

COMMUNITY DESIGN REVIEW BOARD

AGENDA

MEETING DATE & TIME: THURSDAY, June 7, 2018 at 9:00 A.M.

MEETING LOCATION: Joliet Municipal Building
Planning Conference Room (South Wing, 1st Flr.)
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 Development Department office at 815/724-4040."

CDRB Members:

Community Development Dept.
Public Works
Legal Department
Police
Fire

cc: Public Utilities



CITY OF JOLIET

PLAN COMMISSION OF JOLIET AGENDA

Thursday, June 21, 2018
4:00 p.m.

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

PLAN COMMISSION MEMBERS

Tim Broderick, Jason Cox, Jeff Crompton, Brigette Fiday, Chairman Pro-Tem John Kella,
Rick Moore, Dominic Orlando, Marc Rousonelos, Chairman Joseph Strong

1. **CALL TO ORDER:**

2. **ROLL CALL:**

3. **OLD BUSINESS: PUBLIC HEARING**

4. **OLD BUSINESS: NO PUBLIC HEARING**

- a. **Z-2-18:** Reclassification of 316 Sherman Street from R-3 (one and two family residential) to R-2 (single-family residential) Zoning. (316 Sherman Street) (PIN #30-07-15-130-004-0000) (WITHDRAWN)
- b. **A-6-18:** Amendment to an Annexation Agreement for CenterPoint Intermodal Center at Joliet Subdivision. (CenterPoint Way)
- c. **PUD-1-18:** Amendment to the Timber Oaks Planned Unit Development to Allow Additional Building Plans. (Adjacent to Timber Ridge Court) (PIN #'s 0506151190050000, 0506151190170000, 0506152030170000, 0506152030260000, 0506152030350000, 0506152030440000) (WITHDRAWN)

5. **NEW BUSINESS: PUBLIC HEARING**

- a. **A-10-18:** Annexation of 197 Acres located at the Northeast Corner of Schweitzer Road and South Chicago Street, Classification to I-1 (Light Industrial) Zoning and Approval of an Annexation Agreement. (PIN #'s 30-

07-34-300-003, 30-07-34-300-002, 30-07-34-101-003, 30-07-34-101-004, 30-07-34-101-014)

- b. **PUD-2-18**: Amendment to Lot 1 in Drauden Pointe Center Planned Unit Development, a Resubdivision. (Southwest of Caton Farm Road and Drauden Road) (PIN # 06-03-32-113-005-0010, 06-03-32-113-008-0020)

6. **NEW BUSINESS: NO PUBLIC HEARING**

7. **STUDY SESSION:**

8. **APPROVAL OF MINUTES:**

- a. Approval of the May 17, 2018 Plan Commission minutes.

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

10. **PUBLIC COMMENTS:**

11. **ADJOURNMENT:**

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



CITY OF JOLIET

Zoning Board of Appeals AGENDA

Thursday, June 21, 2018
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,
Denise Powers, Jim Riggs and Leonard Thompson, Jr.

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **APPROVAL OF MINUTES:** APPROVAL MAY 17, 2018 ZONING BOARD OF APPEALS MINUTES.
4. **CITIZENS TO BE HEARD ON AGENDA ITEMS:** This section is for anyone wanting to speak regarding items listed on the agenda, except for items listed under Public Hearing. Anyone speaking on an agenda item is entitled to speak for a maximum of 4 minutes. It is not a question and answer period and staff and the Zoning Board of Appeals do not generally respond to public comments. Please note speakers who engage in conduct injurious to the harmony of the Zoning Board of Appeals shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.
5. **NEW BUSINESS: PUBLIC HEARING**
 - a. **PETITION 2018-25:** A **Variation** on a minimum front-yard setback from 30' to 6' and side yard setback from 20' to 10.36' in order to allow the construction of a full-width, wrap around front porch, located at 425 N. Hickory Street.
 - b. **PETITION 2018-26:** A **Variation** on a proposed detached garage setback facing an alley from 10' to 8', located at 611 Buell Avenue.

- c. **PETITION 2018-27:** A **Variation** on maximum allowed wall signage for a church in a residential zoning district, located at 1718 Avalon Avenue.
- d. **PETITION 2018-28:** A **Variation** to allow truck parking that is not adjacent to main building, located at 3200 Channahon Road.
- e. **PETITION 2018-29:** A **Variation** of major street setback; rear yard building setback; landscaping; required parking; and monument sign setback to allow construction of a medical building, located at 210-220 N. Collins Street.

