COMMUNITY DESIGN REVIEW BOARD

AGENDA

MEETING DATE & TIME: THURSDAY, April 2, 2015 @ 9:00 A.M.

MEETING LOCATION: Joliet Municipal Building (1st Flr.)
Planning Conference Room (South Wing)
150 W. Jefferson Street
Joliet, Illinois 60432

CALL TO ORDER

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 815/724-4040.”

CDRB Members:
Community & Economic Development
Public Works
Legal Department
Police
Fire

cc: Public Utilities
1. CALL TO ORDER:

2. ROLL CALL:

3. OLD BUSINESS:

4. PUBLIC HEARING - NEW BUSINESS:


      i. Resolution Approving the Amendment to the Annexation Agreement for Autobahn Country Club.

5. **NEW BUSINESS:**

   a. Ordinance Approving a Reclassification of 20 Mississippi Avenue from R-3 (one and two family residential) to R-2 (single-family residential) Zoning. (20 Mississippi Avenue) (PIN # 30-07-15-200-009) (Z-2-15)

   b. Ordinance Approving a Reclassification of 103 N. Prairie Avenue from R-3 (one and two family residential) to R-2 (single-family residential) Zoning. (103 N. Prairie Avenue) (PIN # 30-07-08-421-007) (Z-3-15)

   c. Ordinance Approving the Vacation of a Portion of an Existing 15’ Wide Public Utility and Drainage Easement located at 2601 Plainfield Road. (2601 Plainfield Road) (PIN # 06-03-25-101-029) (V-3-15)

   d. Ordinance Approving the Vacation of a 10’ x 108.9’ Portion of a Public Utility Easement located at 1700 CenterPoint Way. (1700 CenterPoint Way) (PIN # 10-11-07-201-004) (V-4-15)

6. **STUDY SESSION:**

7. **APPROVAL OF MINUTES:**

   a. Approval of the March 19, 2015 Plan Commission minutes.

8. **OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION:**

9. **ADJOURNMENT:**

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact the Community & Economic Development Office at 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-4040.
CITY OF JOLIET

Zoning Board of Appeals
AGENDA

Thursday, April 16, 2015
2:00 p.m.

City Hall, Council Chambers,
150 West Jefferson Street, Joliet, IL 60432

ZONING BOARD OF APPEALS MEMBERS
Chairman Ed Hennessy, William Ferguson, Charles Graham, Rebecca Darley,
Elizabeth Neveraz, Denise Powers and Jim Riggs

1. CALL TO ORDER:

2. ROLL CALL:

3. NEW BUSINESS:

4. PETITION 2015-11: A Special Use Permit to allow installation of a 100 ft. tall, “stealth” wireless telecommunication monopole, located at 844 Campus Drive.

   PETITION 2015-12: A Variation of Use to allow a B-3 (general business) use in an R-B (restricted business) district, located at 844 Campus Drive.

5. PETITION 2015-13: A Variation of allowable signage to permit installation of a monument sign with an 18 sq. ft. electronic message board, located at 4970 Theodore Street.

6. PETITION 2015-14: A Variation of a required front yard setback from 30 ft. to 11 ft. to allow a 4 ft. x 22 ft. deck on an existing porch, located at 415 Landau Avenue.

7. PETITION 2015-15: A Variation to allow installation of an L.E.D. color message center on a new monument sign, located at 500 Chicagoland Speedway.

8. PETITION 2015-16: A Variation of allowable signage to permit the addition of a 16 sq. ft. full-color, L.E.D. electronic message board on an existing monument sign, located at 1820 W. Jefferson Street.
9. PETITION 2015-17: A Variation of Use to allow an R-3 (one & two family residential) use in an I-1 (light industrial) district and to allow two single family homes on one lot, located at 560-562 N. Scott Street.

10. PETITION 2015-18: A Special Use Permit to allow a used car sales business, with a display area for 20 cars, located at 312 Manhattan Road.

