

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 February 16, 2006 at 4:00 p.m. with the following members present:

STEVE CAMMACK
ARTHUR GALLI
THOMAS MULVEY
JOSEPH STRONG
SHARON THOMAS
MARTIN PASTERIS

The following members were absent:

JOHN KELLA

Thereupon the following matters were discussed:

OLD BUSINESS:

A-55-05: ANNEXATION OF 138 ACRES LOCATED AT S/W CORNER OF ROUTE 53 AND BREEN ROAD AND CLASSIFICATION TO R-1B (SINGLE-FAMILY RESIDENTIAL) ZONING AND B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

P-31-05: PRELIMINARY PLAT OF PRIMROSE SUBDIVISION.

Mr. Haller gave the planning staff report.

Mr. Bill Robinson, Kirk Corporation, 201 Juniper Circle, Streamwood, Illinois, appeared on behalf of the petition.

Mr. Tim VanderHyden, Jackson Township Supervisor, 19410 Timber Drive, Elwood, Illinois, appeared before the Plan Commission. Mr. VanderHyden wanted to know what the main traffic routing would be for the project. Mr. Jim Trizna, Engineering, replied the majority of the traffic would come in off of Route 53 and Breen Road. There is also a north/south collector street that is approximately ¼ mile west of Breen Road.

Mr. Al Gutierrez, Sharp Road, appeared before the Plan Commission. Mr. Gutierrez requested that when the developer starts moving dirt that there are water trucks out there to minimize the dust. The development that is in progress at Mills and Route 53 when the trucks come out they sweep the mud to the side of the road and once in awhile they pick it up. It should be a gravel shoulder but it's a mud shoulder and the area residents do not want that.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Annexation of 138 acres located at the SW Corner of Route 53 and Breen Road and Classification to R-1B (single-family residential) zoning and B-3 (general business) zoning and Approval of an Annexation Agreement. Ms. Thomas seconded the motion, which passed with six aye votes. Voting aye were: Thomas, Cammack, Galli, Mulvey, Strong and Pasteris.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Preliminary Plat of Primrose Subdivision. Mr. Galli seconded the motion, which passed with six aye votes. Voting aye were: Cammack, Galli, Mulvey, Strong, Thomas and Pasteris.

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

Mr. Haller stated that Staff is requesting the petition be tabled indefinitely.

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

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

Mr. Haller gave the planning staff report.

Mr. Lou Warspan, Roake & Associates, 1887 High Grove Lane, Naperville, Illinois, 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 Final Plat of Vista Ridge Subdivision, a PUD, subject to revisions being requested by Public Works and Utilities. Mr. Strong seconded the motion, which passed with six aye votes. Voting aye were: Cammack, Galli, Mulvey, Strong, Thomas, Pasteris.

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NEW BUSINESS:

A-18-06: ANNEXATION OF 78.34 ACRES LOCATED AT THE NE CORNER OF JONES AND ARBEITER, CLASSIFICATION TO R-1B (SINGLE-FAMILY RESIDENTIAL) ZONING AND R-4 (MULTI-FAMILY) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

P-24-05: PRELIMINARY PLAT OF HUNTERS RIDGE WEST SUBDIVISION, A PUD.

Mr. Haller gave the planning staff report.

Mr. Tom Carroll, Jacob & Hefner Associates, 815 Campus Drive, Joliet, 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 Annexation of 78.34 acres located at the NE Corner of Jones and Arbeiter, Classification to R-1B (single-family residential) zoning and R-4 (multi-family) zoning and Approval of an Annexation Agreement. Ms. Thomas seconded the motion, which passed with six aye votes. Voting aye were: Galli, Mulvey, Strong, Thomas, Cammack and Pasteris.

Mr. Galli moved that the Plan Commission recommend the City Council approve the Preliminary Plat of Hunters Ridge West Subdivision, a PUD. Ms. Thomas seconded the motion, which passed with six aye votes. Voting aye were: Mulvey, Strong, Thomas, Cammack, Galli and Pasteris.

