



City of Joliet

Zoning Board of Appeals

Meeting Minutes

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

Thursday, March 21, 2024

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 Ed Hennessy, Bob Nachtrieb, Vincent Alessio, Brigette Roehr and Jim Riggs
Absent Ralph Bias

APPROVAL OF MINUTES

February 15, 2024 Zoning Board of Appeals Regular Meeting Minutes [TMP-7095](#)

Attachments: [ZBA 02-15-24](#)

A motion was made by Bob Nachtrieb, seconded by Jim Riggs, to approve the February 15, 2024 Zoning Board of Appeals Regular Meeting Minutes. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb and Riggs

Abstain: Alessio and Roehr

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 2024-05: A series of Variations to allow construction of a single-family home, located at 712 Wilcox Street. (Council District #4)

[TMP-7116](#)

Attachments: [ZBA 2024-05 \(712 Wilcox St\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Michael Terdic, 712 Wilcox Street, Joliet, IL. Mr. Terdic appeared in support of his petition. Mr. Terdic explained that he has been building homes in the City of Joliet since 2005.

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

A motion was made by Brigette Roehr, seconded by Bob Nachtrieb, to approve PETITION 2024-05: A series of Variations to allow construction of a single-family home, located at 712 Wilcox Street. (Council District #4). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Alessio, Roehr and Riggs

PETITION 2024-06: A series of Variations on signage, located at 7801 Caton Farm Road. (Council District #3)

[TMP-7115](#)

Attachments: [ZBA 2024-06 \(7801 Caton Farm Road\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Sam VanBruggen, VanBruggen Signs, 13401 Southwest Highway, Orland Park, IL. and Ms. Kim Farback, 8200 185th St., Suite K, Tinley Park, IL. Mr. VanBruggen explained that the sign variance request is unique due to the shared entrances for the businesses & car wash. Mr. Nachtrieb talked about a public comment the board received with concerns about traffic visibility near the monument sign. Mr. Torri explained that there is a visibility triangle for traffic and the monument sign will not effect visibility.

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 Brigette Roehr, to approve PETITION 2024-06: A series of Variations on signage, located at 7801 Caton Farm Road. (Council District #3). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Alessio, Roehr and Riggs

PETITION 2024-07: A Special Use Permit to allow a therapeutic day school, located at 1418 W. Jefferson Street. (Council District #5)

[TMP-7117](#)

Attachments: [ZBA 2024-07 \(1418 W Jefferson Street\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Thomas Planera, 220 N. Larkin Avenue, Joliet, IL. Mr. Planera appeared in support of his petition. Mr. Planera explained that he would like to expand the existing therapeutic day school at 220 N. Larkin Avenue. Mr. Nachtrieb asked if the existing school on Larkin Avenue would remain, Mr. Planera said yes, the new school on Jefferson Street will be for high school children.

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

A motion was made by Jim Riggs, seconded by Brigette Roehr, to approve PETITION 2024-07: A Special Use Permit to allow a therapeutic day school, located at 1418 W. Jefferson Street. (Council District #5). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Alessio, Roehr and Riggs

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 Bob Nachtrieb to adjourn the meeting. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Alessio, Roehr and Riggs

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.