

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, July 21, 2022

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members

*Jason Cox
Jeff Crompton
John Dillon
Jason Heath
John Kella
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

ROLL CALL

Present John Dillon, John Kella, Jason Cox, Jeff Crompton, Bob Wunderlich and Jason Heath
Absent Roberto Perez, Brigitte Roehr and Marc Rousonelos

APPROVAL OF MINUTES

[TMP-4159](#)

Attachments: [061622](#)

A motion was made by John Kella, seconded by Bob Wunderlich, to approve the June 16, 2022 Plan Commission Minutes. The motion carried by the following vote:

Aye: Dillon, Kella, Cox, Crompton, Wunderlich and Heath

Absent: Perez, Roehr and Rousonelos

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-7-22: ANNEXATION OF 2618 S. CHICAGO STREET, CLASSIFICATION TO I-1 (LIGHT INDUSTRIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

[TMP-4105](#)

Attachments: [A-7-22 Staff Report w Attachments](#)

Ms. Bernhard stated the petitioner is requesting the application be tabled until the August Plan Commission meeting.

A motion was made by Bob Wunderlich, seconded by John Kella, to table the Annexation of 2618 S. Chicago Street, Classification to I-1 (Light Industrial) Zoning and Approval of an Annexation Agreement to the August 18, 2022 Plan Commission meeting. The motion carried by the following vote:

Aye: Dillon, Kella, Cox, Crompton, Wunderlich and Heath

Absent: Perez, Roehr and Rousonelos

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.

A-8-22: ANNEXATION OF 2749 GOLF ROAD, CLASSIFICATION TO R-1 (SINGLE-FAMILY RESIDENTIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

[TMP-4107](#)

Attachments: [A-8-22 Staff Report w attachments Compress](#)

Ms. Bernhard gave the Planning Staff Report.

Mr. Nathaniel Washburn, KGG, LLC, 111 N. Ottawa Street, 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 Annexation of 2749 Golf Road, Classification to R-1 (Single-Family Residential) Zoning and Approval of an Annexation Agreement. The motion carried by the following vote:

Aye: Dillon, Kella, Cox, Crompton, Wunderlich and Heath

Absent: Perez, Roehr and Rousonelos

P-4-22: PRELIMINARY PLAT OF KETONE BUSINESS CENTER RESUBDIVISION OF LOT 3.

[TMP-4132](#)

Attachments: [P-4-22 - Ketone Resub of Lot 3 - Combined PC Staff Report](#)

Ms. Bernhard gave the Planning Staff Report.

Mr. Nathaniel Washburn, KGG, LLC, 111 N. Ottawa Street, 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 Preliminary Plat of Ketone Business Center Resubdivision of Lot 3. The motion carried by the following vote:

Aye: Dillon, Kella, Cox, Crompton, Wunderlich and Heath

Absent: Perez, Roehr and Rousonelos

**P-5-22: PRELIMINARY PLAT OF 3501 INDUSTRIAL-JOLIET SUBDIVISION.
FP-4-22: FINAL PLAT OF 3501 INDUSTRIAL-JOLIET SUBDIVISION.**

[TMP-4100](#)

Attachments: [P-5-22 FP-4-22 \(3501 Industrial\) Staff Report Packet](#)

Ms. Bernhard gave the Planning Staff Report.

Mr. Nathaniel Washburn, KGG, LLC, 111 N. Ottawa Street, appeared on behalf of the petition.

No one appeared in opposition to the petition.

A motion was made by Jeff Crompton, seconded by John Kella, to recommend for approval by the City Council the Preliminary Plat of 3501 Industrial-Joliet Subdivision and the Final Plat of 3501 Industrial-Joliet Subdivision. The motion carried by the following vote:

Aye: Dillon, Kella, Cox, Crompton, Wunderlich and Heath

Absent: Perez, Roehr and Rousonelos

Z-6-22: RECLASSIFICATION OF 25 ACRES ON PART OF 1101 MILLS ROAD FROM R-2 (SINGLE-FAMILY RESIDENTIAL) TO I-1 (LIGHT INDUSTRIAL) ZONING.

P-6-22: PRELIMINARY PLAT OF KINGSMEN INDUSTRIAL PARK SUBDIVISION.

FP-5-22: FINAL PLAT OF KINGSMEN INDUSTRIAL PARK SUBDIVISION UNIT 1.

[TMP-4108](#)

Attachments: [Z-6-22 P-6-22 FP-5-22 Kingsmen Industrial Park Subdivision staff report w attachments](#)

Ms. Bernhard gave the Planning Staff Report.

Mr. Nathaniel Washburn, KGG, LLC, 111 N. Ottawa Street, appeared on behalf of the petition.

Mr. John Schrock, Attorney, representing Mr. & Mrs. Jimmie Sellers. They own residential property at 815 and 820 Mills Road which are rental properties. They

are concerned that the zoning will be changed from residential to industrial, as well as the truck traffic and storm water detention. There is also a concern that it will have a negative impact on their rental properties. They are opposed to the petition requests.

Mr. Jerald Bueton, Rowell Avenue, stated his concern about what the land will be used for. Chairman Dillon tried to give an example of what the property would look like.

Ms. Bernhard explained the zoning uses.

Ms. Betsy Satcher, 610 Florence Avenue, stated that the residents that live in the area did not know about the neighborhood meeting until an hour before. She stated her concern about what the project will look like and what it will be used for.

Ms. Lucy Ochoa, 904 Rowell Avenue, stated her concern regarding the traffic and feels that housing is needed rather than commercial property. She inquired about a privacy fence. Mr. Washburn responded there will be berming.

Ms. Judy Bills, lives on the north side of property for almost 20 years, stated her concern about the water retention.

Mr. Joe Hammer, Ruettiger, Tonelli & Associates, responded to some of the concerns of the residents.

Mr. Washburn addressed some the comments from the residents.

Mr. Bueton appeared again with the concern that there is nothing to guarantee the residents that something else could go into the property.

Mr. Schrock appeared again and stated that the neighbors are concerned that the project is out of place because there are houses in the area.

A motion was made by Jason Cox, seconded by John Kella, to recommend for approval by the City Council the Reclassification of 25 Acres on Part of 1101 Mills Road from R-2 (Single-Family Residential) to I-1 (Light Industrial) Zoning, the Preliminary Plat of Kingsmen Industrial Park Subdivision and the Final Plat of Kingsmen Industrial Park Subdivision Unit 1. The motion carried by the following vote:

Aye: Dillon, Kella, Cox, Crompton, Wunderlich and Heath

Absent: Perez, Roehr and Rousonelos

NEW BUSINESS

None.

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.

A resident spoke about her property at 1216 Chippewa Street. She said the house burned down and she wants to sell the land. She said if anyone wants to get in touch with her Lawyer George Barr, he can assist with the sale of the house.

ADJOURNMENT

A motion was made by John Kella, seconded by Bob Wunderlich, to adjourn. The motion carried by the following vote:

Aye: Dillon, Kella, Cox, Crompton, Wunderlich and Heath

Absent: Perez, Roehr and Rousonelos

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.