

COMMUNITY DESIGN REVIEW BOARD

A G E N D A

MEETING DATE & TIME: Thursday, November 5, 2009 @ 9:00 A.M.

MEETING LOCATION: Joliet Municipal Building (1st Flr.)
Community & Economic Development (So. End)
NORTH & SOUTH CONFERENCE ROOMS
ROOMS "A" & "B"
150 W. Jefferson Street
Joliet, Illinois 60432

CALL TO ORDER

ROLL CALL

ITEMS FOR REVIEW

1. Plan Commission Cases (attached)
2. Zoning Board of Appeals Cases (attached)

ADJOURNMENT

"This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact the Community & Economic Development Department office at 1-815-724-4040."

CDRB Members:

Community & Economic Development
Public Works
Legal Department
Police
Fire

cc: News Media
Public Utilities

A G E N D A

PLAN COMMISSION OF JOLIET

Meeting to be held on **NOVEMBER 19, 2009** at 4:00 P.M. in the City Council Chambers (2nd. Flr.) of the Joliet Municipal Building, 150 W. Jefferson Street, Joliet, Illinois.

CALL TO ORDER:

ROLL CALL:

ITEMS FOR REVIEW:

PUBLIC HEARING - OLD BUSINESS:

- 1.** Ordinance re: Approving the Plat of Vacation for **Deer Crossing Ridge Subdivision**. (North of Caton Farm Road & West Side of Ridge Road) PIN #06-26-425-001 through 011; 06-26-426-001 and 002; 06-26-420-001 through 007; 06-26-421-001 through 007; 06-26-423-001 and 002; 06-26-429-001 through 033; 06-26-428-001 through 031; 06-26-427-001 through 025; 06-26-422-001 through 005; **Kendall County) (V-6-09/Dist. #3)**

Ordinance re: Approving the Preliminary Plat of **Deer Crossing Ridge Subdivision**. (North of Caton Farm Road & West Side of Ridge Road) PIN #06-26-425-001 through 011; 06-26-426-001 and 002; 06-26-420-001 through 007; 06-26-421-001 through 007; 06-26-423-001 and 002; 06-26-429-001 through 033; 06-26-428-001 through 031; 06-26-427-001 through 025; 06-26-422-001 through 005; **Kendall County) (P-9-09/Dist. #3)**

Ordinance re: Approving the Final Plat of **Deer Crossing Ridge Subdivision**. (North of Caton Farm Road & West Side of Ridge Road) (PIN #06-26-425-001 through 011; 06-26-426-001 and 002; 06-26-420-001 through 007; 06-26-421-001 through 007; 06-26-423-001 and 002; 06-26-429-001 through 033; 06-26-428-001 through 031; 06-26-427-001 through 025; 06-26-422-001 through 005; **Kendall County) (FP-8-09/Dist. #3)**

- 2.** Ordinance re: Approving the Preliminary Plat of **Stone-Summit Subdivision**. (Southwest Corner of Stone & Summit; 519 Summit St.) (PIN #30-07-09-221-015 & 025) **(P-10-09/Dist. #5)**

Ordinance re: Approving the Final Plat of **Stone-Summit Subdivision**. (Southwest Corner of Stone & Summit; 519 Summit St.) (PIN #30-07-09-221-015 & 025) **(FP-9-09/Dist. #5)**

PUBLIC HEARING - NEW BUSINESS

- 1.** Public Hearing re: Approving the Amendment to an Annexation Agreement to Allow I-2 Zoning for Mining for a 38-acre Site Located near the **Northeast Corner of Brandon and Laraway Roads**. (PIN #30-07-28-300-015) **(A-9-09/Dist. #3)**

Resolution re: Approving the Amendment to an Annexation Agreement to Allow I-2 Zoning located near the **Northeast Corner of Brandon and Laraway Roads (A-9-09/Dist. #3)**

2. Public Hearing re: Annexation of **419 Harwood**, Classification to R-2 (Single-Family Residential) Zoning and Approval of an Annexation Agreement. (PIN #30-07-11-228-017) **(A-10-09/Dist. #4)**

