



# City of Joliet

## Plan Commission

### Meeting Agenda

Commission Members  
Jason Cox  
Jeff Crompton  
John Kella  
Wendell Martin  
Dominic Orlando  
Roberto Perez  
Debbie Radakovich  
Brigette Roehr  
Michael Turk

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**Thursday, November 21, 2024**

**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 9-19-24

**Attachments:** [Plan Commission Meeting Minutes 9-19-24.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.**

PUD-7-24: Preliminary Planned Unit Development of Hope Manor Village Joliet. (1301 Copperfield Avenue) (PIN #'s 30-07-11-201-035-0000 and Part of 30-07-11-201-045-0000) (COUNCIL DISTRICT #4)

PUD-8-24: Final Planned Unit Development of Hope Manor Village Joliet. (1301 Copperfield Avenue) (PIN #'s 30-07-11-201-035-0000 and Part of 30-07-11-201-045-0000) (COUNCIL DISTRICT #4)

**Attachments:** [PUD-7-24 PUD-8-24 \(Hope Manor Village Joliet\) Staff Report Packet](#)

PUD-9-24: Preliminary Planned Unit Development for Vista Ridge Subdivision. (8301 Caton Farm Road) (COUNCIL DISTRICT #3)

PUD-10-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 1. (8301 Caton Farm Road) (COUNCIL DISTRICT #3)

PUD-11-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 2. (8301 Caton Farm Road) (COUNCIL DISTRICT #3)

Z-2-24: Zoning Reclassification of Part of 8301 Caton Farm Road from an R-1B (Single-Family Residential) Zoning District and an R-4 (Low Density Multi-Family Residential) Zoning District to an R-2 (Single-Family Residential) Zoning District and from an R-1B (Single-Family Residential) Zoning District to an R-4 (Low Density Multi-Family Residential) Zoning District. (8301 Caton Farm Road) (COUNCIL DISTRICT #3)

**Attachments:** [PUD-9-10-11-24 & Z-1-24 Staff Report \(Vista Ridge\) Packet](#)

A-6-24: Annexation of 15.16 Acres located at 500 Rowell Avenue, Classification to I-1 (Light Industrial) Zoning, and Approval of an Annexation Agreement. (500 Rowell Avenue) (PIN # 30-07-14-300-013-0000) (COUNCIL DISTRICT #5)  
\*\*\*WITHDRAWN BY PETITIONER\*\*\*

**Attachments:** [A-6-24 Withdrawn](#)

A-7-24: Annexation of 0.43 Acres Located at the Southwest Corner of Woodruff Road and McKay Street, Classification to R-2 (Single-Family Residential) Zoning, and Approval of an Annexation Agreement. (Southwest Corner of Woodruff Road and McKay Street) (COUNCIL DISTRICT #4)

**Attachments:** [A-7-24 Woodruff & McKay Staff Report Packet](#)

## **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.