

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

Monday, May 4, 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:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman
- Absent:** Councilwoman Sherri Reardon

The City Manager announced that Council Memo 251-26 would be removed from the agenda and heard at the May 19, 2026 meeting.

CITIZENS TO BE HEARD ON AGENDA ITEMS:

Susan Vanlandingham spoke on Council Memo 257-26.

Georgene Williams spoke on Council Memo 257-26.

Tiffany Hernandez spoke on Council Memo 257-26.

Emmanuel Lopez, Executive Director of City Center Partnership, spoke in support of Council Memo 252-26.

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:

Reappointments to the Joliet Arts Commission

- Attachments: [Reappointments to Joliet Arts Commission.pdf](#)
- [Approver Report](#)

COUNCIL COMMITTEE REPORTS:

- Land Use & Economic Development
- Legislative
- Public Safety
- Public Service

CONSENT AGENDA:

- Approval of Minutes

Attachments: [Pre-Council Meeting Minutes - April 20, 2026.pdf](#)
[City Council Meeting Minutes - April 21, 2026.pdf](#)
[Approver Report](#)

Invoices to be Paid

Attachments: [05.05.26 Invoices](#)
[Approver Report](#)

Award of a Professional Services Contract for Roadway Mapping and Pavement Analysis / Condition Classification to Cyclomedia Technology Inc., in the Amount of \$190,950.00 [**233-26**](#)

Award of a Professional Services Contract for Roadway Mapping and Pavement Analysis / Condition Classification to Cyclomedia Technology Inc., in the Amount of \$190,950.00

Attachments: [Cyclomedia PSA.docx](#)
[CyclomediaSOW JolietCapturePASER April2026 mjs 3-27-26.docx](#)
[Approver Report](#)

The City Manager provided an overview of the item.

Award of Contract No. 2975-0426 for the Public Utilities Department Generator Purchase to Metropolitan Industries in the Amount of \$349,302.00 [**234-26**](#)

Award of Contract No. 2975-0426 for the Public Utilities Department Generator Purchase to Metropolitan Industries in the Amount of \$349,302.00

Attachments: [Approver Report](#)

The City Manager provided an overview of the item.

Award of Contract No. 2976-0426 for the Eastside Wastewater Treatment Plant Final Clarifier Repaint to Dynamic Industrial Services in the Amount of \$327,600.00 [**235-26**](#)

Award of Contract No. 2976-0426 for the Eastside Wastewater Treatment Plant Final Clarifier Repaint to Dynamic Industrial Services in the Amount of \$327,600.00

Attachments: [Approver Report](#)

Award of Contract No. 2977-0426 for the Eastside Wastewater Treatment Plant Final Clarifier Slide Gates Installation to Dahme Mechanical Industries Inc. in the Amount of \$68,888.00 [**236-26**](#)

Award of Contract No. 2977-0426 for the Eastside Wastewater Treatment Plant Final Clarifier Slide Gates Installation to Dahme Mechanical Industries Inc. in the

Amount of \$68,888.00

Attachments: [Approver Report](#)

Award of Contract No. 2979-0426 for the Well 18D Rehabilitation to Great Lakes Water Resources Group in the Amount of \$220,907.00 [237-26](#)

Award of Contract No. 2979-0426 for the Well 18D Rehabilitation to Great Lakes Water Resources Group in the Amount of \$220,907.00

Attachments: [Approver Report](#)

Approve Payment of the 2026 Membership Dues for the Lower DuPage River Watershed Coalition in the Amount of \$25,140.08 [238-26](#)

Approve Payment of the 2026 Membership Dues for the Lower DuPage River Watershed Coalition in the Amount of \$25,140.08

Attachments: [Approver Report](#)

AGENDA ITEM:

Award of Contract No. 2961-0226 for the Campbell Street Water Tower Rehabilitation Project to Era-Valdivia Contractors Inc. in the Amount of \$1,893,000.00 and Award of a Construction Engineering Services Agreement to Dixon Engineering Inc. for the Not-to-Exceed Amount of \$158,950.00 [240-26](#)

