

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, December 12, 2024

4:00 PM

Special Meeting 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, Dominic Orlando, Debbie Radakovich, Michael F. Turk and Wendell Martin
Absent	Roberto Perez and Brigitte Roehr

ALSO PRESENT: Community Development Director Dustin Anderson, Deputy Director of Public Works Sean Mikos, Planner Raymond Heitner, Planner Helen Miller, and Legal Assistant Katherine Fyksen

NEW BUSINESS

a. Election of Plan Commission Chair

A motion was made by Jason Cox, seconded by Debbie Radakovich, to appoint John Kella to Plan Commission Chair. The motion carried by the following vote:

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

b. Election of Plan Commission Vice Chair

A motion was made by Dominic Orlando, seconded by Michael F. Turk, to table the election of the Plan Commission Vice Chair. The motion carried by the following vote:

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

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 11-21-24

[TMP-8017](#)

Attachments: [Plan Commission Meeting Minutes 11-21-24.pdf](#)

A motion was made by Jason Cox, seconded by Michael F. Turk, to approve Plan Commission Meeting Minutes 11-21-24. The motion carried by the following vote:

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

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

PUD-9-24: Preliminary Planned Unit Development for Vista Ridge Subdivision. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3)

[TMP-8016](#)

PUD-10-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 1. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3) - WITHDRAWN

PUD-11-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 2. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3) - WITHDRAWN

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) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3)

Attachments: [PUD-9-10-11-24 & Z-1-24 Staff Report \(Vista Ridge\) Packet DEC 12 v2](#)

Planner Raymond Heitner read the staff report into the record. Applicant John Barry with McNaughton Development, Inc. appeared on behalf of the petition. Commissioner Orlando inquired about the number of dwelling units, cul-de-sacs, and closest hospital. Mr. Barry responded. Deputy Director of Public Works Sean Mikos responded to Commissioner Radakovich's questions about Caton Farm and Ridge Road lanes, development at Caton Farm Road and Ridge Road, drainage, and fire station. In response to Commissioner Turk's questions, Mr. Barry and Mr. Heitner discussed products, costs, Kendall County Comprehensive Plan, and building exterior zoning ordinance. Commissioner Orlando inquired about driveway material. Mr. Barry responded. No one spoke in favor of or in opposition to the petition.

A motion was made by Jason Cox, seconded by Jeff Crompton, to approve PUD-9-24: Preliminary Planned Unit Development for Vista Ridge Subdivision. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3)

PUD-10-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 1. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 &

00-06-26-400-003-0000) (COUNCIL DISTRICT #3) - WITHDRAWN

PUD-11-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 2. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3) - WITHDRAWN

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) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Radakovich and Martin

Nay: Orlando and Turk

Absent: Perez and Roehr

OLD BUSINESS

None

NEW BUSINESS: PUBLIC HEARING

None

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

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

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

Absent: Perez and 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.