

**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 March 16, 2006 at 4:00 p.m. with the following members present:

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

The following members were absent:

SHARON THOMAS

Thereupon the following matters were discussed:

**OLD BUSINESS:**

A-20-06: ANNEXATION OF .96 ACRES AT THE SOUTHWEST CORNER OF ROUTE 30 AND KELLOGG STREET, CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

Mr. Haller gave the planning staff report.

Mr. Bob Gebel, United Architects, 1002 Plainfield Road, Joliet, appeared on behalf of the petition.

Mr. Michael Bardowski, who resides next to the proposed project at 2505 Golfview, appeared before the Plan Commission. Mr. Bardowski said he just purchased his home 1 ½ years ago and when he did he was under the understanding that it is residential zoning only. If the project goes forward he fears he will have lights in his backyard 24 hours a day. If the property is elevated then he fears the water will have no place to go except to his backyard, which will cause flooding.

Ms. Barbara Urbancic, 2430 Kellogg Street, appeared before the Plan Commission. Ms. Urbancic said she has lived at this address for 26 years and since the property has been cleared of a lot of the trees Kellogg Street has turned into a speedway for cars. There is a bus stop there for children and there are no sidewalks and no curbs. She is concerned about more traffic on Kellogg and the safety for the children.

Ms. Elaine Bice, 2570 Golfview, appeared before the Plan Commission. Ms. Bice said she has lived on Golfview for 30 years and she has a petition submitted from the subdivision in concern, Sunnyland as well as Crystal Lawn. She is concerned about the traffic on Kellogg. People continually try to avoid six corners and take short cuts through the area subdivisions. She said they have the support of Crystal Lawns School because there are children walking the streets back and forth to school and there are no sidewalks for them to walk on. The area residents do not want the added traffic that the proposed business could bring.

Mr. Alan Hareld, 105 Lavidia Boulevard, appeared before the Plan Commission. Mr. Hareld has been a resident of Crystal Lawn Subdivision for 47 years. Mr. Hareld said the owners of the parcel requested commercial zoning from the County about two years ago. He submitted copies of that documentation to the Plan Commission members. At every hearing in the past the recommendation was to deny the request for the applicants to obtain commercial zoning. Mr. Hareld submitted some photos from Kellogg Street looking down the utility easement and was taken about 4 years ago after a 3-inch rain. In one of the photos Mr. Frederickson was standing in his backyard with water up to his knees. He said that Golfview becomes a river for all of the water to run down and work it's way in between all of the homes.

Mr. Mulvey, Plan Commission member, feels that it would be more realistic to go to an R-B (restricted business) zoning and does not feel the B-3 (general business) zoning is appropriate.

Ms. Yasmin Jinnah, owner and petitioner of the proposed property, appeared before the Plan Commission. Ms. Jinnah said 2 years ago when the City of Joliet denied her request because of the traffic a lot has changed since then because now Route 30 is becoming 4 lanes. She feels that a new business on that corner would be beneficial to the senior citizens and the children because then the traffic will move slower.

Mr. Alan Hareld said because of the configuration of the intersection, it has been made clear to him that there will not be a traffic light installed. Mr. Hareld feels that any added traffic to the area is a recipe for disaster.

Ms. Darlene Mozina, 2513 Golfview, appeared before the Plan Commission. Ms. Mozina stated her concern about the water. She has lived at this location for 1-½ years and has had water issues since the first month she moved in. She is concerned she'll get more water in her basement than she's already had in the past. Mr. Trizna, Public Works Administrator, responded that he has not seen a site plan at this time to review, however, the City's detention requirements require any depressional storage has to be stored plus the storm water detention has to be stored. Mr. Trizna does not know where it will go at this time because a site plan has not been received.

Ms. Marta Brien, 2511 Golfview, appeared before the Plan Commission. Ms. Brien stated that properties that back up to commercial properties decrease in value.

Mr. Mulvey moved that the Plan Commission recommend the City Council deny the Annexation of .96 acres at the Southwest Corner of Route 30 and Kellogg Street, Classification to B-3 (general business) zoning and Approval of an Annexation Agreement. Mr. Strong seconded the motion, which passed with six aye votes. Voting aye were: Mulvey, Strong, Cammack, Galli, Kella and Pasteris.