6. **NEW BUSINESS: NO PUBLIC HEARING**

7. **OLD BUSINESS: PUBLIC HEARING**

8. **OLD BUSINESS: NO PUBLIC HEARING**

9. **PUBLIC COMMENTS:** This section is for anyone wanting to speak regarding non-agenda items. Anyone speaking is entitled to speak for a maximum of 4 minutes. It is not a question and answer period and staff and the Zoning Board of Appeals do not generally respond to public comments. Please note speakers who engage in conduct injurious to the harmony of the Zoning Board of Appeals shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

10. **ADJOURNMENT:**

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

DEVELOPER: THE FAGUS GROUP, LTD.
C/O EUGENE FAGUS
56 SKOKIE VALLEY ROAD
HIGHLAND PARK, IL 60035
PH: 847-205-5554

OWNER: FIRST COMMUNITY ORO LLC
2801 BLACK ROAD
JOLIET, IL 60435

PRELIMINARY PLANNED UNIT DEVELOPMENT AMENDMENT TO LOT 1 IN DRAUDEN POINTE CENTER DRAUDEN POINTE RESUBDIVISION

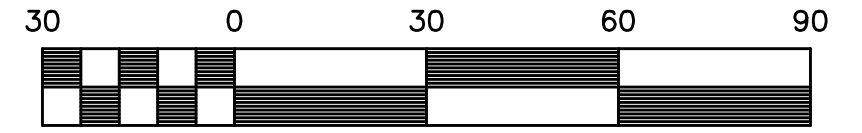
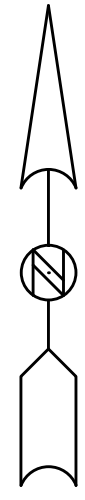
P.I.N. 03-32-113-005
COMMON ADDRESS: 2313-2351 DRAUDEN ROAD
PLAINFIELD, IL 60586

LAND SURVEYOR: GEOTECH, INC.
C/O CHRISTOPHER PAPESH
1207 CEDARWOOD DRIVE
CREST HILL, IL 60403
PH: 815-730-1010

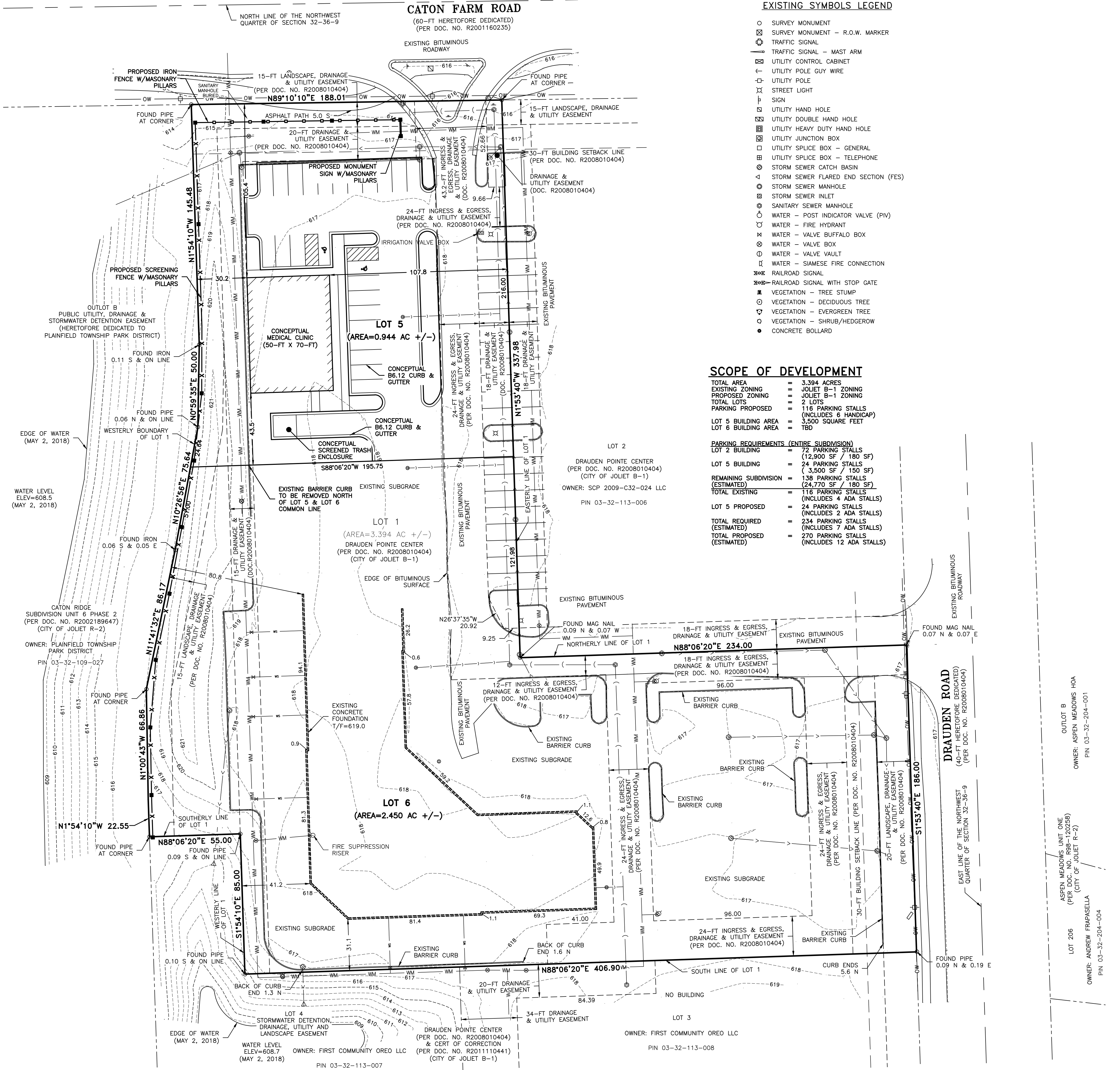
CIVIL ENGINEER: KIMLEY-HORN
C/O NATE GROFF, PE
1001 WARRENVILLE ROAD, SUITE 350
LISLE, IL 60532
PH: 630-487-5557

