

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 Pro Tem, Thomas Mulvey, in the Council Chambers of the Municipal Building, 150 W. Jefferson Street, Joliet, Illinois, on June 15, 2006 at 4:00 p.m. with the following members present:

STEVE CAMMACK
WILLIAM GRASTY
THOMAS MULVEY
JOSEPH STRONG
SHARON THOMAS

The following members were absent:

ARTHUR GALLI
JOHN KELLA
DON WALDEN
MARTIN PASTERIS

Thereupon the following matters were discussed:

OLD BUSINESS:

PUD-4-06: PRELIMINARY PUD OF COUNTRY CLUB VILLAS SUBDIVISION

Mr. Fisher gave the planning staff report.

Mr. Rod Tonelli, Ruettiger, Tonelli & Associates, 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 PUD of Country Club Villas Subdivision. Ms. Thomas seconded the motion, which passed with four aye votes. Voting aye were: Grasty, Strong, Thomas and Cammack. Mr. Mulvey abstained from this vote.

A-52-06: AMENDMENT TO AN ANNEXATION AGREEMENT FOR THE SOUTHWEST CORNER OF DRAUDEN AND CATON FARM ROAD

A-21-06: ANNEXATION OF 17552 DRAUDEN ROAD, CLASSIFICATION TO B-1 (NEIGHBORHOOD BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT

Z-3-06: RECLASSIFICATION OF 6.1 ACRES LOCATED AT THE SOUTHWEST CORNER OF DRAUDEN AND CATON FARM ROAD FROM R-2 (SINGLE-FAMILY RESIDENTIAL) ZONING TO B-1 (NEIGHBORHOOD BUSINESS) ZONING

Mr. Fisher gave the planning staff report.

Mr. Richard Kavanagh, Attorney with Dykema Gossett LLC, 111 N. Ottawa Street, Joliet, appeared on behalf of the petition.

Mr. Kavanagh said the neighbors outside of the 300 foot written notice were not aware of the meeting originally because he, as the representative for the project, failed to post a sign. Therefore, the project was delayed a month. After he realized he did not post a sign as he was supposed to do, his office notified everybody and had a community meeting. At that meeting there were approximately 60 to 70 people and most of the people that were present were not in favor of the project. More than 1,200 notices to all of the residents of Brookside Subdivision, Caton Ridge Subdivision and of Aspen Meadows Subdivision were notified of the meeting. Generally people only attend the meetings if they are objecting to the project. Mr. Kavanagh explained the project to the Plan Commission and displayed color renderings of the proposed project.

Mr. Strong, Plan Commission member, asked if the building in the back is a proposed two story strip mall. Mr. Kavanagh replied it is all one story. It originally was going to be 2-stories but now it is 1-story only.

Mr. Mulvey, Plan Commission member, asked about the park district trail connection. Mr. Fisher replied that all along Caton Farm Road there will be a connection with trail systems and a 10 ft. wide trail on all the major corridors throughout the far west side.

Mr. Fisher said that Staff is recommending denial on the above petitions based on the past 6 months and working with the developers and getting comments from the neighborhood at the last neighborhood meeting. It seemed evident that there was not support for this proposal or for the zoning change.

Ms. Thomas, Plan Commission member, recommended the petition be tabled to be able to allow more of the area residents to be able to speak since there was not a large turnout at the last neighborhood meeting.

Mr. Nick Sakellariou, 2410 Monterey Drive in Brookside Subdivision, asked that all in attendance be able to be heard today. He has attended several neighborhood meetings with the developer. He said it is a question if this is an appropriate use. Mr. Sakellariou submitted some color photos to the Plan Commission members. The purpose of the photographs is to give the members a concept of the type of housing in Brookside and to look at the views. He said that Staff has now heard the comments regarding the berming issues, and the covenants regarding the church, which are fine attempts from the developer to deal with the issue, but he asked that Staff not get lost in the details and forget the threshold question, which is whether or not a commercial development is suitable in this area. The current zoning and the current uses around there are zoned residential and its existing use is residential. Mr. Sakellariou asked that the Commission deny the recommendation.

Ms. Sara Hickman, 6104 Ventura Drive, Co-Chair on the Brookside Homeowners Association, appeared before the Plan Commission. Ms. Hickman said the board has recently been turned over to the homeowners from the developer. She feels that at this time there is not substantial community support. She is requesting the petition be tabled. Mr. Russ Wojciechowski, 6309 Sequoia Court, also appeared before the Plan Commission.

