

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, August 21, 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.

CALL TO ORDER

ROLL CALL

Present Jason Cox, John Kella, Wendell Martin, Debbie Radakovich and Michael F. Turk
Absent Jeff Crompton, Mike Eulitz, Roberto Perez and Brigette Roehr

ALSO PRESENT: Planning Director Jayne Bernhard, Deputy Director of Engineering Sean Mikos, Planner Raymond Heitner, Planner Helen Miller, Civil Engineer Kyle Hinson, Economic Development Specialist Emily McGuire, Assistant Corporation Counsel Deanna Donnelly, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 7-17-25

[TMP-8828](#)

Attachments: [Plan Commission Meeting Minutes 7-17-25.pdf](#)

A motion was made by Jason Cox, seconded by Michael F. Turk, to approve Plan Commission Meeting Minutes 7-17-25. The motion carried by the following vote:

Aye: Cox, Kella, Martin, Radakovich and Turk

Absent: Crompton, Eulitz, Perez and Roehr

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5) **TO BE TABLED**

[TMP-8825](#)

Attachments: [FP-4-25 Staff Report August 2025 Tabling.pdf](#)

Planning Director Jayne Bernhard explained City staff requested a tabling of Petition FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision to the September 18, 2025 Plan Commission meeting.

A motion was made by Michael F. Turk, seconded by Wendell Martin, to table FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5)

****TO BE TABLED****. The motion carried by the following vote:

Aye: Cox, Kella, Martin, Radakovich and Turk

Absent: Crompton, Eulitz, Perez and Roehr

OLD BUSINESS

None

NEW BUSINESS: PUBLIC HEARING

A-3-25: Annexation of 8.1 Acres, Classification to R-1B (Single-Family Residential) Zoning, and Approval of an Annexation Agreement. (East of Thoroughbred Lane, South of Old Renwick Road) (PIN # 06-03-24-200-036-0000) (COUNCIL DISTRICT #1)

[TMP-8826](#)

PUD-6-25: Preliminary Planned Unit Development of DeLeon Subdivision. (East of Thoroughbred Lane, South of Old Renwick Road) (PIN # 06-03-24-200-036-0000) (COUNCIL DISTRICT #1)

Attachments: [A-2-25 PUD-3-25 \(DeLeon Sub\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Michael Rogina of Rogina Engineers & Surveyors, LLC appeared on behalf of the petition. In response to Commissioner Cox's question, Mr. Rogina explained house sizes would be within 2,500 square feet.

Area residents Mary Beth Moeller, Barry Gibson, and Thea Nephew provided public comments regarding the petition. Mr. Rogina responded to their concerns about single-family zoning, storm water retention, landscape easement maintenance, and lack of buffer on the north side.

A motion was made by Wendell Martin, seconded by Michael F. Turk, to approve A-3-25: Annexation of 8.1 Acres, Classification to R-1B (Single-Family Residential) Zoning, and Approval of an Annexation Agreement. (East of Thoroughbred Lane, South of Old Renwick Road) (PIN # 06-03-24-200-036-0000) (COUNCIL DISTRICT #1)

PUD-6-25: Preliminary Planned Unit Development of DeLeon Subdivision. (East of Thoroughbred Lane, South of Old Renwick Road) (PIN # 06-03-24-200-036-0000) (COUNCIL DISTRICT #1).

The motion carried by the following vote:

Aye: Cox, Kella, Martin, Radakovich and Turk

Absent: Crompton, Eulitz, Perez and Roehr

**M-2-25: Amendment to the Subdivision Regulations
Regarding Final Plats**[TMP-8827](#)

Attachments: [M-2-25 \(Subdivision Regulations\) Staff Report](#)

Ms. Bernhard read the staff report into the record. In response to Commissioner Cox's question and Commissioner Kella's comment, Ms. Bernhard confirmed the amendment would eliminate paper copies, as the City's designated format was the ProjectDox portal, and construction plans would be required prior to final approval.

A motion was made by Jason Cox, seconded by Debbie Radakovich, to approve M-2-25: Amendment to the Subdivision Regulations Regarding Final Plats. The motion carried by the following vote:

Aye: Cox, Kella, Martin, Radakovich and Turk

Absent: Crompton, Eulitz, Perez and Roehr

NEW BUSINESS

None

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

Ms. Bernhard explained the Comprehensive Plan survey would remain open through September 19 and highlighted the Community Workshop scheduled for September 17 from 5:00 to 7:30 p.m.

PUBLIC COMMENT

None

ADJOURNMENT

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

Aye: Cox, Kella, Martin, Radakovich and Turk

Absent: Crompton, Eulitz, 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.