

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, July 18, 2024

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members

Jason Cox

Jeff Crompton

John Dillon

Jason Heath

John Kella

Dominic Orlando

Roberto Perez

Brigette Roehr

Marc Rousonelos

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, Brigette Roehr, Marc Rousonelos, Dominic Orlando and John Dillon
Absent	Jeff Crompton, Roberto Perez and Jason Heath

ALSO PRESENT: Planning Director James Torri, Interim Corporation Counsel Chris Regis, Deputy Director of Public Works Sean Mikos, Civil Engineer Kyle Hinson, Planner Ray Heitner, and Planner Helen Miller

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 6-20-24 [TMP-7538](#)

Attachments: [Plan Commission Meeting Minutes 6-20-24.pdf](#)

A motion was made by John Kella, seconded by Dominic Orlando, to approve Plan Commission Meeting Minutes 6-20-24. The motion carried by the following vote:

Aye: Kella, Cox, Roehr, Rousonelos, Orlando and Dillon

Absent: Crompton, Perez and Heath

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

P-2-24: Preliminary Plat of CenterPoint Intermodal Center at Joliet Phase Twenty-Eight. (1601 W. Schweitzer Road) (Pin #30-07-31-401-001-0000 & 10-11-06-201-024-0000) (COUNCIL DISTRICT #5) *WITHDRAWN***** [TMP-7531](#)

FP-2-24: Final Plat of CenterPoint Intermodal Center at Joliet Phase Twenty-Eight. (1601 W. Schweitzer Road) (Pin #30-07-31-401-001-0000 & 10-11-06-201-024-0000) (COUNCIL DISTRICT #5) *WITHDRAWN*****

Attachments: [P-2-24 FP-2-24 CICJ Phase 28 Withdrawn](#)

Withdrawn

OLD BUSINESS

V-3-24: Vacation of a 0.271 Acre Portion of Schweitzer Road, Adjacent to 1601 W. Schweitzer Road. (Adjacent to PIN [TMP-7532](#)

#30-07-31-401-001-0000) (COUNCIL DISTRICT #5)
*****WITHDRAWN*****

Attachments: [V-3-24 \(Schweitzer Rd\) Withdrawn](#)

Withdrawn

NEW BUSINESS: PUBLIC HEARING

P-3-24: Preliminary Plat of Cherry Hill Business Park (21) Subdivision. (SEC Cherry Hill and Spencer Roads) (Pin #15-08-30-100-001-0000) (COUNCIL DISTRICT #5)

[**TMP-7537**](#)

FP-3-24: Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 1. (SEC Cherry Hill and Spencer Roads) (Pin #15-08-30-100-001-0000) (COUNCIL DISTRICT #5)

Attachments: [P-3-24 & FP-3-24 Cherry Hill \(21\) Staff Report Packet.pdf](#)

Planning Director James Torri read the staff report into the record.

Senior Vice President of Development with Northern Builders Ken Nyenhuis appeared on behalf of the proposal.

In response to Chairman Dillon's questions, Mr. Nyenhuis described improvements that will be made to Spencer Road and Cherry Hill Road.

Mr. Nyenhuis responded to Mr. Orlando's question about EV chargers and explained the property was vacant land.

A motion was made by John Kella, seconded by Jason Cox, to approve P-3-24: Preliminary Plat of Cherry Hill Business Park (21) Subdivision. (SEC Cherry Hill and Spencer Roads) (Pin #15-08-30-100-001-0000) (COUNCIL DISTRICT #5)

FP-3-24: Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 1. (SEC Cherry Hill and Spencer Roads) (Pin #15-08-30-100-001-0000) (COUNCIL DISTRICT #5)

The motion carried by the following vote:

Aye: Kella, Cox, Roehr, Rousonelos and Dillon

Nay: Orlando

Absent: Crompton, Perez and Heath

P-4-24: Preliminary Plat of Resubdivision of Lot 4 of Casino Parcel at Rock Run Crossings Subdivision. (East of Gateway Boulevard between Rock Run Crossings Drive and Olympic Boulevard) (PIN # Part of 05-06-22-301-004-0020) (COUNCIL