PUD-2-06: PRELIMINARY PUD OF CAMPUS CENTER SUBDIVISION PHASE IV.

Mr. Haller 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. Mulvey moved that the Plan Commission recommend the City Council approve the Preliminary PUD of Campus Center Subdivision Phase IV. Mr. Kella seconded the motion, which passed with six aye votes. Voting aye were: Strong, Cammack, Galli, Kella, Mulvey and Pasteris.

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**NEW BUSINESS:**

FP-7-06: FINAL PLAT OF SABLE RIDGE SUBDIVISION PHASE II, UNITS 5, 6 & 7.

Mr. Haller gave the planning staff report.

Mr. Jed Davis, Centex Homes, 270 Remington Blvd., Bolingbrook, 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 Final Plat of Sable Ridge Subdivision Phase II, Units 5, 6 & 7, subject to revisions being requested by Public Works and Utilities. Mr. Kella seconded the motion, which passed with six aye votes. Voting aye were: Cammack, Galli, Kella, Mulvey, Strong and Pasteris.

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

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

Mr. Haller stated this petition is being requested to be tabled until the April 20, 2006 Plan Commission meeting.

Mr. Kella moved that the Plan Commission table the Revised Preliminary Plat of Beatty Lumber Commercial Subdivision and the Final Plat of Beatty Lumber Commercial Subdivision until the April Plan Commission meeting. Mr. Galli seconded the motion, which passed with six aye votes. Voting aye were: Galli, Kella, Mulvey, Strong, Cammack and Pasteris.

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

Mr. Haller stated this petition is being requested to be tabled until the April 20, 2006 Plan Commission meeting.

Mr. Kella moved that the Plan Commission table the Preliminary PUD of Country Club Villas Subdivision until the April Plan Commission meeting. Mr. Strong seconded the motion, which passed with six aye votes. Voting aye were: Kella, Mulvey, Strong, Cammack, Galli and Pasteris.



P-4-06: PRELIMINARY PLAT OF RAYNOR PARK HOMES SUBDIVISION.

Mr. Haller gave the planning staff report.

Mr. Bob Rogina, Rogina Engineers, 93 Caterpillar Drive, Joliet, Illinois, appeared on behalf of the petition.

Ms. Kimberly Baltas, 1425 N. Hosmer Street, appeared before the Plan Commission. Ms. Baltas said the area in question originally had a park and a ball field that was used by the park district. She said this neighborhood has a lot of residents that spend a lot of time outside walking and spend quantity time going back and forth from the park. The neighborhood also has a great deal of problems with its sanitary system as well as abandoned field tiles. Therefore, the area residents now have water problems. She said she would like to see the reestablishment of a park facility instead of a park district donation as well as an upgraded sanitary system for Hosmer and Burry Street.

Ms. Dorothy Lauterbach, 1312 Hosmer, appeared before the Plan Commission. Ms. Lauterbach wanted to know if the houses were going to be 1 or 2 stories, and if the streets would be torn up again because there are already several patches on the road now. She wanted to know more about the type of home that is going to be built.

Mr. Jim Sefcik, 1217 Hosmer Street, appeared before the Plan Commission. Mr. Sefcik said it would be nice for some homes to be developed in the area but there should be a recreation area there for the children in the neighborhood.

Mr. Cammack, Plan Commission member, asked how much of the area is going to be dedicated for recreational. Mr. Rogina replied there has been no request by the park district for parkland that he is aware of. He said the expectation of the park district is they will be asking for a cash contribution which would be about \$1500 given to the park district for development of recreational facilities but not on this site.

Mr. Haller said that some time ago this property was declared surplus by the school district and they put it up for auction. The park district would have had a chance to bid on it at that time but they did not.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Preliminary Plat of Raynor Park Homes Subdivision. Mr. Mulvey seconded the motion, which passed with three aye votes. Voting aye were: Mulvey, Strong, and Pasteris. Mr. Cammack and Mr. Galli voted nay. Mr. Kella abstained from this vote.

