

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, March 5, 2026

4:00 PM

Special Meeting 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, Jeff Crompton, Mike Eulitz, John Kella, Debbie Radakovich, Brigette Roehr and Michael F. Turk
Absent Wendell Martin

ALSO PRESENT: City Clerk Lauren O'Hara, Cultural Affairs & Special Events Director Ann Sylvester, Community Development Director Dustin Anderson, Interim Corporation Counsel Todd Lenzie, Interim Deputy Corporation Counsel Stephanie Silkey, Legal Assistant Katy Fyksen, Deputy Director of Engineering Tony Anczer, Deputy Director of Engineering Sean Mikos, Planner Raymond Heitner, Economic Development Specialist Emily McGuire, and Records Coordinator Lauren Helland

Commissioner Brigette Roehr recused herself from participation, discussion, and voting on the agenda item and left the meeting at approximately 4:01 p.m.

Commissioner Wendall Martin arrived at approximately 4:02 p.m.

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](#)

Interim Corporation Counsel Todd Lenzie provided a statement with an overview of the meeting's proceedings.

Planner Raymond Heitner opened the public hearing and read the staff report into the record.

David Silverman with Mahoney, Silverman & Cross, Don Schoenheider with Hillwood, Elizabeth Nicholson with PowerHouse Data Centers, Patrick Pline with PowerHouse Data Centers, Tim O'Neill with Langan, Mark Pruitt with The Power Bureau, Todd Czworniak with Syska Hennessy Group, Joseph Horesco with Acentech, Rory Fancier-Splitt with Kimley Horn, David Loomis with Strategic Economic Research provided information about the proposed Joliet Technology Center, including overviews of Hillwood and PowerHouse companies and of data centers, the site plan, electrical system, water usage, sound, and economic impact.

Commission members inquired about potential well construction, zoning classification, completed data centers in the Midwest and associated concerns, long-term building use, building end users, buildout timeline, interior updates, air quality, and community benefit agreements.

Todd Czworniak with Syska Hennessy Group responded to the Commission's questions.

The following individuals provided public comment during the public hearing:

Tom White
Lydia Simrayh
Doc Gregory
David Kump
Andrea Baumhardt
Abbey Vollmer
Rita Renwick
Frederick Dallmeyer
Jeanne Howell
Tim Broderick
Isabel Gloria
Serena Guzman
Lili Martinez
Barry McCue
Patrick Young
Kip Kline
Felix Ortiz
Dan Weksler
Gianna Barone
Griselda Chavez
Kurt Bihler
Sandy Burcenski
Portia Gallegos
Liz Regnier
Thomas Becker
Jeffrey Becker
Amina Brown
Tina McGrath

Jennifer Guest
Kathleen Garthus
Steven Kemnetz
Jeremy Brzycki
Teresa Mullen
Renee Ronzone
Marjorie McNichols
Cassidy Brown
Anthony Galba
Mary Simeone
David Simeone
Jess Gould
Max Battles
Candice Quinnerly
Chris Carlson
James Scarpelli
Luis Jaime
Guillermo Rodriguez
Juno Ludvigson
Clarissa Delrio
Noah Martinez
Catherine Beavers
Lorraya Williams
Andres Grijalva
Timothy Antel
Persephone Carr
Rick Norman
Sean Miller
Rebecca Studer
Keith Lewis
Jim Slowik
Aaron Hernandez
Tim Shanahan
Sean Craven
Connor Larkin
Karen Robertson
Ezekiel
Christine
Tia Quinnerly
Marian Corley
Edgar Aguilar

David Silverman with Mahoney, Silverman & Cross addressed the public comments.

Commissioner Turk asked about grid capacity, and Mark Pruitt with The Power Bureau confirmed existing power plants could support the load.

Community Development Director Dustin Anderson thanked Plan Commission members, City staff, and participants for their engagement. He noted that the City of Joliet created a webpage (joliet.gov) with current documents related to the proposal.

Mr. Heitner closed the public hearing.

After the vote, Commissioner Turk addressed concerns about personal gain, emphasizing that Plan Commissioners serve without compensation and are committed to supporting the best interests of the City of Joliet.

After the vote, Mr. Heitner explained the A-4-25 and PUD-8-25 agenda item would go to the March 16, 2026 City Council meeting with a recommendation for approval.

A motion was made by Jason Cox, seconded by Michael F. Turk, to approve 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)

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).

The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Martin, Perez, Radakovich and Turk

Nay: Kella

Absent: Roehr

ADJOURNMENT

A motion was made by Jeff Crompton, seconded by Jason Cox, to approve adjournment. The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Martin, Perez, Radakovich and Turk

Absent: Roehr

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.