Award of Contract No. 2961-0226 for the Campbell Street Water Tower Rehabilitation Project to Era-Valdivia Contractors Inc. in the Amount of \$1,893,000.00 and Award of a Construction Engineering Services Agreement to Dixon Engineering Inc. for the Not-to-Exceed Amount of \$158,950.00

Attachments: [Joliet IL Agmt Professional Services 2026 1MG RA Ondeid \(002\)](#)
 [Approver Report](#)

The City Manager provided an overview of the item.

ORDINANCES AND RESOLUTIONS:

RESOLUTIONS:

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 [242-26](#)

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

Attachments: [Resolution](#)
[Amended and Restated Development Agreement 2026](#)
[Approver Report](#)

The City Manager provided an overview of the item.

Director of Finance Kevin Sing presented information and delivered a presentation related to the item.

Maria Toliopoulos of Cullinan Properties provided an overview of Dick's House of Sport and its anticipated benefits.

Councilman Hug spoke on the item and encouraged the public to watch the meeting the following day.

Resolution to Authorize a TIF Incentive Agreement with Matisse Events LLC at 113 N. Ottawa [243-26](#)

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

Attachments: [Resolution](#)
[The Matisse TIF Incentive Agreement.docx](#)
[Matisse TIF Incentives Application.pdf](#)
[Approver Report](#)

The City Manager provided an overview of the item.

Councilman Hug provided clarification on the item.

Resolution Approving an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet Quaternary Delivery Structure) [244-26](#)

Resolution Approving an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet Quaternary Delivery Structure)

Attachments: [Resolution](#)
[GPWC-Joliet WDS Esmt Agrmt-129th Infantry \(Quaternary\) -For Packet \(+exh\)](#)
[Approver Report](#)

Resolution Approving an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet Secondary Delivery Structure) [245-26](#)

Resolution Approving an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet

Secondary Delivery Structure)

Attachments: [Resolution](#)
[GPWC-Joliet WDS Easement Agreement Black-Co Line](#)
[\(Secondary\)-For Packet \(+exh\)](#)
[Approver Report](#)

Resolution Amending Three Agreements Between the City of Joliet and Will County for American Rescue Plan Act Funded Projects **246-26**

Resolution Amending Three Agreements Between the City of Joliet and Will County for American Rescue Plan Act Funded Projects

Attachments: [Resolution](#)
[City of Joliet Fairmont-Contract Addendum-Award Decrease](#)
[City of Joliet Rosalin-Contract Addendum-Award Decrease](#)
[SE Joliet Increase Award Addendum \(002\)](#)
[Approver Report](#)

The City Manager provided an overview of the item.

Resolution Approving an Intergovernmental Agreement between the Grand Prairie Water Commission and the City of Joliet Establishing a Joint Improvement Agreement **247-26**

Resolution Approving an Intergovernmental Agreement between the Grand Prairie Water Commission and the City of Joliet Establishing a Joint Improvement Agreement

Attachments: [Resolution](#)
[GPWC-Joliet-IGA for Joint Construction of Improvements-For](#)
[Packet 4-22-26](#)
[Approver Report](#)

The City Manager provided an overview of the item.

Resolution Accepting an Easement Agreement for the Railroad Street Water Main Improvement Project with Hawkeye Land Company in the Amount of \$40,000.00 **248-26**

Resolution Accepting an Easement Agreement for the Railroad Street Water Main Improvement Project with Hawkeye Land Company in the Amount of \$40,000.00

Attachments: [Resolution](#)
[25-2500 Updated Version Review Purchase Agreement](#)
[04-14-2026 City of Joliet IL V2-8](#)
[Approver Report](#)

ORDINANCES:

Ordinance Adding Chapter 21, Article XI Governing the General Use and Accessibility of City Square Property [250-26](#)

Ordinance Adding Chapter 21, Article XI Governing the General Use and Accessibility of City Square Property

Attachments: [Joliet City Square Ordinance.docx](#)
[Approver Report](#)

Assistant Corporation Counsel Stephanie Silkey and Lieutenant Bob Desiderio presented information regarding the item.

