

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, January 15, 2026

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members

Jason Cox

Jeff Crompton

Mike Eulitz

John Kella

Wendell Martin

Roberto Perez

Debbie Radakovich

Brigette Roehr

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, Mike Eulitz, John Kella, Debbie Radakovich, Brigitte Roehr and Michael F. Turk
Absent Wendell Martin and Roberto Perez

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 11-20-25

[TMP-9312](#)

Attachments: [Plan Commission Meeting Minutes 11-20-25.pdf](#)

A motion was made by Debbie Radakovich, seconded by Mike Eulitz, to approve Plan Commission Meeting Minutes 11-20-25. The motion carried by the following vote:

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

Absent: Martin and Perez

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS: PUBLIC HEARING

PUD-1-26: Amendment to the Final Planned Unit Development of Prairie Landing Subdivision (Ordinance #18739) to Allow Additional House Plans. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1)

[TMP-9314](#)

Attachments: [PUD-1-26 \(Prairie Landing house plans\) Staff Report Packet.pdf](#)
[Ordinance 18739 Final PUD of Prairie Landing Subdivision.pdf](#)

Planning Director Jayne Bernhard read the staff report into the record. Steve Bauer with D.R. Horton appeared on behalf of the petition and, in response to Commissioner Kella's question, stated that home prices would range from the low \$400s to high \$400s. Three members of the public provided comments, which Mr. Bauer addressed regarding home prices, detention area, and the

absence of a berm.

A motion was made by Jeff Crompton, seconded by Debbie Radakovich, to approve PUD-1-26: Amendment to the Final Planned Unit Development of Prairie Landing Subdivision (Ordinance #18739) to Allow Additional House Plans. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1). The motion carried by the following vote:

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

Absent: Martin and Perez

P-1-26: Preliminary Plat of CenterPoint Intermodal Center at Joliet Phase Twenty-Eight, a Minor Subdivision. (3500 Houbolt Road) (PIN #'s 04-10-01-201-003-0000 and 10-11-06-101-004-0000) (COUNCIL DISTRICT #5) [**TMP-9315**](#)

Attachments: [P-1-26 \(CICJ Phase 28\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Jacob Gancarczy with Spesia Taylor and Brendan Durkin with CenterPoint Properties appeared on behalf of the petition. In response to Commissioner Cox's question, Mr. Durkin stated that the building under construction was being developed by Maple Tree Properties and was located at 3600 Houbolt Road. No members of the public spoke in favor of or in opposition to the petition.

A motion was made by Jeff Crompton, seconded by Jason Cox, to approve P-1-26: Preliminary Plat of CenterPoint Intermodal Center at Joliet Phase Twenty-Eight, a Minor Subdivision. (3500 Houbolt Road) (PIN #'s 04-10-01-201-003-0000 and 10-11-06-101-004-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

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

Absent: Martin and Perez

NEW BUSINESS

None

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

Joliet Comprehensive Plan – Status Update [**TMP-9320**](#)

Ms. Bernhard provided a status update on the Comprehensive Plan, including project goals, timeline, Existing Conditions Report, community engagement efforts and feedback, and upcoming workshops, including Community Workshop #2 on February 26 at the Joliet Public Library Ottawa Branch. In response to Commissioner Radakovich's question, Ms. Bernhard addressed attendance at the topic area workshops.

**Interstate 80 Des Plaines River Bridge Community Plan –
Status Update**[TMP-9321](#)

Ms. Bernhard reviewed progress on the I-80 Des Plaines River Bridge Community Plan, including community workshops, the project timeline, community feedback, and shared-use path alignment concepts. In response to Commissioner Radakovich's question, Ms. Bernhard explained that the State of Illinois acquired all the property needed to initiate the construction of the new Interstate 80 bridge over the Des Plaines River.

**Downtown Joliet Equitable Transit Oriented Development
Plan – Status Update**[TMP-9322](#)

Ms. Bernhard reported that the City received Regional Transportation Authority funding to update downtown zoning and that the project is kicking off with a consultant meeting scheduled for late January.

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Jason Cox, seconded by Debbie Radakovich, to approve adjournment. The motion carried by the following vote:

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

Absent: Martin and 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.