

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, November 20, 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, Mike Eulitz, John Kella, Wendell Martin, Brigette Roehr and Michael F. Turk
Absent	Jeff Crompton, Roberto Perez and Debbie Radakovich

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

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 10-16-25

[TMP-9141](#)

Attachments: [Plan Commission Meeting Minutes 10-16-25.pdf](#)

A motion was made by Jason Cox, seconded by Brigette Roehr, to approve Plan Commission Meeting Minutes 10-16-25. The motion carried by the following vote:

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

Absent: Crompton, Perez and Radakovich

CITIZENS TO BE HEARD ON AGENDA ITEMS

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

Eighteen members of the public spoke in opposition to Petitions A-4-25 and PUD-8-25. Four members of the public spoke in opposition to Petition PUD-10-25. One member of the public spoke in opposition to Petitions PUD-7-25, A-4-25, and PUD-8-25.

OLD BUSINESS: PUBLIC HEARING

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)

[TMP-9142](#)

Attachments: [FP-4-25_TC Energy FP_Staff Report Packet.pdf](#)

Mr. Heitner read the staff report into the record. Andrew Black with TC Energy ANR Pipeline appeared on behalf of the petition. There were no comments or questions from the Board. No members of the public spoke in favor of or in

opposition to the petition.

A motion was made by Wendell Martin, seconded by Jason Cox, to approve 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). The motion carried by the following vote:

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

Absent: Crompton, Perez and Radakovich

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 INDEFINITELY**

[TMP-9143](#)

Attachments: [PUD-7-25 \(Cumberland South Forty Unit Five\) Nov deferral.pdf](#)

Mr. Heitner explained City staff recommended Petition PUD-7-25 be deferred indefinitely.

A motion was made by Brigitte Roehr, 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 INDEFINITELY**. The motion carried by the following vote:

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

Absent: Crompton, Perez and Radakovich

A-4-25: Annexation of Approximately 793 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 INDEFINITELY**

[TMP-9144](#)

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 INDEFINITELY**

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

Mr. Heitner explained City staff recommended Petitions A-4-25 and PUD-8-25 be deferred indefinitely.

A motion was made by Michael F. Turk, seconded by Brigette Roehr, to defer A-4-25: Annexation of Approximately 793 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 INDEFINITELY**. The motion carried by the following vote:

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

Absent: Crompton, Perez and Radakovich

A motion was made by Brigette Roehr, 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 INDEFINITELY**. The motion carried by the following vote:

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

Absent: Crompton, Perez and Radakovich

OLD BUSINESS

None

NEW BUSINESS: PUBLIC HEARING

A-5-25: Annexation of 580 Caton Farm Road, Classification to B-1 (Neighborhood Business) District, and Approval of an Annexation Agreement. (580 Caton Farm Road) (PIN #'s 00-06-36-100-012-0000 and 00-06-36-100-013-0000) (COUNCIL DISTRICT #3)

[TMP-9145](#)

PUD-9-25: Preliminary Planned Unit Development of 580 Caton Farm. (580 Caton Farm Road) (PIN #'s 00-06-36-100-012-0000 and 00-06-36-100-013-0000) (COUNCIL DISTRICT #3)

Attachments: [A-5-25 PUD-9-25 \(580 Caton Farm Rd\) Staff Report Packet.pdf](#)

Mr. Heitner read the staff report into the record. Planner Helen Miller noted the daycare special use permit was final at the Zoning Board of Appeals and would not need Council approval. Nathaniel Washburn with KGG, LLC appeared on behalf of the petition and mentioned concerns that came up at the Zoning Board of Appeals meeting, including traffic, pedestrian traffic, restaurant lot size, and stormwater management. In response to Commissioner Cox's question about development of Lots 1-3, Mr. Washburn noted Lot 1 would be developed, with basic site work completed on Lots 2 and 3. Two members of the public spoke in opposition to the petition. Mr. Washburn and Bill Caton addressed concerns about traffic, zoning, site location, and development need related to area growth.

A motion was made by Jason Cox, seconded by Mike Eulitz, to approve A-5-25: Annexation of 580 Caton Farm Road, Classification to B-1 (Neighborhood Business) District, and Approval of an Annexation Agreement. (580 Caton Farm Road) (PIN #'s 00-06-36-100-012-0000 and 00-06-36-100-013-0000) (COUNCIL DISTRICT #3)

PUD-9-25: Preliminary Planned Unit Development of 580 Caton Farm. (580 Caton Farm Road) (PIN #'s 00-06-36-100-012-0000 and 00-06-36-100-013-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

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

Absent: Crompton, Perez and Radakovich

PUD-10-25: Preliminary Planned Unit Development of Joliet Catholic Academy Subdivision. (1201 Wyoming Avenue and 1200 N. Larkin Avenue) (PIN #'s 30-07-06-201-010-0000, 30-07-06-201-014-0000, and Part of 30-07-05-104-004-0000) (COUNCIL DISTRICT #2)

[TMP-9146](#)

Attachments: [PUD-10-25 Staff Report \(JCA PUD\) v2_Staff Report Packet.pdf](#)

Commissioner Eulitz recused himself from the public hearing and vote. Mr. Heitner read the staff report into the record. Jeff Budz, David Silverman, Ryan Quigley, Javier Millan, and Shawn Benson appeared on behalf of the petition and provided a presentation about the concept plan, project phases, number of yearly events, event attendance, traffic and parking management, sound, lighting, stormwater management, and security measures.

Commissioner Turk noted that his questions regarding sound and traffic had been addressed. Commissioner Cox asked about the type and location of the detention pond, and Mr. Benson stated it would be north of the track with both wet and dry components and a depth of about three feet.

Two members of the public spoke in opposition to the petition. Two members of the public spoke in favor of the petition.

A motion was made by Jason Cox, seconded by Michael F. Turk, to approve PUD-10-25: Preliminary Planned Unit Development of Joliet Catholic Academy Subdivision. (1201 Wyoming Avenue and 1200 N. Larkin Avenue) (PIN #'s 30-07-06-201-010-0000, 30-07-06-201-014-0000, and Part of 30-07-05-104-004-0000) (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Cox, Kella, Martin, Roehr and Turk

Absent: Crompton, Perez and Radakovich

Recused: Eulitz

NEW BUSINESS

None

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

Joliet Comprehensive Plan Status Update

[TMP-9147](#)

Mr. Heitner reported that Phase 2 of the Comprehensive Plan was nearly complete, with the Advisory Committee set to review the vision, goals, and objectives document in December and key topic workshops planned for December and January.

I-80 Des Plaines River Bridge Community Plan Status Update

[TMP-9148](#)

The Planning Director was unable to deliver a presentation on this agenda item; however, Mr. Heitner did note that the City received technical assistance for another project to update zoning and development regulations for the downtown

during 2026 and hoped to have draft regulations for Plan Commission and City Council review in 2027.

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Wendell Martin, seconded by Michael F. Turk, to approve adjournment. The motion carried by the following vote:

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

Absent: Crompton, Perez and Radakovich

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.