Resolution re: Approving an Annexation Agreement for **419 Harwood Street (A-10-09/Dist. #4)**

Ordinance re: Approving an Annexation of **419 Harwood Street (A-10-09/Dist. #4)**

Ordinance re: Approving the Classification of **419 Harwood Street to R-2 Zoning (A-10-09/Dist. #4)**

3. Ordinance re: Approving the Final Plat of **Silver Leaf Commercial Subdivision**. (Southeast corner of Houbolt & McDonough) (PIN #05-06-14-400-011) **(FP-10-09/Dist. #3)**
4. Ordinance re: Approving a Variance from the Subdivision Regulations to Extend the Effective Period of the **Joliet Logistics Park Preliminary Plat** for an Additional One Year. (PIN #11-03-300-001, part of 11-03-300-003, 11-10-100-005, 11-10-200-001, 11-10-100-006, part of 11-10-100-007) **(P-8-07/Dist. #5)**

STUDY SESSION:

1. **M-6-09:** Addition of 6 New Single-Family Models in NeuFairfield Subdivision (Cambridge Homes).

MINUTES: Approval of the **SEPTEMBER 17, 2009** Plan Commission minutes.
OCTOBER 15, 2009 Plan Commission meeting **CANCELLED**.

ADJOURNMENT:

"This meeting will be held in an accessible location. If you need a reasonable accommodation, please call the Community & Economic Development Office at (815) 724-4040."

PLAN COMMISSION MEMBERS:

Thomas Bravato, William Grasty, David Jelinek, John Kella, Frederick "Rick" Moore, Chairman Joseph Strong, Sharon Thomas, and Don Walden (1 vacancy)

Updates to the Plan Commission meeting agenda are available on the City of Joliet website:
<http://www.cityofjoliet.info/City-Government/boards-commissions.htm>.

**COMMUNITY & ECONOMIC DEVELOPMENT
PLANNING DIVISION**

**KENDALL B. JACKSON
PHONE: 815/724-4050
FAX: 815/724-4056**



**150 W. Jefferson St.
Joliet, IL 60432-4158**

**NOTICE OF PUBLIC HEARING
JOLIET ZONING BOARD OF APPEALS**

NOVEMBER 19, 2009

Notice is hereby given that the City of Joliet Zoning Board of Appeals will hold a public hearing on Thursday, November 19, 2009. The hearing will begin at 1:30 P.M. in the Council Chambers, on the 2nd floor of the Municipal Building, at 150 West Jefferson Street, Joliet, Illinois, for consideration of the following:

AGENDA

NEW BUSINESS

1. **PETITION 2009-61:** A **Special Use Permit** to allow co-location of a cellular communications antenna on an existing tower, located at 929 Plainfield Rd.
2. **PETITION 2009-62:** A **Variation** of a required front-yard setback from 30 ft. to 8 ft. to allow construction of a 1-story enclosed front porch, located at 1209 Cora St.
3. **PETITION 2009-63:** A **Variation** of minimum spacing of a community residential home for 5 - 6 residents from 2,000 ft. to 900 ft. , located at 212 Frank Ave.
4. **PETITION 2009-64:** A **Variation** of maximum lot coverage from 30% to 38% to allow construction of a duplex residence, located at 201 Pleasant St.
5. **PETITION 2009-65:** A **Variation** of a required front-yard setback from 30 ft. to 25 ft. to allow a 7 ft. x 24 ft. 2-story addition to replace an existing front porch, located at 701 Second Ave.
6. **PETITION 2009-66:** A series of **Variations** to allow construction of 2 single-family homes, located at 309 & 313 Pine St.

APPROVAL OF THE OCTOBER 15, 2009 MINUTES

ADJOURNMENT:

The meeting is held in an accessible location. If you need a reasonable accommodation, please contact the Planning Division at (815) 724-4050

Updates to the Zoning Board of Appeals meeting agenda are available on the City of Joliet website: <http://www.cityofjoliet.info/City-Government/boards-commissions.htm>.

