



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, July 16, 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

June 18, 2026 Plan Commission Minutes

Attachments: [PC Meeting Minutes 06.18.2026 - 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.

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.

Z-2-26: Reclassification of 303 S. Ottawa Street from R-2 (single-family residential) to R-3 (one- and two-family residential) zoning. (303 S. Ottawa Street) (PIN: 30-07-16-235-025-0000) (Council District #5)

Attachments: [Z-2-26 \(303 S Ottawa St\) Staff Report Packet.pdf](#)

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.docx](#)

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

NEW OR OLD 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.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9996

Agenda Date: 7/16/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, June 18, 2026

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members

Debbie Radakovich

Jason Cox

Jeff Crompton

Luis Leon

Michael Eulitz

Michael Turk

Scott Hammac

Wendell Martin

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, Mike Eulitz, Wendell Martin, Debbie Radakovich,
Michael F. Turk, Scott R. Hammac and Luis Leon

Absent Jeff Crompton

APPROVAL OF MINUTES

[TMP-9896](#)

Attachments: [Plan Commission Meeting Minutes Pending Approval 5.21.26](#)

A motion was made by Debbie Radakovich, seconded by Wendell Martin, to approve: Approval of May 21, 2026 Plan Commission Minutes. The motion carried by the following vote:

Aye: Cox, Eulitz, Martin, Radakovich, Turk, Hammac and Leon

Absent: Crompton

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

[TMP-9904](#)

Attachments: [PUD-6-26 Staff Report Packet_Redacted.pdf](#)

Planning Director Jayne Bernhard read the staff report into the record. Mr. David Silverman and Mr. Ryan Quigley appeared on behalf of the petitioner, Joliet Catholic Academy. City Planner Raymond Heitner responded to a resident's question about the distance between the football stadium and the intersection of Plaza Drive and Ingalls Avenue. Mr. Quigley answered questions and responded to comments regarding parking, groundwork, and tree removal.

A motion was made by Michael F. Turk, seconded by Wendell Martin, to approve: PUD-6-26: Final Planned Unit Development of Joliet Catholic Academy Subdivision. (1200 N. Larkin Avenue and 1201 Wyoming Avenue) (PIN #s 30-07-06-201-014-0000 and 30-07-05-104-004-0000) (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Cox, Martin, Radakovich, Turk, Hammac and Leon

Absent: Crompton

Abstain: Eulitz

TMP-9905

Attachments: [PUD-7-26 \(Vista Ridge Phase 3 Resub\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Mr. John Barry appeared on behalf of the petition. The Commission did not have any questions or comments. No public comments were made in favor of or in opposition to the petition.

A motion was made by Mike Eulitz, seconded by Debbie Radakovich, to approve: PUD-7-26: Final Plat of Resubdivision of Lot 1 of Vista Ridge Phase 3 Planned Unit Development. (East of Greywall Boulevard and North of Caton Farm Road) (PIN # 00-06-26-450-001-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Cox, Eulitz, Martin, Radakovich, Turk, Hammac and Leon

Absent: Crompton

TMP-9906

Attachments: [Staff Report Packet V-5-26 \(359 Whitney Ave\).pdf](#)

Ms. Bernhard read the staff report into the record. Mr. Anthony DeMichael appeared on behalf of the petition. There were no comments or questions from the Commission. No public comments were made in favor of or in opposition to the petition.

A motion was made by Debbie Radakovich, seconded by Mike Eulitz, to approve: V-5-26: Vacation of an Approximately 20-Foot by 55-Foot Portion of Public Alley West of 359 Whitney Avenue. (Adjacent to 359 Whitney Avenue) (Adjacent to PIN 30-07-09-302-009-0000) (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Cox, Eulitz, Martin, Radakovich, Turk, Hammac and Leon

Absent: Crompton

TMP-9908

Attachments: [Staff Report Packet A-2-26 502 Leach Avenue.pdf](#)

Ms. Bernhard read the staff report into the record. Mr. Raul Ramirez Nunez appeared on behalf of the petition. The Commission did not have any questions or comments. No public comments were made in favor of or in opposition to the petition.

