

**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 April 16, 2009 at 4:00 p.m. with the following members present:

THOMAS BRAVATO
STEVE CAMMACK
JOHN KELLA
RICK MOORE
SHARON THOMAS
JOSEPH STRONG

The following members were absent:

WILLIAM GRASTY
DAVID JELINEK
DON WALDEN

Thereupon the following matters were discussed:

OLD BUSINESS:

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 that the petition is being recommended to be tabled.

Mr. Robert Krockey, Attorney, appeared on behalf of the petition.

Mrs. Rebecca Darley, 429 Buell Avenue, appeared before the Commission. She is currently the president of the Cathedral Area Preservation Association. CAPA has been around for 27 years and they have dedicated much time and effort to downzoning homes to the original single-family residences. They do not seek to rid the neighborhood of houses or of rentals but they do seek to return those buildings that have been cut up into multi-family houses that were not intended for that use to be returned to preserve the architecture of the neighborhood. She resides 3 houses south of the property in question. Her house is a large Victorian that was once cut up into 3 units. Around 25 years ago it was returned to its single family use. She has lived there for 21 years and has made many restorative efforts.

Regarding 406 Nicholson, they did do a little history research. The home was built as a single family in 1893 through 1894. According to the Polk City Directories members of the Meager family are listed as owning and occupying the house from 1895 through 1905 with tenants beginning in 1901. The Cassidy family is listed as owning and occupying it from 1908 until 1966. After a 3 year hiatus they relisted from 1969 through 1971 with tenants steadily from about 1920 through 1966. She gave further historical information about the property as well as the subdivision.

Ms. Cynthia Wright, 314 Nicholson Street, appeared before the Commission. She stated she lived on the block for 30 years. When she purchased the home it was zoned R-3 with 4 apartments

and a sleeping room. She went around the east side of the 300 block of Nicholson and asked every owner to downzone. They all did except the one apartment which is still an apartment.

Mr. Arnold Tracy, 708 Buell Avenue, appeared before the Commission. Mr. Tracy is confused as to why there is an issue. It is his understanding having been at the earlier meeting that someone bought a property that was listed single-family. It was not a non disclosure.

Mr. Krockey said the fact that the city has not up-zoned property before is not a legal reason not to do it in a proper case. He said most of the uses of the properties in the area including the property next door are multiple-family and not single-family. The most important consideration is the fact that on the north side of Jersey and around the corner the property is owned by the University of St. Francis. He does not feel the University of St. Francis is going to be in the single-family residential housing business. He believes that their plan is to build a parking garage for students or a dormitory or both.

Mr. Ben Komar, 606 Western, appeared before the Commission. Mr. Komar said the home at 406 Nicholson was built as a single-family dwelling and zoned that way. He feels it should remain that way.

Ms. Kimberly Denson, member of CAPA, 413 Whitney, appeared before the Commission. The parking is throughout a 6 to 8 block radius throughout the campus. It is not heavy on just the two streets. She does not feel it is fair to speak about what USF plans to do and feels they should be present to represent themselves. The zoning should come into consideration for everything that is going to be done in that area. The Cathedral area consists of 16 blocks of homes. Some of them are single-family homes, some of them are apartment buildings and the college is there. The area is a neighborhood and that should be held under consideration. CAPA has spent 25 years downsizing the properties back to single family homes. To take a step back in the opposite direction would change the entire neighborhood not just for the one home but for 16 blocks of homes.

Ms. Thomas 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 May 21, 2009 Plan Commission meeting. Mr. Moore seconded the motion, which passed with six aye votes. Voting aye were: Cammack, Kella, Moore, Thomas, Bravato and Strong.

NEW BUSINESS:

A-2-09: ANNEXATION OF 8.21 ACRES AT 40 MILLS ROAD, CLASSIFICATION TO I-1 (LIGHT INDUSTRIAL) ZONING, AND APPROVAL OF AN ANNEXATION AGREEMENT.

Mr. Haller stated that the petition is being recommended to be tabled until the May 21, 2009 Plan Commission meeting.

Mr. Kella moved that the Plan Commission table the Annexation of 8.21 acres at 40 Mills Road, Classification to I-1 (light industrial) zoning and Approval of an Annexation Agreement to the May 21, 2009 Plan Commission meeting. Ms. Thomas seconded the motion, which passed with six aye votes. Voting aye were: Moore, Thomas, Bravato, Cammack, Kella and Strong.

V-4-09: VACATION OF STRYKER PROFESSIONAL CAMPUS PUD (SE CORNER OF STRYKER AVE. & MCDONOUGH ST.)

P-2-09: PRELIMINARY PLAT OF STRYKER PROFESSIONAL CAMPUS, A PUD.

Mr. Haller gave the planning staff report.

Mr. Gene Briscoe, Minooka, owner of property, appeared on behalf of the petitions.

Mr. Vince McGirr, resident at 1454 Regency Ridge Drive, appeared before the Commission. Mr. McGirr asked if there was any type of fencing or separation of boundary around the perimeter of the property to adjacent properties and he asked about the retention ponds that were in the initial proposal.

Mr. Haller responded that the tree line was originally put in a conservation easement so that will not be touched. Therefore a fencing buffer would not be necessary when there is a very thick tree line.

Mr. Briscoe said initially the retention pond was going to be closer to Stryker Avenue. The difference now is that the pond is split so there is one on each side of the drainage ditch versus the one pond.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Vacation of Stryker Professional Campus, a PUD and the Preliminary Plat of Stryker Professional Campus, a PUD. Mr. Cammack seconded the motion, which passed with six aye votes. Voting aye were: Cammack, Kella, Moore, Thomas, Bravato and Strong.

STUDY SESSION:

OTHER BUSINESS:

MINUTES:

The minutes of the March 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