CHAIRMAN: Ed Hennessy

CHAIRMAN PRO-TEM: Denise Powers

BOARD MEMBERS:

Ed Hennessy

William Ferguson

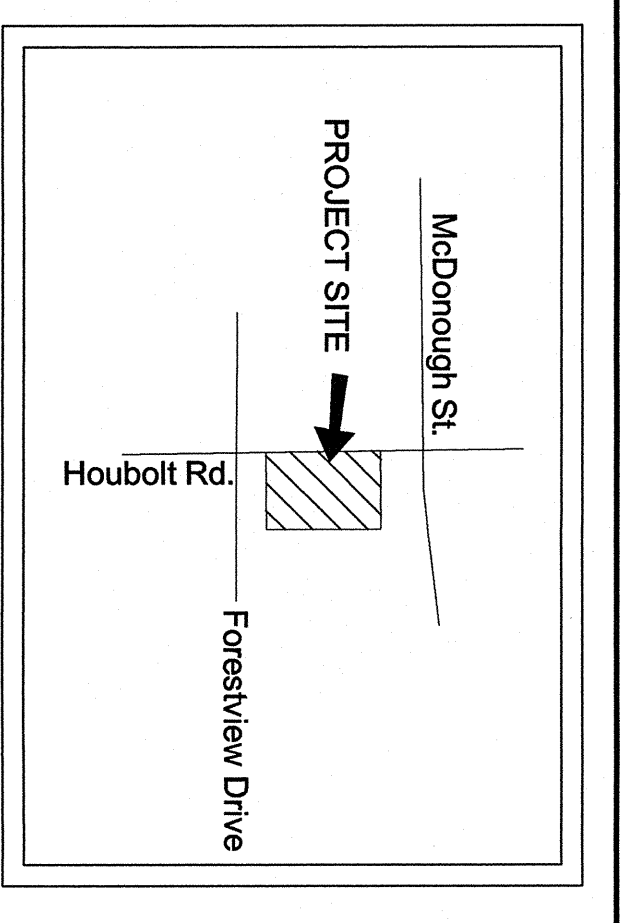
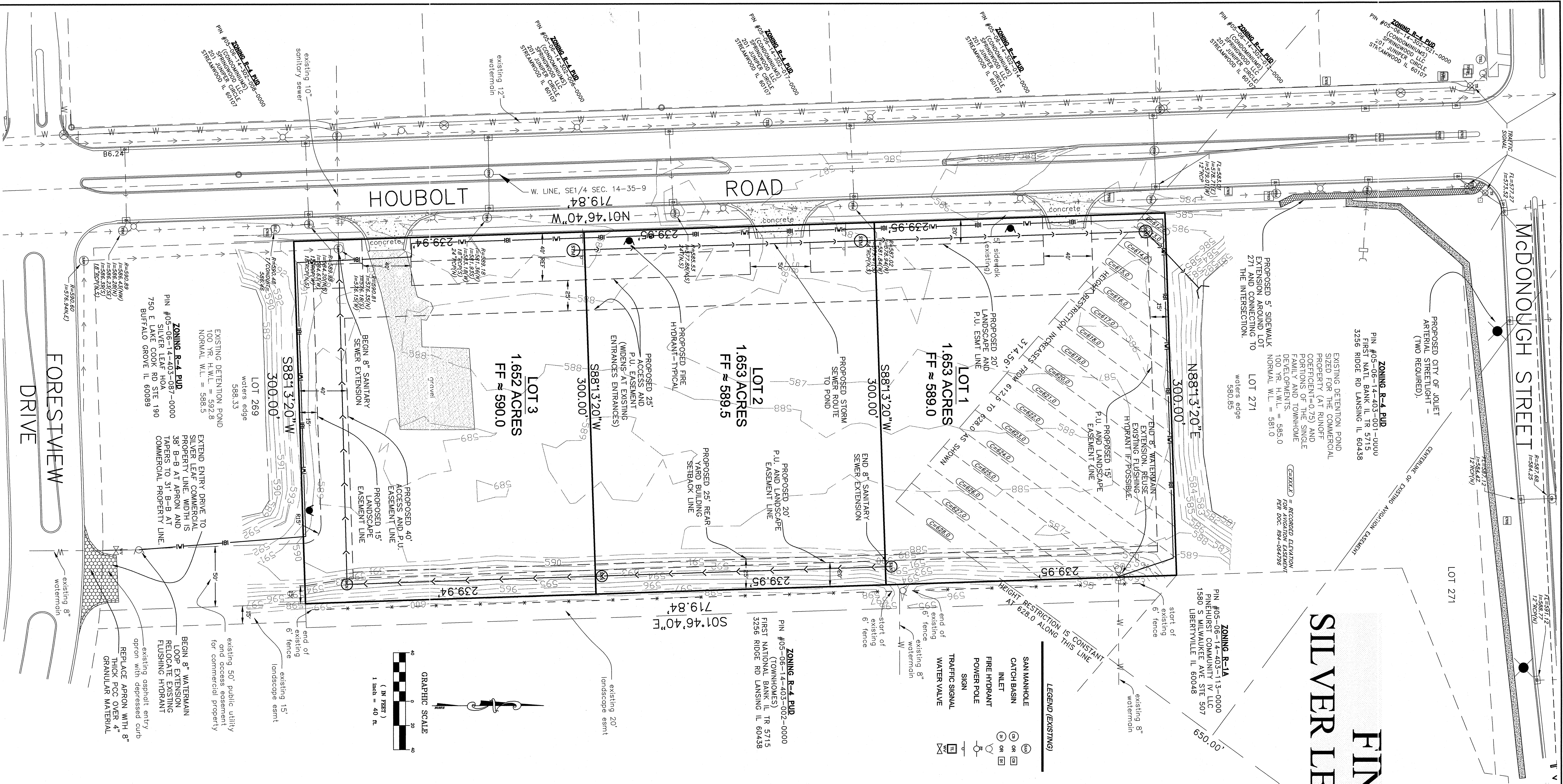
Charles Graham

