

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, June 20, 2024

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.

CALL TO ORDER

ROLL CALL

Present John Kella, Jason Cox, Marc Rousonelos, Dominic Orlando, Jason Heath and John Dillon
Absent Jeff Crompton, Roberto Perez and Brigitte Roehr

ALSO PRESENT: Interim Community Development Director Dustin Anderson, Planning Director James Torri, Interim Corporation Counsel Chris Regis, Assistant Corporation Counsel Stephanie Silkey, Deputy Director of Public Works Sean Mikos, Civil Engineer Kyle Hinson, and Planner Ray Heitner

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 5-16-24

[TMP-7413](#)

Attachments: [Plan Commission Meeting Minutes 5-16-24.pdf](#)

A motion was made by Dominic Orlando, seconded by Jason Cox, to approve Plan Commission Meeting Minutes 5-16-24. The motion carried by the following vote:

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

Absent: Crompton, Perez and Roehr

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS: PUBLIC HEARING

A-3-24: Annexation of 1619 E. Cass Street, Classification to B-3 (General Business) Zoning and Approval of an Annexation Agreement. (PIN #30-07-12-300-031-0000) (COUNCIL DISTRICT #4)*WITHDRAWN*****

[TMP-7445](#)

Attachments: [A-3-24 Staff Report Withdrawn](#)

Withdrawn

PUD-5-24: Final Planned Unit Development of Lakewood Prairie Subdivision, Unit 3. (Southeast Corner of Theodore Street and Barberry Way) (PIN #00-09-01-100-005-0000) (COUNCIL DISTRICT #3)

[TMP-7440](#)

M-2-24: Development Agreement for Lakewood Prairie Subdivision, Unit 3.

Attachments: [Staff Report Packet](#)

Planning Director James Torri read the staff report into the record.

Attorney Eric Prechtel appeared on behalf of the petition.

Commissioner Orlando asked a few questions. Director of Public Works Sean Mikos, Mr. Prechtel, and Mr. Torri responded.

A motion was made by John Kella, seconded by Jason Heath, to approve PUD-5-24: Final Planned Unit Development of Lakewood Prairie Subdivision, Unit 3. (Southeast Corner of Theodore Street and Barberry Way) (PIN #00-09-01-100-005-0000) (COUNCIL DISTRICT #3) & M-2-24: Development Agreement for Lakewood Prairie Subdivision, Unit 3. The motion carried by the following vote:

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

Absent: Crompton, Perez and Roehr

P-2-24: Preliminary Plat of CenterPoint Intermodal Center at Joliet Phase Twenty-Eight. (1601 W. Schweitzer Road) (Pin #30-07-31-401-001-0000 & 10-11-06-201-024-0000) (COUNCIL DISTRICT #5)

[TMP-7431](#)

FP-2-24: Final Plat of CenterPoint Intermodal Center at Joliet Phase Twenty-Eight. (1601 W. Schweitzer Road) (Pin #30-07-31-401-001-0000 & 10-11-06-201-024-0000) (COUNCIL DISTRICT #5) *TO BE TABLED*****

Attachments: [P-2-24 FP-2-24 CICJ Phase 28 - Tabling](#)

Mr. Torri stated staff is requesting the application be tabled until the July Plan Commission meeting.

A motion was made by John Kella, seconded by Dominic Orlando, to table P-2-24: Preliminary Plat of CenterPoint Intermodal Center at Joliet Phase Twenty-Eight. (1601 W. Schweitzer Road) (Pin #30-07-31-401-001-0000 & 10-11-06-201-024-0000) (COUNCIL DISTRICT #5)
FP-2-24: Final Plat of CenterPoint Intermodal Center at Joliet Phase Twenty-Eight. (1601 W. Schweitzer Road) (Pin #30-07-31-401-001-0000 &

10-11-06-201-024-0000) (COUNCIL DISTRICT #5) ***TO BE TABLED***. The motion carried by the following vote:

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

Absent: Crompton, Perez and Roehr

NEW BUSINESS

V-3-24: Vacation of a 0.271 Acre Portion of Schweitzer Road, Adjacent to 1601 W. Schweitzer Road. (Adjacent to PIN #30-07-31-401-001-0000) (COUNCIL DISTRICT #5) *TO BE TABLED*****

[TMP-7432](#)

Attachments: [V-3-24 Schweitzer Rd Vacation - Tabling](#)

Mr. Torri stated staff is requesting the application be tabled until the July Plan Commission meeting.

A motion was made by John Kella, seconded by Dominic Orlando, to table V-3-24: Vacation of a 0.271 Acre Portion of Schweitzer Road, Adjacent to 1601 W. Schweitzer Road. (Adjacent to PIN #30-07-31-401-001-0000) (COUNCIL DISTRICT #5) ***TO BE TABLED***. The motion carried by the following vote:

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

Absent: Crompton, Perez and Roehr

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

Chairman Dillon asked a few questions about a proposed bridge over Route 53. Interim Corporation Counsel Chris Regis and Mr. Mikos responded.

ADJOURNMENT

A motion was made by Jason Heath, seconded by John Kella, to approve adjournment. The motion carried by the following vote:

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

Absent: Crompton, Perez and Roehr

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.