A motion was made by Debbie Radakovich, seconded by Scott R. Hammac, to approve: A-2-26: Annexation of 0.14 Acres Located at the Intersection of Elgin Avenue and Leach Avenue, Classification to R-3 (One-and-Two-Family Residential) Zoning, and Approval of an Annexation Agreement. (502 Leach Avenue) (PIN # 30-07-11-213-003-0000) (COUNCIL DISTRICT #4). The motion

carried by the following vote:

Aye: Cox, Eulitz, Martin, Radakovich, Turk, Hammac and Leon

Absent: Crompton

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS

None

NEW BUSINESS

None

OLD/NEW BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Wendell Martin, seconded by Mike Eulitz, to approve adjournment. The motion carried by the following vote:

Aye: Cox, Eulitz, Martin, Radakovich, Turk, Hammac and Leon

Absent: Crompton

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.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9997

Agenda Date: 7/16/2026

DATE: July 7, 2026
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: Z-2-26: Reclassification of 303 S. Ottawa Street from R-2 (Single-Family Residential) to R-3 (One- and Two-Family Residential) Zoning

GENERAL INFORMATION:

APPLICANT: Tomas Garcia
STATUS OF APPLICANT: Property Owner
OWNER: Garcia Real Estate LLC
REQUESTED ACTION: Reclassification of a vacant lot to match the zoning of the adjacent lot under common ownership
PURPOSE: To consolidate the subject lot with the adjacent lot
EXISTING ZONING: R-2 (Single-Family Residential)
PROPOSED ZONING: R-3 (One- and Two-Family Residential)
LOCATION: 303 S. Ottawa Street
(30-07-16-235-025-0000)
(Council District #5)
SIZE: 40 feet x 150 feet (6,000 square feet)
EXISTING LAND USE: Vacant / yard for 301 S. Ottawa Street

SURROUNDING LAND USE & ZONING:

NORTH: Residential, R-3 (one- and two-family residential)
SOUTH: Residential, R-2 (single-family residential)
EAST: Residential, R-2 (single-family residential)
WEST: Residential, R-2 (single-family residential)

SITE HISTORY: The subject site is a vacant lot in the Southside neighborhood near the southwest corner of Ottawa Street and Wallace Street. The lot is currently zoned R-2 (single-family residential). Based on historical aerial imagery, the lot does not appear to have contained a structure since at least 1965. In 2004, the lot was reclassified from the

R-3 (one- and two-family residential) district to the R-2 district as part of a neighborhood-wide downzoning.

The petitioner also owns the adjacent residential lot at 301 S. Ottawa Street. 301 S. Ottawa Street is zoned R-3 (one- and two-family residential) and contains four residential units and a commercial unit within two buildings. The property received approval of a Variation of Use and several Variations in 1996 to allow these uses in the R-3 district. The subject site at 303 S. Ottawa Street is currently used as additional yard space for 301 S. Ottawa Street.

The City's Zoning Ordinance considers adjacent nonconforming (e.g. undersized) lots that are under common ownership to be "an undivided parcel" for the purposes of applying the Zoning Ordinance regulations. Both the 301 and 303 S. Ottawa Street lots are smaller in width and area than required for the R-2 district or the R-3 district, so they are already considered one parcel for land use purposes.

DISCUSSION: The petitioner, Tomas Garcia, wishes to install additional paved parking on the west side of the lot at 303 S. Ottawa Street to serve the residential units at 301 S. Ottawa Street. 301 S. Ottawa Street currently contains five residential off-street parking spaces, four of which are along the west side of the lot. The existing spaces are somewhat narrow, so the petitioner would like to extend the parking area along the back of the subject lot at 303 S. Ottawa Street to create around seven or eight residential parking spaces. Off-street parking is a permitted accessory use on a residential property. The owner will need to obtain a building permit before installing the parking area.

