

# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Pending Approval

Thursday, June 19, 2025

4:00 PM

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 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, Mike Eulitz, John Kella, Debbie Radakovich, Brigitte Roehr and Michael F. Turk  
**Absent** Wendell Martin and Roberto Perez

ALSO PRESENT: Community Development Director Dustin Anderson, Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Deputy Director of Engineering Sean Mikos, Planner Raymond Heitner, Planner Helen Miller, Civil Engineer Kyle Hinson, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

## APPROVAL OF MINUTES

### Plan Commission Meeting Minutes 5-15-25

[TMP-8604](#)

Attachments: [Plan Commission Meeting Minutes 5-15-25.pdf](#)

A motion was made by Michael F. Turk, seconded by Jeff Crompton, to approve Plan Commission Meeting Minutes 5-15-25. The motion carried by the following vote:

**Aye:** Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

**Absent:** Martin and Perez

## CITIZENS TO BE HEARD ON AGENDA ITEMS

None

## OLD BUSINESS: PUBLIC HEARING

None

## OLD BUSINESS

None

## NEW BUSINESS: PUBLIC HEARING

**FP-2-25: Final Plat of Cadence Crossings, Unit 1.  
(West/Northwest of Emerald Drive and South Chicago Street  
– IL Route 53) (PIN #'s 30-07-28-400-004-0010,  
30-07-28-400-004-0020, and 30-07-28-400-004-0030)  
(COUNCIL DISTRICT # 5)**

[TMP-8498](#)

Attachments: [FP-2-25 \(Cadence Unit 1\) Staff Report Packet.pdf](#)

Planning Director Jayne Bernhard read the staff report into the record. Robert Gilbert with Jacob & Hefner Associates, Inc. appeared on behalf of the petition. There were no comments or questions from the Commission. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Jason Cox, seconded by Brigette Roehr, to approve FP-2-25: Final Plat of Cadence Crossings, Unit 1. (West/Northwest of Emerald Drive and South Chicago Street – IL Route 53) (PIN #'s 30-07-28-400-004-0010, 30-07-28-400-004-0020, and 30-07-28-400-004-0030) (COUNCIL DISTRICT # 5). The motion carried by the following vote:

**Aye:** Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

**Absent:** Martin and Perez

**A-2-25: Annexation of 19535 NE Frontage Road, Classification to R-5 (Multi-Family Residential) Zoning and Approval of an Annexation Agreement. (19535 NE Frontage Road) (PIN # part of 05-06-10-400-034-0000) (COUNCIL DISTRICT #5)**

**[TMP-8606](#)**

**PUD-3-25: Preliminary Planned Unit Development of The Preserve Townhomes. (19535 NE Frontage Road) (PIN # part of 05-06-10-400-034-0000) (COUNCIL DISTRICT #5)**

**Attachments:** [A-2-25 PUD-3-25 \(Preserve Townhomes\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Attorney Nathaniel Washburn with KGG, LLC appeared on behalf of the petition. In response to the Commission's questions, Mr. Washburn discussed the site's access to Frontage Road, access road improvements, traffic studies, and traffic control plan at Frontage Road. Deputy Director of Engineering Sean Mikos explained Frontage Road was controlled by IDOT.

Cheryl Salaiz, Jody Henninger with Clingen Callow & McLean, LLC, Mitch Mariotti with Prairie Materials, Russell Erickson, Robert Larsen, and City of Joliet Councilwoman Jan Hallums Quillman spoke in opposition to the petition.

Mr. Washburn responded to the public comments.

In response to Commissioner Radakovich's questions, Mr. Washburn explained the townhomes would be developed at one time and the garages would be sold separately.

Commissioner Turk inquired whether the market study accounted for the industrial zoning adjacent to the property. Bill Caton, the property's broker, addressed multi-family housing based on the property's location.

Chris Rapp with Prairie Materials spoke in opposition to the petition.

A motion was made by Jason Cox to approve A-2-25 and PUD-3-25. The motion failed for lack of second.

A motion was made by Jeff Crompton, seconded by Michael F. Turk, to deny A-2-25: Annexation of 19535 NE Frontage Road, Classification to R-5 (Multi-Family Residential) Zoning and Approval of an Annexation Agreement. (19535 NE Frontage Road) (PIN # part of 05-06-10-400-034-0000) (COUNCIL DISTRICT #5)

PUD-3-25: Preliminary Planned Unit Development of The Preserve Townhomes. (19535 NE Frontage Road) (PIN # part of 05-06-10-400-034-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

**Aye:** Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

**Nay:** Cox

**Absent:** Martin and Perez

**PUD-4-25: Preliminary Planned Unit Development of Luna Estates. (1924 Mills Road) (PIN # 30-07-24-300-042-0000) (COUNCIL DISTRICT #5)**

[TMP-8605](#)

**PUD-5-25: Final Planned Unit Development of Luna Estates. (1924 Mills Road) (PIN # 30-07-24-300-042-0000) (COUNCIL DISTRICT #5)**

Attachments: [PUD-4-25 PUD-5-25 \(Luna Estates\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Tom Carroll with Geotech, Inc. appeared on behalf of the petition. There were no comments or questions from the Commission.

Steve Matter and Charlyne Moffett spoke about farm animals. Ms. Bernhard explained how the zoning ordinance applies to the keeping of farm animals. Jesus Luna described the number of horses on the property. An area resident spoke about the subdivision surrounding the petitioner's property. Diane Matter spoke about City sewer and water connection. Ms. Bernhard explained the annexation requirements relating to City sewer and water connection. Charlyne Moffett and an area resident spoke a second time about the subdivision surrounding the petitioner's property.

Mr. Carroll responded to the public comments.

A motion was made by Mike Eulitz, seconded by Debbie Radakovich, to approve PUD-4-25: Preliminary Planned Unit Development of Luna Estates. (1924 Mills Road) (PIN # 30-07-24-300-042-0000) (COUNCIL DISTRICT #5)

PUD-5-25: Final Planned Unit Development of Luna Estates. (1924 Mills Road) (PIN # 30-07-24-300-042-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

**Aye:** Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

**Absent:** Martin and Perez

## NEW BUSINESS

**M-1-25: Adoption of the Downtown Joliet Equitable Transit Oriented Development Plan**

**[TMP-8632](#)**

Attachments:     [M-1-25 - ETOD Plan - Staff Report.docx](#)  
                             [FINAL DRAFT Downtown Joliet ETOD Plan](#)  
                             [06-12-2025 reduced file size.pdf](#)

Ms. Bernhard explained the Downtown Joliet Equitable Transit Oriented Development (ETOD) Plan was available on the City's webpage at [www.joliet.gov/etod](http://www.joliet.gov/etod), requested a Plan Commission recommendation for the plan to proceed to City Council adoption on July 14 and 15, and provided an overview of the plan, which included information about the plan's goals, online and in-person engagement opportunities, and the plan's contents.

There were no comments or questions from the Commission.

A motion was made by Brigitte Roehr, seconded by Jeff Crompton, to approve M-1-25: Adoption of the Downtown Joliet Equitable Transit Oriented Development Plan. The motion carried by the following vote:

**Aye:** Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

**Absent:** Martin and Perez

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

None

## PUBLIC COMMENT

None

## ADJOURNMENT

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

**Aye:** Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

**Absent:** Martin 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.