

**MINUTES OF THE MEETING OF THE PLAN COMMISSION**  
**OF THE CITY OF JOLIET**

The meeting of the Plan Commission of the City of Joliet was called to order by the Chairman, Martin Pasteris, in the Council Chambers of the Municipal Building, 150 W. Jefferson Street, Joliet, Illinois, on August 17, 2006 at 4:00 p.m. with the following members present:

STEVE CAMMACK  
ARTHUR GALLI  
WILLIAM GRASTY  
JOHN KELLA  
THOMAS MULVEY  
JOSEPH STRONG  
SHARON THOMAS  
MARTIN PASTERIS

The following members were absent:

DON WALDEN

Thereupon the following matters were discussed:

**OLD BUSINESS:**

P-3-06: PRELIMINARY/FINAL PLAT OF MAPLE SPRINGS SUBDIVISION

Mr. Fisher gave the planning staff report.

Mr. Mike Rogina, Rogina & Associates, 93 Caterpillar Drive, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Preliminary/Final Plat of Maple Springs Subdivision subject to revisions being requested by Public Works and Utilities. Mr. Galli seconded the motion, which passed with seven aye votes. Voting aye were: Mulvey, Strong, Thomas, Cammack, Galli, Grasty and Pasteris. Mr. Kella abstained from this vote.

V-11-06: VACATION OF THREE (3) INGRESS/EGRESS EASEMENTS AND THE ADJACENT LANDSCAPE EASEMENTS FOR MENARDS/JOLIET RESUBDIVISION.  
P-17-06: PRELIMINARY/FINAL PLAT FOR RESUBDIVISION OF MENARDS/JOLIET SUBDIVISION.

Mr. Fisher gave the planning staff report.

Mr. Mike Rogina, Rogina & Associates, 93 Caterpillar Drive, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Ms. Thomas moved that the Plan Commission recommend the City Council approve the Vacation of three (3) Ingress/Egress easements and the adjacent landscape easements for Menards/Joliet Resubdivision and the Preliminary/Final Plat for Resubdivision of Menards/Joliet Subdivision, subject to revisions being requested by Public Works and Utilities. Mr. Mulvey seconded the motion, which passed with six aye votes. Voting aye were: Thomas, Cammack, Galli, Grasty, Mulvey and Pasteris. Mr. Kella and Mr. Strong abstained from this vote.

A-61-06: ANNEXATION OF 95.5 ACRES LOCATED SOUTH OF CATON FARM ROAD, WEST OF GAYLORD, CLASSIFICATION TO R-1B (SINGLE-FAMILY RESIDENTIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

P-18-06: PRELIMINARY PLAT OF STERLING MANOR SUBDIVISION.

FP-20-06: FINAL PLAT OF STERLING MANOR UNIT 1 SUBDIVISION.

Mr. Fisher stated that Staff is recommending the petitions be tabled until the September 21, 2006 Plan Commission meeting.

Mr. Kella moved that the Plan Commission table the Annexation of 95.5 acres located South of Caton Farm Road, West of Gaylord, Classification to R-1B (single-family residential) zoning and Approval of an Annexation Agreement, the Preliminary Plat of Sterling Manor Subdivision and the Final Plat of Sterling Manor Unit 1 Subdivision to the September 21, 2006 Plan Commission meeting. Mr. Strong seconded the motion, which passed with eight aye votes. Voting aye were: Galli, Grasty, Kella, Mulvey, Strong, Thomas, Cammack and Pasteris.

P-19-06: PRELIMINARY PLAT OF LIBERTY MEADOW ESTATES SUBDIVISION, A PUD. (formerly Briggs-Rosalind Homes Subdivision).

Mr. Fisher gave the planning staff report.

Mr. Henry Morris, Executive Director of the Housing Authority of Joliet, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Preliminary Plat of Liberty Meadow Estates Subdivision (formerly Briggs-Rosalind Homes Subdivision). Ms. Thomas seconded the motion, which passed with eight aye votes. Voting aye were: Thomas, Cammack, Galli, Grasty, Kella, Mulvey, Strong and Pasteris.

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- 6 -

**NEW BUSINESS:**

FP-16-06: FINAL PLAT OF CENTRAL PARK OF JOLIET SUBDIVISION, A PUD.

Mr. Fisher gave the planning staff report.