Ms. Patricia Schauland, 6114 Carmel Drive, appeared before the Plan Commission. Ms. Schauland feels the proposed development will make the area too congested and is opposed to it.

Reverend Peter Homer, St. John Lutheran Church, Joliet, appeared before the Plan Commission. The church owns the parcel to the north of the proposed project. He said they have every intention of enforcing the deed restriction. Reverend Homer wanted to know what it would take to get community support. St. John's Church is in favor of the development because they directly benefit. It will speed the development of their congregation's new building, which will serve the area.

Mr. Phil Vacco, 2510 Monterey Drive, appeared before the Plan Commission. Mr. Vacco's home backs up to the retention pond, which would be immediately impacted by the proposed development. Mr. Vacco said he understands the church's position on this because they stand to gain \$450,000 for putting covenants against the property. His concern is that no one knows what the covenants are.

Mr. Strong said he would like to make a motion at this time for the Plan Commission to follow Staff's recommendation to deny the petitions. The homeowner's association has requested more time but he feels that at this time 6 months have gone by, people have gotten together and he feels there is no reason to hold these petitions up any longer. Ms. Thomas removed her recommendation to table the petitions at this time.

Mr. Strong moved to recommend the Plan Commission deny the Amendment to an Annexation Agreement for the Southwest Corner of Drauden and Caton Farm Road, the Annexation of 17552 Drauden Road, Classification to B-1 (neighborhood business) zoning and Approval of an Annexation Agreement, and the Reclassification of 6.1 acres located at the southwest corner of Drauden and Caton Farm Road from R-2 (single-family residential) zoning to B-1 (neighborhood business) zoning. Ms. Thomas seconded the motion, which passed with four aye votes. Voting aye were: Thomas, Cammack, Grasty, and Strong. Mr. Mulvey voted nay.

A-37-06: ANNEXATION OF 130 E. LARAWAY ROAD, CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND I-1 (LIGHT INDUSTRIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT

Mr. Fisher gave the planning staff report.

Mr. Andy Dystrup, 822 N. Infantry 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 Annexation of 130 E. Laraway Road, Classification to B-3 (general business) zoning and I-1 (light industrial) zoning and Approval of an Annexation Agreement. Mr. Strong seconded the motion, which passed with five aye votes. Voting aye were: Cammack, Grasty, Strong, Thomas and Mulvey.

A-38-06: ANNEXATION OF 2410-2416 S. CHICAGO STREET, CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT

Mr. Fisher gave the planning staff report.

Mr. Andy Dystrup, 822 N. Infantry 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 Annexation of 2410-2416 S. Chicago Street, Classification to B-3 (general business) zoning and Approval of an Annexation Agreement. Mr. Cammack seconded the motion, which passed with five aye votes. Voting aye were: Grasty, Strong, Thomas, Cammack and Mulvey.

Z-4-06: RECLASSIFICATION OF 821 E. CASS STREET FROM I-2 (GENERAL INDUSTRIAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) ZONING

Mr. Fisher gave the planning staff report.

Mr. Fisher 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 Reclassification of 821 E. Cass Street from I-2 (general industrial) to R-2 (single-family residential) zoning. Mr. Strong seconded the motion, which passed with five aye votes. Voting aye were: Strong, Thomas, Cammack, Grasty and Mulvey.

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NEW BUSINESS:

Z-5-06: RECLASSIFICATION OF 302 HERKIMER STREET, FROM R-2 (SINGLE-FAMILY RESIDENTIAL) TO R-3 (ONE AND TWO FAMILY RESIDENTIAL) ZONING

Mr. Fisher gave the planning staff report.

Mr. Robert Brown, 302 Herkimer Street, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Cammack moved that the Plan Commission recommend the City Council approve the Reclassification of 302 Herkimer Street from R-2 (single-family residential) to R-3 (one and two family residential) zoning. Mr. Strong seconded the motion, which passed with five aye votes. Voting aye were: Thomas, Cammack, Grasty, Strong and Mulvey.

V-3-06: VACATION OF A PORTION OF A 7.5 PUBLIC UTILITY AND DRAINAGE EASEMENT AT 6907 GRANTHAM DRIVE

Mr. Fisher gave the planning staff report.

