

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 January 19, 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-24-05: PRELIMINARY PLAT OF HENSCHEN FARM SUBDIVISION, A PUD.

Mr. Haller stated the petition is being requested to be tabled until the February 16, 2006 Plan Commission meeting.

Mr. Kella moved that the Plan Commission table the Preliminary Plat of Henschen Farm Subdivision, a PUD, to the February Plan Commission meeting. Mr. Strong seconded the motion, which passed with seven aye votes. Voting aye were: Kella, Mulvey, Strong, Thomas, Cammack, Galli and Pasteris.

P-30-05: PRELIMINARY/FINAL PLAT OF CHERRY HILL BUSINESS PARK WEST SUBDIVISION.

Mr. Haller gave the planning staff report.

Mr. Brad Wood, Northern Builders, 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 Preliminary/Final Plat of Cherry Hill Business Park West 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: Mulvey, Strong, Thomas, Cammack, Galli, Kella and Pasteris.

A-55-05: ANNEXATION OF 117 ACRES LOCATED AT THE S/E CORNER OF ROUTE 53 AND BRIDGE ROAD AND CLASSIFICATION TO R-1B (SINGLE-FAMILY RESIDENTIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

P-31-05: PRELIMINARY PLAT OF PRIMROSE (FORMERLY HERITAGE GLEN) SUBDIVISION.

Mr. Haller stated that the petition is being recommended to be tabled until the February 16, 2006 Plan Commission meeting.

Mr. Kella moved that the Plan Commission table the Annexation of 117 Acres Located at the S/E Corner of Route 53 and Bridge Road and Classification to R-1B (single-family residential) zoning and Approval of an Annexation Agreement and the Preliminary Plat of Primrose Subdivision to the February Plan Commission meeting. Mr. Strong seconded the motion, which passed with seven aye votes. Voting aye were: Strong, Thomas, Cammack, Galli, Kella, Mulvey and Pasteris.

V-20-05: VACATION OF A PORTION OF THE N/S ALLEY ADJACENT TO 400 COLLINS STREET.

Mr. Haller stated that the petition is being recommended to be tabled until the February 16, 2006 Plan Commission meeting.

Mr. Strong moved that the Plan Commission table the Vacation of a Portion of the N/S Alley Adjacent to 400 Collins Street to the February Plan Commission meeting. Ms. Thomas seconded the motion, which passed with seven aye votes. Voting aye were: Thomas, Cammack, Galli, Kella, Mulvey, Strong and Pasteris.

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- 6 -

NEW BUSINESS:

A-1-06: ANNEXATION OF 2577 PLAINFIELD ROAD AND CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

A-2-06: ANNEXATION OF 2575 PLAINFIELD ROAD AND CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

A-3-06: ANNEXATION OF 2521 GARDEN STREET AND CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

A-4-06: ANNEXATION OF 2525 PLAINFIELD ROAD AND CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

A-5-06: ANNEXATION OF 2524 GARDEN STREET AND CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

A-6-06: ANNEXATION OF 2565 PLAINFIELD ROAD AND CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

A-7-06: ANNEXATION OF 2561 PLAINFIELD ROAD AND CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

A-8-06: ANNEXATION OF 2545 PLAINFIELD ROAD AND CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

A-9-06: ANNEXATION OF 2545 PLAINFIELD ROAD AND CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

A-10-06: ANNEXATION OF 2523 PLAINFIELD ROAD AND CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

A-11-06: ANNEXATION OF 2517 PLAINFIELD ROAD AND CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

A-12-06: ANNEXATION OF 2511 PLAINFIELD ROAD AND CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

A-13-06: ANNEXATION OF N/E CORNER OF PLAINFIELD ROAD (ROUTE 30) AND KELLOGG STREET AND CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

Mr. Haller gave the planning staff report.

Mr. Tim Bossy, NEG Properties, LLC, 1017 Laurie Lane, Burr Ridge, Illinois, appeared on behalf of the petitions.