Mr. Bob Rogina, Rogina & Associates, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Mulvey moved that the Plan Commission recommend the City Council approve the Final Plat of Central Park of Joliet Subdivision, a PUD, subject to revisions being requested by Public Works & Utilities. Mr. Strong seconded the motion, which passed with six aye votes. Voting aye were: Galli, Grasty, Mulvey, Strong, Thomas and Pasteris. Mr. Cammack voted nay. Mr. Kella abstained from this vote.

V-1-05: VACATION OF A NORTH/SOUTH ALLEY BETWEEN VIRGINIA AND BENTON STREETS.

Mr. Fisher gave the planning staff report.

No one appeared on behalf of the petition.

Mr. Fisher said that Staff is recommending the petition be tabled because a representative did not appear on behalf of the petition.

Mr. Kella moved that the Plan Commission table the Vacation of a North/South Alley between Virginia and Benton Streets to the September 21, 2006 Plan Commission meeting. Ms. Thomas seconded the motion, which passed with eight aye votes. Voting aye were: Galli, Grasty, Kella, Mulvey, Strong, Thomas, Cammack and Pasteris.



Z-9-06: RECLASSIFICATION FROM R-2 (SINGLE-FAMILY RESIDENTIAL) TO R-3 (ONE AND TWO FAMILY RESIDENTIAL) ZONING OF 123-125 IOWA.

Mr. Fisher gave the planning staff report.

Mr. Fisher appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Reclassification from R-2 (single-family residential) to R-3 (one and two family residential) zoning of 123-125 Iowa. Mr. Strong seconded the motion, which passed with eight aye votes. Voting aye were: Grasty, Kella, Mulvey, Strong, Thomas, Cammack, Galli and Pasteris.

V-12-06: VACATION OF THE 20' WIDE EAST/WEST ALLEY AT 710 EAST CASS STREET.

Mr. Fisher gave the planning staff report.

Mr. Mike Mikuska, Pegasus Petroleum, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Vacation of the 20' Wide East/West alley at 710 East Cass Street. Ms. Thomas seconded the motion, which passed with eight aye votes. Voting aye were: Kella, Mulvey, Strong, Thomas, Cammack, Galli, Grasty and Pasteris.

A-54-06: ANNEXATION OF CREEKSIDE ESTATES SUBDIVISION, CLASSIFICATION TO R-1B (SINGLE-FAMILY RESIDENTIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

P-8-06: PRELIMINARY PLAT OF CREEKSIDE ESTATES SUBDIVISION.

Mr. Fisher gave the planning staff report.

Mr. David Finlay, Rowell Development, appeared on behalf of the petition.

Ms. Rhonda Ruettiger, 1916 Rowell Avenue, appeared before the Plan Commission. Ms. Ruettiger wanted to know where the entrance and exit for the development will be. Mr. Finlay replied there will be one entrance and one exit that will be off of Rowell Avenue pretty close to where the existing driveway is. There are 53 houses proposed for that area. She also wanted to know what type of houses would be going there. Mr. Finlay replied the prices of the houses should be between \$275,000 to \$450,000.

Mr. Ken Stewart, 516 Hillside Road, appeared before the Plan Commission. Mr. Stewart had a problem with the pond in the back regarding the City wanting them both to be wet bottom ponds. He said a study was done by Ryan Development regarding all the water pressure that is being put down. He wants to know why the pond can not be a dry bottom considering all of the water problems they are currently having.

Mr. Finlay replied they started the design with dry bottom ponds but the city required some wet bottom ponds because of aesthetics. Mr. Trizna, Engineering, said the ponds are typically sealed with a clay liner.

Mr. Fisher, Director of Planning, said that Staff has confidence in the Engineering Department as far as the design of the wet bottom. The City would not be recommending a wet bottom pond if they did not feel the correct construction of it would be adequate to address the problems. The homeowners can contact Mr. Trizna, Engineering, at any time with questions.

Mr. Chris Cartwright, 760 Sugar Creek Drive and President of the homeowners association for Sugar Creek, appeared before the Plan Commission. Mr. Cartwright said that all of the homes that are contiguous to the project are very concerned with the water pressure. There are residents with problems with their well water. Other concerns are about the lot sizes being a little small, the schools being affected by the subdivision, contiguous homes not wanting street lights to light up their homes, concern about constant construction for many years from start to finish of the project. Mr. Cartwright thought the idea of a guard house was ridiculous and would look silly on Rowell Avenue. Another concern is the traffic because there are currently no traffic signals.

