

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes

Thursday, March 16, 2023

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Vincent Alessio

Ed Hennessy

Pat McShane

Bob Nachtrieb

Jim Riggs

Brigette Roehr

Colette Safford

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

APPROVAL OF MINUTES

February 16, 2023 Zoning Board of Appeals Regular Meeting Minutes [TMP-5374](#)

Attachments: [02-16-23](#)

A motion was made by Bob Nachtrieb, seconded by Vincent Alessio, to approve the February 16, 2023 Zoning Board of Appeals Regular Meeting Minutes. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford and McShane

Abstain: 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.

Mr. Jim Capparelli, Joliet City Manager, spoke in favor of Petition 2023-14. Mr. Capparelli explained that this is a part of the process to allow a future battery recycling facility across the river.

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 2023-11: A Variation from the City's Non-Residential Design Standards (Section 47-15H) to allow precast concrete panels as the exterior material for a proposed building in the B-3 (general business) district, located at 1200 N.E. Frontage Road.

[TMP-5372](#)

A motion was made by Jim Riggs, seconded by Vincent Alessio, to approve PETITION 2023-12: A Special Use Permit to allow a trucking facility with repair, located at 1603 N.W. Frontage Road. The motion carried by the following vote:

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

Nay: Safford

PETITION 2023-13: A Special Use Permit to allow a temporary staffing agency, located at 235 Collins Street.

[TMP-5373](#)

Attachments: [ZBA 2013-13 \(235 Collins St\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. John Murphy, 3218 W. 95th Street, Evergreen Park, IL. and Mr. Doug Howard, 1066 Ironwood Court, Glenview, IL. Mr. Murphy gave some background information on this petition. Mr. Howard spoke 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 Jim Riggs, seconded by Pat McShane, to deny PETITION 2023-13: A Special Use Permit to allow a temporary staffing agency, located at 235 Collins Street. The motion failed by the following vote:

Aye: Alessio, Riggs and McShane

Nay: Hennessy, Nachtrieb, Safford and Roehr

PETITION 2023-14: A Special Use Permit to allow a salvage yard with the purpose of shredding recyclable materials including but not limited to automobiles, located at 1 Industry Avenue.

[TMP-5389](#)

Attachments: [ZBA 2023-14 \(1 Industry Avenue\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Gary Davidson, 2 N. Infantry Drive, Joliet, IL. and Mr. Plucinski, 6470 Canal Bank Road, Forest View, IL. Mr. Davidson & Mr. Plucinski 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 Jim Riggs, to approve PETITION 2023-14: A Special Use Permit to allow a salvage yard with the purpose of shredding recyclable materials including but not limited to automobiles, located at 1 Industry Avenue. The motion carried by the following

vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford, Roehr and McShane

PETITION 2023-15: A Variation of Use to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at 1701 Drauden Road. [TMP-5387](#)

PETITION 2023-16: A Special Use Permit to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units, located at 1701 Drauden Road.

Attachments: [ZBA 2023-15 & 16 \(1701 Drauden Road\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Carl Buck & Mr. Richard Hester, 21328 Redwood Land, Shorewood, IL. Mr. Buck & Mr. Hester appeared in support of this petition. Mr. Buck gave a brief overview of the proposed use.

Chairman Hennessy swore in Ms. Lynn Armbruster, 1700 Lake Pointe Drive, Plainfield, IL. Ms. Armbruster appeared in opposition to this petition. Ms. Armbruster believes a storage facility will attract crime and people living in the facility.

Chairman Hennessy swore in Mr. David Belinski, 1611 Lake Pointe Drive, Plainfield, IL. Mr. Belinski appeared in opposition to this petition. Mr. Belinsky believes a storage facility will add additional traffic and noise.

Chairman Hennessy swore in Ms. Janet Belinsky, 1611 Lake Pointe Drive, Plainfield, IL. Ms. Belinski appeared in opposition to this petition.

Mr. Buck stated that under the self-storage act, residing in a self-storage unit is prohibited. Mr. Buck said that Mr. Hester's self-storage facilities are gated and have cameras. Mr. Hester addressed the concerns about traffic and noise. Mr. Nachtrieb asked if a barrier will be installed to block noise, Mr. Hester said that the building will provide a perimeter and there will be minimal fencing and a 30 ft. landscaped berm.

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

A motion was made by Brigette Roehr, seconded by Bob Nachtrieb, to approve PETITION 2023-15: A Variation of Use to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at 1701 Drauden Road. PETITION 2023-16: A Special Use Permit to allow a self-storage facility that

includes indoor-climate-controlled and outdoor mini-storage units, located at 1701 Drauden Road. The motion failed by the following vote:

Aye: Hennessy, Nachtrieb and Roehr

Nay: Alessio, Riggs, Safford and McShane

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, seconded by Colette Safford, to adjourn the meeting. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford, Roehr and McShane

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.