Professional Services Agreement for a TIF
Efficiency Study to Johnson Research Group in the Amount
of \$72,615.00**

[TMP-8584](#)

Economic Development Director Paulina Martinez spoke about the TIF efficiency study award to Johnson Research Group. This is for 5 out of 6 TIF districts, the only one it does not look at is the Rock Run district, which is our newest TIF district.

The purpose of the project is create more development projects in the TIF district.

The City sent out requests to 4 groups for bids and got 3 back, with Johnson being the lowest bid. Ms. Martinez also mentioned that Johnson is a woman owned company.

Councilmember Cardenas asked where the money for the project was coming from and Ms. Martinez answered that the money used for this project comes from the current TIF district.

A motion was made by Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to approve the Award of Professional Services Agreement for a TIF Efficiency Study to Johnson Research Group in the Amount of \$72,615.00. The motion carried by the following vote:

Aye: Councilman Cardenas and Ibarra

Absent: Councilman Mudron

**Resolution Authorizing the Modification of a Lease
Agreement of Union Station at 50 W. Jefferson Street with
JBM Golf Properties, LLC**

[TMP-8586](#)

Economic Development Director Paulina Martinez Spoke about modifying the lease agreement for Mistwood the current tenant at Union Station Grand Ballroom. They have people inquiring about events past the expiration of their lease in January of 2027 and the city wants to extend their lease past that date by 5 years with an option to renew 5 years beyond that. Ms. Martinez talked about the lease terms.

Council Member Cardenas made a comment that he was happy they have bookings out to 2027, he thanked them for continuing to work in that space.

Council Member Ibarra made a comment that the better they do the better the city does.

A motion was made by Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to approve Resolution Authorizing the Modification of a Lease Agreement of Union Station at 50 W. Jefferson Street with JBM Golf Properties, LLC. The motion carried by the following vote:

Aye: Councilman Cardenas and Ibarra

Absent: Councilman Mudron

**NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR
RECOMMENDATION**

Ms. Martinez talked about the city receiving proposals for the former mygrain space at union station. She said that they were hoping those would be brought up on the June Land Use and Economic Development Agenda.

Council member Cardenas asked about the Crabigales building and Ms. Martinez responded that there has been a few interested parties, that we are in meeting with to make it feasible for any investors who want to take it on.

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Councilman Cesar Cardenas, seconded by Suzanna Ibarra, to adjourn. The motion carried by the following vote:

Aye: Councilman Cardenas and Ibarra

Absent: Councilman Mudron

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-8674

Agenda Date: 6/30/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8710

Agenda Date: 6/30/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8717

Agenda Date: 6/30/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8716

Agenda Date: 6/30/2025
