

# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Pending Approval

Thursday, December 12, 2024

4:00 PM

**\*Special Meeting\*** City Hall, Council Chambers

### Plan Commission

#### *Commission Members*

*Jason Cox*

*Jeff Crompton*

*John Kella*

*Wendell Martin*

*Dominic Orlando*

*Roberto Perez*

*Debbie Radakovich*

*Brigette Roehr*

*Michael Turk*

Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

## CALL TO ORDER

## ROLL CALL

**Present** John Kella, Jason Cox, Jeff Crompton, Dominic Orlando, Debbie Radakovich, Michael F. Turk and Wendell Martin

**Absent** Roberto Perez and Brigitte Roehr

ALSO PRESENT: Community Development Director Dustin Anderson, Deputy Director of Public Works Sean Mikos, Planner Raymond Heitner, Planner Helen Miller, and Legal Assistant Katherine Fyksen

## NEW BUSINESS

### a. Election of Plan Commission Chair

A motion was made by Jason Cox, seconded by Debbie Radakovich, to appoint John Kella to Plan Commission Chair. The motion carried by the following vote:

**Aye:** Kella, Cox, Crompton, Orlando, Radakovich, Turk and Martin

**Absent:** Perez and Roehr

### b. Election of Plan Commission Vice Chair

A motion was made by Dominic Orlando, seconded by Michael F. Turk, to table the election of the Plan Commission Vice Chair. The motion carried by the following vote:

**Aye:** Kella, Cox, Crompton, Orlando, Radakovich, Turk and Martin

**Absent:** Perez and Roehr

## APPROVAL OF MINUTES

### Plan Commission Meeting Minutes 11-21-24

[TMP-8017](#)

Attachments: [Plan Commission Meeting Minutes 11-21-24.pdf](#)

A motion was made by Jason Cox, seconded by Michael F. Turk, to approve Plan Commission Meeting Minutes 11-21-24. The motion carried by the following vote:

**Aye:** Kella, Cox, Crompton, Orlando, Radakovich, Turk and Martin

**Absent:** Perez and Roehr

## CITIZENS TO BE HEARD ON AGENDA ITEMS

None

## OLD BUSINESS: PUBLIC HEARING

**PUD-9-24: Preliminary Planned Unit Development for Vista Ridge Subdivision. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3)**

[TMP-8016](#)

**PUD-10-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 1. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3) - WITHDRAWN**

**PUD-11-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 2. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3) - WITHDRAWN**

**Z-2-24: Zoning Reclassification of Part of 8301 Caton Farm Road from an R-1B (Single-Family Residential) Zoning District and an R-4 (Low Density Multi-Family Residential) Zoning District to an R-2 (Single-Family Residential) Zoning District and from an R-1B (Single-Family Residential) Zoning District to an R-4 (Low Density Multi-Family Residential) Zoning District. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3)**

Attachments: [PUD-9-10-11-24 & Z-1-24 Staff Report \(Vista Ridge\) Packet DEC 12 v2](#)

Planner Raymond Heitner read the staff report into the record. Applicant John Barry with McNaughton Development, Inc. appeared on behalf of the petition. Commissioner Orlando inquired about the number of dwelling units, cul-de-sacs, and closest hospital. Mr. Barry responded. Deputy Director of Public Works Sean Mikos responded to Commissioner Radakovich's questions about Caton Farm and Ridge Road lanes, development at Caton Farm Road and Ridge Road, drainage, and fire station. In response to Commissioner Turk's questions, Mr. Barry and Mr. Heitner discussed products, costs, Kendall County Comprehensive Plan, and building exterior zoning ordinance. Commissioner Orlando inquired about driveway material. Mr. Barry responded. No one spoke in favor of or in opposition to the petition.

A motion was made by Jason Cox, seconded by Jeff Crompton, to approve PUD-9-24: Preliminary Planned Unit Development for Vista Ridge Subdivision. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3)

PUD-10-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 1. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 &

00-06-26-400-003-0000) (COUNCIL DISTRICT #3) - WITHDRAWN

PUD-11-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 2. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3) - WITHDRAWN

Z-2-24: Zoning Reclassification of Part of 8301 Caton Farm Road from an R-1B (Single-Family Residential) Zoning District and an R-4 (Low Density Multi-Family Residential) Zoning District to an R-2 (Single-Family Residential) Zoning District and from an R-1B (Single-Family Residential) Zoning District to an R-4 (Low Density Multi-Family Residential) Zoning District. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

**Aye:** Kella, Cox, Crompton, Radakovich and Martin

**Nay:** Orlando and Turk

**Absent:** Perez and Roehr

**OLD BUSINESS**

None

**NEW BUSINESS: PUBLIC HEARING**

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:** Kella, Cox, Crompton, Orlando, Radakovich, Turk and Martin

**Absent:** Perez and Roehr

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.