Ordinance Adding Chapter 21, Article XI, Offenses on Public Property [251-26](#)

Ordinance Adding Chapter 21, Article XI, Offenses on Public Property

Attachments: [Offenses on Public Property Ordinance.docx](#)
[Approver Report](#)

The item was removed and will be considered for a vote at the May 19, 2026 Council meeting.

Ordinance Amending the Joliet Liquor Code by Adding a Social District to Chapter 4, Article II, Section 16 - Liquor Permits [252-26](#)

Ordinance Amending the Joliet Liquor Code by Adding a Social District to Chapter 4, Article II, Section 16 - Liquor Permits

Attachments: [Downtown Liquor Ordinance.docx](#)
[Approver Report](#)

Assistant Corporation Counsel Stephanie Silkey and Lieutenant Bob Desiderio presented information regarding the item.

Councilman Clement mentioned the inclusion of additional businesses in the Social District and asked a question.

Councilman Hug asked a question, which was addressed by Stephanie Silkey.

Councilman Mudron inquired about the Social District time frame, and Stephanie Silkey responded.

Councilwoman Ibarra also mentioned the inclusion of businesses in the Social District.

Councilman Moreno mentioned the inclusion of Internode Greenery and Home in the Social District and asked for a response to Councilman Clement's question. Interim Corporation Counsel Todd Lenzie provided clarification.

Ordinances Associated with the Approval of the Rock Run Crossings Lifestyle Center Subdivision[253-26](#)**Ordinance Approving a Preliminary Plat for the Rock Run Crossings Lifestyle Center (P-4-26)****Ordinance Approving a Recording Plat for the Rock Run Crossings Lifestyle Center (RP-5-26)**

Ordinances Associated with the Approval of the Rock Run Crossings Lifestyle Center Subdivision

Ordinance Approving a Preliminary Plat for the Rock Run Crossings Lifestyle Center (P-4-26)

Ordinance Approving a Recording Plat for the Rock Run Crossings Lifestyle Center (RP-5-26)

Attachments: [Ordinance - Preliminary Plat Lifestyle Center Subdivision.docx](#)
[Preliminary Plat](#)
[Ordinance - Recording Plat Lifestyle Center.docx](#)
[Recording Plat](#)
[RRC PUD Site Plan](#)
[P-4-26 Lifestyle Center Subdivision Staff Report Packet.pdf](#)
[Plan Commission Meeting Minutes 04.16.2026](#)
[Approver Report](#)

Ordinances Associated with the Development of Rock Run Crossings Drive, Phase 2 Subdivision[254-26](#)**Ordinance Approving a Preliminary Plat for Rock Run Crossings Drive, Phase 2 Subdivision (P-2-26)****Ordinance Approving a Recording Plat for Rock Run Crossings Drive, Phase 2 Subdivision (RP-3-26)****Ordinance Approving a Plat of Vacation for Approximately 1.7 Acres of Quartz Drive (V-1-26)**

Ordinances Associated with the Development of Rock Run Crossings Drive, Phase 2 Subdivision

Ordinance Approving a Preliminary Plat for Rock Run Crossings Drive, Phase 2 Subdivision (P-2-26)

Ordinance Approving a Recording Plat for Rock Run Crossings Drive, Phase 2

Subdivision (RP-3-26)

Ordinance Approving a Plat of Vacation for Approximately 1.7 Acres of Quartz Drive (V-1-26)

