



City of Joliet

Zoning Board of Appeals

Meeting Minutes

Board Members
Vincent Alessio
Ralph Bias
Ed Hennessy
Pat McShane
Bob Nachtrieb
Jim Riggs
Brigette Roehr

Thursday, October 19, 2023

2:00 PM

City Hall, Council Chambers

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 Vincent Alessio, Vincent Alessio, Bob Nachtrieb, Jim Riggs, Jim Riggs, Brigette Roehr, Brigette Roehr, Pat McShane, Pat McShane and Ralph Bias

Absent Ed Hennessy

APPROVAL OF MINUTES

September 21, 2023 Zoning Board of Appeals Regular Meeting Minutes

[TMP-6525](#)

Attachments: [09-21-23 ZBA](#)

A motion was made by Brigette Roehr, seconded by Pat McShane, to approve the September 21, 2023 Zoning Board of Appeals Regular Meeting Minutes. The motion carried by the following vote:

Aye: Nachtrieb, Riggs, Roehr and McShane

Abstain: Alessio and Bias

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Zoning Board of Appeals members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2023-50: A Special Use Permit for an indoor storage facility, located at 4200 W. Jefferson Street. (Council District #5)

[TMP-6526](#)

PETITION 2023-51: A Special Use Permit for truck hire & sales, located at 4200 W. Jefferson Street. (Council District #5)

PETITION 2023-52: A Variation to allow two main buildings on one lot, located at 4200 W. Jefferson Street. (Council District #5)

PETITION 2023-53: A Variation to increase the total permitted sign height from 25 ft. to 39.56 ft., located at 4200 W. Jefferson Street. (Council District #5)

PETITION 2023-54: A Variation to increase the total amount of allowable wall signage from 784 sq. ft. to 801 sq. ft., located at 4200 W. Jefferson Street. (Council District #5)

Attachments: [ZBA 2023-50-504 \(4200 W. Jefferson Street\) Staff Report Packet v3](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Mr. Michael Cook, Cook Engineering Group, Ms. Angela Farley, Marketing Company President for U-Haul and Mr. Rick Rotweiler, District Vice President for U-Haul. Mr. Cook said that they supported the staff's report.

Chairman Pro-Tem Riggs swore Ms. Jennifer McFarland, Joliet Regional Airport Superintendent for the Joliet Park District. Ms. McFarland appeared in opposition to this petition. Ms. McFarland explained that the proposed use will cause an issue with the runway protection zone. Ms. McFarland held a question & answer discussion with the board members. Mr. Cook responded that the petitioner worked with the Federal Aviation Administration (FAA) to make sure the building height met the requirement. Mr. Rotweiler stated that they have followed all the requirements.

Chairman Pro-Tem Riggs asked if any one else would like to speak about this petition. No one came forward.

A motion was made by Brigette Roehr, seconded by Pat McShane, to deny PETITION 2023-50: A Special Use Permit for an indoor storage facility, located

at 4200 W. Jefferson Street, PETITION 2023-51: A Special Use Permit for truck hire & sales, located at 4200 W. Jefferson Street, PETITION 2023-52: A Variation to allow two main buildings on one lot, located at 4200 W. Jefferson Street, PETITION 2023-53: A Variation to increase the total permitted sign height from 25 ft. to 39.56 ft., located at 4200 W. Jefferson Street and PETITION 2023-54: A Variation to increase the total amount of allowable wall signage from 784 sq. ft. to 801 sq. ft., located at 4200 W. Jefferson Street. (Council District #5)

The motion carried by the following vote:

Aye: Alessio, Nachtrieb, Roehr and McShane

Nay: Riggs and Bias

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2023-40: A Variation on maximum fence height to allow a 6-foot-tall fence in a corner side yard, located at 2310 Park Ridge Drive. (Council District #1) [TMP-6497](#)

Attachments: [ZBA 2023-40 \(2310 Park Ridge Dr\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Mr. Rodolfo Juarez-Delgado, 2310 Park Ridge Drive, Plainfield, IL. Mr. Juarez-Delgado appeared in support of his petition.

Chairman Pro-Tem Riggs swore in Ms. Olga Padilla, 6148 Southridge Drive, Plainfield, IL. Ms. Padilla appeared in opposition to the 6 ft. tall fence. Ms. Padilla explained that the proposed fence will block her view from the living room window.

Chairman Pro-Tem Riggs swore in Ms. Guadalupe Juarez, 2310 Park Ridge Drive, Plainfield, IL. Ms. Juarez appeared in support of this petition. Ms. Juarez said that they would like to install a pool in the future so they want the 6 ft. tall fence.

Chairman Pro-Tem Riggs asked if any one else would like to speak about this petition. No one came forward.

