

**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, Joseph Strong, in the Council Chambers of the Municipal Building, 150 W. Jefferson Street, Joliet, Illinois, on February 19, 2009 at 4:00 p.m. with the following members present:

STEVE CAMMACK  
WILLIAM GRASTY  
DAVID JELINEK  
JOHN KELLA  
RICK MOORE  
DON WALDEN  
JOSEPH STRONG

The following members were absent:

SHARON THOMAS

Thereupon the following matters were discussed:

**OLD BUSINESS:**

A-129-08: ANNEXATION OF 0.424 AC. AT 2324 S. BRANDON ROAD, CLASSIFICATION TO I-T (INTERMODAL TERMINAL DISTRICT) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

V-3-09: VACATION OF LARAWAY ROAD FROM WEST BOUNDARY OF BRANDON ROAD EAST 286 FEET.

Mr. Haller gave the planning staff report.

Mr. Kevin Breslin, Attorney, appeared on behalf of the petitions.

No one appeared in opposition to the petition.

Mr. Jelinek moved that the Plan Commission recommend the City Council approve the Annexation of 0.424 Acres at 2324 S. Brandon Road and Classification to I-T (intermodal terminal district) zoning. Mr. Moore seconded the motion which passed with six aye votes. Voting aye were: Grasty, Jelinek, Moore, Walden, Cammack and Strong. Mr. Kella abstained from this vote.

Mr. Grasty moved that the Plan Commission recommend the City Council approve the Vacation of Laraway Road from west boundary of Brandon Road east 286 feet. Mr. Cammack seconded the motion, which passed with six aye votes. Voting aye were: Jelinek, Moore, Walden, Cammack, Grasty and Strong. Mr. Kella abstained from this vote.

Z-15-08: RECLASSIFICATION OF 406 N. NICHOLSON STREET FROM R-2 (SINGLE-FAMILY RESIDENTIAL) ZONING TO R-3 (ONE AND TWO FAMILY RESIDENTIAL) ZONING.

Mr. Haller stated the petition is being recommended to be tabled until the April 16, 2009 Plan Commission meeting.

Mr. Kella moved that the Plan Commission table the Reclassification of 406 N. Nicholson Street from R-2 (single-family residential) zoning to R-3 (one and two family residential) zoning to the April 16, 2009 Plan Commission meeting. Mr. Walden seconded the motion, which passed with seven aye votes. Voting aye were: Kella, Moore, Walden, Cammack, Grasty, Jelinek and Strong.

Z-16-08: RECLASSIFICATION OF 10.7 AC. AT THE NW CORNER OF THEODORE ST. & DRAUDEN ROAD FROM R-2 (SINGLE-FAMILY RESIDENTIAL) ZONING TO B-1 (NEIGHBORHOOD BUSINESS) ZONING.

P-12-08: PRELIMINARY PLAT OF THEODORE COMMONS SUBDIVISION.

Mr. Haller gave the planning staff report.

Mr. Clayton Thurston, Geotech, and Mr. Michael Hansen, Attorney, appeared on behalf of the petition.

Mr. William Eisenbrandt, resident on Theodore Street, appeared before the Commission. Mr. Eisenbrandt expressed his concerns regarding the excessive traffic in the area and the possibility of dangerous conditions for the children that may go back and forth to the convenience mart. He is hoping for a light signal so that it might help him and his wife to get in and out of their driveway safely.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Reclassification of 10.7 Ac. at the NW Corner of Theodore Street and Drauden Road from R-2 (single-family residential) zoning to B-1 (neighborhood business) zoning and the Preliminary Plat of Theodore Commons Subdivision. Mr. Grasty seconded the motion, which passed with seven aye votes. Voting aye were: Moore, Walden, Cammack, Grasty, Jelinek, Kella and Strong.

A-127-08: ANNEXATION OF 2505 GARDEN STREET, CLASSIFICATION TO R-1 (SINGLE-FAMILY RESIDENTIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

Mr. Haller gave the planning staff report.

Mr. Corey Johnson, 2505 Garden Street, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Walden moved that the Plan Commission recommend the City Council approve the Annexation of 2505 Garden Street, 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: Walden, Cammack, Grasty, Jelinek, Kella, Moore and Strong.

**NEW BUSINESS:**

V-2-09: VACATION OF A 2-FOOT PORTION OF A 30-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AT 2082 OAK LEAF STREET.

Mr. Haller gave the planning staff report.

Mr. Haller appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Jelinek moved that the Plan Commission recommend the City Council approve the Vacation of a 2-foot Portion of a 30-foot Public Utility and Drainage Easement at 2082 Oak Leaf Street. Mr. Cammack seconded the motion, which passed with seven aye votes. Voting aye were: Cammack, Grasty, Jelinek, Kella, Moore, Walden and Strong.

M-1-09: ON-STREET PERMIT PARKING DESIGNATION ADJACENT TO 350, 352, 354, 356, 400, 402, 408 AND 410 WHITNEY STREET

Mr. Haller gave the planning staff report.

Mr. Haller appeared on behalf of the petition.

Mr. Tim Placher, resident on Glenwood Avenue, appeared before the Commission. Mr. Placher, former city employee, was under the assumption that during his employment with the city there was a moratorium on permit parking requests. He is concerned that lengthening the existing permit parking on Whitney would make it problematic for him to park in front of his home on Glenwood Avenue. The problem stems from students parking in front of the dormitory in the evenings as opposed to parking in the university parking lots. He said if there are rules on parking in front of his house, then that is pushing the problem over from street to street. It seems to be a problem that the university should handle and not the city.

Mr. Tom Raak, 402 Whitney, appeared before the Commission. Mr. Raak supports the evening and week night parking permit as it is proposed. He agrees that the students should be able to park on Whitney Avenue during the day. The vehicles that are there over night are university students. The university currently has 5 surface parking lots which in total are underutilized during the time the parking permit would be in effect. Designating Whitney as permit parking would not have a detrimental effect to the student population's ability to park or to find a parking place. This will provide Mr. Raak to have a parking place in front of his home.

A resident at 409 Whitney appeared before the Commission. She said the City has not marked off the parking places. Therefore in an area where 2 cars can be parked, there are 3 cars with a 4<sup>th</sup> car hanging over the alley or the driveway of the next house. That is a problem in the entire Cathedral area.

Mr. Strong moved that the Plan Commission recommend the City Council approve the On-Street Permit Parking Designation Adjacent to 350, 352, 354, 356, 400, 402, 408 and 410 Whitney Street. Mr. Cammack seconded the motion, which passed with six aye votes. Voting aye were: Grasty, Jelinek, Moore, Walden, Cammack and Strong. Mr. Kella voted nay.

**STUDY SESSION:**

**OTHER BUSINESS:**

**MINUTES:**

The minutes of the December 18, 2008 Plan Commission meeting were approved with a unanimous voice vote of aye.

Note: Lack of Quorum for January 15, 2009 meeting.

**ADJOURNMENT:**

The meeting was adjourned with a unanimous voice vote of aye.

Recorded on tape: kas