Mr. Earl McDonald, 6907 Grantham Drive, Joliet, 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 a Portion of a 7.5 Public Utility and Drainage Easement at 6907 Grantham Drive. Mr. Strong seconded the motion, which passed with five aye votes. Voting aye were: Cammack, Grasty, Strong, Thomas and Mulvey.

FP-11-06: FINAL PLAT OF THE ESTATES AT CEDAR CREEK SUBDIVISION

Mr. Fisher gave the planning staff report.

Mr. Mike Martin, 15 W. Jefferson Street, appeared on behalf of the petition.

Public Works has some outstanding revisions being requested therefore they are recommending a conditional approval.

No one appeared in opposition to the petition.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Final Plat of The Estates at Cedar Creek Subdivision. Ms. Thomas seconded the motion, which passed with five aye votes. Voting aye were: Grasty, Strong, Thomas, Cammack and Mulvey.

FP-12-06: FINAL PLAT OF RAYNOR PARK HOMES SUBDIVISION

Mr. Fisher gave the planning staff report.

Mr. David Sickler, Rogina & Associates, 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 Final Plat of Raynor Park Homes Subdivision. Mr. Strong seconded the motion, which passed with four aye votes. Voting aye were: Strong, Thomas, Cammack and Grasty. Mr. Mulvey abstained from this vote.

P-7-06: PRELIMINARY PLAT OF CUMBERLAND SOUTH FORTY, UNIT 3
SUBDIVISION

FP-13-06: FINAL PLAT OF CUMBERLAND SOUTH FORTY, UNIT 3, PHASE 1
SUBDIVISION

Mr. Fisher gave the planning staff report.

Mr. Fisher appeared on behalf of the petition.

Mr. Mulvey asked about the land donation to the Joliet Park District. Mr. Fisher replied that the park district does not have the money to develop the park therefore they negotiate with the developer on the land donation. The 3.142 acres is a cash contribution the equivalent of what that open space would be. Therefore \$206,000 would be applied toward the development of a park by the Joliet Park District.

No one appeared in opposition to the petition.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Final Plat of Cumberland South Forty, Unit 3, Phase 1 Subdivision. Mr. Grasty seconded the motion, which passed with four aye votes. Voting aye were: Thomas, Cammack, Grasty and Strong. Mr. Mulvey voted nay.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Preliminary Plat of Cumberland South Forty, Unit 3 Subdivision. Ms. Thomas seconded the motion, which passed with five aye votes. Voting aye were: Thomas, Cammack, Grasty, Strong and Mulvey.

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

Mr. Fisher stated that Staff is recommending this petition be tabled until the July 20, 2006 Plan Commission meeting.

Mr. Strong moved that the Plan Commission table the Preliminary/Final Plat of Maple Springs Subdivision to the July 20, 2006 Plan Commission meeting. Ms. Thomas seconded the motion, which passed with five aye votes. Voting aye were: Cammack, Grasty, Strong, Thomas and Mulvey.

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 stated the petitioner requested the two petitions be tabled indefinitely.

Mr. Cammack moved that the Plan Commission table 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 indefinitely. Mr. Strong seconded the motion, which passed with five aye votes. Voting aye were: Grasty, Strong, Thomas, Cammack and Mulvey.

FP-14-06: FINAL PLAT OF LEGACY POINTE SUBDIVISION, UNIT 3

Mr. Fisher gave the planning staff report.

Mr. Greg Anderson, Zausa Development Corp., 10713 Winterset Drive, Orland Park, Illinois, 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 Final Plat of Legacy Pointe Subdivision Unit 3. Mr. Grasty seconded the motion, which passed with five aye votes. Voting aye were: Strong, Thomas, Cammack, Grasty and Mulvey.

P-9-06: PRELIMINARY PLAT OF NHP ALZHEIMER'S CENTER SUBDIVISION

Mr. Fisher gave the planning staff report.

Mr. William Nash, Jacob & Hefner Associates, 815 Campus 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 Preliminary Plat of NHP Alzheimer's Center Subdivision subject to revisions being requested by Public Works & Utilities. Mr. Cammack seconded the motion, which passed with five aye votes. Voting aye were: Thomas, Cammack, Grasty, Strong and Mulvey.

