

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

Thursday, October 16, 2025

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

ALSO PRESENT: Community Development Director Dustin Anderson, Interim Corporation Counsel Todd Lenzie, Media Engagement and Communications Director Rosemaria DiBenedetto, Deputy Director of Engineering Sean Mikos, Planner Raymond Heitner, Planner Francisco Jimenez, Planner Helen Miller, Civil Engineer Kyle Hinson, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 8-21-25

[TMP-9021](#)

Attachments: [Plan Commission Meeting Minutes 8-21-25.pdf](#)

A motion was made by Wendell Martin, seconded by Debbie Radakovich, to approve Plan Commission Meeting Minutes 8-21-25. The motion carried by the following vote:

Aye: Cox, Kella, Martin, Radakovich, Roehr and Turk

Absent: Crompton, Eulitz and Perez

CITIZENS TO BE HEARD ON AGENDA ITEMS

Planner Raymond Heitner explained that City staff recommended Petitions FP-4-25, PUD-7-25, A-4-25, and PUD-8-25 be deferred to the November 20 Plan Commission meeting and informed the public that comments regarding those petitions should be made during Citizens to be Heard on Agenda Items.

Fourteen members of the public spoke in opposition to Petitions A-4-25 and PUD-8-25. One member of the public spoke in opposition to Petition PUD-7-25.

Following the Citizens to Be Heard on Agenda Items portion, Mr. Heitner reiterated that City staff recommended the Plan Commission make motions on the four petitions (FP-4-25, PUD-7-25, A-4-25, and PUD-8-25), which were recommended to be deferred to the November 20 Plan Commission meeting. The Plan Commission then proceeded to make motions on the four petitions.

OLD BUSINESS: PUBLIC HEARING

FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy

[TMP-9036](#)

Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5) **TO BE DEFERRED**

Attachments: [FP-4-25 staff report October 2025 deferred.pdf](#)

Mr. Heitner explained the petition was deferred to the November 20 Plan Commission meeting.

A motion was made by Jason Cox, seconded by Michael F. Turk, to defer FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5) **TO BE DEFERRED**. The motion carried by the following vote:

Aye: Cox, Kella, Martin, Radakovich, Roehr and Turk

Absent: Crompton, Eulitz and Perez

OLD BUSINESS

NEW BUSINESS: PUBLIC HEARING

PUD-7-25: Preliminary Planned Unit Development of Cumberland South Forty, Unit Five. (East of Cumberland Drive at Truman Drive) (PIN #'s 05-06-06-300-008-0000 and 05-06-06-301-001-0000) (COUNCIL DISTRICT #3) **TO BE DEFERRED**

[TMP-9037](#)

Attachments: [Staff Report PUD-7-25 \(Cumberland South Forty Unit Five\) Oct deferred.pdf](#)

Mr. Heitner explained the petition was deferred to the November 20 Plan Commission meeting.

A motion was made by Jason Cox, seconded by Michael F. Turk, to defer PUD-7-25: Preliminary Planned Unit Development of Cumberland South Forty, Unit Five. (East of Cumberland Drive at Truman Drive) (PIN #'s 05-06-06-300-008-0000 and 05-06-06-301-001-0000) (COUNCIL DISTRICT #3) **TO BE DEFERRED**. The motion carried by the following vote:

Aye: Cox, Kella, Martin, Radakovich, Roehr and Turk

Absent: Crompton, Eulitz and Perez

A-4-25: Annexation of Approximately 795 Acres Surrounding S. Rowell Road and Bernhard Road, Classification to I-1 (Light Industrial) Zoning, and Approval of an Annexation Agreement. (S. Rowell Road and Bernhard Road) (PIN #'s 10-11-02-200-007-0010, 10-11-02-200-007-0020, 10-11-02-100-018-0010, 10-11-02-100-018-0020, 10-11-03-400-001-0000, 10-11-02-300-002-0000,

[TMP-9022](#)

**10-11-02-400-007-0000, 10-11-02-400-008-0000,
10-11-02-400-005-0000, 10-11-02-400-006-0000,
10-11-02-400-003-0000, 10-11-02-200-002-0000,
10-11-02-300-003-0000, and 10-11-03-200-002-0000)
(COUNCIL DISTRICT #5) - **TO BE DEFERRED****

PUD-8-25: Preliminary Planned Unit Development of Joliet Technology Center Subdivision. (S. Rowell Road and Bernhard Road) (PIN #'s 10-11-02-200-007-0010, 10-11-02-200-007-0020, 10-11-02-100-018-0010, 10-11-02-100-018-0020, 10-11-03-400-001-0000, 10-11-02-300-002-0000, 10-11-02-400-007-0000, 10-11-02-400-008-0000, 10-11-02-400-005-0000, 10-11-02-400-006-0000, 10-11-02-400-003-0000, 10-11-02-200-002-0000, 10-11-02-300-003-0000, and 10-11-03-200-002-0000) (COUNCIL DISTRICT #5) **TO BE DEFERRED**

Attachments: [A-4-25 & PUD-8-25 \(Joliet Tech Center\) staff report October 2025 deferred.pdf](#)

Mr. Heitner explained the petitions were deferred to the November 20 Plan Commission meeting.

