

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

Thursday, November 21, 2024

4:00 PM

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.

CALL TO ORDER

ROLL CALL

Present John Kella, Jason Cox, Jeff Crompton, Roberto Perez, Brigitte Roehr, Dominic Orlando, Debbie Radakovich, Michael F. Turk and Wendell Martin

ALSO PRESENT: Deputy Director of Public Works Sean Mikos, Planner Jayne Bernhard, Planner Raymond Heitner, Planner Helen Miller, and Civil Engineer Kyle Hinson

Interim Corporation Counsel Todd Lenzie arrived at approximately 4:30 p.m.

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 9-19-24

[TMP-7884](#)

Attachments: [Plan Commission Meeting Minutes 9-19-24.pdf](#)

A motion was made by Dominic Orlando, seconded by Brigitte Roehr, to approve Plan Commission Meeting Minutes 9-19-24. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Orlando, Radakovich and Martin

Abstain: Turk

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

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.

PUD-7-24: Preliminary Planned Unit Development of Hope Manor Village Joliet. (1301 Copperfield Avenue) (PIN #'s 30-07-11-201-035-0000 and Part of 30-07-11-201-045-0000) (COUNCIL DISTRICT #4)

[TMP-7921](#)

PUD-8-24: Final Planned Unit Development of Hope Manor Village Joliet. (1301 Copperfield Avenue) (PIN #'s 30-07-11-201-035-0000 and Part of 30-07-11-201-045-0000) (COUNCIL DISTRICT #4)

Attachments: [PUD-7-24 PUD-8-24 \(Hope Manor Village Joliet\) Staff Report Packet](#)

Planner Raymond Heitner read the staff report into the record. Applicant Marco Murillo with Volunteers of America of Illinois appeared on behalf of the petition. Scott Paddock with Silver Cross Hospital spoke in favor of the petition. Mr. Murillo responded to the Commission's questions about the number of buildings, target residents, security, length of lease, keypad entry, rent, the existing Hope Manor Joliet, and wait list. No one spoke in opposition to the petition.

A motion was made by Jeff Crompton, seconded by Brigette Roehr, to approve PUD-7-24: Preliminary Planned Unit Development of Hope Manor Village Joliet. (1301 Copperfield Avenue) (PIN #'s 30-07-11-201-035-0000 and Part of 30-07-11-201-045-0000) (COUNCIL DISTRICT #4)

PUD-8-24: Final Planned Unit Development of Hope Manor Village Joliet. (1301 Copperfield Avenue) (PIN #'s 30-07-11-201-035-0000 and Part of 30-07-11-201-045-0000) (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Orlando, Radakovich, Turk and Martin

PUD-9-24: Preliminary Planned Unit Development for Vista Ridge Subdivision. (8301 Caton Farm Road) (COUNCIL DISTRICT #3)

[**TMP-7923**](#)

PUD-10-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 1. (8301 Caton Farm Road) (COUNCIL DISTRICT #3)

PUD-11-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 2. (8301 Caton Farm Road) (COUNCIL DISTRICT #3)

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) (COUNCIL DISTRICT #3)

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

Mr. Heitner explained staff was requesting the petition be tabled. Damon Zdunich of 430 N. Center Street spoke in opposition to the petition. Attorney Thomas Osterberger with KGG LLC appeared on behalf of the petition. There was a discussion regarding the public hearing. John Barry with McNaughton Development, Inc. gave an overview of the planned unit development for Vista Ridge. Mark Fields with Ryan Homes gave an overview of Ryan Homes and its product offerings. Mr. Osterberger spoke about density and construction costs. There was a discussion regarding the vote. Mr. Fields spoke about sales price and density. Renee Simek with Ryan Homes spoke in favor of the petition. There was another discussion regarding the vote. Commissioner Roehr motioned, which was seconded by Commissioner Cox, to table the public hearing to a special meeting on December 12, 2024 contingent upon staff receipt and review of all necessary outstanding items.

A motion was made by Brigitte Roehr, seconded by Jason Cox, to table PUD-9-24: Preliminary Planned Unit Development for Vista Ridge Subdivision. (8301 Caton Farm Road) (COUNCIL DISTRICT #3)

PUD-10-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 1. (8301 Caton Farm Road) (COUNCIL DISTRICT #3)

PUD-11-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 2. (8301 Caton Farm Road) (COUNCIL DISTRICT #3)

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) (COUNCIL DISTRICT #3)

. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Orlando, Radakovich, Turk and Martin

A-6-24: Annexation of 15.16 Acres located at 500 Rowell Avenue, Classification to I-1 (Light Industrial) Zoning, and Approval of an Annexation Agreement. (500 Rowell Avenue) (PIN # 30-07-14-300-013-0000) (COUNCIL DISTRICT #5)

[**TMP-7925**](#)

*****WITHDRAWN BY PETITIONER*****

Attachments: [A-6-24 Withdrawn](#)

Withdrawn

A-7-24: Annexation of 0.43 Acres Located at the Southwest Corner of Woodruff Road and McKay Street, Classification to

[**TMP-7922**](#)

R-2 (Single-Family Residential) Zoning, and Approval of an Annexation Agreement. (Southwest Corner of Woodruff Road and McKay Street) (COUNCIL DISTRICT #4)

Attachments: [A-7-24 Woodruff & McKay Staff Report Packet](#)

Mr. Heitner read the staff report into the record. Applicant James Foster appeared on behalf of the petition. In response to Commissioner Orlando's question, Mr. Foster and Mr. Heitner briefly explained the house and shop locations. No one appeared in favor of or in opposition to the petition.

A motion was made by Jason Cox, seconded by Michael F. Turk, to approve A-7-24: Annexation of 0.43 Acres Located at the Southwest Corner of Woodruff Road and McKay Street, Classification to R-2 (Single-Family Residential) Zoning, and Approval of an Annexation Agreement. (Southwest Corner of Woodruff Road and McKay Street) (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Orlando, Radakovich, Turk and Martin

NEW BUSINESS

None

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

After Public Comment, Mr. Heitner responded to Ms. Roehr's questions about the Plan Commission Chairperson.

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Brigitte Roehr, seconded by Debbie Radakovich, to approve adjournment. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Orlando, Radakovich, Turk and Martin

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.