11. PETITION 2015-19: A Special Use Permit to allow a semi-tractor repair business, located at 1748 Irish Indian Trail.

12. PETITION 2015-20: A Variation of allowable signage to allow construction of a monument sign with a 52 sq. ft. full color L.E.D. electronic message board, located at 1050 NE Frontage Road.

13. PETITION 2015-21: A Variation of maximum height of a detached “carriage house-style” garage from 20 ft. to 28 ft. and a variation of side and rear yard setback from 6 ft. to 4 ft. (west side) and from 10 ft. to 5 ft. (north side), located at 601 Campbell Street.

14. PETITION 2015-22: A Variation of maximum height of a detached “carriage house-style” garage from 20 ft. to 26 ft. to allow replacement of an existing garage at the site, located at 815 Western Avenue.

15. OLD BUSINESS:

16. PETITION 2015-09: A Special Use Permit to allow installation of a 150 ft. high wireless communication monopole and related equipment, located at 355 Gross Street.

17. APPROVAL OF MINUTES: APPROVAL OF THE MARCH 19, 2015 ZONING BOARD OF APPEALS MINUTES.

18. ADJOURNMENT:

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact the Community & Economic Development Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-4040.
PLAT OF EASEMENT
(PUBLIC UTILITY EASEMENT)

ALl DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

15-FT WIDE PUBLIC UTILITY EASEMENT
A 15.00-FT WIDE STRIP OF LAND IN THAT PART OF LOT 43 - BLOCK 3 IN CENTERPOINT INTERMODAL CENTER AT JOIST PHASE TEN, BEING A SUBDIVISION OF PARTS OF THE SOUTHWEST QUARTER OF SECTION 6, THE SOUTHEAST QUARTER OF SECTION 6, THE NORTH-NEAREST QUARTER OF SECTION 7, AND THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 2014, AS DOCUMENT NUMBER R2014099732, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 43 - BLOCK 3, THENCE SOUTH 01 DEGREES 44 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 43 - BLOCK 3, A DISTANCE OF 212.37 FEET TO A POINT ON A LINE 15.00 FEET NORTHERLY OF AND PARALLEL WITH A 20-FT PUBLIC UTILITY EASEMENT ACCORDING TO SAID CENTERPOINT INTERMODAL CENTER AT JOIST PHASE TEN, SAID POINT BEING THE POINT OF BEGINNING, THENCE SOUTH 82 DEGREES 53 MINUTES 37 SECONDS EAST ALONG SAID PARALLEL LINE, 77.04 FEET TO A POINT ON THE WESTERLY LINE OF A 20-FT PUBLIC UTILITY EASEMENT ACCORDING TO SAID CENTERPOINT INTERMODAL CENTER AT JOIST PHASE TEN, THENCE SOUTH 18 DEGREES 32 MINUTES 18 SECONDS WEST ALONG SAID WESTERLY LINE, 15.50 FEET TO A POINT ON THE NORTHERLY LINE OF AFORESAID 20-FT PUBLIC UTILITY EASEMENT, THENCE NORTH 82 DEGREES 53 MINUTES 37 SECONDS WEST ALONG SAID NORTHERLY LINE, 77.07 FEET TO A POINT ON THE WEST LINE OF AFORESAID LOT 43 - BLOCK 3, THENCE NORTH 01 DEGREES 44 MINUTES 22 SECONDS WEST ALONG SAID WEST LINE 15.16 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY ILLINOIS. CONTAINING 0.026 ACRES MORE OR LESS.

STATE OF ILLINOIS

COUNTY OF ILLINOIS

I, CHRISTOPHER W. RAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF EASEMENT OVER THE ABOVE-LISTED PROPERTY LINES AND THAT THIS IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS.

This 17th Day of March 2015, A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
EXPIRATION DATE 11/30/2016

CONSULTING ENGINEERS – LAND SURVEYORS

1207 CEDARWOOD DRIVE CREST HILL ILLINOIS 60403 815/730-1010

PROJECT: CENTERPOINT-CIDJ  FIELD BOOK #: N/A
DRAWN BY: CMT  DATE: 3/17/15 SCALE: 1"=40' JOB NO. 17565

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES.