

# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Pending Approval

Thursday, April 18, 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](mailto:publiccomment@joliet.gov).

## CALL TO ORDER

## ROLL CALL

<b>Present</b>	John Kella, Jason Cox, Jeff Crompton, Roberto Perez, Brigitte Roehr, Marc Rousonelos, Dominic Orlando and John Dillon
<b>Absent</b>	Jason Heath

## APPROVAL OF MINUTES

[TMP-7212](#)

Attachments:     [032124](#)

A motion was made by John Kella, seconded by Brigitte Roehr, to approve Plan Commission Meeting Minutes-3/21/24. The motion carried by the following vote:

**Aye:**                     Kella, Cox, Crompton, Perez, Roehr, Rousonelos, Orlando and Dillon

**Absent:**                 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.**

**P-1-24: PRELIMINARY PLAT OF RESUBDIVISION FOR ROCK RUN CROSSINGS MULTI-FAMILY, A MINOR SUBDIVISION (COUNCIL DISTRICT #5)**

[TMP-7211](#)

Attachments:     [P-1-24 RRC MF Resub Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

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

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 Preliminary Plat of Resubdivision for Rock Run Crossings Multi-Family, a Minor Subdivision. The motion carried by the following vote:

**Aye:**                    Kella, Cox, Crompton, Perez, Roehr, Rousonelos, Orlando and  
                                 Dillon

**Absent:**                Heath

**ZO-1-24: ZONING ORDINANCE AMENDMENT TO ADD SECTION 47-3.9  
MISCELLANEOUS TERMS SUBSECTION (CC): DEFINITION FOR FENCES.**

[TMP-7201](#)

Attachments:     [ZO-1-24 \(Fence Definition\) Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. Torri appeared on behalf of the petition and answered the Commission's questions.

No one appeared in opposition to the petition.

A motion was made by Dominic Orlando, seconded by John Kella, to recommend for approval by the City Council the Zoning Ordinance Amendment to Add Section 47-3.9 Miscellaneous Terms Subsection (CC): Definition for Fences. The motion carried by the following vote:

**Aye:**                    Kella, Cox, Crompton, Perez, Roehr, Rousonelos, Orlando and  
                                 Dillon

**Absent:**                Heath

**ZO-2-24: ZONING ORDINANCE AMENDMENT TO ADD SECTION 47-15J:  
SOLAR ENERGY SYSTEMS. (WITHDRAWN)**

Withdrawn.

**NEW BUSINESS**

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**V-1-24: VACATION OF A PORTION OF A 2.5-FOOT SIDE YARD DRAINAGE EASEMENT AND A PORTION OF A STORM WATER DETENTION EASEMENT LOCATED AT 2909 CAMPBELL STREET. (COUNCIL DISTRICT #3)**

**[TMP-7195](#)**

Attachments:     [V-1-24 \(2909 Campbell St\) Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. Dan Adler, Attorney, appeared on behalf of the petition.

No one appeared in opposition to the petition.

A motion was made by John Kella, seconded by Dominic Orlando, to recommend for approval by the City Council the Vacation of a Portion of a 2.5-Foot Side Yard Drainage Easement and a Portion of a Storm Water Detention Easement Located at 2909 Campbell Street. The motion carried by the following vote:

**Aye:**                    Kella, Cox, Crompton, Perez, Roehr, Rousonelos, Orlando and Dillon

**Absent:**                Heath

**V-2-24: VACATION OF ROADWAY, INGRESS/EGRESS, DRAINAGE & PUBLIC UTILITY EASEMENTS IN ROCK RUN COLLECTION SUBDIVISION. (COUNCIL DISTRICT #5)**

**[TMP-7210](#)**

Attachments:     [V-2-24 Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

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

No one appeared in opposition to the petition.

A motion was made by Dominic Orlando, seconded by John Kella, to recommend for approval by the City Council the V-2-24: Vacation of Roadway, Ingress/Egress, Drainage & Public Utility Easements in Rock Run Collection Subdivision. The motion carried by the following vote:

**Aye:**                    Kella, Cox, Crompton, Perez, Roehr, Rousonelos, Orlando and Dillon

**Absent:**                Heath

**NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION**

None.

**PUBLIC COMMENT**

None.

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**ADJOURNMENT**

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

**Aye:** Kella, Cox, Crompton, Perez, Roehr, Rousonelos, Orlando and Dillon

**Absent:** 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.