City staff requires that adjacent lots be combined through the Will County lot consolidation process in order for a property owner to install parking or accessory structures on the lot that does not contain the principal structure. As part of the consolidation process, the City of Joliet must attest that the consolidation meets the requirements of the Joliet Zoning Ordinance and the applicable zoning district. Currently, the lots have different zoning designations, so the City cannot sign off on the consolidation form. Therefore, the petitioner requests to reclassify the lot at 303 S. Ottawa Street to R-3 zoning so that it has the same zoning classification as the lot at 301 S. Ottawa Street.

RECOMMENDED ACTION: Staff recommends that the Plan Commission recommend approval of the reclassification of 303 S. Ottawa Street from R-2 (single-family residential) zoning to R-3 (one- and two-family residential) zoning. The requested reclassification will allow the owner to consolidate their parcels and add additional off-street parking spaces on the lot at 303 S. Ottawa Street. The reclassification will not change the current use of the property, as the lots already function as one parcel and are considered one parcel for the purposes of applying the Zoning Ordinance regulations.

Figure 1: Subject site at 303 S. Ottawa Street (south lot), and adjacent lot under common ownership at 301 S. Ottawa Street (north lot) (2025)

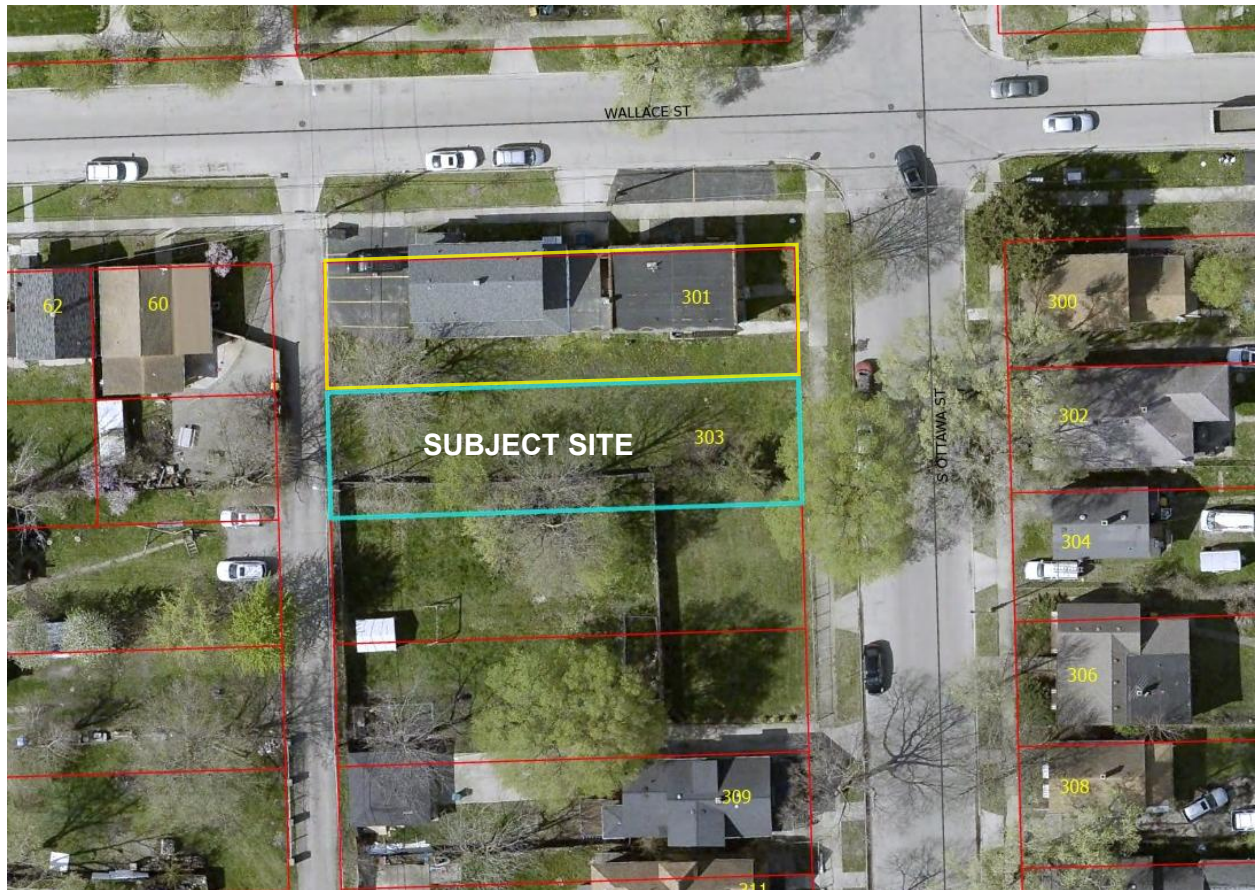
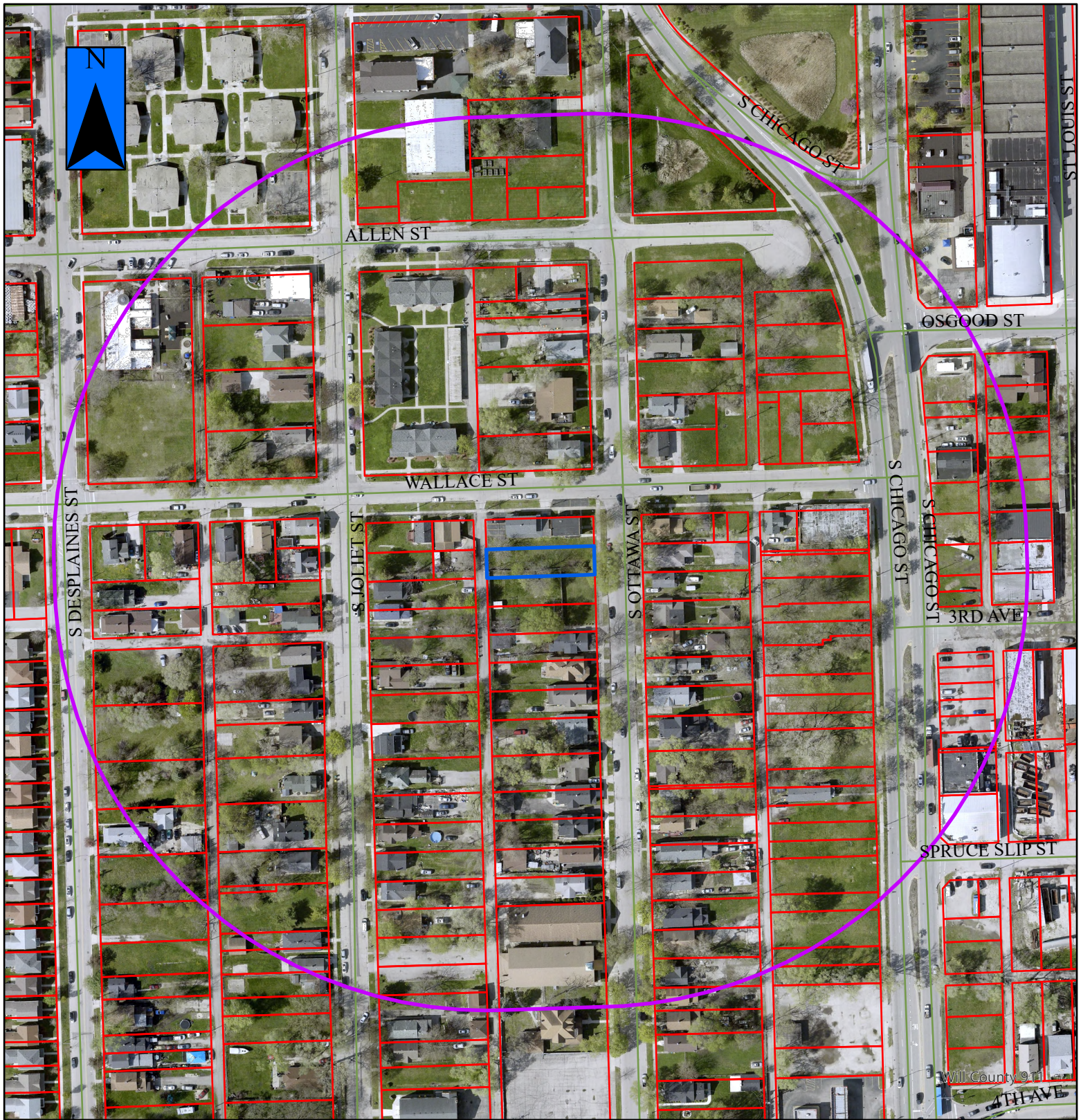