FP-15-06: FINAL PLAT OF STONE CITY COMMERCIAL PARK SUBDIVISION

Mr. Fisher gave the planning staff report.

Mr. Thomas Carroll, Jacob & Hefner Associates, 815 Campus 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 Final Plat of Stone City Commercial Park Subdivision. Ms. Thomas seconded the motion, which passed with five aye votes. Voting aye were: Cammack, Grasty, Strong, Thomas and Mulvey.

P-10-06: PRELIMINARY PLAT OF FOUNDER'S BANK RESUBDIVISION
V-4-06: VACATION OF FOUNDER'S BANK RESUBDIVISION UNIT 1

Mr. Fisher gave the planning staff report.

Mr. Andrew C. Dystrup, 822 N. Infantry 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 Plat of Founder's Bank Resubdivision and the Vacation of Founder's Bank Resubdivision Unit 1. Mr. Cammack seconded the motion, which passed with five aye votes. Voting aye were: Grasty, Strong, Thomas, Cammack and Mulvey.

P-11-06: PRELIMINARY PLAT OF TIMBER RIDGE BUSINESS PARK, PHASE 5
SUBDIVISION

Mr. Fisher gave the planning staff report.

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

Mr. Dwayne Krieger, Joliet Area Community Hospice, 250 Waterstone Circle, Joliet, appeared before the Plan Commission. They are adjoining landowners to the proposed property. He wants to make sure they have the proper protection on the side that they were granted. He wants to make sure they maintain a peaceful and serene environment for their patients. Mr. Fisher agreed with Mr. Krieger and said the City will adhere to it.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Preliminary Plat of Timber Ridge Business Park Subdivision Phase 5. Ms. Thomas seconded the motion, which passed with five aye votes. Voting aye were: Strong, Thomas, Cammack, Grasty and Mulvey.

V-5-06: VACATION OF A PORTION OF A 15' PUBLIC UTILITY EASEMENT AT
1518 PARKSIDE DRIVE

Mr. Fisher gave the planning staff report.

Mrs. Heather Offermann, 1518 Parkside 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 Vacation of a Portion of a 15' Public Utility Easement at 1518 Parkside Drive. Ms. Thomas seconded the motion, which passed with five aye votes. Voting aye were: Thomas, Cammack, Grasty, Strong and Mulvey.

V-6-06: VACATION OF A PORTION OF A 10' PUBLIC UTILITY & DRAINAGE EASEMENT LOCATED AT 1901 WESTMORE GROVE

Mr. Fisher gave the planning staff report.

Mr. Jonathan Bresser, 1901 Westmore Grove, 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 Vacation of a Portion of a 10' Public Utility & Drainage Easement located at 1901 Westmore Grove. Ms. Thomas seconded the motion, which passed with five aye votes. Voting aye were: Cammack, Grasty, Strong, Thomas and Mulvey.

P-12-06: PRELIMINARY/FINAL PLAT OF HOOTERS JOLIET SUBDIVISION

Mr. Fisher gave the planning staff report.

Mr. Sal Mellili, 660 N. Wells, Chicago, Illinois, appeared on behalf of the petition.

Mr. Jerome Kren, 2745 Harbor Drive, appeared before the Plan Commission. Mr. Kren wanted to know what is taking place with the proposed plat. Mr. Fisher replied the petitioner is planning to have two lots as opposed to one long lot. The petition will divide the long lot into two separate portions.

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

P-13-06: PRELIMINARY PLAT OF SPENCER ROAD INDUSTRIAL PARK
SUBDIVISION

Mr. Fisher gave the planning staff report.

Mr. Joseph Hammer, Ruettiger, Tonelli & Associates, 2174 Oneida Street, 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 Preliminary Plat of Spencer Road Industrial Park Subdivision. Mr. Strong seconded the motion, which passed with five aye votes. Voting aye were: Strong, Thomas, Cammack, Grasty and Mulvey.

A-57-06: ANNEXATION OF 3518 JUNIPER AVENUE AND CLASSIFICATION TO R-2 (SINGLE-FAMILY RESIDENTIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT

At the petitioner's request the annexation has been withdrawn. Therefore no action is necessary.

A-58-06: ANNEXATION OF 302 OSCAR AVENUE, CLASSIFICATION TO R-2 (SINGLE-FAMILY RESIDENTIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT

Mr. Fisher gave the planning staff report.

