

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, July 17, 2025

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members

Jason Cox

Jeff Crompton

Mike Eulitz

John Kella

Wendell Martin

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 Jason Cox, Jeff Crompton, Mike Eulitz, John Kella, Debbie Radakovich, Brigitte Roehr and Michael F. Turk
Absent Wendell Martin and Roberto Perez

ALSO PRESENT: Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Media Engagement and Communications Director Rosemaria DiBenedetto, Planner Raymond Heitner, Planner Helen Miller, Civil Engineer Kyle Hinson, Economic Development Specialist Emily McGuire, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 6-19-25

[TMP-8731](#)

Attachments: [Plan Commission Meeting Minutes 6-19-25.pdf](#)

A motion was made by Brigitte Roehr, seconded by Michael F. Turk, to approve Plan Commission Meeting Minutes 6-19-25. The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

CITIZENS TO BE HEARD ON AGENDA ITEMS

No one from the public spoke.

Planning Director Jayne Bernhard explained there was a tabling request for Petition FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision.

OLD BUSINESS: PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS: PUBLIC HEARING

P-3-25: Preliminary Plat of Ketone Business Center Unit 4 Subdivision, a Minor Subdivision. (3350 Channahon Road) (PIN # 05-06-36-101-001-0000) (COUNCIL DISTRICT #5)

[TMP-8732](#)

Attachments: [P-3-25 \(Ketone Business Center Unit 4\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Kyle Schuhmacher with Ketone Partners appeared on behalf of the petition. Commissioner Eulitz inquired whether the previously provided public improvements and storm detention covered the subdivided property, to which Mr. Schuhmacher responded yes. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Jason Cox, seconded by Brigette Roehr, to approve P-3-25: Preliminary Plat of Ketone Business Center Unit 4 Subdivision, a Minor Subdivision. (3350 Channahon Road) (PIN # 05-06-36-101-001-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

P-4-25: Preliminary Plat of Rock Run Crossings Drive Subdivision. (North of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

[**TMP-8733**](#)

FP-3-25: Final Plat of Rock Run Crossings Drive Subdivision. (North of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

V-4-25: Vacation of a 3-Acre Portion of Rock Run Crossings Drive Right-of-Way. (North and South of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

Attachments: [P-4-25 FP-3-25, V-4-25 Rock Run Crossings Drive Subdivision Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Jim Testin with Cullinan Properties appeared on behalf of the petition. There were no comments or questions from the Commission. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Jeff Crompton, seconded by Mike Eulitz, to approve P-4-25: Preliminary Plat of Rock Run Crossings Drive Subdivision. (North of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

FP-3-25: Final Plat of Rock Run Crossings Drive Subdivision. (North of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of

05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

V-4-25: Vacation of a 3-Acre Portion of Rock Run Crossings Drive Right-of-Way. (North and South of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5) **TO BE TABLED** [**TMP-8734**](#)

Attachments: [FP-4-25 Staff Report July 2025 Tabling.pdf](#)

Ms. Bernhard explained the petitioner requested a tabling of Petition FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision to the August 21, 2025 Plan Commission meeting.

A motion was made by Michael F. Turk, seconded by Jeff Crompton, to table FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5) **TO BE TABLED**. The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

NEW BUSINESS

None

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

Interstate 80 Des Plaines River Bridge Community Plan - Overview and Status Update [**TMP-8736**](#)

Ms. Bernhard provided a status update on the Interstate 80 Des Plaines River Bridge Community Plan. Commissioner Roehr inquired if the improvements to the bridge were isolated to the yellow boundary on the map, to which Ms. Bernhard responded yes.

Ms. Bernhard provided a status update on the Downtown Joliet Equitable Transit Oriented Development (ETOD) Plan.

Joliet Comprehensive Plan - Overview and Status Update[TMP-8737](#)

Ms. Bernhard provided a status update on the Joliet Comprehensive Plan.

Commissioner Roehr highlighted the information and historical context within the Existing Conditions Report (ECR) and described it as a helpful resource for current and future Plan Commissioners.

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Brigitte Roehr, seconded by Debbie Radakovich, to approve adjournment. The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

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.