Ms. Diane Rush, 2517 Garden Street, appeared before the Plan Commission. Ms. Rush wanted to know if the residents of the area had any choice in what the potential zoning would be. Ms. Rush currently is not requesting to be annexed into the city limits. Mr. Haller replied that everything on Garden Street will remain as it now if they are not a part of the proposed annexation. Ms. Rush stated her opposition to the B-3 (general business) zoning due to the surrounding residential area.

Mr. Anthony Skoine, 2419 Garden Street in Sunnyland, appeared before the Plan Commission. Mr. Skoine asked if both of the site plans would have Kellogg Street access. Mr. Haller replied that there will be only one access point on Kellogg but the exact location has not been decided at this time. Mr. Skoine feels that any access points on Kellogg Street should be eliminated due to heavy traffic congestion. He suggested having access points along Route 30 only. Mr. Haller said that Kellogg Street will be rebuilt and half of the road will be improved on this particular development making this portion within the jurisdiction of the City of Joliet. Truck traffic will be restricted from use of Kellogg Street. Mr. Skoine asked if there would be a traffic light. Mr. Haller said that Route 30 is controlled by IDOT. For traffic signal installation to take place everything would have to be approved by IDOT, therefore there are no plans for a traffic signal at Kellogg Street at this time. Mr. Skoine asked if there was any planned flood control or will there just be regular storm sewers to handle the water. Mr. Haller replied there would be flood control through storm detention.

Mr. Alan Hareld, 105 Lavidia Boulevard in Crystal Lawns Subdivision, appeared before the Plan Commission. Mr. Hareld had concerns about the heavy traffic congestion making their way through the Crystal Lawns neighborhood with only 16-foot wide streets and no sidewalks. Mr. Hareld feels the safety of the school children and other residents could become disastrous. Mr. Hareld requested a requirement be included in the annexation agreement that the developer must arrange for a neighborhood meeting that would include representatives of IDOT prior to any development at the proposed location. Mr. Hareld also requested that the outdoor entertainment not be allowed at specific parcels of the property for the development. He said there have been problems in the past on the County level as to the definition of outdoor entertainment.

Mr. Haller said on the second request when Staff met with the developers they said that was fine with them and had no intentions of doing any type of outdoor entertainment. City Staff will work out the details with the developers. Mr. Haller suggested the best way to get the state officials to cater to the residents needs is to go to the state elected official.

Ms. Yasmina Jinnah, resident proposing annexation into the City of Joliet, appeared before the Plan Commission. Ms. Jina stated her support in the proposed project.

Mr. Ed Beavis, 2506 Garden Street, appeared before the Plan Commission. Mr. Beavis asked if there would be a study done on what will happen to the remaining property values once the development is complete. He feels the property values in the immediate area will go down. Mr. Haller replied that it should not have a negative or a positive impact on the property value of his home. Mr. Beavis stated his opposition to the proposed project.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Annexations A-1-06 inclusive through A-13-06. Mr. Strong seconded the motion, which passed with seven aye votes. Voting aye were: Cammack, Galli, Kella, Mulvey, Strong, Thomas and Pasteris.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Zoning Classification to B-3 (general business) zoning for the Annexations of A-1-06 inclusive through A-13-06. Mr. Strong seconded the motion, which passed with seven aye votes. Voting aye were: Galli, Kella, Mulvey, Strong, Thomas, Cammack, and Pasteris.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Annexation Agreements for the Annexations of A-1-06 inclusive through A-13-06. Mr. Strong seconded the motion, which passed with seven aye votes. Voting aye were: Kella, Mulvey, Strong, Thomas, Cammack, Galli and Pasteris.

FP-1-06: FINAL PLAT OF CUMBERLAND SOUTH FORTY, UNIT 2, SUBDIVISION.

Mr. Haller gave the planning staff report.

Mr. John Leach, Leach 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 Cumberland South Forty, Unit 2, Subdivision, subject to revisions being requested by Public Works and Utilities. Ms. Thomas seconded the motion, which passed with seven aye votes. Voting aye were: Galli, Kella, Mulvey, Strong, Thomas, Cammack and Pasteris.

