



City of Joliet

Plan Commission

Meeting Agenda

Commission Members
Debbie Radakovich
Jason Cox
Jeff Crompton
Luis Leon
Michael Eulitz
Michael Turk
Scott Hammac
Wendell Martin

Thursday, August 20, 2026

4:00 PM

City Hall, Council Chambers

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

APPROVAL OF MINUTES

Plan Commission Meeting Minutes – July 16, 2026

Attachments: [Meeting Minutes PC 07.16.2026 Pending Approval](#)

OLD 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.

P-6-26: Preliminary Plat of Resubdivision of Lot 6 in Sarver Commercial Property. (Northeast Corner of Black Road and Lois Place) (PIN: 30-07-06-422-013-0000) (Council District #2)

****TO BE DEFERRED****

Attachments: [P-6-26 deferral memo Aug.20.docx](#)

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.

PUD-8-26: Final Planned Unit Development of Neustoneshire Phase Two (North of Van Dyke Road and West of County Line Road) (PIN: 00-09-01-200-014-0000, 00-09-01-200-015-0000, 00-09-01-200-017-0000, 00-09-01-200-016-0000, and 00-09-01-200-019-0000) (Council District #3)

Attachments: [PUD-8-26 \(Final PUD Neustoneshire Phase Two\) Staff Report Packet.pdf](#)

Ordinance and Resolutions Associated with the Vacation of a Portion of Millsdale Road:

V-6-26: Vacation of a Portion of Millsdale Road and Dedication of a Public Utility Easement Adjacent to the Union Pacific Railroad (Millsdale Road East and West of the Union Pacific Railroad) (PIN: 10-11-09-101-001-0000, 10-11-04-300-013-0000, 10-11-04-402-026-0020, 10-11-08-401-004-0010) (Council District #5)

D-1-26: Dedication of approximately 11.1 Acres of Land as Public Right-of-Way, South of Millsdale Road and West of the Union Pacific Railroad (South of Millsdale Road, West of the Union Pacific Railroad) (PIN: Part of 10-11-08-201-007-0010, Part of 10-11-08-201-007-0020) (Council District #5)

D-2-26: Dedication of Approximately 8.1 Acres of Land as Public Right-of-Way, South of Millsdale Road and East of the Union Pacific Railroad (South of Millsdale Road, East of the Union Pacific Railroad) (PIN: Part of 10-11-09-101-001-0000) (Council District #5)

Attachments: [V-6-26 D-1-26 D-2-26 Staff Report Packet.pdf](#)

D-3-26: Dedication of Approximately 7.4 Acres of Land as Public Right-of-Way West of Illinois Route 53 (Along Third Coast Parkway, West of Illinois Route 53) (PIN: 10-11-09-208-042-0000) (Council District #5)

Attachments: [D-3-26 Staff Report Packet.pdf](#)

Ordinances Associated with Third Coast Intermodal Hub 2A Subdivision:

P-7-26: Preliminary Plat of Third Coast Intermodal Hub 2A Subdivision (East of Illinois Route 53, North and South of Breen Road) (PIN: Part of 10-11-10-100-010-0000, 10-11-10-300-001-0000, Part of 10-11-10-300-006-0000, 10-11-10-300-004-0000, 10-11-15-100-002-0000, Part of 10-11-15-200-003-0000) (Council District #5)

FP-2-26: Final Plat of Third Coast Intermodal Hub 2A – Unit 1 Subdivision (East of Illinois Route 53, North and South of Breen Road) (PIN: Part of 10-11-10-100-010-0000, 10-11-10-300-001-0000, Part of 10-11-10-300-006-0000, 10-11-10-300-004-0000, Part of 10-11-15-100-002-0000, Part of 10-11-15-200-003-0000) (Council District #5)

Attachments: [Third Coast Intermodal Hub 2A Staff Report Packet](#)

Ordinances Approving Special Use Permits to Allow Development within the Cedar Creek and Jackson Creek Watershed Protection Area:

M-3-26: Special Use Permit to Allow Development of Lots Within the Cedar Creek Watershed Protection Area, Located East and West of the Union Pacific Railroad and South of Millsdale Road (Along Millsdale Road, East and West of the Union Pacific Railroad) (PIN: 10-11-08-201-007-0010, 10-11-08-201-007-0020, 10-11-09-101-001-0000) (Council District #5)

Attachments: [M-3-26 Staff Report Packet.pdf](#)

M-4-26: Special Use Permit to Allow Development of a Lot Within the Cedar Creek Watershed Protection Area, Located East of Illinois Route 53 and North of Breen Road (East of Illinois Route 53, North of Breen Road) (PIN: 10-11-10-100-010-0000) (Council District #5)

Attachments: [M-4-26 Staff Report Packet.pdf](#)

M-5-26: Special Use Permit to Allow Development of a Lot Within the Jackson Creek Watershed Protection Area, Located East of Illinois Route 53 and South of Noel Road (East of Illinois Route 53 and South of Noel Road) (PIN: 10-11-15-100-002-0000) (Council District #5)

Attachments: [M-5-26 Staff Report Packet.pdf](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

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

NEW BUSINESS

OLD OR NEW BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

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

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.