

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 April 20, 2006 at 4:00 p.m. with the following members present:

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

The following members were absent:

Thereupon the following matters were discussed:

OLD BUSINESS:

P-2-06: REVISED PRELIMINARY PLAT OF BEATTY LUMBER COMMERCIAL
SUBDIVISION

FP-8-06: FINAL PLAT OF BEATTY LUMBER COMMERCIAL SUBDIVISION

Mr. Haller gave the planning staff report.

Mr. Michael Hansen, Attorney, 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 Revised Preliminary Plat of Beatty Lumber Commercial Subdivision and the Final Plat of Beatty Lumber Commercial Subdivision. Mr. Mulvey seconded the motion, which passed with seven aye votes. Voting aye were: Kella, Mulvey, Strong, Thomas, Cammack, Galli and Pasteris.

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

Mr. Haller stated that the petitioner is requesting this petition be tabled until the May Plan Commission meeting.

Mr. Mulvey moved that the Plan Commission table the Preliminary PUD of Country Club Villas Subdivision to the May 18, 2006 Plan Commission meeting. Mr. Strong seconded the motion, which passed with seven aye votes. Voting aye were: Mulvey, Strong, Thomas, Cammack, Galli, Kella and Pasteris.

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

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

Mr. Haller stated that the petitioner is requesting the above listed petitions be tabled until the May Plan Commission meeting.

Ms. Thomas moved that the Plan Commission table the Annexation of 17552 Drauden Road, Classification to B-1 (neighborhood business) zoning, Approval of an Annexation Agreement, 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 and the Amendment to the Annexation Agreement for the Southwest Corner of Drauden and Caton Farm Road to the May 18, 2006 Plan Commission meeting. Mr. Galli seconded the motion, which passed with seven aye votes. Voting aye were: Strong, Thomas, Cammack, Galli, Kella, Mulvey and Pasteris.

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NEW BUSINESS:

V-1-06: VACATION OF A 33' X 95' PORTION OF JASPER STREET

Mr. Haller gave the planning staff report.

Mr. John Gallo, Attorney, 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 33' x 95' portion of Jasper Street. Mr. Kella seconded the motion, which passed with seven aye votes. Voting aye were: Thomas, Cammack, Galli, Kella, Mulvey, Strong and Pasteris.

D-1-06: DETACHMENT OF 615 HOWARD STREET, ROCKDALE

Mr. Haller gave the planning staff report.

Mr. Don Gould, Attorney, 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 Detachment of 615 Howard Street, Rockdale, Illinois. Mr. Galli seconded the motion, which passed with seven aye votes. Voting aye were: Cammack, Galli, Kella, Mulvey, Strong, Thomas and Pasteris.

SN-1-06: STREET NAME CHANGE FROM DEERPATH TRAIL TO CLEARSRING TRAIL IN FALL CREEK UNIT 2 PHASE 2

Mr. Haller gave the planning staff report.

Mr. Haller 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 Street Name Change from Deerpath Trail to Clearspring Trail in Fall Creek Unit 2 Phase 2 Subdivision. Mr. Strong seconded the motion, which passed with seven aye votes. Voting aye were: Galli, Kella, Mulvey, Strong, Thomas, Cammack and Pasteris.

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

Mr. Haller stated that the petitioner is requesting the application be tabled until the June Plan Commission meeting.

Mr. Kella moved that the Plan Commission table the Reclassification of 821 E. Cass Street from I-2 (general industrial) to R-2 (single-family residential) zoning to the June 15, 2006 Plan Commission meeting. Mr. Galli seconded the motion, which passed with seven aye votes. Voting aye were: Kella, Mulvey, Strong, Thomas, Cammack, Galli and Pasteris.

A-23-06: ANNEXATION OF 24208 W. THEODORE STREET, CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT

Mr. Haller gave the planning staff report.

Mr. Cass Wennlund, Attorney, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Galli moved that the Plan Commission recommend the City Council approve the Annexation of 24208 W. Theodore Street, Classification to B-3 (general business) zoning and Approval of an Annexation Agreement. Mr. Kella seconded the motion, which passed with six aye votes. Voting aye were: Strong, Thomas, Cammack, Galli, Kella and Pasteris. Mr. Mulvey voted nay.

