

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, February 20, 2025

4:00 PM

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, Roberto Perez, Brigette Roehr, Dominic Orlando, Debbie Radakovich, Michael F. Turk and Wendell Martin

ALSO PRESENT: Community Development Director Dustin Anderson, Media Engagement & Communications Director Rosemaria DiBenedetto, Deputy Director of Public Works Sean Mikos, Interim Corporation Counsel Todd Lenzie, Planner Raymond Heitner, Planner Helen Miller, Economic Development Specialist Emily McGuire, and Civil Engineer Kyle Hinson

OLD BUSINESS

Election of Plan Commission Vice Chair [TMP-8250](#)

A motion was made by Dominic Orlando, seconded by Debbie Radakovich, to appoint Brigette Roehr to Plan Commission Vice Chair. The motion carried by the following vote:

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

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 12-19-24 [TMP-8249](#)

Attachments: [Plan Commission Meeting Minutes 12-19-24.pdf](#)

A motion was made by Jason Cox, seconded by Jeff Crompton, to approve Plan Commission Meeting Minutes 12-19-24. The motion carried by the following vote:

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

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

PUD-13-24: Final Planned Unit Development of Prairie Landing Subdivision. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1) **TO BE TABLED** [TMP-8253](#)

Attachments: [PUD-13-24 Feb 2025 Tabling](#)

Planner Raymond Heitner read the staff report into the record. In response to Commissioner Turk's question, Mr. Heitner explained staff was requesting the

agenda item be tabled to the March Plan Commission meeting.

A motion was made by Brigette Roehr, seconded by Dominic Orlando, to table PUD-13-24: Final Planned Unit Development of Prairie Landing Subdivision. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1) ****TO BE TABLED****. The motion carried by the following vote:

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

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)

[TMP-8256](#)

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)

Attachments: [Vista Ridge Final PUD's Staff Report Packet.pdf](#)

Mr. Heitner read the staff report into the record. Petitioner John Barry with McNaughton Development, Inc. appeared on behalf of the petition. Mr. Barry responded to Commissioner Orlando's question about Phase 1 and Phase 2 alterations. No one spoke in favor of or in opposition to the petition.

A motion was made by Jason Cox, seconded by Brigette Roehr, to approve 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)

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). The motion carried by the following vote:

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

Nay: Orlando

NEW BUSINESS: PUBLIC HEARING

P-1-25: Preliminary Plat of Rock Run Crossings Lot 1 Resubdivision. (Northeast Corner of Rock Run Crossings Drive and Gateway Boulevard) (PIN #'s 05-06-22-101-002-0010 & 05-06-22-101-002-0020) (COUNCIL DISTRICT #5)

[TMP-8254](#)

FP-1-25: Final Plat of Rock Run Crossings Lot 1

Resubdivision. (Northeast Corner of Rock Run Crossings Drive and Gateway Boulevard) (PIN #'s 05-06-22-101-002-0010 & 05-06-22-101-002-0020) (COUNCIL DISTRICT #5)

Attachments: [P-1-25 & FP-1-25 RRC Lot 1 Resub Staff Report Packet.pdf](#)

Mr. Heitner read the staff report into the record. Development Director Jim Testin of Cullinan Joliet, LLC appeared on behalf of the proposal. There were no questions from the Commission. No one spoke in favor of or in opposition to the petition.

A motion was made by Jeff Crompton, seconded by Michael F. Turk, to approve P-1-25: Preliminary Plat of Rock Run Crossings Lot 1 Resubdivision. (Northeast Corner of Rock Run Crossings Drive and Gateway Boulevard) (PIN #'s 05-06-22-101-002-0010 & 05-06-22-101-002-0020) (COUNCIL DISTRICT #5)

FP-1-25: Final Plat of Rock Run Crossings Lot 1 Resubdivision. (Northeast Corner of Rock Run Crossings Drive and Gateway Boulevard) (PIN #'s 05-06-22-101-002-0010 & 05-06-22-101-002-0020) (COUNCIL DISTRICT #5).
The motion carried by the following vote:

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

PUD-1-25: Final Planned Unit Development for Vista Ridge Subdivision, Phase 3. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3)

[TMP-8257](#)

PUD-2-25: Final Planned Unit Development for Vista Ridge Subdivision, Phase 4. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3)

Attachments: [Vista Ridge Final PUD's Staff Report Packet.pdf](#)

Mr. Heitner read the staff report into the record. Petitioner John Barry with McNaughton Development, Inc. appeared on behalf of the petition. There were no questions from the Commission. No one spoke in favor of or in opposition to the petition.

A motion was made by Jason Cox, seconded by Brigette Roehr, to approve PUD-1-25: Final Planned Unit Development for Vista Ridge Subdivision, Phase 3. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3)

PUD-2-25: Final Planned Unit Development for Vista Ridge Subdivision, Phase 4. (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, Perez, Roehr, Radakovich, Turk and Martin

Nay: Orlando

V-1-25: Vacation of a 0.2-Acre Portion of Unused Hobbs Avenue Right-of-Way. (Adjacent to 700 Florence Avenue) (Adjacent to PIN # 30-17-15-413-001-0000) (COUNCIL DISTRICT #5)

[TMP-8252](#)

Attachments: [V-1-25 \(Hobbs Ave ROW\) Staff Report Packet](#)

Mr. Heitner read the staff report into the record. Christina Amezcua appeared on behalf of the petition. Commissioner Orlando inquired about the time frame to build the garage. Ms. Amezcua responded. Betsy Satcher, area resident, spoke in opposition to the petition. Ms. Amezcua explained the property would remain residential.

A motion was made by Jeff Crompton, seconded by Jason Cox, to approve V-1-25: Vacation of a 0.2-Acre Portion of Unused Hobbs Avenue Right-of-Way. (Adjacent to 700 Florence Avenue) (Adjacent to PIN # 30-17-15-413-001-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

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

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

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.