



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

Thursday, June 20, 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 Bob Nachtrieb, Ralph Bias, Vincent Alessio and Jim Riggs
Absent Ed Hennessy and Brigette Roehr

APPROVAL OF MINUTES

May 16, 2024 Zoning Board of Appeals Regular Meeting Minutes

[TMP-7427](#)

Attachments: [ZBA 05-16-24](#)

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to approve the May 16, 2024 Zoning Board of Appeals Regular Meeting Minutes. The motion carried by the following vote:

Aye: Nachtrieb, Bias, Alessio and Riggs

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 2024-21: A Variation to reduce the required side yard setback from 8' to 6' to allow construction of a garage addition, located at 3517 September Drive. (Council District #2)

[TMP-7429](#)

Attachments: [2024-21 \(3517 September Drive\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Mr. Mark Dolbee, 3517 September Drive, Joliet, IL. Mr. Dolbee appeared in support of his petition.

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 Bob Nachtrieb, seconded by Vincent Alessio, to approve PETITION 2024-21: A Variation to reduce the required side yard setback from 8' to 6' to allow construction of a garage addition, located at 3517 September Drive. (Council District #2). The motion carried by the following vote:

Aye: Nachtrieb, Bias, Alessio and Riggs

PETITION 2024-22: A Variation to reduce the required front yard setback from 30' to 9.7' to allow a covered front porch, located at 626 Williamson Avenue. (Council District #4)

[TMP-7418](#)

Attachments: [ZBA 2024-22 \(626 Williamson Ave\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Ms. Gloria Rodriguez, 626 Williamson Avenue, Joliet, IL. Ms. Rodriguez appeared in support of her petition.

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 Bob Nachtrieb, seconded by Ralph Bias, to approve PETITION 2024-22: A Variation to reduce the required front yard setback from 30' to 9.7' to allow a covered front porch, located at 626 Williamson Avenue. (Council District #4). The motion carried by the following vote:

Aye: Nachtrieb, Bias, Alessio and Riggs

PETITION 2024-23: A series of Variations to allow the construction of a new detached garage with a workout room and full bathroom as accessory uses, located at 610 Western Avenue. (Council District #2)

[TMP-7419](#)

Attachments: [ZBA 2024-23 \(610 Western Ave\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Mr. Bob Diedrich, 610 Western Avenue, Joliet, IL. Mr. Diedrich appeared in support of his petition.

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 Ralph Bias, to approve PETITION 2024-23: A series of Variations to allow the construction of a new detached garage with a workout room and full bathroom as accessory uses, located at 610 Western Avenue. (Council District #2). The motion carried by the following vote:

Aye: Nachtrieb, Bias, Alessio and Riggs

PETITION 2024-24: A series of variations to reduce the side yard setback from 6' to 4.78' and reduce the sum of side yard setback from 15' to 9.68', located at 207 Davis Street. (Council District #5) [TMP-7425](#)

Attachments: [ZBA 2024-24 \(207 Davis Street\) Staff Report v2 Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Mr. Michael Angileri, 8709 Lakeridge Drive, Darien, IL. Mr. Angileri appeared on behalf of the petitioner. Mr. Angileri explained that the homeowner is currently working with the Joliet Building Department to get permits for work completed without review and approval.

Chairman Pro-Tem Riggs swore in Mr. Terrill Willis, 208 Davis Street, Joliet, IL. Mr. Willis does not believe an addition was added to the house, Mr. Torri explained that an addition was added to the back of the house. Mr. Angileri explained that the addition squared off the existing house, the addition may not have been visible from the front. Mr. Angileri stated that the homeowner purchased the home to rehabilitate the home and sell it. Mr. Willis does not believe an addition was added to the house, Mr. Torri and the commissioners explained that the addition was added without any building permits. The homeowner is going through the variance process to get a setback approval so Zoning and Inspections Departments can approve the building permits.

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 Ralph Bias, seconded by Vincent Alessio, to approve PETITION 2024-24: A series of variations to reduce the side yard setback from

6' to 4.78' and reduce the sum of side yard setback from 15' to 9.68', located at 207 Davis Street. (Council District #5). The motion carried by the following vote:

Aye: Nachtrieb, Bias, Alessio and Riggs

PETITION 2024-25: A Variation on signage to allow an illuminated wall sign for a church in the R-2 (single family residential) zoning district, located at 1110 Curtis Avenue. (Council District #2)

[TMP-7420](#)

Attachments: [ZBA 2024-25 \(1110 Curtis Avenue\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Ms. Glenda McCullum, 2110 Providence Way, Joliet, IL. Ms. McCullum appeared in support of her petition.

Chairman Pro-Tem Riggs Ms. Nona Parker, 1023 Heather Lane, Joliet, IL. Ms. Parker appeared in support of this petition. Mr. Bias asked if any one has complained about the existing lights, Ms. Parker replied that they do not use them because they are very bright. Mr. Bias asked how long the church has been in this location, Ms. Parker said since 2010.

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 Bob Nachtrieb, to approve PETITION 2024-25: A Variation on signage to allow an illuminated wall sign for a church in the R-2 (single family residential) zoning district, located at 1110 Curtis Avenue. (Council District #2). The motion carried by the following vote:

Aye: Nachtrieb, Bias, Alessio and Riggs

PETITION 2024-26: A series of Variations to allow an illuminated ground sign for a church in the R-4 (low density multi-family residential) zoning district, located at 604 N. Raynor Avenue. (Council District #4)

[TMP-7426](#)

Attachments: [ZBA 2024-26 \(604 N. Raynor Avenue\) v3 Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Ms. Karen Dodge, 325 Sandpebble Lane, Aurora, IL. Ms. Dodge appeared in support of this petition.

