

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, March 16, 2023

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members

Jason Cox

Jeff Crompton

John Dillon

Jason Heath

John Kella

Roberto Perez

Brigette Roehr

Marc Rousonelos

Bob Wunderlich

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, Brigitte Roehr, Marc Rousonelos, Bob Wunderlich and Jason Heath
Absent	John Dillon and Roberto Perez

APPROVAL OF MINUTES

[TMP-5399](#)

Attachments: [021623](#)

A motion was made by Jason Cox, seconded by Jeff Crompton, to approve the Plan Commission Minutes from February 16, 2023. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Rousonelos, Wunderlich and Heath

Absent: Dillon and Perez

Abstain: Roehr

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.

Mr. Jim Capparelli, City Manager, appeared regarding the Annexation of 28.97 Acres at 1 Industry Avenue. Mr. Capparelli gave some background information about the recycling business and said it will be a great project for the City of Joliet.

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.

None.

OLD BUSINESS

None.

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.

A-1-23: ANNEXATION OF 8.81 ACRES LOCATED AT 18204 N.W. FRONTAGE ROAD, CLASSIFICATION TO I-1 (LIGHT INDUSTRIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

P-4-23: PRELIMINARY PLAT OF IMPERIAL SITE LLC SUBDIVISION.

FP-4-23: FINAL PLAT OF IMPERIAL SITE LLC SUBDIVISION.

Z-1-23: RECLASSIFICATION OF 8.85 ACRES LOCATED AT 1603 N.W. FRONTAGE ROAD FROM B-3 (GENERAL BUSINESS) TO I-1 (LIGHT INDUSTRIAL) ZONING.

[TMP-5392](#)

Attachments: [1603 NW Frontage Road Imperial Site PC Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. David Silverman, Attorney, appeared on behalf of the petition.

Commissioner Wunderlich inquired why they would like to be annexed into Joliet as opposed to remaining in the County. Mr. Torri responded.

No one appeared in opposition to the petition.

A motion was made by Jason Cox, seconded by Jeff Crompton, to recommend for approval by the City Council the Annexation of 8.81 Acres located at 18204 N.W. Frontage Road, Classification to I-1 (Light Industrial) Zoning and Approval of an Annexation Agreement, the Preliminary Plat of Imperial Site LLC Subdivision, the Final Plat of Imperial Site LLC Subdivision, and the Reclassification of 8.85 Acres located at 1603 N.W. Frontage Road from B-3 (General Business) to I-1 (Light Industrial) Zoning. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Roehr, Rousonelos, Wunderlich and Heath

Absent: Dillon and Perez

PUD-4-23: PRELIMINARY PLANNED UNIT DEVELOPMENT OF TIMBER POINTE UNIT 2 SUBDIVISION.

PUD-5-23: FINAL PLANNED UNIT DEVELOPMENT OF TIMBER POINTE UNIT 2 SUBDIVISION.

[TMP-5384](#)

Attachments: [PUD-4-23 PUD-5-23 Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. Joe Hammer, Ruettiger, Tonelli & Associates, appeared on behalf of the petition.

Commissioner Wunderlich had a few questions. Mr. Hammer responded.

No one appeared in opposition to the petition.

A motion was made by Jeff Crompton, seconded by Jason Cox, to recommend for approval by the City Council the Preliminary Planned Unit Development of Timber Pointe Unit 2 Subdivision and the Final Planned Unit Development of Timber Pointe Unit 2 Subdivision. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Roehr, Rousonelos, Wunderlich and Heath

Absent: Dillon and Perez

A-2-23: ANNEXATION OF 28.97 ACRES AT 1 INDUSTRY AVENUE, CLASSIFICATION TO I-2 (GENERAL INDUSTRIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

[TMP-5390](#)

Attachments: [A-2-23 \(1 Industry Avenue\) Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. Gary Davidson, 2 N. Infantry Drive, appeared on behalf of the petition.

No one appeared in opposition to the petition.

A motion was made by Bob Wunderlich, seconded by Marc Rousonelos, to recommend for approval by the City Council the Annexation of 28.97 Acres at 1 Industry Avenue, Classification to I-2 (General Industrial) Zoning and Approval of an Annexation Agreement. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Roehr, Rousonelos, Wunderlich and Heath

Absent: Dillon and Perez

NEW BUSINESS

V-2-23: VACATION OF A PORTION OF SEWER AND RIGHT-OF-WAY EASEMENT IN THE ROCK RUN CROSSINGS SUBDIVISION.

[TMP-5405](#)

Attachments: [V-2-23 Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. Torri appeared on behalf of the petition.

No one appeared in opposition to the petition.

A motion was made by Jason Cox, seconded by Jason Heath, to recommend for approval by the City Council the Vacation of a Portion of Sewer and Right-of-Way Easement in the Rock Run Crossings Subdivision. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Roehr, Rousonelos, Wunderlich and Heath

Absent: Dillon and Perez

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None.

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.

Please see all public comments at the following link and then select "Meeting Details" for the meeting held on March 16, 2023.

Link:

<https://joliet.legistar.com/Calendar.aspx>

ADJOURNMENT

A motion was made by Jason Cox, seconded by Jason Heath, to adjourn. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Roehr, Rousonelos, Wunderlich and Heath

Absent: Dillon and Perez

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.