

**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 March 19, 2009 at 4:00 p.m. with the following members present:

THOMAS BRAVATO
WILLIAM GRASTY
JOHN KELLA
RICK MOORE
DON WALDEN
JOSEPH STRONG

The following members were absent:

STEVE CAMMACK
DAVID JELINEK
SHARON THOMAS

Thereupon the following matters were discussed:

OLD BUSINESS:

NEW BUSINESS:

FP-2-09: FINAL PLAT OF THEODORE COMMONS SUBDIVISION.

Mr. Haller gave the planning staff report.

Mr. Clayton Thurston, Project Manager with Geotech, appeared on behalf of the petition.

Mr. Steve Zobar, resident of Wesmere Subdivision, appeared before the Commission. Mr. Zobar claimed he was not aware of when the meeting was taking place. He stated his concern about the traffic and feels a traffic signal should be installed now as the development is going in. He said there are only 3 entrances to Wesmere. One of them is on Drauden which is Cedar Pointe Drive and one of the entrances to the new development is going to be across the street from Cedar Pointe Drive. He said when traveling up and down Drauden Road there is an issue at certain times of the day with traffic. He asked about the fence being put up by the developer on the easement for the subdivision. It is unclear where the fence is going to be placed. He feels it should be a foot from the sidewalk on the berm bordering Wesmere. He was also unclear on the landscaping.

Mr. Haller responded to Mr. Zobar that notices are only sent for preliminary plats, annexations and amendments to annexation agreements. Anything that needed to be said would have been done at the preliminary plat stage. Mr. Haller responded to the fence issue as well.

Mr. Ron Schelling, Schelling Development, appeared before the Commission. Mr. Schelling said what was proposed is what they had done with the Drauden Pointe project. Across the street from that project on the neighbor's property they erected a 6 ft. heavy vinyl stockade style fence for the neighbors that wanted them. He has no problem doing that for this development either.

Mr. Haller said from a traffic safety standpoint it is better to have 2 streets come together at the same intersection than to off set them.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Final Plat of Theodore Commons Subdivision. Mr. Grasty seconded the motion, which passed with six aye votes. Voting aye were: Grasty, Kella, Moore, Walden, Bravato and Strong.

P-1-09: PRELIMINARY PLAT OF CHERRY HILL BUSINESS PARK WEST SUBDIVISION UNIT 4.
FP-1-09: FINAL PLAT OF CHERRY HILL BUSINESS PARK WEST SUBDIVISION UNIT 4.

Mr. Haller gave the planning staff report.

Mr. Jacob Karamol, Northern Builders, 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 Preliminary and Final Plats of Cherry Hill Business Park West Subdivision Unit 4. Mr. Walden seconded the motion, which passed with six aye votes. Voting aye were: Moore, Walden, Bravato, Grasty, Kella and Strong.

Z-1-09: RECLASSIFICATION OF 607 HERKIMER STREET FROM R-2 (SINGLE-FAMILY RESIDENTIAL) ZONING TO R-3 (ONE AND TWO FAMILY RESIDENTIAL) ZONING.

Mr. Haller gave the planning staff report.

Ms. Lilia Garcia, owner of 607 Herkimer Street, appeared on behalf of the petition.

Commissioner Moore asked when she received the variance for the yard and to add a second story, did she make it known that she wanted the second story for the intention of an apartment.

Ms. Garcia responded she did not make it known because originally she was going to just replace the roof.

Mr. Haller said up-zoning has never been done to turn a house into an apartment. Staff pushes very hard to downzone properties. Staff recommended to Ms. Garcia not to waste her money applying for the petition however she has the right to due process.

Ms. Garcia said she has lived on the east side her entire life and she has no intentions of ever leaving the neighborhood. She also obtained signatures from all of the area neighbors that are in favor of the apartment.

Mr. Bravato moved that the Plan Commission recommend the City Council deny the Reclassification of 607 Herkimer Street from R-2 (single-family residential) zoning to R-3 (one and two family residential) zoning. Mr. Grasty seconded the motion, which passed with six aye votes. Voting aye were: Kella, Moore, Walden, Bravato, Grasty and Strong.

STUDY SESSION:

OTHER BUSINESS:

MINUTES:

The minutes of the February 19, 2009 Plan Commission meeting were approved with a unanimous voice vote of aye.

ADJOURNMENT:

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

Recorded on tape: kas