

# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Final

Thursday, December 19, 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](mailto:publiccomment@joliet.gov).

## CALL TO ORDER

## ROLL CALL

**Present** Jason Cox, Jeff Crompton, Brigette Roehr, Dominic Orlando, Debbie Radakovich, Michael F. Turk and Wendell Martin

**Absent** John Kella and Roberto Perez

ALSO PRESENT: Community Development Director Dustin Anderson, Interim Corporation Counsel Todd Lenzie, Deputy Director of Public Works Sean Mikos, Planner Jayne Bernhard, Planner Raymond Heitner, Planner Helen Miller, Civil Engineer Kyle Hinson, and Legal Assistant Katherine Fyksen

Planner Raymond Heitner explained a motion and vote for a temporary chair was required. Commissioner Orlando made a motion, seconded by Commissioner Radakovich to appoint Commissioner Roehr as temporary chair. All Commission members were in favor.

## APPROVAL OF MINUTES

**Plan Commission Meeting Minutes 12-12-24**

[TMP-8057](#)

Attachments: [Plan Commission Meeting Minutes 12-12-24.pdf](#)

A motion was made by Jason Cox, seconded by Michael F. Turk, to approve Plan Commission Meeting Minutes 12-12-24. The motion carried by the following vote:

**Aye:** Cox, Crompton, Roehr, Orlando, Radakovich, Turk and Martin

**Absent:** Kella and Perez

## CITIZENS TO BE HEARD ON AGENDA ITEMS

Commissioner Roehr and Mr. Heitner explained there were agenda copies available and described public comment procedures. No citizens spoke at that time.

## OLD BUSINESS: PUBLIC HEARING

None

## OLD BUSINESS

None

## NEW BUSINESS: PUBLIC HEARING

**PUD-12-24: Preliminary Planned Unit Development of Prairie Landing Subdivision. (2200 Essington Road) (PIN #**

[TMP-8056](#)

**06-03-36-100-033-0000) (COUNCIL DISTRICT #1)**

**PUD-13-24: Final Planned Unit Development of Prairie Landing Subdivision. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1) \*\*TO BE TABLED\*\***

**Z-3-24: Reclassification of 17.9 Acres located at 2200 Essington Road from R-4 (Multi-Family Residential) and B-3 (General Business) to R-2 (Single-Family Residential) Zoning. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1)**

Attachments:     [PUD-12-24 PUD-13-24 Z-3-24 \(Prairie Landing\) Staff Report Packet](#)

Mr. Heitner read the staff report into the record. Attorney and Entitlements Manager Steve Bauer with D.R. Horton, Inc. appeared on behalf of the petition and provided an overview of the proposed Planned Unit Development. In response to the Commission's questions, Mr. Bauer discussed number and type of homes, traffic signal, right of way, front building elevations, cul-de-sac, Delrose Street, sales price, and communication with Plainfield Community Consolidated School District. Deputy Director of Public Works Sean Mikos described cul-de-sacs, eyebrows, and snow removal.

Judy Gardner, area resident, spoke in favor of the petition.

Mary Simeone, area resident, spoke in opposition to the petition. Mr. Mikos responded to Commissioner Orlando's inquiry about flooding. Maria Lech and Allen Cruz, area residents, spoke in opposition to the petition. Commissioner Roehr and Mr. Mikos discussed HOA's. Planner Helen Miller explained a letter was received from Plainfield Community Consolidated School District's superintendent. Anthony Bromley, area resident, spoke in opposition to the petition. Ms. Lech spoke again. Debbie Slaboszewski and Alexa Bromley, area residents, spoke in opposition to the petition. Commissioner Roehr and Ms. Miller discussed the checklist received from the Plainfield Community Consolidated School District's superintendent. Sarah Rojas and Melissa Patton, area residents, spoke in opposition to the petition. Mr. Cruz and Ms. Simeone spoke again. Mr. Bauer responded to the public comments and Commissioner Roehr's questions about the storm water management system, berm, and lot size. In response to Commissioner Roehr's questions, Mr. Mikos discussed construction codes and Mr. Heitner explained complaint procedures. Sherry Harty, area resident, spoke in opposition to the petition. Mr. Mikos discussed easements. Mr. Bauer discussed the landscape plan and easements. Mr. Bromley spoke again. Steve Shanholtzer with Manhard Consulting and Mr. Bauer described utility easements. Ms. Harty spoke again. Mr. Bauer explained tree inventory tags.

In response to Commissioner Orlando’s question, Mr. Bauer explained there were no multi-family homes. Mr Heitner responded to Commissioner Roehr’s question regarding the votes. Commissioner Orlando inquired about flooding, Golfview Drive, and Vimy Ridge Drive. Mr. Mikos responded.

A motion was made by Mickael F. Turk, seconded by Dominic Orlando to table PUD-13-24: Final Planned Unit Development of Prairie Landing Subdivision. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1) **\*\*TO BE TABLED\*\***

**Aye:** Cox, Crompton, Roehr, Orlando, Radakovich, Turk and Martin

**Absent:** Kella and Perez

A motion was made by Jeff Crompton, seconded by Michael F. Turk, to approve PUD-12-24: Preliminary Planned Unit Development of Prairie Landing Subdivision. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1)

Z-3-24: Reclassification of 17.9 Acres located at 2200 Essington Road from R-4 (Multi-Family Residential) and B-3 (General Business) to R-2 (Single-Family Residential) Zoning. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1). The motion carried by the following vote:

**Aye:** Cox, Crompton, Roehr, Orlando, Radakovich, Turk and Martin

**Absent:** Kella and Perez

**NEW BUSINESS**

None

**NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION**

None

**PUBLIC COMMENT**

Mr. Cruz spoke about a light and noise complaint. Ms. Roehr and Mr. Heitner described light and noise pollution complaint procedures.

Ms. Lech spoke about a dealership’s ownership.

Ms. Simeone spoke about a light complaint.

Mr. Cruz spoke again about the Prairie Landing Planned Unit Development. Ms. Roehr and Mr. Heitner responded to Mr. Cruz’s public comment.

## ADJOURNMENT

Commissioner Crompton made a motion to approve adjournment. Commissioner Cox inquired about the Vice Chair election. Mr. Heitner responded.

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

**Aye:** Cox, Crompton, Roehr, Orlando, Radakovich, Turk and Martin

**Absent:** Kella and Perez

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.