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. Haller gave the planning staff report.

Mr. Clayton Thurston, Geotech, Inc., 1207 Cedarwood, Joliet, Illinois, 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 Annexation of 17552 Drauden Road, Classification to B-1 (neighborhood business) zoning and Approval of an Annexation Agreement. Mr. Strong seconded the motion, which passed with five aye votes. Voting aye were: Mulvey, Strong, Cammack, Galli and Pasteris. Mr. Kella abstained from this vote.

Mr. Strong moved that the Plan Commission recommend the City Council approve 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. Mr. Galli seconded the motion, which passed with five aye votes. Voting aye were: Mulvey, Strong, Cammack, Galli and Pasteris. Mr. Kella abstained from this vote.

A-22-06: ANNEXATION OF PRAIRIE VIEW ESTATES SUBDIVISION, CLASSIFICATION TO R-1B (SINGLE-FAMILY RESIDENTIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

P-5-06: PRELIMINARY PLAT OF PRAIRIE VIEW ESTATES SUBDIVISION.

Mr. Haller gave the planning staff report.

Mr. Clayton Thurston, Geotech, Inc., 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 Prairie View Estates Subdivision, Classification to R-1B (single-family residential) zoning and Approval of an Annexation Agreement. Mr. Galli seconded the motion, which passed with six aye votes. Voting aye were: Strong, Cammack, Galli, Kella, Mulvey and Pasteris.

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

PUD-5-06: PRELIMINARY PUD OF CENTRAL PARK SUBDIVISION.

Mr. Haller gave the planning staff report.

Mr. Bob Rogina, Rogina Engineers, appeared on behalf of the petition.

Mr. Shawn Heffernan, 16 N. Chicago Street, appeared before the Plan Commission. Mr. Heffernan appeared on behalf of the Faith United Pentecostal Church. Mr. Heffernan said the concerns that the church had is that the area floods considerably now.

The pastor from the Faith United Pentecostal Church, Caton Farm Road, displayed color photos of the water problems that the church already has.

Mr. Rogina displayed the floodway and the floodplain on the power point presentation.

Mr. Heffernan said the church's main concern again is the damage to their property that could potentially be caused due to the proposed project. He said that of course every federal and state agency will review this but he wants to make sure that they do not just rely on what Rogina Engineers provides. He feels they should do their own investigation in addition so that the property values in the area will not be detrimented because of the water damage that could be caused from the flooding.

Pastor Edward Robertson, Faith United Pentecostal Church, 3400 Caton Farm Road, appeared before the Plan Commission. He has been Pastor of the church for 37 years. The creek has backed up several times on the north side of Caton Farm Road and he and some of the church members have gone there to clear the debris out. There are thousands of cubic feet of water that comes out of the retention pond at the Louis Joliet Mall that comes through there and fills the field up. A pond would not be able to hold all of the water and could possibly flood out the homes in the area.

Mr. Ray Ziegler, 3000 Tyler Drive, appeared before the Plan Commission. Mr. Ziegler stated his concerns about the water run off and did get quite a bit of flooding in the 1994 flood and his property is not in the floodplain and the floodwaters were not from the flood itself. The flooding was from the run off from Wexford West because it used to be a farmland and they channeled all of the water into his subdivision. After several complaints, the City of Joliet did install a storm sewer at the end of his driveway, which is connected to a retention pond on the north side of Wexford West. He understands the overflow of that pond runs into the field where the proposed new townhomes will be developed. He feels the property value of his home and the area homes will go down due to the proposed townhomes.

Ms. Marlene Vershay, 3019 Tyler, appeared before the Plan Commission. Ms. Vershay said the proposed development will back up to her lot line. She fears that people living in the proposed two story homes will be able to look into her windows in the back of her home. Ms. Vershay stated her opposition to the project.

Mr. Haller stated that the City received a letter from the Plainfield Township School District that they are presently capable of accommodating the potential enrollment emanating from this project.

