

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, April 21, 2022

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members

Jason Cox

Jeff Crompton

John Dillon

John Kella

Fredrick "Rick" Moore

Roberto Perez

Brigette Roehr

Marc Rousonelos

Bob Wunderlich

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

A motion was made by Bob Wunderlich, seconded by Brigitte Roehr, to appoint Jason Cox as Chairman Pro-Tem for this meeting. The motion carried by the following vote:

Aye: Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

Absent: Dillon and Kella

ROLL CALL

Present Jason Cox, Jeff Crompton, Roberto Perez, Brigitte Roehr, Marc Rousonelos and Bob Wunderlich

Absent John Dillon and John Kella

APPROVAL OF MINUTES

[TMP-3631](#)

Attachments: [031722](#)

A motion was made by Brigitte Roehr, seconded by Jeff Crompton, to approve the Plan Commission Meeting Minutes-March 17, 2022. The motion carried by the following vote:

Aye: Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

Absent: Dillon and Kella

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.

None.

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.

A-12-21: ANNEXATION OF 10 ACRES WEST OF BRANDON ROAD AND CLASSIFICATION TO I-TC (INTERMODAL TERMINAL-INDUSTRIAL PARK) ZONING.

Z-6-21: RECLASSIFICATION OF 5.225 ACRES NORTHWEST OF BRANDON ROAD FROM I-TA (INTERMODAL TERMINAL-INTERMODAL TERMINAL) TO I-TB (INTERMODAL TERMINAL-TRANSPORTATION EQUIPMENT) ZONING, AND RECLASSIFICATION OF 7.615 ACRES FROM I-TC (INTERMODAL TERMINAL-INDUSTRIAL PARK) TO I-TB (INTERMODAL TERMINAL-TRANSPORTATION EQUIPMENT) ZONING.

Z-7-21: RECLASSIFICATION OF 15.936 ACRES LOCATED WEST OF BRANDON ROAD FROM I-TA (INTERMODAL TERMINAL-INTERMODAL TERMINAL) TO I-TB (INTERMODAL TERMINAL-TRANSPORTATION EQUIPMENT) ZONING, AND RECLASSIFICATION OF 26.684 ACRES FROM I-TC (INTERMODAL TERMINAL-INDUSTRIAL PARK) TO I-TB (INTERMODAL TERMINAL-TRANSPORTATION EQUIPMENT) ZONING.

Z-8-21: RECLASSIFICATION OF 8.187 ACRES WEST OF BRANDON ROAD FROM I-TA (INTERMODAL TERMINAL-INTERMODAL TERMINAL) TO I-TC (INTERMODAL TERMINAL-INDUSTRIAL PARK) ZONING.

V-3-21: VACATION OF A PORTION OF SCHWEITZER ROAD, WEST OF THE UNION PACIFIC RAILROAD.

V-4-21: VACATION OF ABANDONED BRANDON ROAD, NORTH OF SCHWEITZER ROAD.

P-10-21: REVISED PRELIMINARY PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET (BRANDON AMENDMENT) SUBDIVISION.

FP-7-21: FINAL PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET SUBDIVISION, PHASE 25.

[ID-707-20](#)

Attachments: [A-12-21 thru V-4-21 - CenterPoint Combined Plan Commission Staff Report](#)
[1- Ltr to Joliet Plan Commission re CenterPoint-Traffic Study](#)
[March 2019 Traffic Impact Analysis](#)
[May 2021 Traffic Signal Warrant Analysis](#)
[November 2021 Update Improvement Analysis](#)

Mr. Torri gave the Planning Staff Report.

Mr. Chris Spesia, Attorney, appeared on behalf of the petition.

Ms. Caprelle Evans, Teamsters Local 179, spoke in opposition to the petitions.

A motion was made by Jeff Crompton, seconded by Brigette Roehr, to recommend for approval by the City Council the Annexation of 10 Acres West of

Brandon Road and Classification to I-TC (Intermodal Terminal-Industrial Park) Zoning, the Reclassification of 5.225 Acres Northwest of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 7.615 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, the Reclassification of 15.936 Acres Located West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 26.684 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, the Reclassification of 8.187 Acres West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TC (Intermodal Terminal-Industrial Park) Zoning, the Vacation of a Portion of Schweitzer Road, West of the Union Pacific Railroad, the Vacation of Abandoned Brandon Road, North of Schweitzer Road, the Revised Preliminary Plat of CenterPoint Intermodal Center at Joliet (Brandon Amendment) Subdivision, and the Final Plat of CenterPoint Intermodal Center at Joliet Subdivision, Phase 25. The motion carried by the following vote:

Aye: Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

Absent: Dillon and Kella

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.

