



150 West Jefferson Street

Joliet, IL 60432

City of Joliet

Zoning Board of Appeals

Meeting Minutes

2:00 PM

Thursday, July 21, 2022

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	Colette Safford, Vincent Alessio, Pat McShane, Jim Riggs and Ed Hennessy
Absent	Bob Nachtrieb and Brigitte Roehr

APPROVAL OF MINUTES

May 19, 2022 Zoning Board of Appeals Meeting Minutes

TMP-3915

Attachments: [05-19-22 ZBA Minutes](#)

A motion was made by Jim Riggs, seconded by Colette Safford, to approve the May 19, 2022 Zoning Board of Appeals Meeting Minutes. The motion carried by the following vote:

Aye: Safford, Alessio, McShane, Riggs and Hennessy

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.

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 2022-32: A Special Use Permit for automotive maintenance facility, located at 260 Alessio Drive.
******Withdrawn by Petitioner******

TMP-4124

Attachments: [Withdrawal](#)

This petition was withdrawn by the petitioner.

PETITION 2022-33: A series of Variations on signage to allow an electronic message center for a church in a residential district, located at 353 N. Midland Avenue.

TMP-4090

Attachments: [2022-33 \(353 N. Midland Avenue\) Staff Report Packet](#)

Ms. Jayne Bernhard read the staff report into the record.

Chairman Hennessey swore in Ms. Karen Dodge, 325 Sandpiper Ln., Aurora, IL. Ms. Dodge appeared on behalf of this petition.

Chairman Hennessey asked if any one else would like to speak about this petition. No one came forward.

A motion was made by Jim Riggs, seconded by Pat McShane, to approve PETITION 2022-33: A series of Variations on signage to allow an electronic message center for a church in a residential district, located at 353 N. Midland Avenue. The motion carried by the following vote:

Aye: Safford, Alessio, McShane, Riggs and Hennessey

PETITION 2022-34: A Variation of Use to allow continuation of a two-unit residence, an R-3 (one & two family residential) use in an R-2 (single family residential) zoning district, located at 1401 N. Center Street.

TMP-4095

Attachments: [ZBA 2022-34 \(1401 N Center St\) Staff Report Packet](#)

Ms. Jayne Bernhard read the staff report into the record.

Chairman Hennessey swore in Mr. Clinton Hancock, 3616 Hennepin Dr., Joliet, IL. Mr. Hancock appeared in support of this petition.

Chairman Hennessey swore in Mr. John Sheridan, President of the Cunningham Neighborhood Association. Mr. Sheridan appeared in support of this petition.

Chairman Hennessey asked if anyone else would like to speak about this petition. No one came forward.

A motion was made by Vincent Alessio, seconded by Jim Riggs, to approve PETITION 2022-34: A Variation of Use to allow continuation of a two-unit residence, an R-3 (one & two family residential) use in an R-2 (single family residential) zoning district, located at 1401 N. Center Street. The motion carried

by the following vote:

Aye: Safford, Alessio, McShane, Riggs and Hennessy

PETITION 2022-35: A Variation to reduce the front yard

TMP-4096

**setback for the rear yard of a through lot from 30 ft. to 20 ft.
to allow a detached garage, located at 1214 Arthur Avenue.**

Attachments: [ZBA 2022-35 \(1214 Arthur Ave\) Staff Report Packet](#)

Ms. Jayne Bernhard read the staff report into the record.

Chairman Hennessy swore in Mr. Ruben Diaz, 1214 Arthur Ave., Joliet, IL. Mr. Diaz appeared in support of is petition.

Chairman Hennessy asked if any one else would like to speak about this petition. No one came forward.

A motion was made by Jim Riggs, seconded by Colette Safford, to approve PETITION 2022-35: A Variation to reduce the front yard setback for the rear yard of a through lot from 30 ft. to 20 ft. to allow a detached garage, located at 1214 Arthur Avenue. The motion carried by the following vote:

Aye: Safford, Alessio, McShane, Riggs and Hennessy

**PETITION 2022-36: A Variation on maximum fence height to
allow a 6 ft. fence in a corner side yard, located at 2513 Red
Oak Drive**

TMP-4091

Attachments: [ZBA 20122-36 \(2513 Red Oak Drive\) Staff Report Packet](#)

Ms. Jayne Bernhard read the staff report into the record.

