



# City of Joliet

## Zoning Board of Appeals

### Meeting Minutes

150 West Jefferson Street  
Joliet, IL 60432

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

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**Thursday, February 15, 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

<b>Present</b>	Ed Hennessy, Bob Nachtrieb, Ralph Bias and Jim Riggs
<b>Absent</b>	Pat McShane, Vincent Alessio and Brigitte Roehr

### APPROVAL OF MINUTES

**January 18, 2024 Zoning Board of Appeals Meeting Minutes**

**[TMP-6949](#)**

Attachments:    [ZBA 01-18-24](#)

A motion was made by Bob Nachtrieb, seconded by Jim Riggs, to approve the January 18, 2024 Zoning Board of Appeals Meeting Minutes. The motion carried by the following vote:

**Aye:**                      Hennessy, Nachtrieb, Bias 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 2024-03: A series of Variations to allow construction of a second-story addition on an existing home, located at 413 Maude Avenue. (Council District #5)**

[TMP-7007](#)

Attachments:     [ZBA 2024-03 \(413 Maude Ave\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Brian Hall, 413 Maude Avenue, Joliet, IL. Mr. Hall 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 Bob Nachtrieb, to approve PETITION 2024-03: A series of Variations to allow construction of a second-story addition on an existing home, located at 413 Maude Avenue. (Council District #5). The motion carried by the following vote:

**Aye:**                    Hennessy, Nachtrieb, Bias and Riggs

**PETITION 2024-04: A Variation of Use to allow continuation of a three-unit residence in an R-1 (single-family residential) zoning district, located at 506 Manhattan Road. (Council District #5)**

[TMP-7008](#)

Attachments:     [ZBA 2024-04 \(506 Manhattan Rd\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Ms. Heather Kazmark, 331 83rd Street, Bolingbrook, IL. Ms. Kazmark appeared in support of the 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 Ralph Bias, to approve PETITION 2024-04: A Variation of Use to allow continuation of a three-unit residence in an R-1 (single-family residential) zoning district, located at 506 Manhattan Road. (Council District #5). The motion carried by the following vote:

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

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