A-5-22: ANNEXATION OF 16911 LARAWAY, CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

[TMP-3628](#)

Attachments: [A-5-22 16911 W. Laraway RD Staff.Report w Attachments](#)

Mr. Torri gave the Planning Staff Report.

Ms. Elaine Bottomley, Deputy Chief of Staff for Will County Executive, appeared on behalf of the petition.

Ms. Rachel Ventura, Will County Board Member, said this was discussed at the Will County Board Meetings. It was a mixed vote but it was approved.

A motion was made by Jeff Crompton, seconded by Brigitte Roehr, to recommend for approval by the City Council the Annexation of 40 Acres Located at 16911 W. Laraway Road, Classification to B-3 (General Business) Zoning and Approval of an Intergovernmental Agreement. The motion carried by the following vote:

Aye: Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

Absent: Dillon and Kella

V-1-22: VACATION OF A 15' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT LOCATED AT 2000 ESSINGTON ROAD.

[TMP-3611](#)

Attachments: [V-1-22 - 2000 Essington - D'Arcy Staff Report](#)

Mr. Torri gave the Planning Staff Report.

Mr. Tom Carroll, Geotech, appeared on behalf of the petition.

No one appeared in opposition to the petition.

A motion was made by Bob Wunderlich, seconded by Jeff Crompton, to recommend for approval by the City Council the Vacation of a 15' Wide Public Utility and Drainage Easement Located at 2000 Essington Road. The motion carried by the following vote:

Aye: Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

Absent: Dillon and Kella

**Z-3-22: RECLASSIFICATION OF TWO PARCELS LOCATED AT THE SOUTHEAST CORNER OF ALESSIO DRIVE AT MANHATTAN ROAD FROM R-2 (SINGLE-FAMILY RESIDENTIAL) TO I-1 (LIGHT INDUSTRIAL) ZONING.
Z-4-22: RECLASSIFICATION OF 400 MANHATTAN ROAD FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO I-1 (LIGHT INDUSTRIAL) ZONING.**

[TMP-3612](#)

Attachments: [Z-3-22 and Z-4-22- SEC Alessio Drive and 400 Manhattan Road Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Ms. Carla Policandriotes appeared on behalf of the petition. She gave further background information about the property.

Mr. Brad Strohl, Manhard Consulting, appeared on behalf of the petition as well.

Mr. Bill Kozol, 1508 Middletree Road, appeared in opposition to the petition.

Mr. Richard Welch, 406 Judge Court, appeared in opposition to the petition.

Mr. Saul Brass, 101 Wildwood Lane, appeared in opposition to the petition.

Ms. Megan Cooper, Joliet, appeared in opposition to the petition.

Mr. Monte Moore, 308 Middletree Road, appeared in opposition to the petition.

Ms. Janet Buell, resides adjacent to the property in question, appeared in opposition to the petition.

This Public Hearing was recommend for approval by Bob Wunderlich but failed for a lack of second.

A motion was made by Jeff Crompton, seconded by Brigette Roehr, to deny the Reclassification of Two Parcels Located at the Southeast Corner of Alessio Drive at Manhattan Road from R-2 (Single-Family Residential) to I-1 (Light Industrial Zoning and the Reclassification of 400 Manhattan Road from R-1 (Single-Family Residential) to I-1 (Light Industrial) Zoning. The motion carried by the following vote:

Aye: Cox, Crompton, Perez, Roehr and Rousonelos

Nay: Wunderlich

Absent: Dillon and Kella

P-2-22: PRELIMINARY PLAT OF THIRD COAST INTERMODAL HUB "1" SUBDIVISION.

FP-2-22: FINAL PLAT OF THIRD COAST INTERMODAL HUB "1" SUBDIVISION, UNIT 1.

M-1-22: PETITION FOR A SPECIAL USE PERMIT TO ALLOW DEVELOPMENT OF 532.14 ACRES OF PROPERTY WITHIN THE CEDAR CREEK WATERSHED PROTECTION AREA.