Figure 2: Subject site at 303 S. Ottawa Street (where signs are posted), and adjacent lot under common ownership at 301 S. Ottawa Street (blue and white buildings), view west from Ottawa Street (July 2026)

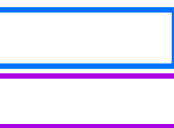


Figure 3: Rear side of 301 and 303 S. Ottawa Street, view south from Wallace Street (July 2026)

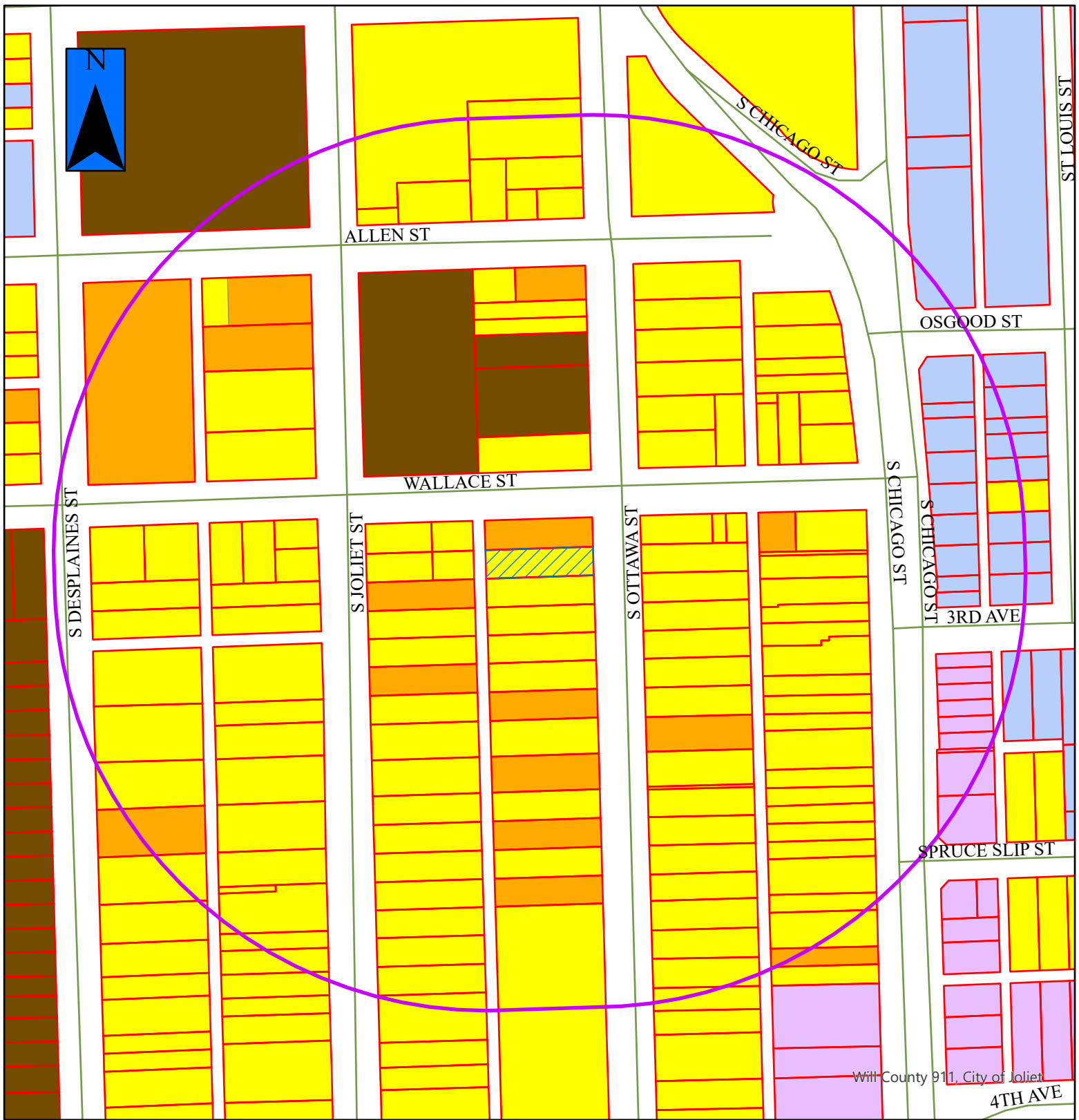




Z-2-26a



= Property in Question / Propiedad en cuestión
 = 600' Public Notification Boundary /
 Límite de notificación pública de 600 ft (180 m)