[**TMP-7536**](#)

DISTRICT #5)

FP-4-24: Final Plat of Resubdivision of Lot 4 of Casino Parcel at Rock Run Crossings Subdivision. (East of Gateway Boulevard between Rock Run Crossings Drive and Olympic Boulevard) (PIN # Part of 05-06-22-301-004-0020) (COUNCIL DISTRICT #5)

Attachments: [P-4-24 & FP-4-24 Staff Report Packet.pdf](#)

Mr. Torri read the staff report into the record.

Development Manager Jim Testin of Cullinan Joliet, LLC appeared on behalf of the proposal.

Chairman Dillon asked if the Commission members had questions. No one asked questions.

Chairman Dillon asked if anyone would like to speak for or against the petition. No one came forward.

A motion was made by John Kella, seconded by Brigette Roehr, to approve P-4-24: Preliminary Plat of Resubdivision of Lot 4 of Casino Parcel at Rock Run Crossings Subdivision. (East of Gateway Boulevard between Rock Run Crossings Drive and Olympic Boulevard) (PIN # Part of 05-06-22-301-004-0020) (COUNCIL DISTRICT #5)

FP-4-24: Final Plat of Resubdivision of Lot 4 of Casino Parcel at Rock Run Crossings Subdivision. (East of Gateway Boulevard between Rock Run Crossings Drive and Olympic Boulevard) (PIN # Part of 05-06-22-301-004-0020) (COUNCIL DISTRICT #5)

The motion carried by the following vote:

Aye: Kella, Cox, Roehr, Rousonelos, Orlando and Dillon

Absent: Crompton, Perez and Heath

A-4-24: Annexation of 12.01 Acres at 710 – 718 S. Raynor Avenue, Classification to I-1 (Light Industrial) Zoning. (PIN #30-07-20-210-018-0020, 30-07-16-328-003-0020, 30-07-20-210-018-0030, 30-07-16-328-003-0030, 30-07-21-100-003-0000, 30-07-20-210-006-0000, 30-07-17-424-001-0000) (COUNCIL DISTRICT #5)

[TMP-7526](#)

Attachments: [A-4-24 \(710 - 718 S Raynor Ave\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Mr. Torri and Special Legal Counsel for the City of Joliet Barbara Adams appeared on behalf of the petition.

In response to the Commission’s questions, there was a lengthy discussion about Phase 1 and Partial Phase 2 environmental studies, site location determination, property access, and clarification of annexed property and purchased property.

Area resident Don Wortman appeared in opposition to the petition. In response to Mr. Wortman’s comments, Mr. Torri explained the Legal Department will continue to investigate the Title information.

Area resident Nancy Williams inquired about a letter received regarding the public hearing. Mr. Torri explained everyone within 600 feet of the property received notice that the hearing would take place.

Ms. Adams explained the investigation into Mr. Wortman’s documents will continue.

A motion was made by Jason Cox, seconded by Brigette Roehr, to approve A-4-24: Annexation of 12.01 Acres at 710 – 718 S. Raynor Avenue, Classification to I-1 (Light Industrial) Zoning. (PIN #30-07-20-210-018-0020, 30-07-16-328-003-0020, 30-07-20-210-018-0030, 30-07-16-328-003-0030, 30-07-21-100-003-0000, 30-07-20-210-006-0000, 30-07-17-424-001-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

- Aye:** Kella, Cox, Roehr and Rousonelos
- Nay:** Orlando and Dillon
- Absent:** Crompton, Perez and Heath

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 Dominic Orlando, to approve adjournment. The motion carried by the following vote:

Aye: Kella, Cox, Roehr, Rousonelos, Orlando and Dillon

Absent: Crompton, Perez and Heath

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.