City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Thursday, August 15, 2024

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members
Ralph Bias
Ed Hennessy
Bob Nachtrieb
Jim Riggs
Brigette Roehr
Debbie Radakovich

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present Ed Hennessy, Bob Nachtrieb, Ralph Bias, Brigette Roehr, Jim Riggs and Debbie Radakovich

ALSO PRESENT: Planning Director James Torri, Planner Jayne Bernhard, Planner Ray Heitner, and Planner Helen Miller

APPROVAL OF MINUTES

July 18, 2024 Zoning Board of Appeals Meeting Minutes **TMP-7616**

Attachments: Zoning Board of Appeals Meeting Minutes 07-18-24.pdf

A motion was made by Jim Riggs, seconded by Brigette Roehr, to approve: July 18, 2024 Zoning Board of Appeals Meeting Minutes. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Bias, Roehr, Riggs and Radakovich

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

PETITION 2024-34 A Variation to reduce the setback in the rear yard of a through lot from 30 ft. to 23 ft. to allow an addition to a detached garage, located at 1111 Catherine Street. (Council District #2) **ID-1793-20**

Attachments: ZBA 2024-34 (1111 Catherine St) Staff Report Packet

Planning Director James Torri read the staff report into the record.

Owner Jose Arriaga of 1111 Catherine Street appeared on behalf of the petition.

No one appeared in favor or in opposition to the petition.

Mr. Bias inquired if the one car garage would become a three car garage. Mr. Arriaga responded yes.

A motion was made by Ralph Bias, seconded by Jim Riggs, to approve PETITION 2024-34 A Variation to reduce the setback in the rear yard of a through lot from 30 ft. to 23 ft. to allow an addition to a detached garage, located at 1111 Catherine Street. (Council District #2). The motion carried by the

following vote:

Aye: Hennessy, Nachtrieb, Bias, Roehr, Riggs and Radakovich

NEW BUSINESS: PUBLIC HEARING

PETITION 2024-37: A Special Use Permit to allow a staffing agency, located at 1504 Essington Road, Unit C. (COUNCIL DISTRICT #2) **TMP-7601**

Attachments: ZBA 2024-37 (1504 Essington Rd) Staff Report Packet

Mr. Torri read the staff report into the record.

Michael Savarese with Full Steam Staffing appeared on behalf of the petition.

Mr. Savarese responded to the Board's questions about the clients served, the service provided, and mark up charges.

Ms. Radakovich inquired about a staffing agency moratorium. Mr. Torri explained there was no moratorium.

No one appeared in favor or in opposition to the petition.

A motion was made by Jim Riggs, seconded by Debbie Radakovich, to deny PETITION 2024-37: A Special Use Permit to allow a staffing agency, located at 1504 Essington Road, Unit C. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Hennessy, Bias, Riggs and Radakovich

Nay: Nachtrieb and Roehr

PETITION 2024-38: A Variation to reduce the front yard setback from 30 feet to 26 feet to allow a roofed deck, located at 1318 Ada Street. (COUNCIL DISTRICT #4) **TMP-7602**

Attachments: ZBA 2024-38 (1318 Ada St) Staff Report Packet

Mr. Torri read the staff report into the record.

Owner Belvin McDonald of 1318 Ada Street appeared on behalf of the petition.

In response to Mr. Bias's question, Mr. McDonald highlighted he lived at the property for seven years.

At the request of Mr. Nachtrieb, Mr. Torri gave a brief overview of deck setback requirements.

No one appeared in favor or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Bob Nachtrieb, to approve PETITION 2024-38: A Variation to reduce the front yard setback from 30 feet to 26 feet to allow a roofed deck, located at 1318 Ada Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Bias, Roehr, Riggs and Radakovich

PETITION 2024-39: A Special Use Permit to allow a massage therapy business, located at 218 S. Larkin Avenue. (COUNCIL DISTRICT #5) **TMP-7603**

Attachments: ZBA 2024-39 (218 S Larkin Ave) Staff Report Packet

Mr. Torri read the staff report into the record.

Keisha Johnson appeared on behalf of the petition.

Ms. Johnson responded to the Board's questions about doctor referrals, number of employees, and certifications.

Angela Gutierrez, Gina Rodriguez Cepero, Dr. Tracy Metcalf, Kelly Zarobsky, and Judy Donnelly appeared in favor of the petition.

No one appeared in opposition to the petition.

A motion was made by Ralph Bias, seconded by Bob Nachtrieb, to approve PETITION 2024-39: A Special Use Permit to allow a massage therapy business, located at 218 S. Larkin Avenue. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Bias, Roehr, Riggs and Radakovich

PETITION 2024-40: A Variation to allow non-masonry material on front facade building renovation for World Automotive Used Car Center, located at 1705 W. Jefferson Street. (COUNCIL DISTRICT #2) **TMP-7600**

Attachments: ZBA 2020-40 (1705 W. Jefferson) Staff Report packet

Mr. Torri read the staff report into the record.

Scott Falcone appeared on behalf of the petition.

In response to the Board's questions, Mr. Falcone explained the location would perform used car inspections, used car repairs, and new car predelivery inspections. Mr. Falcone also clarified the location would have retail buyers but not retail mechanical customers.

No one appeared in favor or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Bob Nachtrieb, to approve PETITION 2024-40: A Variation to allow non-masonry material on front facade building renovation for World Automotive Used Car Center, located at 1705 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Bias, Roehr, Riggs and Radakovich

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Ed Hennessy to approve adjournment. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Bias, Roehr, Riggs and Radakovich

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.