Chairman Pro-Tem Riggs swore in Mr. William McCue, 808 Mason Avenue, Joliet, IL. Mr. McCue appeared representing the Cathedral Area Preservation Association. Mr. McCue and the Cathedral Area Preservation Association are in favor of this petition.

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 Ralph Bias, to approve PETITION 2024-26: A series of Variations to allow an illuminated ground sign for a church in the R-4 (low density multi-family residential) zoning district, located at 604 N. Raynor Avenue. (Council District #4). The motion carried by the following vote:

Aye: Nachtrieb, Bias, Alessio and Riggs

PETITION 2024-27: A Special Use Permit to allow an antique store, located at 118 N. Ottawa Street. (Council District #5) [TMP-7430](#)

Attachments: [ZBA 2024-27 \(118 N. Ottawa\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Ms. Emily Brzycki, 613 Buell Avenue, Joliet, IL. Ms. Brzycki appeared in support of her petition. Mr. Bias asked how large the shop is, Ms. Brzycki answered 420 sq. ft. Mr. Bias asked is the restaurant still there, Ms. Brzycki said it is closed.

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 Bob Nachtrieb, to approve PETITION 2024-27: A Special Use Permit to allow an antique store, located at 118 N. Ottawa Street. (Council District #5). The motion carried by the following vote:

Aye: Nachtrieb, Bias, Alessio and Riggs

PETITION 2024-28: A Special Use Permit to allow a truck and trailer repair facility, located at 804 E. Cass Street. (Council District #4) [TMP-7421](#)

Attachments: [ZBA 2024-28 \(804 E Cass St\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Mr. Edvardas Kazlauskas, 804 E. Cass Street, Joliet, IL. Mr. Kazlauskas appeared in support of his petition. Mr. Kazlauskas added that this business is not open to the public anymore.

Chairman Pro-Tem Riggs swore in Ms. Sandy Captain, 108 Bissell Street, Joliet, IL. Ms. Captain appeared in opposition to this petition because she is worried about the high volume of truck traffic. Ms. Captain would like a review on the impact of the additional truck traffic and the damage to the local roads. Ms. Captain said there a big potholes in the road in front of her father's building

caused by trucks and it is very muddy in the spring. Mr. Kazlauskas replied that trucks for his business do not go past Ms. Captain's building, there is an additional truck trailer repair business near Ms. Captains business. Chairman Pro-Tem Riggs explained that Ms. Captain can make any complaints about the road damage and missing street signs to the complaint department.

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 Bob Nachtrieb, to approve PETITION 2024-28: A Special Use Permit to allow a truck and trailer repair facility, located at 804 E. Cass Street. (Council District #4). The motion carried by the following vote:

Aye: Nachtrieb, Bias, Alessio and Riggs

PETITION 2024-29: A Special Use Permit to allow an apartment in a B-3 (general business) zoning district, located at 1619 E. Cass Street. (Council District #4)
*****WITHDRAWN BY PETITIONER*****

[TMP-7428](#)

Attachments: [staff report withdrawal 1619 E. Cass Street](#)

This petition was withdrawn by the Petitioner.

PETITION 2024-30: An amendment to a Special Use Permit (Ordinance #16160) to allow an existing stealth communications tower to be converted to a monopole tower, located north of Kelly Avenue and east of north of Raynor Avenue. (Council District #4)

[TMP-7422](#)

Attachments: [ZBA 2024-30 \(1300 N Kelly Ave\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Mr. Eric Greenfield, 24317 W. 143rd Street, Suite 111, Plainfield, IL. Mr. Greenfield appeared in support of his petition.

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 Vincent Alessio, to approve PETITION 2024-30: An amendment to a Special Use Permit (Ordinance #16160) to allow an existing stealth communications tower to be converted to a monopole tower, located north of Kelly Avenue and east of north of Raynor Avenue. (Council District #4). The motion carried by the following vote:

Aye: Nachtrieb, Bias, Alessio and Riggs

PETITION 2024-31: A Variation of Use to allow a B-3 (general

[TMP-7423](#)

business) use in the B-2 (central business) zoning district, located at 3340 Mall Loop Drive. (Council District #1)

PETITION 2024-32: A Special Use Permit to allow massage therapy business, located at 3340 Mall Loop Drive. (Council District #1)

Attachments: [ZBA 2024-31 2024-32 \(3340 Mall Loop Dr\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Mr. Chris, 3340 Mall Loop Drive, Joliet, IL. Chris appeared on behalf of his mother in support of this petition. Mr. Bias asked how long the petitioner has been in the massage business, Mr. Chris said since 2015. Mr. Bias asked if the petitioner has other massage businesses, Mr. Chris said they have ran massage businesses in other malls before.

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 Bob Nachtrieb, to approve PETITION 2024-31: A Variation of Use to allow a B-3 (general business) use in the B-2 (central business) zoning district, located at 3340 Mall Loop Drive and PETITION 2024-32: A Special Use Permit to allow massage therapy business, located at 3340 Mall Loop Drive. (Council District #1). The motion carried by the following vote:

Aye: Nachtrieb, Bias, Alessio 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 Jim Riggs to adjourn the meeting. The motion carried by the following vote:

Aye: Nachtrieb, Bias, Alessio 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.