V-2-06: VACATION OF A PORTION OF THE 15' PUBLIC UTILITY AND DRAINAGE
EASEMENT AT 702 SILVER FOX DRIVE

At the petitioner's request, this application was withdrawn. Therefore no action is required.

A-24-06: ANNEXATION OF 3115 FIDAY ROAD, CLASSIFICATION TO R-1 (SINGLE-FAMILY RESIDENTIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT

Mr. Haller gave the planning staff report.

Mr. Dave Gornick, 1614 B Campbell Street, Joliet, Illinois, 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 3115 Fiday Road, Classification to R-1 (single-family residential) zoning and Approval of an Annexation Agreement. Mr. Kella seconded the motion, which passed with seven aye votes. Voting aye were: Strong, Thomas, Cammack, Galli, Kella, Mulvey and Pasteris.

A-25-06: ANNEXATION OF 45.62 ACRES LOCATED SOUTH OF SCHWEITZER ROAD, CLASSIFICATION TO I-1 (LIGHT INDUSTRIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT

A-26-06: ANNEXATION OF 38.63 ACRES LOCATED NORTH OF SCHWEITZER ROAD, CLASSIFICATION TO I-1 (LIGHT INDUSTRIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT

A-27-06: ANNEXATION OF 85.91 ACRES LOCATED SOUTH OF SCHWEITZER ROAD, CLASSIFICATION TO I-1 (LIGHT INDUSTRIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT

A-28-06: ANNEXATION OF 70.94 ACRES LOCATED EAST OF RIDGE ROAD, CLASSIFICATION TO I-1 (LIGHT INDUSTRIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT

A-29-06: ANNEXATION OF 37 ACRES EAST OF RIDGE ROAD, CLASSIFICATION TO I-1 (LIGHT INDUSTRIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT

A-30-06: ANNEXATION OF 123 ACRES LOCATED EAST OF RIDGE ROAD, CLASSIFICATION TO R-1B (SINGLE-FAMILY RESIDENTIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT

A-31-06: ANNEXATION OF 200 ACRES LOCATED WEST OF CHERRY HILL ROAD, CLASSIFICATION TO R-1B (SINGLE-FAMILY RESIDENTIAL) AND R-4 (MULTI-FAMILY RESIDENTIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT

A-32-06: ANNEXATION OF 240 ACRES LOCATED WEST OF CHERRY HILL ROAD, AND 80 ACRES LOCATED EAST OF RIDGE ROAD, CLASSIFICATION TO R-1B (SINGLE-FAMILY RESIDENTIAL) AND R-4 (MULTI-FAMILY RESIDENTIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT

A-34-06: ANNEXATION OF 78.5 ACRES LOCATED WEST OF RIDGE ROAD, CLASSIFICATION TO R-1B (SINGLE-FAMILY RESIDENTIAL) AND R-4 (MULTI-FAMILY RESIDENTIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT

A-35-06: ANNEXATION OF 25.42 ACRES LOCATED SOUTH OF BREEN ROAD, CLASSIFICATION TO R-1B (SINGLE-FAMILY RESIDENTIAL) AND R-4 (MULTI-FAMILY RESIDENTIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT

Mr. Haller gave the planning staff report.

Mr. Cass Wennlund, Attorney from New Lenox, appeared on behalf of the petitions. Mr. Wennlund's clients also appeared from the Lucas Group, Larry Gould, Rex Steffes and Tony Lemus.

Ms. Kathy Brockett, 24810 Hemphill Drive, appeared before the Plan Commission. Ms. Brockett mentioned that the zoning on the map and the zoning mentioned in the text were both different for A-35-06.

Mr. Haller replied that the map was incorrect.

Ms. Brockett stated her concern about the impact on the schools of the multi-family designation. She has lived in the area for 30 years and feels this development will be a huge cultural shift for that area. She feels anything other than single-family designation would have a huge impact on the schools and they are not prepared to deal with it.

Mr. Haller responded that the school superintendent's love the multi-family because they get the assessed value in addition to the impact fees that come with development and growth. They do not get many children out of the multi-family subdivisions.