A-20-06: ANNEXATION OF .96 ACRES AT THE SOUTHWEST CORNER OF ROUTE 30 AND KELLOGG STREET, CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

Mr. Haller stated at the petitioner's request the above noted annexation be tabled until the March 16, 2006 Plan Commission meeting.

Mr. Strong moved that the Plan Commission table the Annexation of .96 acres at the Southwest Corner of Route 30 and Kellogg Street, Classification to B-3 (general business) zoning and Approval of an Annexation Agreement. Mr. Galli seconded the motion, which passed with six aye votes. Voting aye were: Mulvey, Strong, Thomas, Cammack, Galli and Pasteris.

PUD-1-06: PRELIMINARY/FINAL PUD OF G.H. MUNROE'S SUBDIVISION.

Mr. Haller gave the planning staff report.

Mr. Ron Hodgen, Ruettiger, Tonelli & Associates, 2174 Oneida, Joliet, 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 Preliminary/Final PUD of G.H. Munroe's Subdivision. Mr. Galli seconded the motion, which passed with six aye votes. Voting aye were: Strong, Thomas, Cammack, Galli, Mulvey and Pasteris.

A-16-06: ANNEXATION OF 610-616 BRIGGS STREET, CLASSIFICATION TO R-2 (SINGLE-FAMILY RESIDENTIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

Mr. Haller gave the planning staff report.

Mr. David Senko, President of SNL Motor Sports Inc., appeared on behalf of the petition.

No one appeared in opposition to the petition.

Ms. Thomas moved that the Plan Commission recommend the City Council approve the Annexation of 610-616 Briggs Street, Classification to R-2 (single-family residential) zoning and Approval of an Annexation Agreement. Mr. Mulvey seconded the motion, which passed with six aye votes. Voting aye were: Strong, Thomas, Cammack, Galli, Mulvey and Pasteris.

PUD-2-06: PRELIMINARY PUD OF CAMPUS CENTER SUBDIVISION PHASE 2.

Mr. Haller stated that at the petitioner's request the above noted petition be tabled until the March 16, 2006 Plan Commission meeting.

Mr. Strong moved that the Plan Commission table the Preliminary PUD of Campus Center Subdivision Phase 2 until the March 16, 2006 Plan Commission meeting. Mr. Mulvey seconded the motion, which passed with six aye votes. Voting aye were: Strong, Thomas, Cammack, Galli, Mulvey and Pasteris.

A-17-06: ANNEXATION OF 2423 S. CHICAGO STREET, CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

P-1-06: PRELIMINARY PLAT OF STONE CITY COMMERCIAL PARK SUBDIVISION.

Mr. Haller gave the planning staff report.

Mr. Thomas Carroll, Jacob & Hefner Associates, 815 Campus Drive, Joliet, appeared on behalf of the petition.

Mr. Scott Glascock, 21557 W. Millsdale Road, Elwood, Illinois, appeared before the Plan Commission. Mr. Glascock said both of the parcels in question are contiguous to his property. He stated his concern is about the water run off that may come out of the retention pond. There are also 3 buildings in the area that may have conformed to the zoning at the time that they were built but now he is unsure of where the roads, curbs and ditches will appear in relation to his property and the 3 existing buildings. Therefore, Mr. Glascock would like the Plan Commission to consider his problems because he feels there could be a resolution to the water problem.

Mr. Carroll replied there have been some discussions regarding the outfall of the detention and the developers will be more than willing to work with Mr. Glascock.

Mr. Mulvey moved that the Plan Commission recommend the City Council approve the Annexation of 2423 S. Chicago Street, Classification to B-3 (general business) zoning and Approval of an Annexation Agreement. Mr. Strong seconded the motion, which passed with six aye votes. Voting aye were: Thomas, Cammack, Galli, Mulvey, Strong and Pasteris.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Preliminary Plat of Stone City Commercial Park Subdivision. Ms. Thomas seconded the motion, which passed with six aye votes. Voting aye were: Cammack, Galli, Mulvey, Strong, Thomas and Pasteris.

