

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, August 15, 2024

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members

Jason Cox

Jeff Crompton

John Dillon

John Kella

Dominic Orlando

Roberto Perez

Brigette Roehr

Marc Rousonelos

Debbie Radakovich

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, Brigette Roehr, Dominic Orlando, John Dillon and Debbie Radakovich
Absent	Roberto Perez and Marc Rousonelos

ALSO PRESENT: Community Development Director Dustin Anderson, Planning Director James Torri, Assistant Corporation Counsel Gina LoGalbo, Deputy Director of Public Works Sean Mikos, Civil Engineer Kyle Hinson, Planner Jayne Bernhard, Planner Ray Heitner, and Planner Helen Miller

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 7-18-24 [TMP-7617](#)

Attachments: [Plan Commission Meeting Minutes 7-18-24.pdf](#)

A motion was made by Dominic Orlando, seconded by John Kella, to approve Plan Commission Meeting Minutes 7-18-24. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Roehr, Orlando, Dillon and Radakovich

Absent: Perez and Rousonelos

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS: PUBLIC HEARING

PUD-6-24: Resubdivision of Lots 2, 3 and 4 in Unit 2 of The Boulevard Planned Unit Development Subdivision. (Northwest of I-55 and Route 30) (Pin #06-03-23-401-003-0000, 06-03-23-402-001-0000, and 06-03-23-316-001-0000) (COUNCIL DISTRICT #1) [TMP-7627](#)

Attachments: [PUD-6 Boluevard Resubdivision Staff Report Packet](#)

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

Representative of 55/30 Acquisition, LLC Thomas Williams appeared on behalf of the petition.

In response to Commissioner Orlando's questions, Mr. Williams briefly discussed the property line on the displayed plat, storm water detention, and future lot development.

No one appeared in favor or in opposition to the petition.

A motion was made by John Kella, seconded by Dominic Orlando, to approve PUD-6-24: Resubdivision of Lots 2, 3 and 4 in Unit 2 of The Boulevard Planned Unit Development Subdivision. (Northwest of I-55 and Route 30) (Pin #06-03-23-401-003-0000, 06-03-23-402-001-0000, and 06-03-23-316-001-0000) (COUNCIL DISTRICT #1). The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Roehr, Orlando, Dillon and Radakovich

Absent: Perez and Rousonelos

A-5-24: Annexation of 2800 Mound Road, Classification to I-2 (General Industrial) Zoning District and Approval of an Annexation Agreement. (2800 Mound Road) (Pin #05-06-24-300-004-0000 and 05-06-24-100-006-0020) (COUNCIL DISTRICT #5)

[TMP-7626](#)

Attachments: [A-5-24 2800 Mound Road Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Attorney Kenneth Carlson of Tracy, Johnson, and Wilson and John Russ of Go West Family Investments, LLC appeared on behalf of the petition.

Chairman Dillon inquired about the traffic study completion date. Mr. Torri clarified the City Council meeting date. Mr. Carlson responded the study would be complete for the City Council meeting.

At the request of Commissioner Orlando, Mr. Russ explained the property's boundary area.

In response to Commissioner Cox's question, Deputy Director of Public Works Sean Mikos explained the intersection of Houbolt and Mound Road is controlled by IDOT with signal timings and slight traffic variations significantly impact the intersection.

Mr. Carlson clarified the quarry location on the displayed zoning map.

No one appeared in favor or in opposition to the petition.

A motion was made by Dominic Orlando, seconded by Jason Cox, to approve A-5-24: Annexation of 2800 Mound Road, Classification to I-2 (General Industrial) Zoning District and Approval of an Annexation Agreement. (2800 Mound Road) (Pin #05-06-24-300-004-0000 and 05-06-24-100-006-0020) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Roehr, Orlando, Dillon and Radakovich

Absent: Perez and Rousonelos

NEW BUSINESS

SN-1-24: Street Name Change for Riverboat Center Boulevard to Rock Creek Boulevard. (Adjacent to 1411 and 1421 Riverboat Center Drive) (Adjacent to Pin #05-06-23-401-003-0000 and 05-06-23-402-004-0000) (COUNCIL DISTRICT #5)

[TMP-7618](#)

Attachments: [SN-1-24 \(Riverboat Center Blvd\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

There were no questions from the Commissioners.

No one appeared in favor or in opposition to the petition.

A motion was made by Jeff Crompton, seconded by Brigette Roehr, to approve SN-1-24: Street Name Change for Riverboat Center Boulevard to Rock Creek Boulevard. (Adjacent to 1411 and 1421 Riverboat Center Drive) (Adjacent to Pin #05-06-23-401-003-0000 and 05-06-23-402-004-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Roehr, Orlando, Dillon and Radakovich

Absent: Perez and Rousonelos

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by John Kella, seconded by Dominic Orlando, to approve adjournment. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Roehr, Orlando, Dillon and Radakovich

Absent: Perez and Rousonelos

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.