



City of Joliet

Zoning Board of Appeals

Meeting Minutes

150 West Jefferson Street
Joliet, IL 60432

Board Members
Vincent Alessio
Ed Hennessy
Pat McShane
Bob Nachtrieb
Jim Riggs
Brigette Roehr
Colette Safford

Thursday, August 19, 2021

2:00 PM

City Hall, Council Chambers

As of June 11, 2021, Governor Pritzker moved Illinois to Phase 5. Under Phase 5, all sectors of the economy can resume at regular capacity with new safety guidelines and procedures.

In compliance with Center for Disease Control (CDC), it is recommended that any individual appearing in person wear a face-covering to cover their nose and mouth.

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

APPROVAL OF MINUTES

July 15, 2021 Zoning Board of Appeals Meeting Minutes

[TMP-2233](#)

Attachments: [071521 Minutes](#)

A motion was made by Jim Riggs, seconded by Brigette Roehr, to approve the July 15, 2021 Zoning Board of Appeals Meeting Minutes. The motion carried by the following vote:

Aye: Hennessy, Riggs and Roehr

Abstain: Safford and McShane

CITIZENS TO BE HEARD ON AGENDA ITEMS

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 2021-42: A sign Variance for wall signs that do not face a public street, located at 1866 W. Jefferson Street [TMP-2239](#)

Attachments: [ZBA 2021-42 Staff Report \(1866 W. Jefferson Street\) Packet](#)

Mr. James Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Austin Davis, 1866 W. Jefferson Street, Joliet, IL. Mr. Davis appeared on behalf of this petition. Mr. Davis explained that the signage will be on the east and west elevations of the building visible to traffic on Jefferson Street. Ms. Roehr asked if there will be a drive-thru, Mr. Davis said yes. Ms. Safford asked about some blank pages in the variation petition, Mr. Torri had the file copy which was fully filled in.

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

A motion was made by Jim Riggs, seconded by Brigitte Roehr, to approve PETITION 2021-42: A sign Variance for wall signs that do not face a public street, located at 1866 W. Jefferson Street. The motion carried by the following vote:

Aye: Hennessy, Riggs, Safford, Roehr and McShane

PETITION 2021-43: A Variation of Use to allow the continuation of an existing rental unit in a garage (a two-unit) in a R-2 (Single-Family Residential) Zoning District, located at 429 Buell Avenue [TMP-2240](#)

Attachments: [ZBA 2021-43 \(429 Buell Avenue\) Staff Report Packet](#)

Mr. James Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Kamar Tiller, 429 Buell Avenue, Joliet, IL. Mr. Tiller appeared on behalf of this petition. Mr. Tiller explained that he purchased the property because of the neighborhood and the potential for extra income with the coach house. Mr. Tiller thoroughly vets prospective tenants to ensure his family's safety. Mr. Tiller has fully complied and made necessary repairs to ensure the unit is to code. Ms. Roehr asked about the carriage house. Ms. Bernhard explained that the current structure is not a carriage house and it is not the same structure that was originally built there. Ms. Roehr asked Mr. Tiller if the Realtor or Attorney who handled the sale of the home checked into the rental unit to find out if it was legal. Mr. Tiller stated that the Realtor he used was

not local to the area. Mr. Tiller said the previous owners told him they were renting the unit out for years, so he assumed the use would just carry over.

Chairman Hennessy swore in Mr. Perry McCue, 808 Mason Avenue, Joliet, IL appeared in opposition to this petition on behalf of the Cathedral Area Preservation Association (C.A.P.A.). Mr. McCue is recommending denial of this petition because the addition of more rental units in the neighborhood is detrimental to the character of the Cathedral area.