Christine Merriman

Elizabeth Nevarez

Denise Powers

Jim Riggs



FINAL PLAT

SILVER LEAF COMMERCIAL

LEGAL DESCRIPTION

THE SOUTH 719.84 FEET OF THE NORTH 1365.78 FEET OF THE EAST 300.00 FEET OF THE WEST 350.00 FEET OF THE SOUTH EAST QUARTER SECTION 14, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, CONTAINING 4.958 ACRES MORE OR LESS.

DEVELOPER:
PHOENIX DEVELOPERS LLC
 129 CAPISTA DRIVE
 SHOREWOOD, ILLINOIS 60404
 PHONE: (815) 609-8600

OWNER:
FIRST NATIONAL BANK IL TR 5715
 3256 RIDGE RD LANSING IL 60438

ENGINEER / SURVEYOR:
ROGINA & ASSOCIATES, L.T.D.
 93 CATERPILLAR DRIVE
 JOLETT, IL 60436
 PHONE: (815) 729-0777

OWNER: _____ **DATE:** _____

APPROVED BY RESOLUTION OF THE JOLETT CITY PLAN COMMISSION ON: _____

PLAN COMMISSION CHAIRMAN _____

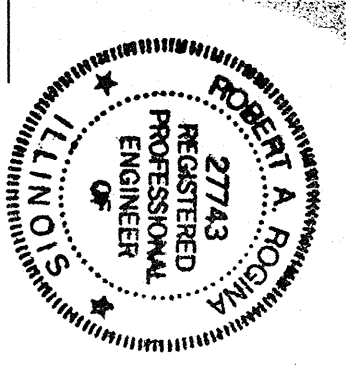
PLAN COMMISSION SECRETARY _____

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLETT ON: _____

MAYOR _____

CITY CLERK _____

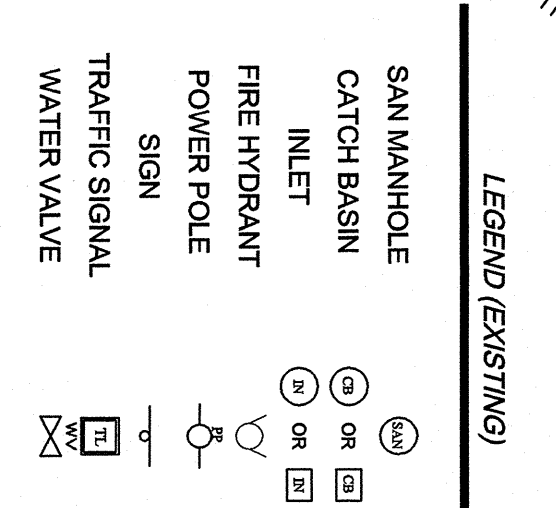
Robert A. Rogina, P.E.
 ROBERT A. ROGINA, P.E.
 ILLINOIS PROFESSIONAL ENGINEER NO. 27743
 LICENSE EXPIRES 11/30/09



EXISTING SITE DATA:
 ZONING: B-1
 NUMBER OF PARCELS = 1
 TOTAL AREA = 4.958 ACRES
 PIN #05-06-14-400-011-0000

PROPOSED SITE DATA:
 ZONING: B-1
 NUMBER OF PARCELS = 3
 LOT 1 = 1.653 ACRES
 LOT 2 = 1.653 ACRES
 LOT 3 = 1.652 ACRES

- NOTES:**
- SITE AREA IS DESIGNATED AS OUTSIDE OF 500 YEAR FLOODPLAIN PER FIRM #1719/C0143 DATED MARCH 17, 2003.
 - NO WETLANDS ARE KNOWN TO EXIST ON THIS SITE.
