



# City of Joliet

## Zoning Board of Appeals

### Meeting Minutes

150 West Jefferson Street  
Joliet, IL 60432

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

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**Thursday, April 18, 2024**

**2:00 PM**

**City Hall, Council Chambers**

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Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

### CALL TO ORDER

### ROLL CALL

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

### APPROVAL OF MINUTES

**March 21, 2024 Zoning Board of Appeals Regular Meeting Minutes**

[TMP-7200](#)

Attachments: [ZBA 03-21-24](#)

A motion was made by Brigette Roehr, seconded by Bob Nachtrieb, to approve the March 21, 2024 Zoning Board of Appeals Regular Meeting Minutes. The motion carried by the following vote:

**Aye:** Hennessy, Nachtrieb, Bias, 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.

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## 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 2024-08: A Variation to reduce the required front yard setback from 30 ft. to 26 ft. to allow construction of a new concrete landing and portico, located at 3103 Ruth Fitzgerald Drive. (Council District # 1)** [TMP-7202](#)

Attachments: [ZBA 2024-08 \(3103 Ruth Fitzgerald Drive\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. William Taibl, 3103 Ruth Fitzgerald Drive, Plainfield, IL. Mr. Taibl appeared in support of his petition. Mr. Taibl explained that he would like to install the portico to protect him from the rain.

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 Bob Nachtrieb, seconded by Ralph Bias, to approve PETITION 2024-08: A Variation to reduce the required front yard setback from 30 ft. to 26 ft. to allow construction of a new concrete landing and portico, located at 3103 Ruth Fitzgerald Drive. (Council District # 1). The motion carried by the following vote:

**Aye:** Hennessy, Nachtrieb, Bias, Alessio and Roehr

**PETITION 2024-09: A series of Variations to reduce the front yard setback from 30 ft. to 18 ft. and to reduce the side yard setback from 8 ft. to 6.9 ft. to allow a second-story addition, located at 203 Logan Avenue. (Council District # 5)** [TMP-7190](#)

Attachments: [ZBA 2024-09 \(203 Logan Ave\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Fermin Meza, 204 Logan Avenue, Joliet, IL. Mr. Meza appeared in support of his petition. Mr. Meza explained that he is remodeling this home for his father. Mr. Bias asked how many bedrooms were in the house, Mr. Meza said three and he will add bedrooms with the proposed addition.

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

A motion was made by Vincent Alessio, seconded by Ralph Bias, to approve PETITION 2024-09: A series of Variations to reduce the front yard setback from 30 ft. to 18 ft. and to reduce the side yard setback from 8 ft. to 6.9 ft. to allow a

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second-story addition, located at 203 Logan Avenue. (Council District # 5). The motion carried by the following vote:

**Aye:** Hennessy, Nachtrieb, Bias, Alessio and Roehr

**PETITION 2024-10: A Variation on signage to increase the maximum sign height from 20 ft. to 57 ft. for a wall sign, located at 333 Madison Street. (Council District #2)** [TMP-7191](#)

Attachments: [ZBA 2024-10 \(333 Madison St\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Dan, 518 Harbor Terrace, Bartlett, IL. Chairman Hennessy asked if the sign indicates the location of that section of the hospital, Mr. Dan said no the sign is a testimony from the Bergman family's donation.

Chairman Hennessy asked if anyone 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 2024-10: A Variation on signage to increase the maximum sign height from 20 ft. to 57 ft. for a wall sign, located at 333 Madison Street. (Council District #2). The motion carried by the following vote:

**Aye:** Hennessy, Nachtrieb, Bias, Alessio and Roehr

**PETITION 2024-11: A Variation on signage to allow a wall sign that does not face a public way, located at 1550 W. Jefferson Street. (Council District #5)** [TMP-7192](#)

Attachments: [ZBA 2024-11 \(1550 W Jefferson St\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Ms. Lori Burgardt, 1332 W. Bartlett Way, Chandler, AZ. Ms. Burgardt appeared in support of 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 Bob Nachtrieb, seconded by Ralph Bias, to approve PETITION 2024-11: A Variation on signage to allow a wall sign that does not face a public way, located at 1550 W. Jefferson Street. (Council District #5). The motion carried by the following vote:

**Aye:** Hennessy, Nachtrieb, Bias, Alessio and Roehr

**PETITION 2024-12: A Special Use Permit for used auto sales, located at 77 Republic Avenue. (Council District #2)** [TMP-7203](#)

Attachments:     [ZBA 2024-12 \(77 Republic Avenue\) Staff Report Packet v2](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. John Bays, 15100 W. 159th Street, Homer Glen, IL. Mr. Bays appeared in support of his petition. Mr. Bays went over his 50 year history of auto dealerships and the proposed transition of the Motor Mat carwash to a high-end auto dealership. Ms. Roehr asked how many cars will be at the site, Mr. Bays said 8 or 9. Ms. Roehr asked what Mr. Bays definition of high-end cars is, Mr. Bays answered Mercedes, Porsche, Rolls Royce & newer Corvettes the cars will be newer used vehicles. Mr. Bays said the cheapest car in stock will be around \$120,000. Mr. Roehr asked if these will be improvements made to the building, Mr. Bays said the cars will be on the side with the garage doors. The detail shop and car wash will not be affected. Mr. Bias asked if the cars will have warranties, Mr. Bays said all of the cars will still be under factory warranty.

