

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, February 15, 2024

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members

Jason Cox

Jeff Crompton

John Dillon

Jason Heath

John Kella

Dominic Orlando

Roberto Perez

Brigette Roehr

Marc Rousonelos

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 Dillon, John Kella, Jason Cox, Jeff Crompton and Dominic Orlando
Absent	Roberto Perez, Brigitte Roehr, Marc Rousonelos and Jason Heath

APPROVAL OF MINUTES

[TMP-7024](#)

Attachments: [122123](#)

A motion was made by Dominic Orlando, seconded by John Kella, to approve the Plan Commission Minutes from 12/21/23. The motion carried by the following vote:

Aye: Dillon, Kella, Cox, Crompton and Orlando

Absent: Perez, Roehr, Rousonelos and Heath

CITIZENS TO BE HEARD ON AGENDA ITEMS

None.

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: PUBLIC HEARING

None.

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

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.

FP-1-24: FINAL PLAT OF JOLIET LOGISTICS PARK SUBDIVISION, PHASE 3.

[TMP-7016](#)

Attachments: [FP-1-24 \(Joliet Logistics Park Phase 3\) Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. Brandon Alviano, Saxum Real Estate, appeared on behalf of the petition.

Commissioner Orlando had several questions about the project. The engineer answered his questions.

Mr. Matt Robbins, Jackson Township Supervisor, appeared in opposition to any future warehouse in the area.

Mr. Torri explained how the closed loop would work for NorthPoint.

Commissioner Orlando motioned to table the petition until further information can be obtained. The motion failed with no second.

A motion was made by Jason Cox, seconded by Jeff Crompton, to recommend for approval by the City Council the Final Plat of Joliet Logistics Park Subdivision, Phase 3. The motion carried by the following vote:

Aye: Dillon, Kella, Cox and Crompton

Nay: Orlando

Absent: Perez, Roehr, Rousonelos and Heath

PUD-1-24: PRELIMINARY PLANNED UNIT DEVELOPMENT OF LAKEWOOD PRAIRIE SUBDIVISION, UNIT 3.

[**TMP-7019**](#)

Attachments: [PUD-1-24 Lakewood Prairie Unit 3 Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. Eric Prechtel, Attorney, appeared on behalf of the petition.

Mr. Prechtel displayed a Powerpoint presentation.

Commissioner Orlando inquired about the original covenants pertaining to brick. Mr. Prechtel responded.

Ms. Cindy Landsman, resident, appeared with concerns about the traffic going in and out of the subdivision.

A motion was made by Jeff Crompton, seconded by John Kella, to recommend for approval by the City Council the Preliminary Planned Unit Development of Lakewood Prairie Subdivision, Unit 3. The motion carried by the following vote:

Aye: Dillon, Kella, Cox, Crompton and Orlando

Absent: Perez, Roehr, Rousonelos and Heath

NEW BUSINESS

None.

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None.

PUBLIC COMMENT

None.

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

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

Aye: Dillon, Kella, Cox, Crompton and Orlando

Absent: Perez, Roehr, Rousonelos and Heath

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.