

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, August 19, 2021

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members

Jason Cox

Jeff Crompton

John Dillon

John Kella

Fredrick "Rick" Moore

Roberto Perez

Brigette Roehr

Marc Rousonelos

Bob Wunderlich

As of June 11, 2021, Governor Pritzker moved Illinois to Phase 5. Under Phase 5, all sectors of the economy can resume at regular capacity with new safety guidelines and procedures.

In compliance with Center for Disease Control (CDC), it is recommended that any individual appearing in person wear a face-covering to cover their nose and mouth.

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, Brigitte Roehr, Marc Rousonelos and Bob Wunderlich
Absent	Fredrick "Rick" Moore and Roberto Perez

APPROVAL OF MINUTES

[TMP-2269](#)

Attachments: [071521.pdf](#)

A motion was made by Brigitte Roehr, seconded by John Kella, to approve the July 15, 2021 Plan Commission Minutes. The motion carried by the following vote:

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

Absent: Moore and Perez

CITIZENS TO BE HEARD ON AGENDA ITEMS

None.

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.

P-5-21: PRELIMINARY PLAT OF CHERRY HILL BUSINESS PARK WEST, UNIT 6 SUBDIVISION.

FP-4-21: FINAL PLAT OF CHERRY HILL BUSINESS PARK WEST, UNIT 6 SUBDIVISION, PHASE 1.

[TMP-2194](#)

Attachments: [P-5-21 & FP-4-21 - Cherry Hill Business Park Subdivision - Combine Plan Commission Staff Report](#)

Mr. Torri gave the Planning Staff Report.

The petitioner arrived late.

Mr. Torri and Mr. Todorovic, Deputy Director of Public Works, answered the Commissioners questions.

No one appeared in opposition to the petition.

A motion was made by Jeff Crompton, seconded by John Kella, to recommend for approval by the City Council the Preliminary Plat of Cherry Hill Business Park West, Unit 6 Subdivision and the Final Plat of Cherry Hill Business Park West, Unit 6 Subdivision, Phase 1. The motion carried by the following vote:

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

Absent: Moore and Perez

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-7-21: 1ST AMENDMENT TO THE ANNEXATION AGREEMENT CONCERNING PROPERTY AT 3501 CHANNAHON ROAD TO ALLOW TRUCK PARKING.

Z-3-21: RECLASSIFICATION OF 4.27 ACRES LOCATED AT 3501 CHANNAHON ROAD FROM B-3 (GENERAL BUSINESS) TO I-1 (LIGHT INDUSTRIAL) ZONING.

[TMP-2202](#)

Attachments: [A-7-21 & Z-3-21 - 3501 Channahon Road Combine PC Report](#)

Mr. Torri gave the Planning Staff Report.

Mr. Nathaniel Washburn, Attorney, Kavanagh, Grumley & Gorbald, appeared on behalf of the petition.

There was brief discussion about the existing billboard.

No one appeared in opposition to the petition.

A motion was made by John Kella, seconded by Jeff Crompton, to recommend for approval by the City Council the 1st Amendment to the Annexation Agreement Concerning Property at 3501 Channahon Road to Allow Truck Parking and the Reclassification of 4.27 Acres located at 3501 Channahon Road from B-3 (General Business) to I-1 (Light Industrial) Zoning. The motion carried by the following vote:

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

Absent: Moore and Perez

FP-5-21: FINAL PLAT OF RESUBDIVISION OF ROCK RUN CROSSINGS SUBDIVISION.

[TMP-2195](#)

Attachments: [FP-5-21 - Rock Run Crossings Final Plat - Combine Staff PC Report](#)

Mr. Torri gave the Planning Staff Report.

Mr. Jim Testin, Cullinan Development Manager, appeared on behalf of the petition.

Mr. Wunderlich complemented Cullinan and stated they were great to work with.

Mr. Fred Butala, 20751 Rock Run Drive, appeared before the Commission with questions regarding the street connections and concerns about the project. Staff answered his questions.

A motion was made by Bob Wunderlich, seconded by John Kella, to recommend for approval by the City Council the Final Plat of Resubdivision of Rock Run Crossings Subdivision. The motion carried by the following vote:

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

Absent: Moore and Perez

Z-4-21: RECLASSIFICATION OF 3.31 ACRES LOCATED AT 7000 CATON FARM ROAD FROM R-B (RESTRICTED BUSINESS) TO B-1 (NEIGHBORHOOD BUSINESS) ZONING.

[TMP-2243](#)

Attachments: [Z-4-21 \(700 Caton Farm Road\) Tabling Request](#)

Mr. Torri stated the applicant is requesting the petition be tabled until the September 16, 2021 Plan Commission meeting.

A motion was made by John Kella, seconded by Bob Wunderlich, to table the Reclassification of 3.31 Acres Located at 7000 Caton Farm Road from R-B (Restricted Business) to B-1 (Neighborhood Business) Zoning. The motion carried by the following vote:

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

Absent: Moore and Perez

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None.

PUBLIC COMMENT

None.

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, Roehr, Rousonelos and Wunderlich

Absent: Moore 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.