

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

Thursday, April 18, 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, Jeff Crompton, Roberto Perez, Brigette Roehr, Marc Rousonelos, Dominic Orlando and John Dillon
Absent	Jason Heath

APPROVAL OF MINUTES

Plan Commission Meeting Minutes-3/21/24

[TMP-7212](#)

Attachments: [032124](#)

A motion was made by John Kella, seconded by Brigette Roehr, to approve Plan Commission Meeting Minutes-3/21/24. The motion carried by the following vote:

Aye:	Kella, Cox, Crompton, Perez, Roehr, Rousonelos, Orlando and Dillon
Absent:	Heath

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-1-24: PRELIMINARY PLAT OF RESUBDIVISION FOR ROCK RUN CROSSINGS MULTI-FAMILY, A MINOR SUBDIVISION (COUNCIL DISTRICT #5)

P-1-24: Preliminary Plat of Resubdivision for Rock Run Crossings Multi-Family, a Minor Subdivision. (Rock Run Crossings Drive) (PIN # PIN # 05-06-22-301-004-0010) (COUNCIL DISTRICT #5)

[TMP-7211](#)

Attachments: [P-1-24 RRC MF Resub Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. Jim Testin, Cullinan Properties, appeared on behalf of the petition.

No one appeared in opposition to the petition.

A motion was made by John Kella, seconded by Jeff Crompton, to recommend for approval by the City Council the Preliminary Plat of Resubdivision for Rock Run Crossings Multi-Family, a Minor Subdivision. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Rousonelos, Orlando and Dillon

Absent: Heath

ZO-1-24: ZONING ORDINANCE AMENDMENT TO ADD SECTION 47-3.9 MISCELLANEOUS TERMS SUBSECTION (CC): DEFINITION FOR FENCES.

ZO-1-24: Zoning Ordinance Amendment to Add Section 47-3.9 Miscellaneous Terms Subsection (CC): Definition for Fences.

[TMP-7201](#)

Attachments: [ZO-1-24 \(Fence Definition\) Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. Torri appeared on behalf of the petition and answered the Commission's questions.

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 Zoning Ordinance Amendment to Add Section 47-3.9 Miscellaneous Terms Subsection (CC): Definition for Fences. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Rousonelos, Orlando and Dillon

Absent: Heath

ZO-2-24: ZONING ORDINANCE AMENDMENT TO ADD SECTION 47-15J: SOLAR ENERGY SYSTEMS. (WITHDRAWN)

Withdrawn.

NEW BUSINESS**V-1-24: VACATION OF A PORTION OF A 2.5-FOOT SIDE YARD DRAINAGE EASEMENT AND A PORTION OF A STORM WATER DETENTION EASEMENT LOCATED AT 2909 CAMPBELL STREET. (COUNCIL DISTRICT #3)**

V-1-24: Vacation of a Portion of a 2.5-Foot Side Yard Drainage Easement and a Portion of a Storm Water Detention Easement Located at 2909 Campbell Street. (PIN #'s 05-06-12-312-049-0000, 05-06-12-312-072-0000) (COUNCIL DISTRICT #3)

[TMP-7195](#)

Attachments: [V-1-24 \(2909 Campbell St\) Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. Dan Adler, Attorney, appeared on behalf of the petition.

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 Vacation of a Portion of a 2.5-Foot Side Yard Drainage Easement and a Portion of a Storm Water Detention Easement Located at 2909 Campbell Street. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Rousonelos, Orlando and Dillon

Absent: Heath

V-2-24: VACATION OF ROADWAY, INGRESS/EGRESS, DRAINAGE & PUBLIC UTILITY EASEMENTS IN ROCK RUN COLLECTION SUBDIVISION. (COUNCIL DISTRICT #5)

V-2-24: Vacation of Roadway, Ingress/Egress, Drainage & Public Utility Easements in Rock Run Collection Subdivision. (PIN # 05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

[TMP-7210](#)

Attachments: [V-2-24 Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. Jim Testin, Cullinan Properties, 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 V-2-24: Vacation of Roadway, Ingress/Egress, Drainage & Public Utility Easements in Rock Run Collection Subdivision. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Rousonelos, Orlando and Dillon

Absent: Heath

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 Dominic Orlando, to adjourn. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Rousonelos, Orlando and Dillon

Absent: Heath

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.