Mr. Fisher responded to a few of the concerns. One of the intents is to have this project as a residential area to buffer the industrial area that is adjacent to it. The guard house is a component now in all new subdivisions because it is a decorative feature for the entryways. Mr. Fisher said Staff has been working with Laraway schools for two years on the Southside Comprehensive Plan which will include millions of square foot of industrial and distribution assessed value in that area.

Mr. James Young, 1800 Valley Parkway, appeared before the Plan Commission. Mr. Young said his main concern is will he need to get flood insurance. He wants to know where the water will go.

Mr. Finlay said their engineers are currently working on hydraulic studies that might be completed in about 30 days.

Mr. Trizna, Public Works Administrator, said currently a portion of the land drains to the west on the property at Sugar Creek Run Subdivision. The land is higher and naturally drains off the property towards some of the adjacent properties. Whether this development does a wet bottom or a dry bottom detention basin, development will help that drainage situation.

Mr. Jay Gregory, 490 Sugar Creek Drive, appeared before the Plan Commission. Mr. Gregory had a comment about the elevation of the pond. There are residents that already have a walk out basement that is 9 feet below the finished level of the new lake that will be built in their back yard.

Ms. Thomas moved that the Plan Commission recommend the City Council approve the Annexation of Creekside Estates Subdivision, Classification to R-1B (single-family residential) zoning and Approval of an Annexation Agreement, and the Preliminary Plat of Creekside Estates Subdivision, subject to conditions being requested by Public Works and Utilities. Mr. Galli seconded the motion, which passed with eight aye votes. Voting aye were: Mulvey, Strong, Thomas, Cammack, Galli, Grasty, Kella and Pasteris.

A-65-06: ANNEXATION OF 164 ACRES LOCATED AT THE NE CORNER OF LARAWAY AND ROWELL ROADS, CLASSIFICATION TO I-1 (LIGHT INDUSTRIAL) ZONING.

P-21-06: REVISED PRELIMINARY PLAT OF LARAWAY ROAD DISTRIBUTION CENTER SUBDIVISION.

FP-23-06: FINAL PLAT OF LARAWAY ROAD DISTRIBUTION CENTER UNIT 1 SUBDIVISION.

Mr. Fisher gave the planning staff report.

Mr. Steve Hess, Exel Corporation, 570 Polaris Parkway, Westerville, Ohio, appeared on behalf of the petition.

Ms. Rhonda Ruettinger, 1916 Rowell Avenue, appeared before the Plan Commission. Ms. Ruettinger said the Ruettinger's have owned the home and land for 43 years and the proposed development borders her driveway. She wants to know if the entranceways are off of Laraway Road or Rowell Avenue as well. Another question was how far will the retention pond cover between her house and to where the property starts.

Mr. Hess responded they do not have a specific plan for the Rowell Avenue portion of the site and he is not certain if there will be any curb cuts on Rowell Avenue because there is more work to be done. The City has also conditioned Exel Corporation to not allow any trucks to go north of their property. Mr. Hess said the distance between the property line and the detention ponds varies from about 20 feet. From the property line to the buildings will vary between 60 ft. to over 125 yards. Mr. Hess said there will be a slight berm adjacent to the detention pond. There was further discussion regarding truck traffic.

Ms. Ruettinger asked about the lighting of the development. Mr. Hess replied they would be following the standards on lighting that the City imposes.

Mr. Grasty, Plan Commission Member, asked about the Will County Forest Preserve asking that the developer preserve the trees along the trail way in the back of the project. Mr. Fisher said the buffer of trees along the buffer line will remain.

Mr. Ken Stewart, 516 Hillside Road, Joliet, appeared before the Plan Commission. Mr. Stewart asked where the retention water will exit from the ponds. Mr. Brian McGahan, Jacob & Hefner Associates, Chicago, responded that there will actually be three ponds. The pond to the west will drain into the Laraway Crossings development by Ryan Companies and the remainder of the two ponds will be discharging to the northeast underneath the existing bike trail. Therefore, the pond will discharge into pond 5.

Mr. Jay Gregory, 490 Sugar Creek Drive, appeared before the Plan Commission. Mr. Gregory mentioned there being a law suit against Jacob & Hefner and Ryan Company and he is unaware if the City of Joliet is involved yet or not. The law suit is over the retention ponds on Ryan Corporations property not being finished and not being properly designed. He feels the City should not move forward on any of the projects before the Plan Commission at this time until the previous law suits and problems are resolved.

There was some further discussion regarding the ponds.