Chairman Hennessy swore in Ms. Kelsey Danca & Mr. Michael Krieter, 2513 Red Oak Dr., Plainfield, IL. Ms. Danca & Mr. Krieter appeared in support of their petition. Ms. Danca responded to some of the public comments that were made. Ms. Danca explained that the proposed fence will not extend into the public parkway, the fence will be angled near the driveway to comply with the 25 ft. visibility triangle and the fence will not block the stop sign on the corner.

Chairman Hennessy asked if any one else would like to speak about this petition. No one came forward.

A motion was made by Jim Riggs, seconded by Pat McShane, to approve PETITION 2022-36: A Variation on maximum fence height to allow a 6 ft. fence in a corner side yard, located at 2513 Red Oak Drive. The motion carried by the following vote:

Aye: Safford, Alessio, McShane, Riggs and Hennessy

**PETITION 2022-39: A Special Use Permit to allow an
automobile dealership in a B-3 (General Business) zoning
district, located at 3301 Essington Road.**

TMP-4102

Attachments: [ZBA 2022-39 3301 Essington Road Staff Report w attachments](#)

Ms. Jayne Bernhard read the staff report into the record.

Chairman Hennessy swore in Mr. Fadi Rehan, 5405 Reserve Blvd., Springfield, IL. Mr. Rehan appeared in support of this petition. Mr. Rehan explained that there is an existing auto sales facility in Springfield, IL and the company would like to expand to the Chicagoland area.

Chairman Hennessy asked if any one else would like to speak on behalf of this petition. No one came forward.

A motion was made by Colette Safford, seconded by Jim Riggs, to approve PETITION 2022-39: A Special Use Permit to allow an automobile dealership in a B-3 (General Business) zoning district, located at 3301 Essington Road. The motion carried by the following vote:

Aye: Safford, Alessio, McShane, Riggs and Hennessy

PETITION 2022-40: A Special Use Permit to allow a B-3 (general business) use (pole vault training facility) in an I-2 (general industrial) zoning district, located at 560A Joyce Road. **TMP-4097**

Attachments: [ZBA 2022-40 \(560A Joyce Rd\) Staff Report Packet](#)

Ms. Jayne Bernhard read the staff report into the record.

Chairman Hennessy swore in Mr. Jake Winder, 16154 S. Dan O'Connell Dr., Plainfield, IL. Mr. Winder appeared in support of his petition.

Chairman Hennessy asked if any one else would like to speak on behalf of this petition. No one came forward.

A motion was made by Jim Riggs, seconded by Colette Safford, to approve PETITION 2022-40: A Special Use Permit to allow a B-3 (general business) use (pole vault training facility) in an I-2 (general industrial) zoning district, located at 560A Joyce Road. The motion carried by the following vote:

Aye: Safford, Alessio, McShane, Riggs and Hennessy

PETITION 2022-41: A Special Use Permit to allow an adult-use cannabis dispensing organization, located at 2211 W. Jefferson Street **TMP-4092**

Attachments: [ZBA 2022-41 \(2211 Jefferson Street\) Staff Report Packet](#)
[TRAFFIC STUDY - Justice Cannabis Dispensary - Joliet - 3-24-2022](#)

Ms. Jayne Bernhard read the staff report into the record.

Chairman Hennessy swore in Mr. Craig Krandel, 407 Congress Prkwy., Suite E,

Crystal Lake, IL., Mr. Mitch Zabideaux, 2844 Floral Dr., Northbrook, IL. & Mr. Jim Myer, 36 Starr Ct., Wentzville, MO. Mr. Krandel went over some of the business details. Mr. Hennessy asked if there is security provided by the company or local police, Mr. Krandel said there is a separate security force, but they would like to work with the local police as well.

Chairman Hennessy swore in Mr. Jack Hermanski, 2532 Par Four Ct., Joliet, IL. Mr. Hermanski appeared in opposition to this petition.

Chairman Hennessy asked if any one else would like to speak on behalf of this petition. No one came forward.

