

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, May 15, 2025

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

ALSO PRESENT: Community Development Director Dustin Anderson, Interim Corporation Counsel Todd Lenzie, Planner Jayne Bernhard, Planner Raymond Heitner, Planner Helen Miller, Economic Development Specialist Emily McGuire, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 3-20-25

[TMP-8500](#)

Attachments: [Plan Commission Meeting Minutes 3-20-25.pdf](#)

A motion was made by Dominic Orlando, seconded by Jeff Crompton, to approve Plan Commission Meeting Minutes 3-20-25. The motion carried by the following vote:

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

Absent: Perez

CITIZENS TO BE HEARD ON AGENDA ITEMS

Planner Raymond Heitner explained Petition A-1-25 was withdrawn.

D'Annette Dodson spoke in favor of Petition SN-1-25.

OLD BUSINESS: PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS: PUBLIC HEARING

**P-2-25: Preliminary Plat of City's Edge South, a Minor
Subdivision. (2631 City's Edge Drive) (PIN #'s**

[TMP-8493](#)

**05-06-35-113-006-0000, 05-06-35-113-008-0000, and
05-06-35-113-011-0000) (COUNCIL DISTRICT #5)**

**V-3-25: Vacation of 5-foot Landscape Easements and 15-foot
Public Utility and Drainage Easements on Lots 3, 4, and 5 in
City's Edge Subdivision. (2631 City's Edge Drive) (PIN #'s
05-06-35-113-006-0000, 05-06-35-113-008-0000, and
05-06-35-113-011-0000) (COUNCIL DISTRICT #5)**

Attachments: [P-2-25 V-3-25 \(City's Edge South\) Staff Report Packet.pdf](#)

Mr. Heitner read the staff report into the record. Joe Hammer with TWiG Technologies appeared on behalf of the petition. In response to Commissioner Orlando's questions, Mr. Hammer provided an overview of the redevelopment of Lots 3, 4, and 5 and explained stormwater detention was existing and multi-tenant buildings would contain tenants within the zoning regulations. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Wendell Martin, seconded by Michael F. Turk, to approve P-2-25: Preliminary Plat of City's Edge South, a Minor Subdivision. (2631 City's Edge Drive) (PIN #'s 05-06-35-113-006-0000, 05-06-35-113-008-0000, and 05-06-35-113-011-0000) (COUNCIL DISTRICT #5)

V-3-25: Vacation of 5-foot Landscape Easements and 15-foot Public Utility and Drainage Easements on Lots 3, 4, and 5 in City's Edge Subdivision. (2631 City's Edge Drive) (PIN #'s 05-06-35-113-006-0000, 05-06-35-113-008-0000, and 05-06-35-113-011-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

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

Absent: Perez

**A-1-25: Annexation of 0.26 Acres Located at 824 Gael Drive,
Classification to R-2 (Single-Family Residential) Zoning, and
Approval of an Annexation Agreement. (824 Gael Drive) (PIN
05-06-01-405-013-0000) (COUNCIL DISTRICT #2) -
WITHDRAWN**

[TMP-8494](#)

Attachments: [A-1-25 withdrawn.docx](#)

Mr. Heitner explained Petition A-1-25 was withdrawn.

NEW BUSINESS

**SN-1-25: Street Name Change for Adamic Lane to Walter
Adamic Lane. (Between Ruth Fitzgerald Drive and Frank**

[TMP-8495](#)

Turk Drive) (PIN #'s 06-03-30-203-002-0000, 06-03-30-215-001-0000, 06-03-30-201-021-0000, 06-03-30-201-001-0000, 06-03-30-201-020-0000, 06-03-30-201-022-0000, 06-03-30-201-024-0000, 06-03-30-203-014-0000, 06-03-30-215-008-0000, 06-03-30-215-007-0000, 06-03-30-215-005-0000, 06-03-30-201-028-0000, 06-03-30-201-026-0000, 06-03-30-201-025-0000, 06-03-30-201-027-0000, 06-03-30-203-001-0000, 06-03-30-203-011-0000, 06-03-30-201-029-0000, 06-03-30-201-030-0000, 06-03-30-203-013-0000, 06-03-30-201-019-0000, 06-03-30-201-023-0000, 06-03-30-215-006-0000) (COUNCIL DISTRICT #1)

Attachments: [SN-1-25 \(Walter Adamic Lane\) Staff Report Packet.pdf](#)

Mr. Heitner read the staff report into the record. Ms. Dodson, area resident, spoke again in favor of Petition SN-1-25. Mr. Heitner discussed the Will County 911 street name change notification. In response to Commissioner Turk's question, Ms. Dodson described the addresses listed on her utility bills.

A motion was made by Michael F. Turk, seconded by Dominic Orlando, to approve SN-1-25: Street Name Change for Adamic Lane to Walter Adamic Lane. (Between Ruth Fitzgerald Drive and Frank Turk Drive) (PIN #'s 06-03-30-203-002-0000, 06-03-30-215-001-0000, 06-03-30-201-021-0000, 06-03-30-201-001-0000, 06-03-30-201-020-0000, 06-03-30-201-022-0000, 06-03-30-201-024-0000, 06-03-30-203-014-0000, 06-03-30-215-008-0000, 06-03-30-215-007-0000, 06-03-30-215-005-0000, 06-03-30-201-028-0000, 06-03-30-201-026-0000, 06-03-30-201-025-0000, 06-03-30-201-027-0000, 06-03-30-203-001-0000, 06-03-30-203-011-0000, 06-03-30-201-029-0000, 06-03-30-201-030-0000, 06-03-30-203-013-0000, 06-03-30-201-019-0000, 06-03-30-201-023-0000, 06-03-30-215-006-0000) (COUNCIL DISTRICT #1). The motion carried by the following vote:

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

Absent: Perez

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

Downtown Joliet Equitable Transit Oriented Development Plan – Overview and Status Update

[**TMP-8499**](#)

Planner Jayne Bernhard provided an overview of the Downtown Joliet Equitable Transit Oriented Development (ETOD) Plan, which included information about the plan's background, planning process, draft plan contents, draft plan implementation, and final plan stages. In response to the Commission's

questions, there was a discussion about potential funding sources, redevelopment sites identified in the ETOD Plan, and safe travel improvements identified in the ETOD Plan.

PUBLIC COMMENT

None

ADJOURNMENT

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

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

Absent: 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.