

**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, Joseph Strong, in the Council Chambers of the Municipal Building, 150 W. Jefferson Street, Joliet, Illinois, on March 15, 2012 at 4:00 p.m. with the following members present:

JASON COX  
ROSALIE D'ANDREA  
DAVID JELINEK  
JOHN KELLA  
RICK MOORE  
JOSEPH SHETINA  
JOSEPH STRONG

The following member(s) were absent:

THOMAS BRAVATO  
DON WALDEN

Thereupon the following matters were discussed:

**OLD BUSINESS:**

P-6-11: PRELIMINARY PLAT OF CENTERPOINT BUSINESS CENTER—I-80.

Mr. Haller gave the planning staff report.

Mr. Michael Hansen, Attorney, appeared on behalf of the petition.

Commissioner Cox asked if there was any plan to use barges. Mr. Hansen responded there could be and it is part of the plan in the annexation agreement.

Mr. Hansen said there will be screening requirements between Hollywood Casino and the subject site. It will be 3 storage containers high. The containers are about 10 feet high so they would be about 30 feet high total.

There was minor discussion about the wells.

No one appeared in opposition to the petition.

Ms. D'Andrea moved that the Plan Commission recommend the City Council approve the Preliminary Plat of CenterPoint Business Center—I-80. Mr. Jelinek seconded the motion, which passed with seven aye votes. Voting aye were: Cox, D'Andrea, Jelinek, Kella, Moore, Shetina & Strong.

**NEW BUSINESS:**

ZO-1-12: ZONING ORDINANCE AMENDMENT FOR SECTION 47-5.3: PERMITTED ACCESSORY USES AND SECTION 47-17.5: GARAGES

Mr. Haller gave the planning staff report.

Staff appeared on behalf of the petition.

Commissioner Shetina feels there should be specific dimensions on the height of the structure.

Commissioner Moore said there have been homes that put up large garages with second stories on them that are set up for living. He wanted to know what depends on the variance. Mr. Haller said on a variance request a notification is sent out and then the neighbors appear at the meeting to tell the Zoning Board of Appeals what they like or dislike about it. In any residential district the maximum height is 30 feet.

Mr. Torri, Planner, said a height limitation on an accessory structure can be added and it is a good idea. Mr. Torri said he will get a dimension from the Building Inspections Division and what they think a normal 1 story garage would be appropriate.

Chairman Strong also feels it should state if it is a ranch house it can not exceed the height of the existing structure/house.

Commissioner Moore feels like if someone wants to put a recreational room above their garage or storage area that it should be available without creating a monstrosity.

Mr. Haller said they are not trying to prohibit those but if someone wants to do that they have to go to the Zoning Board and get a variance. Most of the neighbors might be o.k. with it but they would have a chance to speak about it at the public hearing.

Commissioner D'Andrea said they should have language in the amendment that it does not become a rental property.

Commissioner Shetina said there should be some description in the ordinance of what the structures can be constructed from.

Mr. Bob Nachtrieb, 614 Western Avenue, member of the CAPA group, appeared before the Commission. He said they do not oppose the ordinance and they think it is a great idea.

Chairman Strong inquired about neighborhood covenants that might already address these issues.

Mr. Haller responded that the city does not have legal standing in a covenant dispute. The only people that have legal standing are the adjoining owners and the homeowners association if there is one.

Commissioner Shetina asked if there is anything in the law that allows the Commission to supersede the covenants. Mr. Haller said they can supersede if the rules supersede but the City can not be arbitrary and make up a rule because of a situation. He wanted to know if they can ask the city to allow the City Council to supersede the covenants of any subdivision. The city has the ability and the legal responsibility to enact any kind of law they think is necessary.

Mr. Shetina moved that the Plan Commission recommend the City Council approve the Amendment to the Zoning Ordinance for Section 47-5.3: Permitted Accessory Uses and Section 47-17.5: Garages; subject to an acceptable height limitation. Ms. D'Andrea seconded the motion, which passed with six aye votes. Voting aye were: D'Andrea, Jelinek, Kella, Shetina, Cox and Strong. Mr. Moore voted nay.

**STUDY SESSION:**  
**OTHER BUSINESS:**  
**MINUTES:**

The minutes of the February 16, 2012 Plan Commission meeting was approved with a unanimous voice vote of aye.

**ADJOURNMENT:**

The meeting was adjourned with a unanimous voice vote of aye.

Recorded on tape: kam