Mr. Gary Nagra, 24729 Hemphill Drive, Elwood, appeared before the Plan Commission. Mr. Nagra shares the same concerns as Ms. Brockett and in addition is concerned about the impact of the development and how that will affect the wells. He mentioned that the South Side Comprehensive Plan calls for Ridge Road to be a 4-lane boulevard anywhere from 80 to 100 ft. wide. He expressed his opposition to the proposed annexation.

Ms. Connie Boehning, 17555 W. Spangler Road, appeared before the Plan Commission. Ms. Baiting shares the same concerns as her neighbors but she is also concerned about the wildlife and where the animals will go when all of the homes are developed.

Ms. Bonnie Simmons, 23915 S. Ridge Road, Elwood, appeared before the Plan Commission. Ms. Simmons wanted to know what type of housing would be developed in the proposed area. She also expressed her concern about the width of the road that it will be taking up a lot of the front yards.

Mr. Haller said all of the industrial will be zoned I-1 (light industrial) therefore it will be minimal impact in terms of fumes or off premise impacts. Mr. Haller said that Joliet's jurisdiction would stop at Breen Road extended.

Ms. Bonnie Simmons, 23915 S. Ridge Road, Elwood, said that she is in the area that will be surrounded by Joliet because her home is north of Breen Road.

Mr. Gary Nagra, 24729 Hemphill Road, appeared before the Plan Commission. Mr. Nagra wanted to know if Ridge Road will be 4 lanes up to where the Joliet boundary ends and then will it abruptly stop at Spangler Road.

Mr. Haller responded that the road would transition down and not stop abruptly. Mr. Haller suggested that Mr. Nagra speak with Mr. Jim Trizna, Public Works Administrator, for further questions regarding the road improvements.

Mr. Haller said that the Annexation petition for A-25-06: Annexation of 45.62 acres located South of Schweitzer Road, Classification to I-1 (light industrial) zoning and Approval of an Annexation Agreement has been withdrawn.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Annexation Petitions listed above; A-26-06 through A-35-06. Mr. Cammack seconded the motion, which passed with six aye votes. Voting aye were: Cammack, Galli, Mulvey, Strong, Thomas and Pasteris. Mr. Kella abstained from this vote.

A-36-06: ANNEXATION OF 80 ACRES LOCATED SOUTH OF VAN DYKE ROAD AND WEST OF COUNTY LINE ROAD, CLASSIFICATION TO R-1B (SINGLE-FAMILY RESIDENTIAL) ZONING AND AN APPROVAL OF AN ANNEXATION AGREEMENT
P-6-06: PRELIMINARY PLAT OF FORESTSIDE SUBDIVISION

Mr. Haller gave the planning staff report.

Mr. Gary Davidson, Attorney with Brumund, Jacobs, Hammel and Davidson, 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 Annexation of 80 acres located South of Van Dyke Road and West of County Line Road, Classification to R-1B (single-family residential) zoning and Approval of an Annexation Agreement and the Preliminary Plat of Forestside Subdivision subject to revisions being requested by Public Works & Utilities. Mr. Galli seconded the motion, which passed with seven aye votes. Voting aye were: Galli, Kella, Mulvey, Strong, Thomas, Cammack and Pasteris.

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

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

Mr. Haller stated that the above petitions are being tabled to the May Plan Commission meeting at the petitioner's request.

Mr. Kella moved that the Plan Commission table 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 and the Annexation of 2410-2416 S. Chicago Street, Classification to B-3 (general business) zoning and Approval of an Annexation Agreement. Ms. Thomas seconded the motion, which passed with seven aye votes. Voting aye were: Kella, Mulvey, Strong, Thomas, Cammack, Galli and Pasteris.

FP-10-06: FINAL PLAT OF DEER CROSSING SUBDIVISION

Mr. Haller gave the planning staff report.

Mr. Jim Caneff, Roake & 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 Deer Crossing Subdivision, subject to revisions being requested by Public Works & Utilities. Mr. Kella seconded the motion, which passed with seven aye votes. Voting aye were: Mulvey, Strong, Thomas, Cammack, Galli, Kella and Pasteris.

