



# **City of Joliet**

## **Plan Commission**

### **Meeting Agenda**

#### Commission Members

Jason Cox  
Jeff Crompton  
Mike Eulitz  
John Kella  
Wendell Martin  
Roberto Perez  
Debbie Radakovich  
Brigette Roehr  
Michael Turk

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**Thursday, June 19, 2025**

**4:00 PM**

**City Hall, Council Chambers**

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Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

Plan Commission Meeting Minutes 5-15-25

**Attachments:** [Plan Commission Meeting Minutes 5-15-25.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 Plan Commission 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.

### **OLD BUSINESS: PUBLIC HEARING**

**During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.**

## **OLD BUSINESS**

### **NEW BUSINESS: PUBLIC HEARING**

**During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.**

FP-2-25: Final Plat of Cadence Crossings, Unit 1. (West/Northwest of Emerald Drive and South Chicago Street – IL Route 53) (PIN #'s 30-07-28-400-004-0010, 30-07-28-400-004-0020, and 30-07-28-400-004-0030) (COUNCIL DISTRICT # 5)

**Attachments:** [FP-2-25 \(Cadence Unit 1\) Staff Report Packet.pdf](#)

A-2-25: Annexation of 19535 NE Frontage Road, Classification to R-5 (Multi-Family Residential) Zoning and Approval of an Annexation Agreement. (19535 NE Frontage Road) (PIN # part of 05-06-10-400-034-0000) (COUNCIL DISTRICT #5)

PUD-3-25: Preliminary Planned Unit Development of The Preserve Townhomes. (19535 NE Frontage Road) (PIN # part of 05-06-10-400-034-0000) (COUNCIL DISTRICT #5)

**Attachments:** [A-2-25 PUD-3-25 \(Preserve Townhomes\) Staff Report Packet.pdf](#)

PUD-4-25: Preliminary Planned Unit Development of Luna Estates. (1924 Mills Road) (PIN # 30-07-24-300-042-0000) (COUNCIL DISTRICT #5)

PUD-5-25: Final Planned Unit Development of Luna Estates. (1924 Mills Road) (PIN # 30-07-24-300-042-0000) (COUNCIL DISTRICT #5)

**Attachments:** [PUD-4-25 PUD-5-25 \(Luna Estates\) Staff Report Packet.pdf](#)

## **NEW BUSINESS**

M-1-25: Adoption of the Downtown Joliet Equitable Transit Oriented Development Plan

**Attachments:** [M-1-25 - ETOD Plan - Staff Report.docx](#)  
[FINAL DRAFT Downtown Joliet ETOD Plan 06-12-2025 reduced file size.pdf](#)

## **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 Plan Commission 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.