Attachments: [Ordinance - Preliminary Plat RRC Drive Phase 2 Preliminary Plat](#)
 [Ordinance - Recording Plat RRC Drive Phase 2.docx Recording Plat](#)
 [Plat of Vacation](#)
 [Ordinance - V-1-26 Quartz.docx](#)
 [RRC PUD Site Plan](#)
 [Plan Commission Staff Report Packet](#)
 [Plan Commission Meeting Minutes 04.16.2026](#)
 [Approver Report](#)

Ordinances Associated with the Development of the Shale Road Subdivision in Rock Run Crossings [255-26](#)

Ordinance Approving the Preliminary Plat for the Shale Road Subdivision in Rock Run Crossings (P-3-26)

Ordinance Approving the Recording Plat for the Shale Road Subdivision in Rock Run Crossings (RP-4-26)

Ordinances Associated with the Development of the Shale Road Subdivision in Rock Run Crossings

Ordinance Approving the Preliminary Plat for the Shale Road Subdivision in Rock Run Crossings (P-3-26)

Ordinance Approving the Recording Plat for the Shale Road Subdivision in Rock Run Crossings (RP-4-26)

Attachments: [Ordinance - Preliminary Plat Preliminary Plat](#)
 [Ordinance - Recording Plat Recording Plat](#)
 [RRC PUD Site Plan](#)
 [P-3-26 Shale Road Subdivision Staff Report Packet.pdf](#)
 [Plan Commission Meeting Minutes 04.16.2026](#)
 [Approver Report](#)

Ordinance Approving a Variation of Use to Allow an Indoor and Outdoor Commercial Recreation Facility, a B-3 (General Business) Use, in the R-B (Restricted Business) District, Located at 749 Houbolt Road (ZBA 2026-10) [256-26](#)

Ordinance Approving a Variation of Use to Allow an Indoor and Outdoor Commercial Recreation Facility, a B-3 (General Business) Use, in the R-B (Restricted Business) District, Located at 749 Houbolt Road (ZBA 2026-10)

Attachments: [Ordinance - Variation of Use 749 Houbolt Rd.docx](#)
 [Narrative and Floor Plans 2026-10.pdf](#)
 [ZBA Staff Report Packet 2026-10 2026-11.pdf](#)
 [Zoning Board of Appeals Minutes 04-16-26.pdf](#)
 [Approver Report](#)

The City Manager provided an overview of the item.

Ordinance Approving a Special Use Permit to Allow an Automotive Repair Facility, Located at 370 Ruby Street (ZBA 2026-18)

[257-26](#)

Ordinance Approving a Special Use Permit to Allow an Automotive Repair Facility, Located at 370 Ruby Street (ZBA 2026-18)

Attachments: [Ordinance - Special Use Permit 370 Ruby St.docx](#)
 [Proposed Site Plan 370 Ruby St.pdf](#)
 [ZBA Staff Report Packet 2026-18 2026-19.pdf](#)
 [Special Use Criteria.pdf](#)
 [Zoning Board of Appeals Minutes 04-16-26.pdf](#)
 [Approver Report](#)

Councilman Hug asked questions. The City Manager and Community Development Director Dustin Anderson provided information.

Councilman Clement asked a question. Dustin Anderson responded.

Councilwoman Quillman spoke on concerns regarding the item.

Councilman Clement spoke on the item.

Councilman Moreno asked Dustin Anderson follow-up questions. Dustin Anderson responded.

Councilman Hug asked additional questions. Dustin Anderson responded.

Councilman Cardenas spoke on the item.

PUBLIC COMMENTS:

Christine Johnson spoke regarding her attendance at the Slammers game last Thursday, expressed concerns related to her presence at the game, and addressed the Red Carpet Corridor.

Kathy Garthus addressed Police Chief Evans and thanked him for his assistance over the

years.

Mary Montgomery, Executive Director of Will County Continuum of Care, spoke about the City Square and its accessibility to all individuals.

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 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.

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 Juan Moreno, 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 Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Jan Hallums Quillman

Absent: Councilwoman Sherri Reardon

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.