Mr. Chris Cartwright, 760 Sugar Creek Drive, appeared before the Plan Commission. Mr. Cartwright stated two concerns with the proposed development. Mr. Cartwright wanted to know if it is possible to put some commercial development in the area because there are currently no strip malls, restaurants, video stores, etc. Another concern is the water issues.

Mr. Gunther Luban, Director of Development at Ryan Companies, 55 Schuman Blvd., Naperville, appeared before the Plan Commission. Mr. Luban said that ponds 4 and 5 are technically not on line. Ponds 2 and 3 are the two ponds that are fully on line for the proposed park. Ponds 4 and 5 were constructed ahead of schedule and they will only be on line once the projects are built to the south of those ponds. Pond 4 has an additional filter that will be completed this year.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Annexation of 164 acres located at the NE Corner of Laraway and Rowell Roads, Classification to I-1 (light industrial) zoning, the Revised Preliminary Plat of Laraway Road Distribution Center Subdivision and the Final Plat of Laraway Road Distribution Center Subdivision, subject to revisions being requested by Public Works and Utilities. Mr. Kella seconded the motion, which passed with seven aye votes. Voting aye were: Strong, Cammack, Galli, Grasty, Kella, Mulvey, and Pasteris.

P-22-06: PRELIMINARY PLAT OF NEG CORPORATION SUBDIVISION, A PUD.

Mr. Fisher stated that Staff is recommending the petition be tabled until the September 21, 2006 Plan Commission meeting.

Mr. Strong moved that the Plan Commission table the Preliminary Plat of NEG Corporation Subdivision, a PUD to the September 21, 2006 Plan Commission meeting. Mr. Mulvey seconded the motion, which passed with eight aye votes. Voting aye were: Grasty, Kella, Mulvey, Strong, Thomas, Cammack, Galli and Pasteris.

P-23-06: PRELIMINARY PLAT OF SCHWEITZER ROAD INDUSTRIAL SUBDIVISION.

Mr. Fisher gave the planning staff report.

Mr. Joe Hammer, Ruettiger, Tonelli & Associates, 2174 Oneida Street, Joliet, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Preliminary Plat of Schweitzer Road Industrial Subdivision. Mr. Cammack seconded the motion, which passed with seven aye votes. Voting aye were: Cammack, Galli, Grasty, Kella, Mulvey, Strong and Pasteris.



P-24-06: PRELIMINARY/FINAL PLAT OF CROSSINGS OF JOLIET SUBDIVISION.

Mr. Fisher gave the planning staff report.

Mr. Chris Coleman, Mr. Jerry Weber and Mr. Randy Tieman from TCB Development, appeared on behalf of the petition.

A gentleman that resides on Sharp Road appeared before the Plan Commission. He said his parcel is the last parcel to the west that butts up against the property. He has concerns regarding the swale that will be going on the south side of the berm which should be storm sewer instead of a swale. Anytime there is a berm, unless that berm is sodded, the first heavy rain the swale starts caving in. He also has a concern about the height of the berm.

Mr. Fisher, Director of Planning, said the developer maintains the drainage system. He said the city requested a large sized berm to buffer the development and has also requested heavy landscaping on the berm.

Mr. Jerry Gerard, 3014 S. Chicago Street, appeared before the Plan Commission. Mr. Gerard wanted to know where the entrances and exits are planned for the development. Mr. Coleman said the plan is to have two access points from Route 53, one to the north and one to the south.

Mr. Charles Sharp, owner of the adjacent property, appeared before the Plan Commission. Mr. Sharp said his family farm abuts the property to the west. He said there are about 40 acres of which about 20 acres are floodplain, but the adjoining property is not floodplain. If it would be industrial it is important to have a connecting road and sewer and water. If it is residential then he is requesting a berm buffering his property similar to the Sharp Road residents. He is requesting the petition be tabled so that he can negotiate with the developer because no one has spoken to him regarding the impacts the project will have on his property.

Mr. Fisher said on the Southside Comprehensive Plan the property that Mr. Sharp is talking about has been designated for recreation open space because it is predominantly floodplain. If it were ever to be developed there are ways to have access to the property not necessarily through this development. Staff has been speaking with Mr. Sharp on this issue for some time.

Mr. Sharp asked if there is a chance that he can meet with the developer to figure out the open space on the project.