Mr. Fisher 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 Annexation of 302 Oscar Avenue, Classification to R-2 (single-family residential) zoning and Approval of an Annexation Agreement. Ms. Thomas seconded the motion, which passed with five aye votes. Voting aye were: Thomas, Cammack, Grasty, Strong and Mulvey.

P-14-06: PRELIMINARY PLAT OF WEST SIDE MAINTENANCE FACILITY
SUBDIVISION

Mr. Fisher gave the planning staff report.

Mr. Joseph Hammer, Ruettiger, Tonelli & Associates, 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 Preliminary Plat of the West Side Maintenance Facility Subdivision, subject to revisions being requested by Public Works & Utilities. Mr. Strong seconded the motion, which passed with five aye votes. Voting aye were: Cammack, Grasty, Strong, Thomas and Mulvey.

SN-2-06: STREET NAME CHANGE FROM SILVER LEAF STREET TO SILVER SPRINGS DRIVE IN SILVER LEAF SUBDIVISION

Mr. Fisher gave the planning staff report.

Mr. Fisher 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 Street Name Change from Silver Leaf Street to Silver Springs Drive in Silver Leaf Subdivision. Ms. Thomas seconded the motion, which passed with five aye votes. Voting aye were: Grasty, Strong, Thomas, Cammack and Mulvey.

P-15-06: PRELIMINARY/FINAL PLAT FOR RESUBDIVISION OF LOT 2 OF CATON FARM/ESSINGTON COMMERCIAL SUBDIVISION

Mr. Fisher gave the planning staff report.

Mr. David Sickler, Rogina & Associates, 93 Caterpillar 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 Preliminary/Final Plat for Resubdivision of Lot 2 of Caton Farm/Essington Commercial Subdivision, subject to revisions being requested by Public Works & Utilities. Ms. Thomas seconded the motion, which passed with five aye votes. Voting aye were: Strong, Thomas, Cammack, Grasty and Mulvey.

A-39-06: Annexation of 80 acres at the Northwest Corner of Arbeiter and Caton Farm Road, Classification to R-1B (single-family residential district) zoning and R-4 (low density, multi-family residential district) zoning, and Approval of an Annexation Agreement.

A-40-06: Annexation of 80 acres located West of Arbeiter Road, Classification to R-1B (single-family residential district) zoning, and an Annexation Agreement.

A-41-06: Annexation of 40 acres located West of Arbeiter Road, Classification to R-1B (single-family residential district) zoning, and an Annexation Agreement.

A-42-06: Annexation of 120 acres located at the SW Corner of Arbeiter and Walker Road, Classification to R-1B (single-family residential district) zoning, and an Annexation Agreement.

A-43-06: Annexation of 200 acres located South of Caton Farm Road, East of Peterson Road, Classification to R-1B (single-family residential district), R-4 (low density, multi-family residential district), and B-3 (general business district) zoning; and an Annexation Agreement.

A-44-06: Annexation of 80 acres at the SW Corner of Caton Farm Road and Peterson Road, Classification to R-1B (single-family residential district) and R-4 (low density, multi-family residential district) zoning, and an Annexation Agreement.

A-45-06: Annexation of 75 acres located South of Caton Farm Road, Classification to R-1B (single-family residential district) zoning, and an Annexation Agreement.

A-46-06: Annexation of 93 acres located North of Chicago Road, Classification to R-1B (single-family residential district) zoning, and an Annexation Agreement.

A-47-06: Annexation of 78 acres at the SE Corner of Peterson and Chicago Roads, Classification to R-1B (single-family residential district) zoning, and an Annexation Agreement.

A-48-06: Annexation of 60 acres located South of Chicago Road, Classification to R-1B (single-family residential district) zoning, and an Annexation Agreement.

A-49-06: Annexation of 142.5 acres located at SE Corner of Chicago and McKanna Roads, Classification to R-1B (single-family residential district) zoning, and an Annexation Agreement.

A-50-06: Annexation of 150.52 acres located West of Arbeiter and North of Findley, Classification to R-1B (single-family residential district) zoning, and an Annexation Agreement.

A-51-06: Annexation of 20 acres in Seward Township, Classification to R-1B (single-family residential district) zoning, and an Annexation Agreement.

A-53-06: Annexation of 84.59 acres located West of Arbeiter and South of Findley Roads, Classification to R-1B (single-family residential district) zoning, and an Annexation Agreement.