Z-2-26



= Property in Question

= 600' Public Notification Boundary

Legend

B-1	I-TA	R-2
B-2	I-TB	R-2A
B-3	I-TC	R-3
I-1	R-1	R-4
I-2	R-1A	R-5
I-T	R-1B	R-B

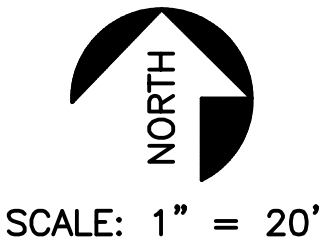
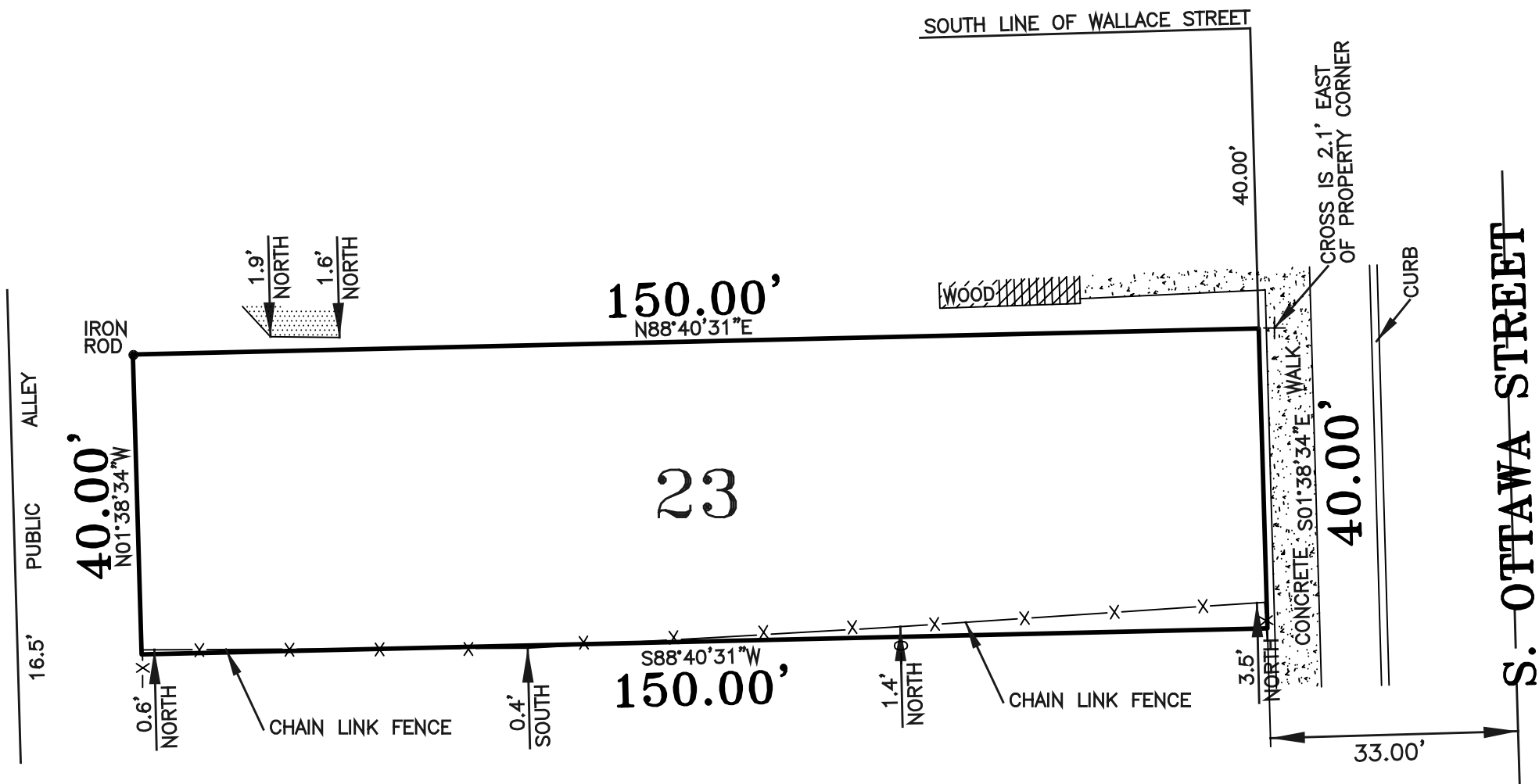
PLAT OF SURVEY

OF

LOT 23 BLOCK 59 OF F.M. HILL 'S SUBDIVISION OF BLOCKS 59 AND 60 OF SCHOOL SECTION
ADDITION TO JOLIET IN THE EAST 1/2 OF THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY,
ILLINOIS.

COMMON ADDRESS: 303 S. OTTAWA STREET
JOLIET, IL

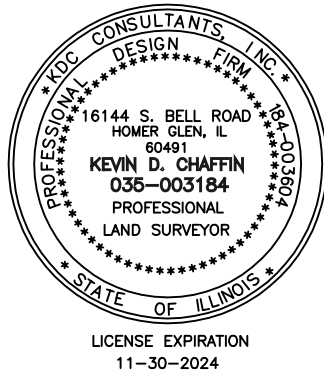
PIN: 30-07-16-235-025
LOT AREA=6,000 S.F.



COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT MAY NOT HAVE BEEN FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. SUBJECT TO EASEMENTS OF RECORD.

DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT THE PERMISSION OF KDC CONSULTANTS, INC.. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES. © COPYRIGHT, ALL RIGHTS RESERVED.

STATE OF ILLINOIS) ss.
COUNTY OF WILL)
WE, KDC CONSULTANTS INC., AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT, DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS.
SURVEYED 24TH DAY OF MARCH 2023.
SIGNED THIS 28TH DAY OF MARCH 2023.
BY: Kevin Chaffin
PROFESSIONAL ILLINOIS LAND SURVEYOR No. 3184



PREPARED BY: KDC CONSULTANTS INC. WWW.KDCCONSULTANTSINC.COM 16144 S. BELL ROAD HOMER GLEN, ILLINOIS 60491 (708) 645-0545 FAX: 645-0546	
PREPARED FOR: BEAVERS	
PROJECT 23-03-112	1 PAGE OF 1