Mr. Randy Tieman, TCB Development, responded that he has never met Mr. Sharp but expressed his surprise that Mr. Sharp, as a developer, did not know what was going on here until yesterday. When people develop properties such as Mr. Sharp's, they improve roads to get to them. He does not know why it is

their burden to make sure that he has a good road. He would prefer that while there may be contingencies and things that need to be worked through, he would prefer that Mr. Sharp's requests not be one of them.

Mr. Coleman said he was given a list of neighboring residents on who to contact from Mrs. Vitali regarding the project. He sent out letters and did so accordingly and Mr. Sharp's name was on the list.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Preliminary/Final Plat of Crossings of Joliet Subdivision, subject to revisions being requested by Public Works and Utilities. Mr. Kella seconded the motion, which passed with seven aye votes. Voting aye were: Galli, Grasty, Kella, Mulvey, Strong, Cammack and Pasteris.

P-25-06: PRELIMINARY PLAT OF ROCK RUN BUSINESS PARK, UNIT 4F, SUBDIVISION.

Mr. Fisher gave the planning staff report.

Mr. David Weber, Jacob & Hefner Associates, 815 Campus Drive, Joliet, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Preliminary Plat of Rock Run Business Park, Unit 4F, Subdivision. Mr. Strong seconded the motion, which passed with seven aye votes. Voting aye were: Grasty, Kella, Mulvey, Strong, Cammack, Galli and Pasteris.

FP-25-06: FINAL PLAT OF HUNTER'S RIDGE UNIT 2 SUBDIVISION.

Mr. Fisher stated that Staff is recommending the petition be tabled until the September 21, 2006 Plan Commission meeting.

Mr. Strong moved that the Plan Commission table the Final Plat of Hunter's Ridge Unit 2 Subdivision. Mr. Galli seconded the motion, which passed with eight aye votes. Voting aye were: Kella, Mulvey, Strong, Thomas, Cammack, Galli, Grasty and Pasteris.

FP-22-06: FINAL PLAT OF FOUNDER'S BANK RESUBDIVISION.

Mr. Fisher gave the planning staff report.

Mr. Clayton Thurston, Geotech, 1207 Cedarwood Drive, Joliet, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Final Plat of Founder's Bank Resubdivision. Mr. Kella seconded the motion, which passed with seven aye votes. Voting aye were: Kella, Mulvey, Strong, Cammack, Galli, Grasty and Pasteris.

A-66-06: ANNEXATION OF 2419 S. CHICAGO STREET, CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

P-26-06: REVISED PRELIMINARY PLAT OF STONE CITY COMMERCIAL PARK SUBDIVISION.

FP-26-06: REVISED FINAL PLAT OF STONE CITY COMMERCIAL PARK SUBDIVISION.

Mr. Fisher gave the planning staff report.

Mr. Thomas Carroll, Jacob & Hefner Associates, 815 Campus Drive, Joliet, appeared on behalf of the petition.

Mr. Carroll said this project will definitely address more commercial and retail space for the area.

Ms. Liz Sodic, 617 Sugar Creek Drive, Joliet, appeared before the Plan Commission. Ms. Sodic wanted to know what was planned for the area. Mr. Carroll responded it will be a mix of commercial and retail strip malls, restaurants, etc. Ms. Sodic said she is grateful to the city for eliminating any access to Rowell Avenue and making it a minor arterial. Mr. Carroll said as part of the improvements, Laraway Road is under the Will County Highway Department jurisdiction, and as part of their review process they requested that they move their full access as far west on the side as possible so that there is no impact on the intersection of Laraway Road and Route 53.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Annexation of 2419 S. Chicago Street, Classification to B-3 (general business) zoning and Approval of an Annexation Agreement, the Revised Preliminary Plat of Stone City Commercial Park Subdivision and the Revised Final Plat of Stone City Commercial Park Subdivision, subject to revisions being requested by Public Works and Utilities. Mr. Galli seconded the motion, which passed with seven aye votes. Voting aye were: Mulvey, Strong, Cammack, Galli, Grasty, Kella and Pasteris.

**STUDY SESSION:**

**OTHER BUSINESS:**

**MINUTES:**

Mr. Kella moved that the minutes of the July 20, 2006 Plan Commission meeting be approved. Mr. Galli seconded the motion, which passed with seven aye votes. Voting aye were: Strong, Cammack, Galli, Grasty, Kella, Mulvey and Pasteris.

**ADJOURNMENT:**

Mr. Kella moved that the meeting be adjourned, which passed with a voice vote of aye.

Recorded on tape: kas