A motion was made by Brigette Roehr, seconded by Bob Nachtrieb, to deny PETITION 2023-40: A Variation on maximum fence height to allow a 6-foot-tall fence in a corner side yard, located at 2310 Park Ridge Drive. (Council District #1).

The motion carried by the following vote:

Aye: Alessio, Nachtrieb, Roehr and McShane

Nay: Riggs and Bias

PETITION 2023-62: A series of Variations to allow additional trailer and wheeled container parking and from commercial building standards for non-standard wall material, located at the proposed Lot 1 of South Chicago Logistics Subdivision. (Council District #5)

[TMP-6527](#)

Attachments: [ZBA 2023-62 Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Mr. Tom Osterberger, 111 N. Ottawa St., Joliet, IL. Mr. Osterberger appeared in support of this petition. Mr. Nachtrieb asked in there was housing nearby, Mr. Osterberger said yes there is residential to the south of this development. Mr. Nachtrieb asked how much noise will be created by a cold storage facility, Mr. Osterberger said there will not be a noise issue since it is mostly parking.

Chairman Pro-Tem Riggs swore in Mr. JOhn Erickson, Mr. Erickson asked how many feet the development is from the residential subdivision, Ms. Osterberger did not know the distance, Ms. Roehr mentioned that the 600 ft. map shows the distance.

Chairman Pro-Tem Riggs swore in Ms. Jane Feston, Ms. Feston said that there are weight limit restrictions on Noel Road. Ms. Feston wanted to know if trucks would use that road. Mr. Osterberger said that the trucks have a separate route.

Chairman Pro-Tem Riggs swore in Mr. John Erickson, Mr. Erickson asked if the berm will be raised, Mr. Erickson would like to the berm to be 10 ft. to 15 ft. higher. Mr. Erickson also said that the fence on top of the berm blew over, Mr. Torri asked Mr. Erickson to report it so that staff can address that.

Chairman Pro-Tem Riggs asked if any one else would like to speak on behalf of this petition. No one came forward.

A motion was made by Ralph Bias, seconded by Brigette Roehr, to approve PETITION 2023-62: A series of Variations to allow additional trailer and wheeled container parking and from commercial building standards for non-standard wall material, located at the proposed Lot 1 of South Chicago Logistics Subdivision. (Council District #5).

The motion carried by the following vote:

Aye: Alessio, Nachtrieb, Riggs, Roehr, McShane and Bias

PETITION 2023-63: A Special Use Permit to allow a used car dealership, located at 1101 N. Broadway Street. (Council District #4) [TMP-6534](#)

Attachments: [ZBA 2023-63 \(1101 N. Broadway\) Staff Report Packet](#)

Mr. Torri asked if the petitioner was present. No one came forward.

A motion was made by Brigette Roehr, seconded by Vincent Alessio, to table PETITION 2023-63: A Special Use Permit to allow a used car dealership, located at 1101 N. Broadway Street. (Council District #4) to the November 16th, 2023 Zoning Board of Appeals meeting.

The motion carried by the following vote:

Aye: Alessio, Nachtrieb, Riggs, Roehr, McShane and Bias

PETITION 2023-64: A Special Use Permit to allow a women's opioid addiction supportive living facility, located at 1301 Copperfield Avenue. (Council District #4) [TMP-6498](#)

Attachments: [ZBA 2023-64 \(1301 Copperfield Ave\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Mr. Mike Jarabic, 401 W. Superior, Chicago, IL., Ms. Nancy Hughes-Moyer, 6606 N. Loleta Ave., Chicago, IL., Mr. Marco Murillo, and Mr. Scott Paddock, 1900 Silver Cross Blvd., New Lenox, IL. Mr. Bias asked what Ms. Hughes-Moyer relationship is to the project, Ms. Hughes-Moyer said that she is the President & CEO of Volunteers of America Illinois. Ms. Hughes-Moyer talked about previous projects nearby and she explained there is a need to help women in recovery & children with houses needs. Ms. Hughes-Moyer answered the board members questions.

Chairman Pro-Tem Riggs asked if any one else would like to speak on behalf of this petition. No one came forward.

A motion was made by Bob Nachtrieb, seconded by Pat McShane, to approve PETITION 2023-64: A Special Use Permit to allow a women's opioid addiction supportive living facility, located at 1301 Copperfield Avenue. (Council District #4).

The motion carried by the following vote:

Aye: Alessio, Nachtrieb, Riggs, Roehr, McShane and Bias

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION
PUBLIC COMMENT

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ADJOURNMENT

A motion was made by Brigette Roehr, seconded by Bob Nachtrieb, to adjourn the meeting. The motion carried by the following vote:

Aye: Alessio, Nachtrieb, Riggs, Roehr, McShane and Bias

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.