A-55-06: Annexation of 154.99 acres located at the NE Corner of Caton Farm Road and Schlapp Road, Classification to R-3 (one and two family residential district), R-4 (low density, multi-family residential district), B-3 (general business district) zoning, and an Annexation Agreement.

Mr. Fisher gave the planning staff report.

Mr. Bob Rogina, Rogina & Associates, 93 Caterpillar Drive, Joliet, appeared on behalf of the petitions.

Ms. Brenda Morris, 23641 W. Andrew Road, Plainfield, appeared before the Plan Commission. Ms. Morris said she borders the proposed annexations but did not receive notification about the annexations. She wanted to know if her property is actually being included in the annexation. Mr. Fisher replied she would not be affected by the annexation unless she petitions to annex into the city limits.

Ms. Cindy Ellis, Aux Sable Creek Watershed Coalition, appeared before the Plan Commission. Ms. Ellis distributed a hand out to the Plan Commission members and Staff and read from that letter to the board. The information consisted of background information about the Watershed Coalition and several requests regarding the proposed annexations. See annexation file for detailed information.

Mr. Fisher stated the annexation process will adhere to and follow the guidelines of the Kendall County Comprehensive Plan. At this time review of the project is only for the annexation and zoning of the properties and there are no development plans.

Ms. Ellis said they have already spoke with Neumann Homes and they are asking Neumann Homes and the City of Joliet to take their requests into account when they start their review process and they will be following the process very closely.

Mr. Jeff Mackerts, 8605 S. Schlapp Road, Plainfield, appeared before the Plan Commission. Mr. Mackerts stated his concern about traffic. Mr. Mulvey replied this is only regarding annexation into the City of Joliet, not the number of homes or any development.

Mr. Albert Earl, 12210 McKanna Road, appeared before the Plan Commission. Mr. Earl wanted to know if there is a survey that has been done to know if there is enough water out there to support the new developments. Mr. Mulvey replied Staff is not discussing housing at this time, just annexation into the city limits. Mr. Fisher said Mr. Earl can also speak with the City's Public Works Department with any further public utility questions.

Ms. Claire Wilson, Attorney, 12624 McKanna Road, Minooka, appeared before the Plan Commission. Ms. Wilson asked that the annexations be tabled to the next Plan Commission meeting to allow more time to be able to be heard regarding her concerns as well as others. Ms. Wilson said she is on the Kendall County Plan Commission. She said there was mention of a trail system throughout and wanted to comment on that. Mr. Mulvey again said the petitions were only for annexation and zoning at this time. Mr. Fisher said he would sit down and meet with anyone that has further questions. Ms. Wilson asked that the Plan Commission annex the properties with the right to farm clause so that

any development understands there is farming and agricultural uses, especially on the Schlapp Road parcel which is next to a pig farm.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Annexations, requested Zoning Classifications and Annexation Agreements for Petitions A-39-06 through A-55-06. Mr. Cammack seconded the motion, which passed with five aye votes. Voting aye were: Thomas, Cammack, Grasty, Strong and Mulvey.

LU-1-06: Southside Comprehensive Land Use Plan

Mr. Fisher stated that Staff is recommending the Southside Comprehensive Plan be tabled until the July Plan Commission meeting.

Mr. Strong moved that the Plan Commission table the Southside Comprehensive Land Use Plan to the July 20, 2006 Plan Commission meeting. Ms. Thomas seconded the motion, which passed with five aye votes. Voting aye were: Strong, Thomas, Cammack, Grasty and Mulvey.

ZO-1-06: Amendment to the Zoning Ordinance regarding accessory truck parking in an Industrial Zoning District.

There was no discussion regarding this petition. It was tabled to the July 20, 2006 Plan Commission meeting, via a voice vote.

ZO-2-06: Amendment to the Zoning Ordinance Requiring a Special Use Permit for Currency Exchanges.

There was no discussion regarding this petition. It was tabled to the July 20, 2006 Plan Commission meeting, via a voice vote.

STUDY SESSION: FP-7-05: Additional House Plans for NeuStoneshire Subdivision.

There was no discussion regarding this petition. It will be heard at the July 20, 2006 Plan Commission meeting.

MINUTES:

ADJOURNMENT:

The meeting was adjourned due to a lack of a quorum.

Recorded on tape: kas