Ms. Roehr asked if an approval would remain if the property is sold, Mr. Torri said yes as long as the main home is owner-occupied the use can continue. Ms. Safford asked if other homeowners would like to add rental unit over the garage, would they be allowed to do so. Mr. Torri said no, the only reason this petition is being heard is because Mr. Tiller filed to get the variation of use approval. Mr. Torri also said all homeowners have a right to file for approval, but each case will be handled individually. Mr. Torri stated approval for new construction of a unit will most likely not move forward. Mr. Torri explained that the difference with this property is the coach house unit has existed since the 1960s, the homeowners would just like to legalize the existing use. Mr. Torri stated there may be similar uses like this and similar uses have also been heard in the past. Ms. Bernhard stated the 1968 Joliet zoning map did list this area as multi-family residential, when the coach house unit was erected, multi-family use was allowed. Ms. Bernhard stated years later the area was down-zoned. Ms. Roehr said that she has visited lots of homes in the area and some of them have similar carriage houses.

Mr. Tiller said he understands that there may be similar uses, but he would like a chance to do things that right way.

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

A motion was made by Jim Riggs, seconded by Brigitte Roehr, to approve PETITION 2021-43: A Variation of Use to allow the continuation of an existing rental unit in a garage (a two-unit) in a R-2 (Single-Family Residential) Zoning District, located at 429 Buell Avenue. The motion carried by the following vote:

Aye: Hennessy, Riggs, Roehr and McShane

Nay: Safford

PETITION 2021-44: 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 Drauden Road, Northwest of Theodore.

[TMP-2241](#)

PETITION 2021-45: A Special Use Permit 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 Drauden Road, Northwest of Theodore.

Attachments: [ZBA 2021-44 & 45 \(Draude Road and Theodore\) Staff Report packet](#)

Mr. James Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Richard Hester, 20328 Redwood, Shorewood, IL. Mr. Hester appeared on behalf of this petition. Mr. Hester explained why he believes this facility is needed in this area. Chairman Hennessy asked why there is a sudden demand for storage facilities, Mr. Hester believes there is an increased demand with recent events like home sales.

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

A motion was made by Brigette Roehr, seconded by Jim Riggs, to approve PETITION 2021-44: 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 Drauden Road, Northwest of Theodore.

PETITION 2021-45: A Special Use Permit 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 Drauden Road, Northwest of Theodore.. The motion carried by the following vote:

Aye: Hennessy, Riggs, Roehr and McShane

Nay: Safford

PETITION 2021-46: A Variation of Use and a series of Variations to allow the continuation of a two-unit in an R-2 (Single-Family Residential) Zoning District

[**TMP-2242**](#)

Attachments: [ZBA 2021-46 \(142 Akin Avenue\) Staff Report Packet](#)

Mr. James Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Nathaniel Washburn, 111 N. Ottawa Street, Joliet, IL. Mr. Washburn appeared on behalf of this petition. Mr. Washburn explained that the property owner believed they were purchasing a legal two-unit residence, they were not aware it was illegal until they applied for building permits. Mr. Torri explained that this property did have R-3 one & two family residential zoning, but it was down-zoned to R-2 single family by the City of Joliet. Ms. Roehr asked what the condition of the units were, Mr. Washburn said the entire structure needs renovation. The prior owner let the residence go into disrepair and Mr. Washburn believes the property may have been classified as a public nuisance. Ms. Roehr asked if the homeowner will re-sell the house if the

variation of use is not approved. Mr. Washburn said it is unknown at this time, he does not know what the property owner will do if the variation of use is not approved by the Zoning Board of Appeals and City Council.

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

A motion was made by Jim Riggs, seconded by Pat McShane, to approve PETITION 2021-46: A Variation of Use and a series of Variations to allow the continuation of a two-unit in an R-2 (Single-Family Residential) Zoning District. The motion carried by the following vote:

Aye: Hennessy, Riggs and McShane

Nay: Safford and Roehr

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

ADJOURNMENT

A motion was made by Brigitte Roehr, seconded by Jim Riggs, to adjourn the meeting. The motion carried by the following vote:

Aye: Hennessy, 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.