



# **City of Joliet**

## **Plan Commission**

### **Meeting Agenda**

#### Commission Members

Jason Cox  
Jeff Crompton  
Mike Eulitz  
John Kella  
Wendell Martin  
Roberto Perez  
Debbie Radakovich  
Brigette Roehr  
Michael F. Turk

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**Thursday, March 5, 2026**

**4:00 PM**

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

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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**

### **PUBLIC HEARING**

**During the Public Hearing, staff will read the staff report and the applicant will first present the proposal. Following the presentation, a public comment period will be held for those who have signed in to speak. Each speaker will be given four minutes to address the Commission, and remarks should be directed to the Commissioners rather than staff, the applicant, or other members of the audience. Property owners within the zoning notice boundary may request additional time for questions. The Commission may set reasonable limits on the length of comments and may limit repetitive statements. Speakers are encouraged to avoid duplicating comments that have already been made; indicating agreement with a prior comment is sufficient for the record. All participants are expected to maintain decorum by keeping comments respectful, refraining from interruptions, and avoiding applause or other reactions so the hearing may proceed in an orderly manner.**

Zoning Upon Annexation of Approximately 795 Acres to I-1 (Light Industrial) Zoning and Preliminary Planned Unit Development (PUD) for Property at S. Rowell Road and Bernhard Road (Council District #5) [TMP-9605](#)

a. A-4-25: Annexation of Approximately 795 Acres Surrounding S. Rowell Road and Bernhard Road, Zoning Upon Annexation of Approximately 795 Acres to I-1 (Light Industrial) Zoning. (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, 10-11-03-200-002-0000)

b. PUD-8-25: Preliminary Planned Unit Development and Preliminary Plat 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, 10-11-03-200-002-0000)

**Attachments:** [PUD Site Plan.pdf](#)  
[Staff Report](#)  
[Preliminary Plat](#)  
[Preliminary PUD Engineering Plans](#)  
[Plat of Annexation](#)  
[Scope of Development](#)  
[Annexation Petition](#)  
[Annexation Petition Signature Pages](#)  
[Preliminary PUD Petition](#)  
[Ownership Disclosure](#)  
[Joliet Technology Center Invoice Fees](#)  
[Public Notice March 5 2026 Plan Commission Meeting.pdf](#)  
[Sample Elevations](#)  
[JTC EcoCAT 2607965.pdf](#)  
[2025-TIS Submittal.pdf](#)  
[2025-06-20 Hillwood Joliet TIS.pdf](#)  
[SB Friedman Joliet Technology Center Tax Projection Memo  
FINAL 2026-02-27.pdf](#)  
[A-4-25 & PUD-8-25.pdf](#)  
[A-4-25a & PUD-8-25a.pdf](#)

## **ADJOURNMENT**

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.