Ms. Gail Crisp, 3011 Tyler, appeared before the Plan Commission. Ms. Crisp said at the previous meeting a few weeks ago the room was packed with residents all voicing the same opinion of opposition to the proposed project. She said this is the last bit of open land of anywhere around her subdivision. The wildlife is abundant there and that is important to the area residents. She also feels that the value of her home will decrease with the development of the project.

Mr. Haller said this is a 70 acre parcel which 50 acres of it will be left as open space, floodplain open space, lake systems, walking trails, etc. There will be a sizable donation of the 50 acres to the Plainfield Township Park District for all the residents of Plainfield Township to use.

Ms. Lois Owen, 3103 Tyler, appeared before the Plan Commission. Ms. Owen stated her concern about the water issue because 20 feet from her property line in the field, 1 foot they hit water. She had a new septic system put in her yard last year and at 4 feet they hit water. The water flow from the DuPage River does come back and exceeds into the field. The DuPage is backing up because it is filled with so much garbage.

Mr. Bill Webb, resident of Channahon and member of the Faith United Pentecostal Church, appeared before the Plan Commission. Mr. Webb asked if the development does proceed and water does back up in the church, who will be accountable for it.

Mr. Norm Morales, member of the Faith United Pentecostal Church, appeared before the Plan Commission. Mr. Morales said he has some articles from the newspaper a few weeks ago that pertain to other issues with other water situations in the Plainfield area specifically. Agencies were looking into it before they planned their development as well as engineers and approvals from the boards and so forth, but yet there are still water issues.

Mr. Paul Medina, 3103 Tyler Drive, appeared before the Plan Commission. Mr. Medina wanted to know how high the townhomes would be built. Mr. Rogina replied that the same question was asked at the neighborhood meeting and all that was given were estimates. No final engineering has been done at this time because they are only at the preliminary plat stage. The estimate that was given is at about 3 feet.

Mr. Bruce Francis, owner of 40 acres of the proposed project property, appeared before the Plan Commission. Mr. Francis said he has not allowed anyone to build on that property for 35 years. He has had many offers and feels this is a good design with good engineers working on it. Mr. Francis feels it is time for this property to be developed because he is tired of all the garbage that is thrown off of Caton Farm Road and Fiday View.

Mr. Haller said the church is in a floodplain and when it was developed it was done in the county not in the city.

Mr. Mulvey moved that the Plan Commission recommend the City Council deny the Preliminary PUD of Central Park Subdivision. Mr. Strong seconded the motion, which passed with five aye votes. Voting aye were: Galli, Mulvey, Strong, Cammack and Pasteris. Mr. Kella abstained from this vote.

FP-5-06: FINAL PLAT OF AUTUMN CREST SUBDIVISION.

Mr. Haller gave the planning staff report.

Mr. Andy Fitz, Montalbano Homes, 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 Final Plat of Autumn Crest Subdivision, subject to revisions being requested by Public Works & Utilities. Mr. Mulvey seconded the motion, which passed with six aye votes. Voting aye were: Kella, Mulvey, Strong, Cammack, Galli and Pasteris.

SR-1-06: AMENDMENT TO THE SUBDIVISION REGULATIONS PERTAINING TO OWNERSHIP AND MAINTENANCE OF COMMON AREAS AND STORM DETENTION PONDS.

Mr. Haller gave the planning staff report.

Mr. Haller and Mrs. Vitali 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 Amendment to the Subdivision Regulations Pertaining to Ownership and Maintenance of Common Areas and Storm Detention Ponds. Mr. Kella seconded the motion, which passed with six aye votes. Voting aye were: Mulvey, Strong, Cammack, Galli, Kella and Pasteris.



**STUDY SESSION:**

M-3-06: LEGACY SUBDIVISION; TWO NEW RICHMOND HOUSE PLANS

Mr. Haller stated that Staff requested this petition be tabled until the April Plan Commission due to no one appeared on behalf of the project.

Mr. Mulvey moved that the Plan Commission table the Study Session for Legacy Subdivision; Two New Richmond House Plans. Mr. Galli seconded the motion, which passed with six aye votes. Voting aye were: Strong, Cammack, Galli, Kella, Mulvey and Pasteris.

**MINUTES:**

Mr. Galli moved that the minutes of the February 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