 - THE EXISTING DETENTION POND (LOT 271) NORTH OF THIS COMMERCIAL SITE WAS PREVIOUSLY SIZED AND APPROVED TO INCLUDE THIS COMMERCIAL SITE RUNOFF AS PART OF THE SILVER LEAF DEVELOPMENT. IF THE COMMERCIAL RUNOFF COEFFICIENT EXCEEDS 0.75, ADDITIONAL ON-SITE DETENTION SHALL BE REQUIRED FOR LOTS 1, 2 AND/OR 3.
 - NOTE THE NAVIGATION EASEMENT BUILDING HEIGHT RESTRICTIONS ON LOT 1.
 - THE THREE ENTRANCES TO THE PROPERTY AND A PORTION OF THE S SIDEWALK ALONG HOUBOLT AVENUE ARE EXISTING AS SHOWN.
 - STORM SEWER AND FLOOD ROUTING SHALL ALL BE TRIBUTARY TO THE EXISTING NORTHERLY DETENTION POND AS ORIGINALLY DESIGNED AND INTENDED.
 - FOR ALL THREE LOTS, FAA FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" MUST BE FILED AND APPROVED BY THE FAA PRIOR TO INDIVIDUAL SITE PLAN APPROVAL.
 - LOT 271 DETENTION POND MAINTENANCE COSTS SHALL BE SHARED BY THE COMMERCIAL LOT USERS ALONG WITH THE OTHER TRIBUTARY USERS.
 - INDIVIDUAL LOT SITE PLANS WITH SOIL EROSION, GRADING, AND POSSIBLE ADDITIONAL STORM WATER DETENTION SHALL BE PROVIDED FOR CITY REVIEW AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
 - DETAILED LANDSCAPE PLANS SHALL BE PROVIDED WITH INDIVIDUAL LOT SITE PLANS SUBJECT TO CITY REVIEW.



NO.	REVISIONS
1	
2	
3	
4	
5	

PREPARED BY: **ROGINA & ASSOCIATES, L.T.D.**
 ENGINEERS & SURVEYORS & PLANNERS
 93 Caterpillar Drive - Joliet, Illinois - 815/729-0777 - FAX 815/729-0782

CLIENT: **PHOENIX DEVELOPERS LLC**
 129 CAPISTA DRIVE
 SHOREWOOD, ILLINOIS 60404

PROJECT: **SILVER LEAF COMMERCIAL SUBDIVISION**

PROJECT NO:	DESIGNED BY:	SHEET NO.
R208.101	RAMM	1 of 1
DATE: 10/16/09	DRAWN BY: RAMM	
SCALE: 1" = 40'	CHECKED BY: R.A.R.	