FP-2-06: FINAL PLAT OF KOZIELSKI ESTATES SUBDIVISION.

Mr. Haller gave the planning staff report.

Mr. Jeff Allen, Geotech Engineering, 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 Kozielski Estates Subdivision. Mr. Mulvey seconded the motion, which passed with seven aye votes. Voting aye were: Mulvey, Strong, Thomas, Cammack, Galli, Kella and Pasteris.

FP-3-06: FINAL PLAT OF VISTA RIDGE SUBDIVISION, A PUD.

Mr. Haller stated that Staff is recommending this petition be tabled until the February 16, 2006 Plan Commission meeting.

Mr. Mulvey moved that the Plan Commission table the Final Plat of Vista Ridge Subdivision, a PUD, to the February Plan Commission meeting. Ms. Thomas seconded the motion, which passed with seven aye votes. Voting aye were: Strong, Thomas, Cammack, Galli, Kella, Mulvey and Pasteris.

FP-4-06: FINAL PLAT OF CASS STREET COMMERCIAL PARK.

Mr. Haller gave the planning staff report.

Mr. Gene Briscoe, 108 Rivers Edge Court, Minooka, Illinois, 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 Cass Street Commercial Park Subdivision. Mr. Mulvey seconded the motion, which passed with seven aye votes. Voting aye were: Thomas, Cammack, Galli, Kella, Mulvey, Strong and Pasteris.

A-14-06: ANNEXATION OF 25640 W. CATON FARM ROAD AND CLASSIFICATION TO R-B (RESTRICTED BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

Mr. Haller gave the planning staff report.

Mr. Bob Gebel, United Architects, Joliet, and Randy Thomas, Owner, 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 25640 W. Caton Farm Road and Classification to R-B (restricted business) zoning and Approval of an Annexation Agreement. Mr. Strong seconded the motion, which passed with six aye votes. Voting aye were: Cammack, Galli, Kella, Mulvey, Strong and Pasteris. Ms. Thomas abstained from this vote.

A-15-06: ANNEXATION OF 25863 AND 25941 W. CATON FARM ROAD AND CLASSIFICATION TO R-2 (SINGLE-FAMILY RESIDENTIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

Mr. Haller gave the planning staff report.

No one 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 25863 and 25941 W. Caton Farm Road and Classification to R-2 (single-family residential) zoning and Approval of an Annexation Agreement. Mr. Mulvey seconded the motion, which passed with seven aye votes. Voting aye were: Galli, Kella, Mulvey, Strong, Thomas, Cammack and Pasteris.

Z-1-06: RECLASSIFICATION OF 109 WILCOX STREET FROM R-4 (LOW-DENSITY, MULTI-FAMILY RESIDENTIAL) ZONING TO R-2 (SINGLE-FAMILY RESIDENTIAL) ZONING.

Mr. Haller gave the planning staff report.

Mr. Alfredo Melesio, Planner, 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 of 109 Wilcox Street from R-2 (low-density, multi-family residential) zoning to R-2 (single-family residential) zoning. Mr. Strong seconded the motion, which passed with seven aye votes. Voting aye were: Kella, Mulvey, Strong, Thomas, Cammack, Galli and Pasteris.

STUDY SESSION: FP-4-05: FINAL PLAT OF LEGACY POINTE SUBDIVISION, UNITS 2 & 3 (DESIGN REVIEW).

There was no discussion regarding this petition. It will be reviewed at the February 16, 2006 Plan Commission meeting.

RP-47-05: ADDITION TO HOUSE PLANS FOR GREYWALL CLUB-D'ARCY FARM
SUBDIVISION.

There was discussion on this, with a request for more information from the developer as to previously approved plans. It will be reviewed at the February 16, 2006 Plan Commission meeting.

MINUTES:

Mr. Kella moved that the minutes of the December 15, 2005 Plan Commission meeting be approved. Ms. Thomas seconded the motion, which passed with seven aye votes. Voting aye were: Strong, Thomas, Cammack, Galli, Kella, Mulvey and Pasteris.

ADJOURNMENT:

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

Recorded on tape: kas