V-2-22: VACATION OF 3.788 ACRES OF EXISTING BRIDGE ROAD RIGHT-OF-WAY.

[TMP-3630](#)

Attachments: [P-2-22 M-1-22 V-2-22 - Third Coast Intermodal Hub 1 - Combined PC Staff report](#)

Mr. Torri gave the Planning Staff Report.

Mr. Tom Osterberger, Attorney, appeared on behalf of the petition.

Mr. William Bohne, Jacob & Hefner Associates, appeared on behalf of the petition as well.

Mr. Osterberger and Mr. Bohne gave further background information about the petitions.

Ms. Donna Rosendale, Bridge and Noel, had several concerns about the petitions. Mr. Bohne answered some of her questions. She appeared in

opposition to the petitions.

Mr. Chris Spesia, on behalf of CenterPoint and Houbolt Road Extension, appeared in opposition to the petitions.

Ms. Rachel Ventura, Will County Board Member, appeared in opposition to the petitions.

Ms. Stephanie Irvine, Jackson Township resident, appeared in opposition to the petitions.

Ms. Julia Baum-Coldwater, Elwood and Jackson Township, appeared in opposition to the petitions.

Ms. Michelle Peterson appeared in opposition to the petitions.

Ms. Christina Sammot, Jackson Township resident, appeared in opposition to the petitions.

Mr. David DeDesiderio appeared in opposition to the petitions.

Mr. Tom Howard, Jackson Township resident, appeared in opposition to the petitions.

Ms. Elizabeth Villagomez, 500 Stockton, appeared in opposition to the petitions.

Mr. Matt Robbins, Supervisor of Jackson Township, appeared in opposition to the petitions.

Mr. Christopher Frederick, Jackson Township, appeared in opposition to the petitions.

Mr. Jim Walsh, Supervisor of Manhattan Township, appeared in opposition to the petitions.

Ms. Donna Rosendale made a few more statements and requested the petitions be tabled until the infrastructure is there to handle the traffic.

Mr. Osterberger, Attorney, made a few comments to the Commissioners.

Mr. Bohne went through the criteria again to the Commissioners and those in attendance.

Mr. Christopher Frederick made a few more comments.

Mr. Nick Malone appeared in opposition to the petitions.

Ms. Christina Sammot made a few more comments.

Mr. Osterberger explained what the confusion was about pertaining to the posting of the signs for the project.

A motion was made by Jeff Crompton, seconded by Brigitte Roehr, to recommend for approval by the City Council the Preliminary Plat of Third Coast Intermodal Hub "1" Subdivision, the Final Plat of Third Coast Intermodal Hub "1" Subdivision, Unit 1, the Petition for a Special Use Permit to Allow Development of 532.14 Acres of Property within the Cedar Creek Watershed Protection Area, and the Vacation of 3.788 Acres of Existing Bridge Road Right-of-Way. The motion carried by the following vote:

Aye: Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

Absent: Dillon and Kella

A-6-22: ANNEXATION OF 97.1 ACRES LOCATED AT THE SOUTHEAST CORNER OF CHERRY HILL AND SPENCER, CLASSIFICATION TO I-1 (LIGHT INDUSTRIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

[TMP-3629](#)

Attachments: [A-6-22 Cherry Hill Spencer Annexation Staff.Report w Attachments](#)

Mr. Torri gave the Planning Staff Report.

Mr. Ken Nyenhuis, Northern Builders, appeared on behalf of the petition.

No one appeared in opposition to the petition.

A motion was made by Jeff Crompton, seconded by Roberto Perez, to recommend for approval by the City Council the Annexation of 97.1 Acres Located at the Southeast Corner of Cherry Hill Road and Spencer Road, Classification to I-1 (Light Industrial) Zoning and Approval of an Annexation Agreement. The motion carried by the following vote:

Aye: Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

Absent: Dillon and Kella

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None.

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.

Please see all public comments at the following link:

Link: <https://joliet.legistar.com/Calendar.aspx>

Then select "Meeting Details" for this meeting.

ADJOURNMENT

A motion was made by Jason Cox, seconded by Jeff Crompton, to adjourn. The motion carried by the following vote:

Aye: Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

Absent: Dillon and Kella

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.