

# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Pending Approval

Wednesday, April 8, 2026

4:00 PM

**\*Special Meeting\*** City Hall, Council Chambers

### Plan Commission

#### *Commission Members*

*Jason Cox*

*Jeff Crompton*

*Mike Eulitz*

*Scott R. Hammac*

*John Kella*

*Wendell Martin*

*Debbie Radakovich*

*Michael F. Turk*

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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, John Kella, Wendell Martin, Debbie Radakovich, Michael F. Turk and Scott R. Hammac  
**Absent** Mike Eulitz

## APPROVAL OF MINUTES

[ID-2238-20](#)

Attachments: [Plan Commission Meeting Minutes 02-19-26.pdf](#)

A motion was made by Jason Cox, seconded by Debbie Radakovich, to approve Plan Commission Meeting Minutes 2-19-26. The motion carried by the following vote:

**Aye:** Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

**Absent:** Eulitz

[ID-2239-20](#)

Attachments: [Plan Commission Special Meeting Minutes 03-05-26.pdf](#)

A motion was made by Jason Cox, seconded by Michael F. Turk, to approve Plan Commission Special Meeting Minutes 3-5-26. The motion carried by the following vote:

**Aye:** Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

**Absent:** Eulitz

## OLD BUSINESS: PUBLIC HEARING

None

## NEW BUSINESS: PUBLIC HEARING

[ID-2240-20](#)

Attachments: [PUD-2-26 \(Neustonshire Phase Two\) Staff Report Packet.pdf](#)

Planner Raymond Heitner read the staff report into the record. Steve Bauer with D.R. Horton, Inc. Midwest appeared on behalf of the petition and presented information about the proposed development.

Ms. Radakovich inquired about the price of the homes, the anticipated date for work to begin, and the traffic route that would be used during construction. Mr. Bauer responded.

Mr. Cox inquired if the development project would alleviate flooding on County Line Rd. Deputy Director of Public Works Sean Mikos responded.

No one from the public spoke in favor of or in opposition to the petition.

After the vote, Mr. Heitner explained the PUD-2-26 agenda item would tentatively go to the April 21, 2026 City Council meeting with a recommendation for approval.

A motion was made by Jeff Crompton, seconded by Michael F. Turk, to approve PUD-2-26: Preliminary Planned Unit Development of Neustoneshire Phase Two (North of Van Dyke Road and West of County Line Road) (PIN # 00-09-01-200-014-0000, 00-09-01-200-015-0000, 00-09-01-200-017-0000, 00-09-01-200-016-0000, and 00-09-01-200-019-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

**Aye:** Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

**Absent:** Eulitz

[ID-2241-20](#)

Attachments: [PUD-3-26 \(Amendment to JJC PUD\) Staff Report Packet.pdf](#)  
[Ordinance 13226 Redacted.pdf](#)

Mr. Heitner read the staff report into the record. Mr. Andrew Scott representing Midwest REO V LLC appeared on behalf of the petition and provided a brief summary of their request for an amendment to the ordinance.

Mr. Turk inquired about Exhibit A Letter C, and Planner Helen Miller responded.

Mr. Martin inquired if there were any known issues surrounding the current residents of the subdivision. Director of Planning Jayne Bernhard responded, informing the commission that there are no known issues.

Mr. Cox inquired if there were any plans to add more units to the site. Mr. Scott responded.

Ms. Radakovich inquired about occupancy and the rent price. Mr. Scott responded.

No one from the public spoke in favor of or in opposition to the petition.

After the vote, Mr. Heitner explained PUD-3-26 agenda item would tentatively go to the April 21, 2026 City Council meeting with the recommendation for approval.

A motion was made by Wendell Martin, seconded by Michael F. Turk, to

approve PUD-3-26: Amendment to the Preliminary and Final PUD of Joliet Junior College Student Housing Subdivision (Ord. 13226) (1524 Richard T Rivera Way) (PIN # 05-06-23-304-004-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

**Aye:** Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

**Absent:** Eulitz

## **CITIZENS TO BE HEARD ON AGENDA ITEMS**

None

## **OLD BUSINESS**

None

## **NEW BUSINESS**

None

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

None

## **PUBLIC COMMENT**

None

## **ADJOURNMENT**

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

**Aye:** Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

**Absent:** Eulitz

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.