

# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Final

Thursday, December 21, 2023

4:00 PM

City Hall, Council Chambers

### Plan Commission

#### *Commission Members*

*Jason Cox*

*Jeff Crompton*

*John Dillon*

*Jason Heath*

*John Kella*

*Dominic Orlando*

*Roberto Perez*

*Brigette Roehr*

*Marc Rousonelos*

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

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| <b>Present</b> | John Dillon, John Kella, Jason Cox, Brigitte Roehr, Marc Rousonelos, Jason Heath and Dominic Orlando |
| <b>Absent</b>  | Jeff Crompton and Roberto Perez                                                                      |

## APPROVAL OF MINUTES

[TMP-6825](#)

Attachments: [111623](#)

A motion was made by John Kella, seconded by Jason Cox, to approve the Plan Commission Minutes for November 16, 2023. The motion carried by the following vote:

**Aye:** Dillon, Kella, Cox, Roehr, Rousonelos, Heath and Orlando

**Absent:** Crompton and Perez

## CITIZENS TO BE HEARD ON AGENDA ITEMS

None.

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

None.

**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

None.

## 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.**

**P-11-23: RE-APPROVAL OF A PRELIMINARY PLAT OF CADENCE CROSSINGS SUBDIVISION FOR AN ADDITIONAL THREE YEARS.**

[TMP-6761](#)

Attachments:     [P-11-23 Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. John Philipchuck, Attorney and Mr. Rocky Caylor, Cadence Premier Logistics, appeared on behalf of the petition.

Commissioner Orlando inquired about truck and trailer sales. Mr. Philipchuck responded.

Commissioner Orlando asked about residents that live on Zurich Road that share a common drive with someone else on a dead end road. He had some questions for the residents. Mr. Caylor responded.

No one appeared in opposition to the petition.

A motion was made by Jason Cox, seconded by John Kella, to recommend for approval by the City Council the Re-Approval of a Preliminary Plat of Cadence Crossings Subdivision for an Additional Three Years. The motion carried by the following vote:

**Aye:**                     Dillon, Kella, Cox, Roehr, Rousonelos, Heath and Orlando

**Absent:**                 Crompton and Perez

**P-12-23: PRELIMINARY PLAT OF ROCK RUN CROSSINGS LOT 3  
RESUBDIVISION.**

**FP-13-23: FINAL PLAT OF ROCK RUN CROSSINGS LOT 3  
RESUBDIVISION.**

[TMP-6824](#)

Attachments:     [P-12-23 FP-13-23 RRC Lot 3 Resubdivision Staff  
Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. Charles Tapia, 402 South Wa Pella Avenue, Mount Prospect, IL, appeared on behalf of the petition.

Commissioner Orlando had a few questions. Mr. Tapia responded.

No one appeared in opposition to the petition.

A motion was made by John Kella, seconded by Dominic Orlando, to recommend for approval by the City Council the Preliminary Plat of Rock Run Crossings Lot 3 Resubdivision and the Final Plat of Rock Run Crossings Lot 3 Resubdivision. The motion carried by the following vote:

**Aye:**                     Dillon, Kella, Cox, Roehr, Rousonelos, Heath and Orlando

**Absent:**                 Crompton and Perez

## NEW BUSINESS

### V-7-23: VACATION OF A 30-FOOT WIDE PUBLIC UTILITY EASEMENT LOCATED AT THE SOUTHEAST CORNER OF MCDONOUGH STREET AND SE FRONTAGE ROAD.

[TMP-6817](#)

Attachments: [V-7-23 \(30-Foot Wide Public Utility Easement\) Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. Edward Mattox appeared on behalf of the petition.

No one appeared in opposition to the petition.

A motion was made by Dominic Orlando, seconded by John Kella, to recommend for approval by the City Council the Vacation of a 30-Foot Wide Public Utility Easement Located at the Southeast Corner of McDonough Street and SE Frontage Road. The motion carried by the following vote:

**Aye:** Dillon, Kella, Cox, Roehr, Rousonelos, Heath and Orlando

**Absent:** Crompton and Perez

## NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None.

## PUBLIC COMMENT

None.

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## ADJOURNMENT

A motion was made by John Kella, seconded by Marc Rousonelos, to adjourn. The motion carried by the following vote:

**Aye:** Dillon, Kella, Cox, Roehr, Rousonelos, Heath and Orlando

**Absent:** Crompton and Perez

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.