PUD-6-06: PRELIMINARY PUD OF BRONK'S CORNERS SUBDIVISION

Mr. Haller gave the planning staff report.

Mr. Joe Ardovich, ACP Development, appeared on behalf of the petition.

Mr. Steve Cammack, Plan Commission member, asked what type of work would be done on Route 59 for access to the development. Mr. Ardovich said essentially they will have to expand it to 4 lanes in front of the center but most of Route 59 will remain 2 lanes. There will be turning access routes as well as improvements to Theodore Street.

Mr. Paul Ross, 1801 Olde Mill Road, appeared before the Plan Commission. Mr. Ross said his house faces the easterly section of the proposed development. A concern he has is that the detention facility that is along his house puts the children in the neighborhood in danger. All of the children in his neighborhood range in age from newborns to 7 years old. The other concern is the lighting from the development would be horrific at his house. Wal-Mart lights up his house like a football field already. The third concern is that he is against the idea of a walk-through down his sidewalk into the development. Mr. Ross requested some buffering and separation from his neighborhood and the proposed development.

Mr. Ardovich replied there would be a fence near the development to help with the safety issue for children. The walk-through idea has been cancelled.

Mr. Paul Ross stated he is for the development and the developers have been wonderful working with his neighborhood.

Ms. Thomas moved that the Plan Commission recommend the City Council approve the Preliminary Planned Unit Development of Bronk's Corners Subdivision, subject to revisions being requested by Public Works & Utilities. Mr. Kella seconded the motion, which passed with seven aye votes. Voting aye were: Strong, Thomas, Cammack, Galli, Kella, Mulvey and Pasteris.

Z-6-06: RECLASSIFICATION OF 211 LINCOLN STREET FROM R-3 (ONE AND TWO FAMILY RESIDENTIAL) ZONING TO R-2 (SINGLE-FAMILY RESIDENTIAL) ZONING

Mr. Haller gave the planning staff report.

Mr. Haller said the petitioner did not appear on behalf of the petition at the Zoning Board of Appeals meeting as well as the Plan Commission meeting. The submittal is complete and Staff is still recommending the zoning be changed to R-2 (single-family residential).

No one appeared in opposition to the petition.

Mr. Mulvey moved that the Plan Commission recommend the City Council approve the Reclassification of 211 Lincoln Street from R-3 (one and two family residential) zoning to R-2 (single-family residential) zoning. Mr. Kella seconded the motion, which passed with six aye votes. Voting aye were: Cammack, Galli, Kella, Mulvey, Strong and Pasteris. Ms. Thomas was absent from this vote.

LU-1-06: PRELIMINARY LAND USE PLAN FOR THE SOUTH SIDE COMPREHENSIVE PLAN

Mr. Haller gave the planning staff report.

Mr. Rodney Tonelli, Ruettiger, Tonelli & Associates, appeared on behalf of the petition.

Mr. Pat Fagan, 24242 Ridge Road, Elwood, Illinois appeared before the Plan Commission. Mr. Fagan wanted to know if a water study had been done as to what will happen when the water is diverted into privately owned wells that are not in the City of Joliet at this time.

Mr. Tonelli responded that there have been similar questions at the Stakeholders meetings. At this point, they are only asking for approval of a preliminary land use plan. Ultimately this will evolve into a full comprehensive plan for the proposed planning area. It will go through land use recommendations, and plans for transportation elements, sizing of roadways, sanitary and water infrastructure planning as well as other community facilities plannings. Every part of the planning area that will be annexed will be served by City sewer and water.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Preliminary Land Use Plan for the South Side Comprehensive Plan. Mr. Kella seconded the motion, which passed with seven aye votes. Voting aye were: Galli, Kella, Mulvey, Strong, Thomas, Cammack and Pasteris.

STUDY SESSION:

MINUTES:

Mr. Kella moved that the minutes of the March 16, 2006 Plan Commission meeting be approved. Mr. Mulvey seconded the motion, which passed with six aye votes. Voting aye were: Cammack, Galli, Kella, Mulvey, Strong and Pasteris.

ADJOURNMENT:

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

Recorded on tape: kas