A motion was made by Debbie Radakovich, seconded by Jason Cox, to defer A-4-25: Annexation of Approximately 795 Acres Surrounding S. Rowell Road and Bernhard Road, Classification to I-1 (Light Industrial) Zoning, and Approval of an Annexation Agreement. (S. Rowell Road and Bernhard Road) (PIN #'s 10-11-02-200-007-0010, 10-11-02-200-007-0020, 10-11-02-100-018-0010, 10-11-02-100-018-0020, 10-11-03-400-001-0000, 10-11-02-300-002-0000, 10-11-02-400-007-0000, 10-11-02-400-008-0000, 10-11-02-400-005-0000, 10-11-02-400-006-0000, 10-11-02-400-003-0000, 10-11-02-200-002-0000, 10-11-02-300-003-0000, and 10-11-03-200-002-0000) (COUNCIL DISTRICT #5) - **TO BE DEFERRED**. The motion carried by the following vote:

Aye: Cox, Kella, Martin, Radakovich, Roehr and Turk

Absent: Crompton, Eulitz and Perez

A motion was made by Jason Cox, seconded by Michael F. Turk, to defer PUD-8-25: Preliminary Planned Unit Development of Joliet Technology Center Subdivision. (S. Rowell Road and Bernhard Road) (PIN #'s 10-11-02-200-007-0010, 10-11-02-200-007-0020, 10-11-02-100-018-0010, 10-11-02-100-018-0020, 10-11-03-400-001-0000, 10-11-02-300-002-0000, 10-11-02-400-007-0000, 10-11-02-400-008-0000, 10-11-02-400-005-0000, 10-11-02-400-006-0000, 10-11-02-400-003-0000, 10-11-02-200-002-0000, 10-11-02-300-003-0000, and 10-11-03-200-002-0000) (COUNCIL DISTRICT #5) **TO BE DEFERRED**. The motion carried by the following vote:

Aye: Cox, Kella, Martin, Radakovich, Roehr and Turk

Absent: Crompton, Eulitz and Perez

V-5-25: Vacation of an Approximately 14-Foot by 123-Foot Portion of Public Alley South of 101 S. Briggs Street.

[TMP-9023](#)

(Adjacent to 101 S. Briggs Street, 1520 E. Washington Street, 113 S. Briggs Street, and 1521 Second Avenue) (Adjacent to PIN #'s 30-07-14-207-010-0000, 30-07-14-207-009-0000, 30-07-14-207-020-0000, and 30-07-14-207-019-0000)

(COUNCIL DISTRICT #5)

P-5-25: Preliminary Plat of Briggs Street Subdivision. (101 S. Briggs Street, 1520 E. Washington Street, 113 S. Briggs Street, and 1521 Second Avenue) (PIN #'s 30-07-14-207-010-0000, 30-07-14-207-009-0000, 30-07-14-207-020-0000, and 30-07-14-207-019-0000)

(COUNCIL DISTRICT #5)

Z-1-25: Reclassification of a Portion of 113 S. Briggs Street and 1521 Second Avenue from R-2 (Single-Family Residential) to B-1 (Neighborhood Business) Zoning. (113 S. Briggs Street and 1521 Second Avenue) (PIN #'s 30-07-14-207-020-0000 and 30-07-14-207-019-0000)

(COUNCIL DISTRICT #5)

Attachments: [P-5-25 V-5-25 Z-1-25 \(Briggs Street Sub\) Staff Report Packet.pdf](#)

Mr. Heitner read the staff report into the record. Michael Caldwell of Caldwell Engineering appeared on behalf of the petition and discussed the traffic study and drive thru speaker location. Commissioner Radakovich inquired about the nearby school and pedestrian safety. Mr. Caldwell noted he spoke with the school president and the school would handle any crossing guard needs. No members of the public spoke in favor of or in opposition to the petition.

A motion was made by Jason Cox, seconded by Michael F. Turk, to approve V-5-25: Vacation of an Approximately 14-Foot by 123-Foot Portion of Public Alley South of 101 S. Briggs Street. (Adjacent to 101 S. Briggs Street, 1520 E. Washington Street, 113 S. Briggs Street, and 1521 Second Avenue) (Adjacent to PIN #'s 30-07-14-207-010-0000, 30-07-14-207-009-0000, 30-07-14-207-020-0000, and 30-07-14-207-019-0000)

(COUNCIL DISTRICT #5)

P-5-25: Preliminary Plat of Briggs Street Subdivision. (101 S. Briggs Street, 1520 E. Washington Street, 113 S. Briggs Street, and 1521 Second Avenue) (PIN #'s 30-07-14-207-010-0000, 30-07-14-207-009-0000, 30-07-14-207-020-0000, and 30-07-14-207-019-0000)

(COUNCIL DISTRICT #5)

#5)

Z-1-25: Reclassification of a Portion of 113 S. Briggs Street and 1521 Second Avenue from R-2 (Single-Family Residential) to B-1 (Neighborhood Business) Zoning. (113 S. Briggs Street and 1521 Second Avenue) (PIN #'s 30-07-14-207-020-0000 and 30-07-14-207-019-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Kella, Martin, Radakovich, Roehr and Turk

Absent: Crompton, Eulitz and Perez

NEW BUSINESS

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 Jason Cox, to approve adjournment. The motion carried by the following vote:

Aye: Cox, Kella, Martin, Radakovich, Roehr and Turk

Absent: Crompton, Eulitz 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.