

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, May 21, 2026

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members

Jason Cox

Jeff Crompton

Mike Eulitz

Scott R. Hammac

John Kella

Wendell Martin

Debbie Radakovich

Michael F. 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	Jason Cox, Jeff Crompton, Wendell Martin, Debbie Radakovich, Michael F. Turk and Scott R. Hammac
Absent	Mike Eulitz

APPROVAL OF MINUTES

[TMP-9794](#)

Attachments: [PC Meeting Minutes 04.16.26](#)

A motion was made by Debbie Radakovich, seconded by Jeff Crompton, to approve: Approval of the April 16, 2026 Plan Commission Minutes. The motion carried by the following vote:

Aye:	Cox, Crompton, Martin, Radakovich, Turk and Hammac
Absent:	Eulitz

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

[TMP-9795](#)

Attachments: [PUD-5-26 & V-3-26 Staff Report Packet.pdf](#)

Ms. Jayne Bernhard read the staff report into the record. Mr. Kyle Quinn, representing Vista Ridge Development LLC, appeared on behalf of the petitions. The Commissioners did not have any questions or comments. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Wendell Martin, seconded by Jeff Crompton, to approve: PUD-5-26: Amendment to the Final Plat of Vista Ridge Phase 1 Planned Unit Development. (2700 Vista Lane) (PIN # 00-06-26-248-006-0000) (COUNCIL DISTRICT #3)

V-3-26: Approval of a Vacation of a Public Utility and Drainage Easement for Vista Ridge Phase 1 Planned Unit Development. (2700 Vista Lane) (PIN # 00-06-26-248-006-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye:	Cox, Crompton, Martin, Radakovich, Turk and Hammac
Absent:	Eulitz

[TMP-9796](#)

Attachments: [Staff Report P-5-26 & FP-1-26 Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Mr. Matthias Trizna, representing Northern Builders, Inc., appeared on behalf of the petitions. The Commissioners did not have any questions or comments. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Jeff Crompton, seconded by Debbie Radakovich, to approve: P-5-26: Amendment to the Preliminary Plat of Cherry Hill Business Park (21) Subdivision. (Southeast corner of Cherry Hill Road and Spencer Road) (PIN #s 15-08-30-100-007-0000 and 15-08-30-100-006-0000) (COUNCIL DISTRICT #5)

FP-1-26: Approval of the Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 2. (Southeast corner of Cherry Hill Road and Spencer Road) (PIN #s 15-08-30-100-007-0000 and 15-08-30-100-006-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

[**TMP-9798**](#)

Attachments: [Staff Report Packet A-1-26 \(23656 S Houbolt Rd\).pdf](#)

Ms. Bernhard read the staff report into the record. Mr. John Argoudelis, representing the petitioner Whimsy Trucking, appeared on behalf of the petition. Commissioner Scott Hammock asked about potential oils and residues draining into the nearby pond. Mr. Argoudelis responded. Ms. Kathleen Garthus made a public comment in opposition to the petition.

A motion was made by Jeff Crompton, seconded by Michael F. Turk, to approve: A-1-26: Annexation of 23656 S. Houbolt Road, Classification to the I-1 (Light Industrial) Zoning District, and Approval of an Annexation Agreement. (23656 S. Houbolt Road) (PIN # 04-10-01-300-013-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

[**TMP-9799**](#)

Attachments: [Staff Report Packet M-1-26 M-2-26 \(Autobahn Country Club\).pdf](#)
[Ordinance 15820 Cedar Creek Watershed Protection Area.pdf](#)

Ms. Bernhard read the staff report into the record. Mr. David Silverman, representing the petitioner Autobahn Country Club, appeared on behalf of the petitions. The Commissioners did not have any questions or comments. There were no public comments made in favor of or in opposition to the petitions.

A motion was made by Debbie Radakovich, seconded by Michael F. Turk, to approve: M-1-26: Special Use Permit to allow development on a lot containing Cedar Creek Watershed Protection Area. (3795 CenterPoint Way) (PIN # 10-11-06-201-003-0000) (COUNCIL DISTRICT #5)

M-2-26: Amendment to the Master Development Plan for Autobahn Country Club. (3795 CenterPoint Way) (PIN #s 10-11-06-301-019-0000, 10-11-06-401-003-0010, 10-11-06-401-003-0020, 10-11-06-301-024-0000, 10-11-07-101-030-0000, 10-11-06-401-005-0000, 10-11-07-101-017-0000, 10-11-06-302-001-0000, 10-11-06-301-020-0000, 10-11-07-101-013-0000, 10-11-06-302-004-0000, 10-11-07-101-027-0000, 10-11-06-301-014-0000, 10-11-07-101-019-0000, 10-11-07-101-009-0000, 10-11-06-302-003-0000, 10-11-07-101-010-0000, 10-11-07-101-026-0000, 10-11-06-301-039-0000, 10-11-06-400-009-0000, 10-11-06-301-023-0000, 10-11-07-101-007-0000, 10-11-07-101-011-0000, 10-11-06-302-002-0000, 10-11-06-401-006-0000, 10-11-06-301-004-0000, 10-11-07-101-031-0000, 10-11-06-401-015-0010, 10-11-06-301-021-0000, 10-11-06-401-002-0010, 10-11-06-401-011-0000, 10-11-07-101-024-0000, 10-11-07-101-014-0000, 10-11-07-101-029-0000, 10-11-06-401-008-0000, 10-11-07-101-028-0000, 10-11-06-301-037-0000, 10-11-06-401-002-0020, 10-11-06-401-009-0000, 10-11-07-101-025-0000, 10-11-07-101-008-0000, 10-11-07-101-021-0000, 10-11-07-101-022-0000, 10-11-06-301-002-0000, 10-11-06-301-018-0000, 10-11-06-401-010-0000, 10-11-06-401-012-0000, 10-11-06-301-015-0000, 10-11-06-301-012-0000, 10-11-06-401-014-0000, 10-11-06-301-022-0000, 10-11-06-301-010-0000, 10-11-07-101-023-0000, 10-11-06-401-007-0000, 10-11-06-301-013-0000, 10-11-07-101-018-0000, 10-11-06-301-034-0000, 10-11-06-301-017-0000, 10-11-07-101-015-0000, 10-11-07-101-033-0000, 10-11-06-401-004-0000, 10-11-06-301-005-0000, 10-11-07-101-003-0000, 10-11-07-101-004-0000, 10-11-06-301-016-0000, 10-11-06-401-013-0000, 10-11-06-301-011-0000, 10-11-07-101-012-0000, 10-11-07-101-006-0000, 10-11-07-102-011-0000, 10-11-06-301-025-0000, 10-11-06-400-019-0000, 10-11-06-301-003-0000, 10-11-07-101-016-0000, 10-11-07-101-005-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS

None

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 Jeff Crompton, to approve adjournment. The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

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.