

**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 May 21, 2009 at 4:00 p.m. with the following members present:

STEVE CAMMACK
WILLIAM GRASTY
JOHN KELLA
RICK MOORE
SHARON THOMAS
DON WALDEN
JOSEPH STRONG

The following members were absent:

THOMAS BRAVATO
DAVID JELINEK

Thereupon the following matters were discussed:

OLD BUSINESS:

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

Mr. Haller said the petitioner is requesting the annexation be tabled until the June 18, 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. Mr. Walden seconded the motion, which passed with seven aye votes. Voting aye were: Cammack, Grasty, Kella, Moore, Thomas, Walden and Strong.

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 gave the planning staff report.

Mr. James Matzuka, 406 N. Nicholson Street, appeared on behalf of the petition.

Mr. Matzuka said he had inspections done by Mr. Melesio, Neighborhood Services. There were questions about the date of the inspections. He said they were inspections of the inside of the property which means it was being inspected for rental and they were going back to 2005 and 2006.

Mr. Haller said what Staff did was customary in the past if they did not get in to do a new inspection then they would check the old inspection from the interior. Mr. Haller is unaware of the date. There were discussions back and forth pertaining to the dates.

Mr. Matzuka expressed his needs of being treated fairly and feels that he has not been treated that way yet. He has been told that inspections were done to the inside of his property when a man was dead. He has a letter from Mr. Melesio giving a date of the rental inspection of the property with the name of the man that let them in as well as who the inspector was and the time of the inspection. Mr. Matzuka found out that the gentleman who had been living there was dead for 11 months. He also found out there have not been any inspections done since 1998. He went before the Zoning Board of Appeals and he has a lawsuit against one of the 4 people. He did not reclude himself and he was the lead man speaking against him. He feels that is unfair to have a lawsuit against someone and they are on a board making decisions.

Mr. Matzuka is requesting the property be put back to the zoning that it originally was before he purchased the property.

Mr. Haller said in a current situation if someone took a single-family house or had a vacant lot and wanted to build a new 2 unit dwelling they would have to follow today's standards. The current situation is an existing structure that they want to convert.

Mr. Matzuka said he has many inspections showing different dates. He wants to know why inspections would happen on a rental property if it is not a rental property.

Commissioner Thomas wanted to verify that if it was a single-family home and a rental it would have still had to have the mandatory inspections.

Mr. Haller heard from staff that an older couple resided in the property and they did rent out a second unit for a number of years. As they grew older they requested to not be inspected anymore because they did not want to go through the trouble. At that time their son was diagnosed with cancer and he was coming home to live with them to get treatment. They voluntarily elected to get off of the rental inspection program. Therefore, staff asked if they could downzone the property to single-family residential. They were agreeable to that which is why they were included in the 2006 downzoning list. After that fact, they lost the property due to foreclosure and Mr. Matzuka purchased it. His title report disclosed the zoning therefore he knew that it was single-family. Mr. Haller would like all of the history put aside. What is currently being asked is if the property should be a 2 unit or a single-family residence.

Commissioner Cammack asked if there have been other properties downzoned in this area. Mr. Haller responded there have been 529 of them. Mr. Haller said a map was made to show all of the properties that were downzoned over the years and there has been a lot of activity.

Mrs. Rebecca Darley, President of CAPA, appeared before the Commission. She said for the record, she has one exterior stair case and it is up to storage on a garage. No one resides there. CAPA has made a concentrated effort with the city to downzone those properties that were originally built as single-family homes such as the property in question. The neighborhood has many types of housing. There is a 5 unit on the same street and it was built that way. The house in question was built as a single-family and should be returned to that.

Mr. Strong moved that the Plan Commission recommend the City Council deny the Reclassification of 406 N. Nicholson 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 seven aye votes. Voting aye were: Kella, Moore, Thomas, Walden, Cammack, Grasty and Strong.

NEW BUSINESS:

A-3-09: ANNEXATION OF 1013 RIDGEWOOD AVENUE, CLASSIFICATION TO R-2 (SINGLE-FAMILY RESIDENTIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

Mr. Haller gave the planning staff report.