PETITION FOR ZONING RECLASSIFICATION

PROPERTY INFORMATION

COMMON ADDRESS: 303 S Ottawa St

PROPERTY INDEX NUMBER: 30-07-16-235-025

LEGAL DESCRIPTION OF PROPERTY (attached preferred): Lot 23 in Block 59 of F.M. Hill's subdivision of Block 59 & 60 of School Section Addition to Joliet in the east 1/2 of the North-east 1/4 of Section 16, Township 35 north, Range 10 east of the third principal meridian In Will County, Illinois

LOT SIZE: Width 40ft Depth 150ft Area 6000 sq ft

PRESENT USE: Vacant lot

EXISTING ZONING: R-2

ZONING CLASSIFICATION REQUESTED: R-3

REASON FOR REQUEST: To add off street parking for the multi family building adjacent to parcel. We will be petitioning to combine pins of vacant lot and multi family.

USES OF SURROUNDING PROPERTIES:

North: Multi family Building

South: Lot Used as backyard

East: Single family home

West: Single family home

PETITIONER INFORMATION

PETITIONER'S NAME: Tomas Garcia

PROPERTY INTEREST OF PETITIONER: 303 S Ottawa st

ADDRESS: [REDACTED]

CITY, STATE, ZIP: [REDACTED]

PHONE: [REDACTED] EMAIL: [REDACTED]

OWNER INFORMATION

PROPERTY OWNER: Garcia Real Estate LLC
ADDRESS: [REDACTED]
CITY, STATE, ZIP: [REDACTED]
PHONE: [REDACTED] EMAIL: [REDACTED]

The ownership of all property held in a trust must be submitted on a Certificate of Ownership.

NOTARIZED SIGNATURE OF PETITIONER

STATE OF Illinois SS
COUNTY OF Will

I, Tomas Garcia, hereby depose and say that all of the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this is heard by the Plan Commission.

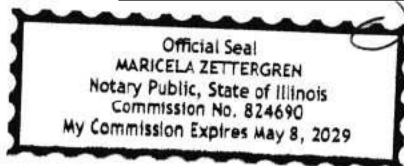
Date: 6/3/2026

[REDACTED]
Petitioner's Signature

Subscribed and sworn to before me this 3 day of June, 2026

Notary Signature: [REDACTED]

(Seal)



CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- ☒ Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- ☐ Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- ☐ Building Permit (Complete Sections II and III)
- ☐ Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

303 S Ottawa Street
 PIN(s): 30-07-16-235-025

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☒ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

Tomas Garcia [REDACTED] 50%
Tanya Garcia [REDACTED] 50%
Garcia Real Estate LLC Series I

E-MAIL: _____ FAX: _____

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☒ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

Garcia Real Estate Series 1

Tomas Garcia	[REDACTED]	50%
Tanya Garcia	[REDACTED]	50%

E-MAIL: [REDACTED] FAX: _____

NOTE:
If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: [REDACTED]

DATE: 6/3/2026

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Tomas Garcia [REDACTED]



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9998

Agenda Date: 7/16/2026

DATE: July 16, 2026

TO: Joliet Plan Commission

FROM: Ray Heitner - Planner

SUBJECT: P-6-26: Preliminary Plat of Resubdivision of Lot 6 in Sarver
Commercial Property (Council District #2)

GENERAL INFORMATION:

APPLICANT: City of Joliet

STATUS OF APPLICANT: Utility Provider

SPECIAL INFORMATION: The subject subdivision request concerns a two-lot subdivision to create a future lot for a City of Joliet wastewater lift station. City Staff is requesting the subject petition be deferred to the August 20, 2026, Plan Commission meeting to provide the City with additional time to assess whether the subject plat of subdivision requires Plan Commission and City Council review, pursuant to the Illinois Plat Act (765 ILCS 205/0.01).