

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, October 19, 2023

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

APPROVAL OF MINUTES

[TMP-6540](#)

Attachments: [092123](#)

A motion was made by Dominic Orlando, seconded by Brigette Roehr, to approve the Plan Commission Minutes--September 21, 2023. The motion carried by the following vote:

Aye: Dillon, Cox, Crompton, Perez, Roehr, Rousonelos, Heath and Orlando

Absent: Kella

CITIZENS TO BE HEARD ON AGENDA ITEMS

Ms. Rita Renwick, 1508 West Acres Road, appeared in opposition to the annexation petitions for South Chicago Logistics Subdivision.

Mr. Ricco Campagnolo, 24815 S. Walnut Street, Elwood, appeared with comments about the traffic in the area.

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

OLD BUSINESS: PUBLIC HEARING

None.

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

OLD BUSINESS

None.

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

[TMP-6539](#)

Attachments: [Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. Tom Osterberger, 111 N. Ottawa Street, appeared on behalf of the petition.

Commissioner Orlando had several questions. Mr. Osterberger and Mr. Robert Gilbert, Engineer, responded.

Mr. Christian Evangelista, NorthPoint, spoke about what is in the cold storage.

Mr. Matt Robbins, Jackson Township Supervisor, spoke in opposition to the petition.

Mr. Ron Adamski spoke in opposition to the petition.

Mr. Ricco Campagnolo, 24815 S. Walnut Street, Elwood, inquired what type of refrigerant will be used for the cold storage and how much will be used on site. He feels it is too dangerous to have in a residential area and is opposed to the petition.

Mr. Osterberger explained the access to the site.

Commissioner Orlando made some comments about the project and spoke about his opposition to the project. Commissioner Orlando moved to table the petition. No one seconded the motion, therefore the motion failed.

A motion was made by Jason Cox, seconded by Jason Heath, to recommend for approval by the City Council the Annexation of 19940 W. Noel Road, Classification to I-1 (Light Industrial) Zoning and Approval of an Annexation Agreement, the Annexation of 19922 W. Noel Road, Classification to I-1 (Light Industrial) Zoning and Approval of an Annexation Agreement, the Annexation of 19808 W. Noel Road, Classification to I-1 (Light Industrial) Zoning and Approval of an Annexation Agreement, the Preliminary Plat of South Chicago Logistics Subdivision, the Final Plat of South Chicago Logistics Subdivision, the Vacation of a Perimeter Landscape Easement North of W. Noel Road and S. Bush Road, and the Vacation of a Stormwater Management Easement North and West of W. Noel Road. The motion carried by the following vote:

Aye: Dillon, Cox, Crompton, Perez, Roehr, Rousonelos and Heath

Nay: Orlando

Absent: Kella

[TMP-6517](#)

Attachments: [Z-5-23 \(4001 Brandon Road\) Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. Chris Spesia, Attorney at 1415 Black Road, appeared on behalf of the petition.

No one appeared in opposition to the petition.

A motion was made by Jason Cox, seconded by Dominic Orlando, to recommend for approval by the City Council the Reclassification of 4001 Brandon Road from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning. The motion carried by the following vote:

Aye: Dillon, Cox, Crompton, Perez, Roehr, Rousonelos, Heath and Orlando

Absent: Kella

[TMP-6518](#)

Attachments: [Z-6-23 \(102 Doris Avenue\) Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. John Thayer, Wilmington, Illinois appeared on behalf of the petition.

Commissioner Orlando asked about the property. Mr. Thayer responded.

Commissioner Cox asked about the old sign and if it will be removed. Mr. Torri responded that it will be requested to have it removed.

Mr. Stanley Dickerson, 1004 Gardner, spoke about previous issues that he had with the property in question. He said if it will be a residential home he has no problem with that.

Mr. Thayer intends to rent out the property.

A motion was made by Jeff Crompton, seconded by Brigitte Roehr, to recommend for approval by the City Council the Reclassification of 102 Doris Avenue from B-3 (General Business) Zoning to R-2A (Single-Family Residential) Zoning. The motion carried by the following vote:

Aye: Dillon, Cox, Crompton, Perez, Roehr, Rousonelos, Heath and Orlando

Absent: Kella

NEW BUSINESS

None.

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None.

PUBLIC COMMENT

Please see all public comments at the following link and then select "Meeting Details" for the meeting held on October 19, 2023. <https://joliet.legistar.com/Calendar.aspx>

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

A motion was made by Jeff Crompton, seconded by Marc Rousonelos, to adjourn. The motion carried by the following vote:

Aye: Dillon, Cox, Crompton, Perez, Roehr, Rousonelos, Heath and Orlando

Absent: Kella

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.