A motion was made by Vincent Alessio, seconded by Jim Riggs, to approve PETITION 2022-41: A Special Use Permit to allow an adult-use cannabis dispensing organization, located at 2211 W. Jefferson Street. The motion carried by the following vote:

Aye: Alessio, McShane, Riggs and Hennessy

Nay: Safford

PETITION 2022-42: A Variations to allow construction of a three-story medical office building, located at 2000 W. Jefferson Street. **TMP-4093**

Attachments: [ZBA 2022-42 \(2000 W. Jefferson Street\) Staff Report Packet](#)

Ms. Jayne Bernhard read the staff report into the record.

Chairman Hennessy swore in Mr. Mitch Goltz, 2211 N. Elston, Chicago, IL. Mr. Goltz appeared in support of this petition. Mr. Goltz gave an overview of the proposed project.

Chairman Hennessy asked if any one else would like to speak on behalf of this petition. No one came forward.

A motion was made by Colette Safford, seconded by Jim Riggs, to approve PETITION 2022-42: A Variations to allow construction of a three-story medical office building, located at 2000 W. Jefferson Street. The motion carried by the following vote:

Aye: Safford, Alessio, McShane, Riggs and Hennessy

PETITION 2022-43: A Special Use Permit to allow a trucking facility and a warehouse in an I-2 (general industrial) zoning district, located at 212 Page Avenue, 220 Maple Street & 300 Maple Street. **TMP-4098**

PETITION 2022-44: A Variation to locate a trucking facility within 300 ft. of a residential zoning district, located at 212 Page Avenue, 220 Maple Street & 300 Maple Street.

Attachments: [ZBA 2022-43 & 44 \(212 Page Ave, 220 & 300 Maple St\) Staff Report Packet](#)

Ms. Jayne Bernhard read the staff report into the record.

Chairman Hennessy swore in Mr. David Sweis, 53 W. Jackson Blvd., Chicago, IL. Mr. Sweis appeared in support of this petition. Mr. Sweis addresses some concerns about the proposed trucking use. Mr. Hennessy asked about the proposed vacation of Page Avenue, Mr. Sweis said his client is working with staff to go through the street vacation process.

Chairman Hennessy swore in Mr. Enrique Haro, 832 Wenberg St., Joliet, IL. Mr. Haro appeared in opposition to this petition.

Ms. Safford asked what the truck traffic would have on the residents of Maple Street. Mr. Sweis said that the trucks are dispatched for days at a time, so the traffic would not be constant. Ms. Safford asked if the neighbors are aware of the traffic pattern, Mr. Sweis said they will be holding a neighborhood meeting before the August City Council hearing.

Chairman Hennessy swore in Ms. Donna Gonzales, 207 Maple St., Joliet, IL. Ms. Gonzales appeared in opposition to this petition. Ms. Gonzales stated that there are too many trucks going in & out of the existing facility already. Ms. Gonzales is concerned about the additional traffic being added to Maple Street with the closure of Page Avenue. Ms. Sweis said there will be less trucks with the proposed use.

Chairman Hennessy asked if any one else would like to speak on this petition. No one came forward.

A motion was made by Jim Riggs, seconded by Pat McShane, to approve PETITION 2022-43: A Special Use Permit to allow a trucking facility and a warehouse in an I-2 (general industrial) zoning district, located at 212 Page Avenue, 220 Maple Street & 300 Maple Street. The motion carried by the following vote:

Aye: Alessio, McShane, Riggs and Hennessy

Nay: Safford

A motion was made by Jim Riggs, seconded by Pat McShane, to approve PETITION 2022-44: A Variation to locate a trucking facility within 300 ft. of a residential zoning district, located at 212 Page Avenue, 220 Maple Street & 300 Maple Street. The motion carried by the following vote:

Aye: Alessio, McShane, Riggs and Hennessy

Nay: Safford

Absent: Nachtrieb and Roehr

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-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.

ADJOURNMENT

A motion was made by Colette Safford, seconded by Jim Riggs, to adjourn the meeting. The motion carried by the following vote:

Aye: Safford, Alessio, McShane, Riggs and Hennessy

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.