

COMMUNITY DESIGN REVIEW BOARD

A G E N D A

MEETING DATE & TIME: Thursday, December 3, 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 **DECEMBER 17, 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)

PUBLIC HEARING - NEW BUSINESS

1. Ordinance re: Approving the Vacation of a 2.5' x 120' Portion of a 7.5' Public Utility and Drainage Easement located at **747 Big Timber Drive**. (PIN #05-06-11-204-059) (**V-10-09**/Dist. #3)
2. Ordinance re: Approving the Reclassification of **1117 Vine Street** from R-3 (one and two family residential) zoning to R-2 (single-family residential) zoning. (PIN #30-07-04-306-035) (**Z-4-09**/Dist. #4)

STUDY SESSION:

MINUTES: Approval of the **NOVEMBER 19, 2009** Plan Commission minutes.

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, Don Walden and Jason Cox

Updates to the Plan Commission meeting agenda are available on the City of Joliet website:

<http://www.cityofjoliet.info/City-Government/boards-commissions.htm>.

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**COMMUNITY & ECONOMIC DEVELOPMENT
PLANNING DIVISION**

**KENDALL B. JACKSON
DIRECTOR
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**

DECEMBER 17, 2009

Notice is hereby given that the City of Joliet Zoning Board of Appeals will hold a public hearing on Thursday, December 17, 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 2009-69:** A **Variation** of maximum sign height in an B-1 (Neighborhood Business) zoned district from 20 ft. to 24 ft. to allow a wall sign on the east elevation of the Infinite Storage business, located at 1397 N. Larkin Ave.
2. **PETITION 2009-70:** A **Variation** of allowable sign regulations to permit installation of a LED message board on an existing pole sign to be renovated, and a variation of the required front-yard setback from 10 ft. to 0 ft. at the Citgo Gas Station, located at 1160 W. Jefferson St.
3. **PETITION 2009-71:** A **Variation** of a required front-yard setback from 30 ft. to 22.4 ft. to allow a second story addition to a single-family residence, located at 708 Vine St.
4. **PETITION 2009-72:** A **Special Use Permit** to allow a car rental agency, Enterprise Rent-A-Car, located at 2221 W. Jefferson St.
5. **PETITION 2009-73:** A series of **Variations** to allow construction of a single-family residence on an existing undersized lot (42 ft. x 120 ft.), located at 1208 Clark St.
6. **PETITION 2009-74:** A series of **Variations** to allow construction of a single-family residence on an existing undersized lot (42 ft. x 120 ft.), located at 1210 Clark St.

7. **PETITION 2009-75:** A **Variation of Use** and several variations to allow continuation of a 2-unit residence, an R-3 (one and two family residential) use, in an R-2 (Single-family Residential) zoned district, located at 1117 Vine St.
8. **PETITION 2009-76:** A **Special Use Permit** to allow a consumer service operation known as Midwest Goldbuyers, Inc in an existing commercial structure, located at 1728 W. Jefferson St.
9. **PETITION 2009-77:** A **Special Use Permit** to allow construction of a 13,612 sq. ft. government administration building to house the Social Security Administration, a R-B (Restricted Business) use, in an I-1 (light industrial) zoned district, located at 301 Caterpillar Dr.

APPROVAL OF THE NOVEMBER 19, 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: Charles Graham

BOARD MEMBERS:

Ed Hennessy

William Ferguson

Charles Graham

Christine Merriman

Elizabeth Nevarez

Denise Powers

Jim Riggs