A-19-06: ANNEXATION OF 16265 MAPLE ROAD, CLASSIFICATION TO R-1A (SINGLE-FAMILY RESIDENTIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

FP-6-06: FINAL PLAT OF WESTON WAY SUBDIVISION.

Mr. Haller gave the planning staff report.

Mr. Jim Olguin, Goldstine, Skrodski, Russian, Nemecek & Hoff, Ltd, 835 McClintock Drive, Burr Ridge, Illinois, appeared on behalf of the petition.

Mr. Ray Davis, 2788 Golf Road, appeared before the Plan Commission. Mr. Davis stated his concern regarding an agreement between the City of Joliet and the Village of New Lenox signed 8 years ago stating there is a 10-year moratorium as far as any rezoning or mandatory or otherwise annexation into the City of Joliet. Mr. Davis is opposed to any more development in the area because of traffic issues.

Mr. Haller replied that Sunnyside Lane would be extended from the existing subdivision back to the east and the house on Golf Road stays the same, nothing will change with that. Mr. Haller was not aware of the agreement between Joliet and New Lenox and said he would like to have the city attorney view it.

Ms. Thomas made a motion to table the petitions being discussed to give the attorney time to review the agreement between Joliet and New Lenox.

Mr. Olguin said he was not aware of the agreement between the two cities and he believes that NeuFairfield Subdivision was recently approved which is adjacent to the proposed property. He requested the approval be conditional upon review of the agreement as opposed to tabling the petitions.

Mr. Haller said a conditional approval would be sufficient.

Ms. Thomas withdrew the motion to table the petition.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Annexation of 16265 Maple Road, Classification to R-1A (single-family residential) zoning and Approval of an Annexation Agreement, subject to the condition that the agreement between the City of Joliet and New Lenox is reviewed. Mr. Galli seconded the motion, which passed with four aye votes. Voting aye were: Galli, Strong, Cammack and Pasteris. Mr. Mulvey and Ms. Thomas voted nay.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Final Plat of Weston Way Subdivision, subject to revisions being requested by Public Works and Utilities. Mr. Mulvey seconded the motion, which

passed with five aye votes. Voting aye were: Mulvey, Strong, Cammack, Galli and Pasteris. Ms. Thomas voted nay.

After the vote, Mr. Haller stated Staff reviewed the agreement and there is no prohibition to annex.

Z-2-06: RECLASSIFICATION OF 1201 WYOMING FROM R-2 (SINGLE-FAMILY RESIDENTIAL) ZONING TO R-B (RESTRICTED BUSINESS) ZONING AND R-4 (MULTI-FAMILY RESIDENTIAL) ZONING.

PUD-3-06: PRELIMINARY PUD OF OUR LADY OF ANGELS VILLAGE.

Mr. Haller gave the planning staff report.

Sister M.J. Griffin, 801 N. Larkin Avenue, Joliet, Illinois; Steven Sussholz, S.A.S. Architects and Planners, 630 Dundee Road, Northbrook, Illinois; and Sister Maria Pesavento, CEO & Administrator of Our Lady of Angels Retirement Home, 1201 Wyoming Avenue, Joliet, appeared on behalf of the petition.

Mr. Carl Archey, owner of the Laundromat on Plainfield Road which is across from the proposed development and he resides at 1324 N. Prairie, appeared before the Plan Commission. Mr. Archey said a lot of the land was backfilled by the Gannon Construction when they improved Route 30. He said there was a huge ravine that the construction company backfilled in. When it rains the water washes dirt into the intersection of Theodore Street. Mr. Archey wants to know if it's residential zoning now, how did the owners of the land get a concrete mixing plant and a rock crushing plant on their property for two years.