Mr. Arturo Paramo, 1013 Ridgewood Avenue, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Cammack moved that the Plan Commission recommend the City Council approve the Annexation of 1013 Ridgewood Avenue, Classification to R-2 (single-family residential) zoning and Approval of an Annexation Agreement. Ms. Thomas seconded the motion, which passed with seven aye votes. Voting aye were: Grasty, Kella, Moore, Thomas, Walden, Cammack and Strong.

A-4-09: ANNEXATION OF 75.73 ACRES AT THE SOUTHWEST CORNER OF MILLSDALE AND VETTER ROADS, CLASSIFICATION TO I-2 (GENERAL INDUSTRIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

P-3-09: PRELIMINARY PLAT OF STEPAN INDUSTRIAL PARK SUBDIVISION.

Mr. Haller gave the planning staff report.

Mr. Jim Beaulieu, Plant Manager for the Millsdale facility at Stepan Co., appeared on behalf of the petition.

Commissioner Moore asked if the city spoke with the Army regarding this in reference to their training and will there be any adverse affect as far as fire arms or safety.

Mr. Haller responded staff has not spoken directly with them but the go between has been CenterPoint Properties who is developing the 3500 acres. They have an excellent relationship with the Department of the Army. The city does have a back up plan to use the existing road structures that will have to be improved if the Army does not allow Baseline Road to go through. Baseline Road extension is very important to the Army as well because it gives them the ability to do additional development on their site for their good.

Ms. Judy Kreiser, Vetter Road, appeared before the Plan Commission. Ms. Kreiser had some concerns that CenterPoint changed some of their plans as far as the Army is concerned. She is concerned about Schweitzer Road west of Patterson. There are 10 families and some businesses out there that CenterPoint has ignored. The road is a mess and full of potholes. She would like to know who is supposed to take care of this.

Mr. Haller said it is CenterPoint's responsibility to maintain the roads. Mr. Gapsevich, Engineering, believes it will be in 2010 when they start on the groundwork. Mr. Gapsevich said they meet weekly with CenterPoint every Wednesday morning. They were informed that they need to take care of their maintenance responsibilities.

Commissioner Grasty asked who oversees CenterPoint if they are not coming through with their work. Mr. Haller responded that Public Works does the inspections out there to make sure that CenterPoint is keeping up with everything.

Ms. Kreiser had questions about the railroad tracks as well.

P-4-09: PRELIMINARY PLAT OF DUREC'S SUBDIVISION.

Mr. Haller gave the planning staff report.

P-5-09: PRELIMINARY PLAT OF PUCEL'S RESUBDIVISION.

FP-3-09: FINAL PLAT OF PUCEL'S RESUBDIVISION.

Mr. Haller gave the planning staff report.

A-5-09: PRE-ANNEXATION AGREEMENT FOR A 3 ACRE SITE AT 765 CATON FARM ROAD (ABEL & DELIA MEJIA PROPERTY), CLASSIFICATION TO R-B (RESTRICTED BUSINESS) ZONING AT THE TIME OF ANNEXATION.

Mr. Haller gave the planning staff report.

Mr. Abel Mejia, owner, appeared on behalf of the petition.

Mr. Mejia does not have any plans for the property at this time.

No one appeared in opposition to the petition.

Mr. Walden moved that the Plan Commission recommend the City Council approve the Pre-Annexation Agreement for a 3 acre site at 765 Caton Farm Road (Abel & Delia Mejia property), and Classification to R-B (restricted business) zoning at the time of annexation. Mr. Kella seconded the motion, which passed with seven aye votes. Voting aye were: Walden, Cammack, Grasty, Kella, Moore, Thomas and Strong.

STUDY SESSION:

M-2-09: ONE ADDITIONAL MODEL FOR CUMBERLAND SOUTH FORTY SUBDIVISION.

Mr. Haller gave the planning staff report.

OTHER BUSINESS:

MINUTES:

The minutes of the April 16, 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