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 Ralph Bias, seconded by Bob Nachtrieb, to approve PETITION 2024-12: A Special Use Permit for used auto sales, located at 77 Republic Avenue. (Council District #2). The motion carried by the following vote:

**Aye:**                   Hennessy, Nachtrieb, Bias, Alessio and Roehr

**PETITION 2024-13: A Special Use Permit to allow a used specialty car dealership with a specialty car museum as an accessory use, located at 201 McDonald Avenue. (Council District # 5)**                   [TMP-7207](#)

Attachments:     [ZBA 2024-13 \(201 McDonald Avenue\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Glenn Reyes, 17731 Haas Rd., Mokena, IL. Mr. Reyes appeared in support of his petition. Mr. Reyes explained the concept of his proposed business.

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 Ralph Bias, seconded by Vincent Alessio, to approve PETITION 2024-13: A Special Use Permit to allow a used specialty car dealership with a specialty car museum as an accessory use, located at 201 McDonald Avenue. (Council District # 5). The motion carried by the following vote:

**Aye:**                   Hennessy, Nachtrieb, Bias, Alessio and Roehr

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**PETITION 2024-14: A Special Use Permit to allow a trucking facility, located at 270 W. Laraway Road. (Council District # 5)**

[TMP-7193](#)

Attachments:     [ZBA 2024-14 \(270 W Laraway Rd\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Trizna, 716 N. Meryl St., Park Ridge, IL. Mr. Joe Hammer, 129 Capista Dr., Shorewood, IL. and Mr. Brian Surry, 8233 Brickyard Hill Road, Worden, IL. Mr. Trizna, Mr. Hammer and Mr. Surry appeared in support of this petition. Mr. Bias asked if the petitioners currently own the trucking company, Mr. Surry is the Executive Vice President of the company and he has a 40 year history with Castens Transport Company, Mr. Surry explained that the current terminal in Aurora, Illinois is too far away from the terminal in Joliet. Mr. Surry explained that they transport new vehicles to local and regional dealerships.

Chairman Hennessy asked if any one else would like to speak on behalf of this petition.

A motion was made by Bob Nachtrieb, seconded by Brigette Roehr, to approve PETITION 2024-14: A Special Use Permit to allow a trucking facility, located at 270 W. Laraway Road. (Council District # 5). The motion carried by the following vote:

**Aye:**                   Hennessy, Nachtrieb, Bias, Alessio and Roehr

**PETITION 2024-15: A Variation to allow an automotive repair facility with an opening within 100 ft. of a residential zoning district, located at 218 S. Chicago Street. (Council District #5) and PETITION 2024-16: A Special Use Permit to allow an automotive repair facility, located at 218 S. Chicago Street. (Council District #5)**

[TMP-7194](#)

Attachments:     [ZBA 2024-15 2024-16 \(218 S Chicago St\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Jose Cerna, 915 Jasper Street, Joliet, IL. and Ms. Cynthia Vaca, 1523 Plainfield Road, Joliet, IL. Mr. Cerna appeared in support of his petition. Mr. Bias asked if cars will be stored behind the building, Mr. Cerna said cars waiting to be serviced will be parked there. Ms. Roehr asked if the city owned lots behind the shop will be used for this business, Mr. Torri said no. Ms. Roehr asked if the parking lot will be concrete, Mr. Cerna said yes.

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 Brigette Roehr, to approve PETITION 2024-15: A Variation to allow an automotive repair facility with an opening within 100 ft. of a residential zoning district, located at 218 S. Chicago Street. (Council District #5) and PETITION 2024-16: A Special Use Permit to allow an automotive repair facility, located at 218 S. Chicago Street. (Council District #5). The motion carried by the following vote:

**Aye:** Hennessy, Nachtrieb, Alessio and Roehr

**Abstain:** Bias

**PETITION 2024-17: A Variation of Use to amendment to Variation of Use (Ordinance #10400) to allow the addition of a third housing unit within an existing two-unit building, located at 1302 West Acres Road. (Council District #2) \*\*\*TO BE TABLED\*\*\***

[TMP-7208](#)

Attachments: [ZBA 2024-17 \(1302 West Acres\) TABLING MEMO](#)

This petition was withdrawn due to incomplete application submittal.

A motion was made by Brigette Roehr, seconded by Bob Nachtrieb, to withdraw PETITION 2024-17: A Variation of Use to amendment to Variation of Use (Ordinance #10400) to allow the addition of a third housing unit within an existing two-unit building, located at 1302 West Acres Road. (Council District #2) \*\*\*TO BE TABLED\*\*\*. The motion carried by the following vote:

**Aye:** Hennessy, Nachtrieb, Bias, Alessio 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 Brigette Roehr, seconded by Bob Nachtrieb, to adjourn the meeting. The motion carried by the following vote:

**Aye:** Hennessy, Nachtrieb, Bias, Alessio and Roehr

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.