OF LOT 1 IN DRAUDEN POINTE CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 24, 2008, AS DOCUMENT NUMBER R2008010404, IN WILL COUNTY, ILLINOIS.

LOT 1
BROOKSIDE SUBDIVISION - PHASE IIIA
(PER DOC. NO. R2001022424) OWNER: ST JOHN LUTHERAN CHURCH
(CITY OF JOLIET R-2) PIN 03-29-307-019



Scale: 1" = 30'



EXISTING SYMBOLS LEGEND

- SURVEY MONUMENT
- ⊠ SURVEY MONUMENT - R.O.W. MARKER
- ⊕ TRAFFIC SIGNAL
- ⊕ TRAFFIC SIGNAL - MAST ARM
- ⊠ UTILITY CONTROL CABINET
- ⊠ UTILITY POLE GUY WIRE
- ⊠ UTILITY POLE
- ⊠ STREET LIGHT
- ⊠ SIGN
- ⊠ UTILITY HAND HOLE
- ⊠ UTILITY DOUBLE HAND HOLE
- ⊠ UTILITY HEAVY DUTY HAND HOLE
- ⊠ UTILITY JUNCTION BOX
- ⊠ UTILITY SPLICE BOX - GENERAL
- ⊠ UTILITY SPLICE BOX - TELEPHONE
- ⊠ STORM SEWER CATCH BASIN
- ⊠ STORM SEWER FLARED END SECTION (FES)
- ⊠ STORM SEWER MANHOLE
- ⊠ STORM SEWER INLET
- ⊠ SANITARY SEWER MANHOLE
- ⊠ WATER - POST INDICATOR VALVE (PIV)
- ⊠ WATER - FIRE HYDRANT
- ⊠ WATER - VALVE BUFFALO BOX
- ⊠ WATER - VALVE BOX
- ⊠ WATER - VALVE VAULT
- ⊠ WATER - SIAMASE FIRE CONNECTION
- ⊠ RAILROAD SIGNAL
- ⊠ RAILROAD SIGNAL WITH STOP GATE
- ⊠ VEGETATION - TREE STUMP
- ⊠ VEGETATION - DECIDUOUS TREE
- ⊠ VEGETATION - EVERGREEN TREE
- ⊠ VEGETATION - SHRUB/HEDGEROW
- ⊠ CONCRETE BOLLARD

SCOPE OF DEVELOPMENT

TOTAL AREA	=	3.394 ACRES
EXISTING ZONING	=	JOLIET B-1 ZONING
PROPOSED ZONING	=	JOLIET B-1 ZONING
TOTAL LOTS	=	2 LOTS
PARKING PROPOSED	=	116 PARKING STALLS (INCLUDES 6 HANDICAP)
LOT 5 BUILDING AREA	=	3,500 SQUARE FEET
LOT 6 BUILDING AREA	=	TBD

PARKING REQUIREMENTS (ENTIRE SUBDIVISION)	
LOT 2 BUILDING	= 72 PARKING STALLS (12,900 SF / 180 SF)
LOT 5 BUILDING	= 24 PARKING STALLS (3,500 SF / 150 SF)
REMAINING SUBDIVISION (ESTIMATED)	= 138 PARKING STALLS (24,770 SF / 180 SF)
TOTAL EXISTING	= 116 PARKING STALLS (INCLUDES 4 ADA STALLS)
LOT 5 PROPOSED	= 24 PARKING STALLS (INCLUDES 2 ADA STALLS)
TOTAL REQUIRED (ESTIMATED)	= 234 PARKING STALLS (INCLUDES 7 ADA STALLS)
TOTAL PROPOSED (ESTIMATED)	= 270 PARKING STALLS (INCLUDES 12 ADA STALLS)

