

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, March 20, 2025

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members

Jason Cox

Jeff Crompton

John Kella

Wendell Martin

Dominic Orlando

Roberto Perez

Debbie Radakovich

Brigette Roehr

Michael Turk

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

Present John Kella, Jason Cox, Jeff Crompton, Brigitte Roehr, Dominic Orlando, Debbie Radakovich, Michael F. Turk and Wendell Martin

Absent Roberto Perez

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 2-20-25

[TMP-8367](#)

Attachments: [Plan Commission Meeting Minutes 2-20-25.pdf](#)

A motion was made by Brigitte Roehr, seconded by Dominic Orlando, to approve Plan Commission Meeting Minutes 2-20-25. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Roehr, Orlando, Radakovich, Turk and Martin

Absent: Perez

CITIZENS TO BE HEARD ON AGENDA ITEMS

Maria Lech, a member of the public, Allen Cruz, David Simeone, and Mary Simeone spoke in opposition to PUD-13-24: Final Planned Unit Development of Prairie Landing Subdivision.

OLD BUSINESS: PUBLIC HEARING

PUD-13-24: Final Planned Unit Development of Prairie Landing Subdivision. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1)

[TMP-8390](#)

Attachments: [PUD-13-24 \(Final PUD Prairie Landing\) Staff Report Packet](#)

Planner Raymond Heitner read the staff report into the record. Attorney and Entitlements Manager Steve Bauer with D.R. Horton, Inc. appeared on behalf of the petition and discussed storm water management and tree preservation.

Commissioner Turk inquired about storm water retention. Mr. Heitner and Deputy Director of Engineering Sean Mikos responded. In response to the Commission's questions, Mr. Bauer discussed tree location, storm water infrastructure, grant of easement, and storm water flow. At the request of Commissioner Martin, Mr. Mikos discussed storm water flow.

Allen Cruz, Mary Simeone, David Simeone, and Sarah Rojas spoke in opposition to the petition. Mr. Bauer responded to the public comments and

Commissioner Roehr's questions about retention ponds. Mr. Mikos responded to Chairman Kella's questions about retention ponds.

Maria Lech spoke in opposition to the petition. Mr. Bauer responded to Ms. Lech's comment and the Commission's questions about tree location and property boundaries.

A motion was made by Jason Cox, seconded by Jeff Crompton, to approve PUD-13-24: Final Planned Unit Development of Prairie Landing Subdivision. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1). The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Roehr, Radakovich, Turk and Martin

Nay: Orlando

Absent: Perez

Mr. Bauer inquired about the Pre-Council and City Council meeting dates. Mr. Heitner responded.

OLD BUSINESS

None

NEW BUSINESS: PUBLIC HEARING

V-2-25: Vacation of a Sanitary Sewer Easement on Greywall Boulevard, Panorama Drive, and Spring View Lane in the Vista Ridge Subdivision. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 and 00-06-26-400-003-0000). (COUNCIL DISTRICT #3)

[TMP-8372](#)

Attachments: [V-2-25 \(Vista Ridge Sanitary Sewer Easement\) Staff Report Packet.pdf](#)

Mr. Heitner read the staff report into the record. John Barry with McNaughton Development, Inc. appeared on behalf of the petition. There were no questions or comments from the Commission. No one spoke in favor of or in opposition to the petition.

A motion was made by Brigitte Roehr, seconded by Debbie Radakovich, to approve V-2-25: Vacation of a Sanitary Sewer Easement on Greywall Boulevard, Panorama Drive, and Spring View Lane in the Vista Ridge Subdivision. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 and 00-06-26-400-003-0000). (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Roehr, Orlando, Radakovich, Turk and Martin

Absent: Perez

NEW BUSINESS

None

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Wendell Martin, seconded by Dominic Orlando, to approve adjournment. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Roehr, Orlando, Radakovich, Turk and Martin

Absent: Perez

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.