



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

Thursday, October 16, 2025

4:00 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.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 8-21-25

Attachments: [Plan Commission Meeting Minutes 8-21-25.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.

FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5)
TO BE DEFERRED

Attachments: [FP-4-25 staff report October 2025 deferred.pdf](#)

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.

PUD-7-25: Preliminary Planned Unit Development of Cumberland South Forty, Unit Five. (East of Cumberland Drive at Truman Drive) (PIN #'s 05-06-06-300-008-0000 and 05-06-06-301-001-0000) (COUNCIL DISTRICT #3)
TO BE DEFERRED

Attachments: [Staff Report PUD-7-25 \(Cumberland South Forty Unit Five\) Oct deferred.pdf](#)

A-4-25: Annexation of Approximately 795 Acres Surrounding S. Rowell Road and Bernhard Road, Classification to I-1 (Light Industrial) Zoning, and Approval of an Annexation Agreement. (S. Rowell Road and Bernhard Road) (PIN #'s 10-11-02-200-007-0010, 10-11-02-200-007-0020, 10-11-02-100-018-0010, 10-11-02-100-018-0020, 10-11-03-400-001-0000, 10-11-02-300-002-0000, 10-11-02-400-007-0000, 10-11-02-400-008-0000, 10-11-02-400-005-0000, 10-11-02-400-006-0000, 10-11-02-400-003-0000, 10-11-02-200-002-0000, 10-11-02-300-003-0000, and 10-11-03-200-002-0000) (COUNCIL DISTRICT #5) - **TO BE DEFERRED**

PUD-8-25: Preliminary Planned Unit Development of Joliet Technology Center Subdivision. (S. Rowell Road and Bernhard Road) (PIN #'s 10-11-02-200-007-0010, 10-11-02-200-007-0020, 10-11-02-100-018-0010, 10-11-02-100-018-0020, 10-11-03-400-001-0000, 10-11-02-300-002-0000, 10-11-02-400-007-0000, 10-11-02-400-008-0000, 10-11-02-400-005-0000, 10-11-02-400-006-0000, 10-11-02-400-003-0000, 10-11-02-200-002-0000, 10-11-02-300-003-0000, and 10-11-03-200-002-0000) (COUNCIL DISTRICT #5) **TO BE DEFERRED**

Attachments: [A-4-25 & PUD-8-25 \(Joliet Tech Center\) staff report October 2025 deferred.pdf](#)

V-5-25: Vacation of an Approximately 14-Foot by 123-Foot Portion of Public Alley South of 101 S. Briggs Street. (Adjacent to 101 S. Briggs Street, 1520 E. Washington Street, 113 S. Briggs Street, and 1521 Second Avenue) (Adjacent to PIN #'s 30-07-14-207-010-0000, 30-07-14-207-009-0000, 30-07-14-207-020-0000, and 30-07-14-207-019-0000) (COUNCIL DISTRICT #5)

P-5-25: Preliminary Plat of Briggs Street Subdivision. (101 S. Briggs Street, 1520 E. Washington Street, 113 S. Briggs Street, and 1521 Second Avenue) (PIN #'s 30-07-14-207-010-0000, 30-07-14-207-009-0000, 30-07-14-207-020-0000, and 30-07-14-207-019-0000) (COUNCIL DISTRICT #5)

Z-1-25: Reclassification of a Portion of 113 S. Briggs Street and 1521 Second Avenue from R-2 (Single-Family Residential) to B-1 (Neighborhood Business) Zoning. (113 S. Briggs Street and 1521 Second Avenue) (PIN #'s 30-07-14-207-020-0000 and 30-07-14-207-019-0000) (COUNCIL DISTRICT #5)

Attachments: [P-5-25 V-5-25 Z-1-25 \(Briggs Street Sub\) Staff Report Packet.pdf](#)

NEW BUSINESS

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.