- NOTES:
- THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS THE RECORD BEARINGS FOR DRAUDEN POINTE CENTER, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 24, 2008, AS DOCUMENT NUMBER R2008010404.
 - THE SURVEY AND TOPOGRAPHY PREPARED BY GEOTECH, INC. WERE ORIGINALLY COMPLETED IN JANUARY 2006 AND UPDATED ON MAY 2, 2018.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
 - NO PART OF THE SUBJECT PROPERTY CONTAINS FLOOD PLAIN ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) FIRM (FLOOD INSURANCE RATE MAP) PANEL NUMBER 17197C0140E, REVISED TO REFLECT LOMR (LETTER OF MAP REVISION), DATED SEPTEMBER 6, 2002.
 - ALL OF DRAUDEN POINTE CENTER IS SITUATED IN A CITY OF JOLIET B-1 ZONING DISTRICT. NO ZONING RECLASSIFICATION IS BEING PROPOSED FOR THE SUBJECT PROPERTY.
 - ALL BUILDING LINES ALONG PUBLIC RIGHTS-OF-WAY WERE ESTABLISHED BY VIRTUE OF THE DRAUDEN POINTE CENTER RECORD SUBDIVISION PLAT.
 - STORM WATER DETENTION IS LOCATED OFF-SITE IN EXISTING CATON RIDGE SUBDIVISION UNIT 6 PHASE 2 AND EXISTING LOT 4 IN DRAUDEN POINTE CENTER.
 - A PORTION OF THE MAINTENANCE OF THE STORM WATER DETENTION FACILITY LOCATED ON LOT 4 IN DRAUDEN POINTE CENTER IS THE RESPONSIBILITY OF THE OWNERS OF LOT 5 AND LOT 6.
 - MAINTENANCE OF THE STORM WATER DETENTION FACILITY SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.
 - INGRESS AND EGRESS, DRAINAGE AND UTILITY EASEMENTS, GRANTED BY VIRTUE OF DRAUDEN POINTE CENTER, ARE FOR THE BENEFIT OF LOT 5 AND LOT 6 AND EXISTING LOT 2 AND LOT 3.
 - A PORTION OF THE MAINTENANCE OF THE INGRESS AND EGRESS EASEMENTS, HERETOFORE GRANTED, ARE THE RESPONSIBILITY OF THE OWNERS OF LOT 5 AND LOT 6.
 - DIRECT ACCESS TO CATON FARM ROAD SHALL BE LIMITED TO THE EXISTING RIGHT IN/RIGHT OUT ACCESS ENTRANCE/EXIT ON LOT 5.
 - DIRECT ACCESS TO DRAUDEN ROAD SHALL BE LIMITED TO THE EXISTING FULL ACCESS ENTRANCE/EXIT ON THE LOT 6 AND EXISTING LOT 2.
 - THE SITE IMPROVEMENTS DEPICTED ON LOT 5 ARE BASED ON CONCEPT PLAN DATED 3-1-18, PREPARED BY JEFFREY A. MYERS, P.E.
 - THE SITE IMPROVEMENTS SHOWN ON LOT 5 ARE CONCEPTUAL IN NATURE AND FINAL IMPROVEMENT PLANS AND ANY BOND OR LETTER OF CREDIT NECESSARY SHALL BE PROVIDED TO THE CITY OF JOLIET FOR ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT OF SAID LOT 5 AT THE TIME SAID FINAL PLANS ARE SUBMITTED TO THE CITY OF JOLIET.
 - PRESENTLY THERE ARE NO CONCEPTUAL PLANS FOR LOT 6. FINAL IMPROVEMENT PLANS AND ANY BOND OR LETTER OF CREDIT NECESSARY SHALL BE PROVIDED TO THE CITY OF JOLIET FOR ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT OF SAID LOT 6 AT THE TIME SAID FINAL PLANS ARE SUBMITTED TO THE CITY OF JOLIET.

STATE OF ILLINOIS
COUNTY OF WILL
APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON _____, 2018.

MAYOR _____ CITY CLERK _____

STATE OF ILLINOIS
COUNTY OF WILL
APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON _____, 2018.

CHAIRPERSON _____ SECRETARY _____

PREPARED BY: CHRISTOPHER M. PAPESH, I.P.L.S. NO. 3369
LICENSE EXPIRATION DATE: 11/30/2018

DATE: May 11, 2018

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

DRAUDEN POINTE CENTER RESUBDIVISION

PRELIMINARY PLAT OF SUBDIVISION

DRAWN BY: CJT JOB # GJN20091
CHECKED BY: CMP DATE: 05/09/2018

05/11/2018 CJT CITY TITLE RECOMMEND
DATE BY REVISION