Mr. Haller replied that the State ended up using the land and evoked some type of state decree that it was necessary to use the land. The City ended the crushing operation and the City insisted they do an orderly removal of all of the material. It coincided unfortunately toward the end of the project. They ceased using the facility yet it remained there for a while.

Mr. Archey said that the owners of the property did not take care of the dust and the problems when Route 30 was being improved and he feels they will not take care of the dirt situation again.

Mr. Bob Rogina, Rogina & Associates, replied to some of Mr. Archey's drainage concerns. Mr. Rogina pointed out on the map that was displayed where the 3 detention ponds that will be developed are within the proposed project.

Mr. Steven Sussholz, S.A.S. Architects & Planners, appeared before the Plan Commission. Mr. Sussholz said when materials are being removed, just like any other construction site they have to make sure they are keeping the dust down by watering and cleaning the area.

Mr. Enrique Romero, 1402 Wyoming Avenue, appeared before the Plan Commission. Mr. Romero said he has also seen 30 or 40 dump trucks come to the site and dump debris. Mr. Romero is concerned about how this will affect the area residents because of all the dust that will be produced. If this project goes forward he requested an environmental impact study be conducted.

Mr. David Gregory Sr., 1421 Cleary Avenue, Joliet, appeared before the Plan Commission. Mr. Gregory said he has lived at his resident for 60 years and he is concerned about the increase in traffic that the project will make when the intersection of Cleary, Wyoming and Route 30 already has multiple accidents. Mr. Gregory suggested a cul-de-sac be installed at Wyoming off of Route 30 where a lot of accidents occur.

Mr. Haller replied the problem with a cul-de-sac is the problem is moved from one street to another. Mr. Haller said any traffic problems should be taken up with Mr. Gregory's district councilman.

Mr. James Halstead, CPA, appeared before the Plan Commission. Mr. Halstead owns property and a business at the corner of Cleary and Route 30 on the north side. He has been there for 19 years. Mr. Halstead agreed with Mr. Archey that the handling of the property was unfortunate and inconsiderate of the neighbors during the construction period of the improvement of Route 30. He had to repaint his office building. He said the number of accidents at that corner is appalling and very obvious because the visibility is extremely poor.

Mr. Haller replied again that Route 30 is under the jurisdiction of IDOT.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Reclassification of 1201 Wyoming from R-2 (single-family residential) zoning to R-B (restricted business) zoning and R-4 (multi-family residential) zoning. Ms. Thomas seconded the motion, which passed with six aye votes. Voting aye were: Strong, Thomas, Cammack, Galli, Mulvey and Pasteris.

Mr. Mulvey moved that the Plan Commission recommend the City Council approve the Preliminary PUD of Our Lady of Angels Village, subject to conditions being requested by Public Works and Utilities. Mr. Strong seconded the motion, which passed with six aye votes. Voting aye were: Thomas, Cammack, Galli, Mulvey, Strong and Pasteris.

STUDY SESSION:

M-2-06: ADDITIONAL HOUSE PLANS FOR LEGACY POINTE SUBDIVISION,
UNITS 2 & 3 (DESIGN REVIEW)

Mr. Haller gave the planning staff report.

Mr. Greg Anderson, Zausa Homes, 10713 Winterset Drive, Orland Park, Illinois, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Ms. Thomas moved that the Plan Commission approve the Study Session of Legacy Pointe Subdivision, Units 2 & 3 (Design Review). Mr. Galli seconded the motion, which passed with six aye votes. Voting aye were: Cammack, Galli, Mulvey, Strong, Thomas and Pasteris.

M-1-06: ADDITION TO HOUSE PLANS FOR GREYWALL CLUB-D'ARCY FARM
SUBDIVISION.

This item was withdrawn by the petitioner.

MINUTES:

Mr. Galli moved that the minutes of the January 19, 2006 Plan Commission meeting be approved. Ms. Thomas seconded the motion, which passed with six aye votes. Voting aye were: Galli, Mulvey, Strong, Thomas, Cammack and Pasteris.

ADJOURNMENT:

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

Recorded on tape: kas