

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, April 16, 2026

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members

Jason Cox

Jeff Crompton

Mike Eulitz

Scott R. Hammac

John Kella

Wendell Martin

Debbie Radakovich

Michael F. 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, John Kella, Wendell Martin, Debbie Radakovich, Michael F. Turk and Scott R. Hammac
Absent Mike Eulitz

APPROVAL OF MINUTES

[TMP-9655](#)

Attachments: [Plan Commission Meeting Minutes 04-08-26](#)

A motion was made by Wendell Martin, seconded by Debbie Radakovich, to approve: Plan Commission Meeting Minutes 4-8-26. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

[TMP-9656](#)

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

Planner Raymond Heitner read the staff report into the record. Mr. Jim Testin, Cullinan Properties Development Manager, appeared on behalf of the petitions. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Jeff Crompton, seconded by Debbie Radakovich, to approve: P-2-26: Preliminary Plat of Rock Run Crossings Drive Phase 2 Subdivision. (South of Olympic Boulevard and West of Gateway Boulevard) (PIN #s Part of 05-06-22-305-001-0000 and Part of 05-06-27-100-011-0000) (COUNCIL DISTRICT #5)

V-1-26: Vacation of Approximately 1.7 Acres of Quartz Drive. (Quartz Drive, West of Gateway Boulevard) (PIN #s Part of 05-06-22-305-001-0000 and Part of 05-06-27-100-011-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

[TMP-9657](#)

Attachments: [P-3-26 Shale Road Subdivision Staff Report Packet.pdf](#)

Mr. Heitner read the staff report into the record. Mr. Testin appeared again on behalf of the petition. No public comments were made in favor of or in opposition to the petition.

A motion was made by Wendell Martin, seconded by Debbie Radakovich, to approve: P-3-26: Preliminary Plat of Shale Road Subdivision. (1301 Shale Road) (PIN #s 05-06-22-304-001-0000 and 05-06-22-304-004-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

[TMP-9658](#)

Attachments: [P-4-26 Lifestyle Center Subdivision Staff Report Packet.pdf](#)

Mr. Heitner read the staff report into the record. Mr. Testin appeared again on behalf of the petition. A resident came forward to inquire how the development will affect residents, specifically with taxes. Mr. Heitner and Mr. Testin responded.

A motion was made by Jeff Crompton, seconded by Debbie Radakovich, to approve: P-4-26: Preliminary Plat of Rock Run Crossings Lifestyle Center Subdivision. (East of Rock Run Crossings Drive, West of Gateway Boulevard, and North of Olympic Boulevard) (PIN # Part of 05-06-22-302-002-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

[TMP-9659](#)

Attachments: [V-2-26 Staff Report Packet](#)

Mr. Heitner read the staff report into the record. Mr. Nathaniel Washburn appeared on behalf of the petition and answered questions from the Commission. Public comments were made voicing concerns regarding the proposed vacation and related construction. Mr. Washburn responded to the public comments.

A motion was made by Jeff Crompton, seconded by Jason Cox, to approve: V-2-26: Vacation of 76,289 Square Feet of Breen Road, East of Route 53 and Plat of Easement for a Future Public Utility Easement. (Breen Road East of Route 53) (PIN #s 10-11-10-300-001-0000 and 10-11-10-100-010-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

[TMP-9660](#)

Attachments: [PUD-4-26 \(580 Caton Farm final\) Staff Report Packet.pdf](#)

Mr. Heitner read the staff report into the record. Mr. Washburn appeared again on behalf of the petition and provided additional information regarding the proposed development.

A motion was made by Wendell Martin, seconded by Michael F. Turk, to approve: PUD-4-26: Final Planned Unit Development of 580 Caton Farm. (580 Caton Farm Road) (PIN #s 00-06-36-100-012-0000 and 00-06-36-100-013-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS

None

NEW BUSINESS

[TMP-9759](#)

A motion was made by Jeff Crompton, seconded by Debbie Radakovich, to elect Jason Cox as the new Chair of the Plan Commission. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

[TMP-9760](#)

A motion was made by Jeff Crompton, seconded by Jason Cox, to elect Debbie Radakovich as the new Vice Chair of the Plan Commission. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

[TMP-9661](#)

Planning Director Jayne Bernhard provided a status update on the City of Joliet Comprehensive Plan, informing the Commission that the plan is currently in Phase 4 of the project schedule, and the consultants are preparing the draft plan. A final community workshop is tentatively scheduled for September.

[TMP-9662](#)

Ms. Bernhard provided a status update on the I-80 Des Plaines River Bridge Community Plan, highlighting that city staff continues to work with the consultant and IDOT. A final community meeting is tentatively scheduled for the fall of 2026.

[TMP-9663](#)

Ms. Bernhard provided a status update on the Downtown Joliet Equitable Transit Oriented Development (ETOD) Plan. A consultant is currently outlining options for zoning updates, and the Plan Commission is expected to review these options in the summer of 2026, continuing into the fall of 2026.

PUBLIC COMMENT

None

ADJOURNMENT

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

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

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.