



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, September 16, 2021

2:00 PM

City Hall, Council Chambers

As of August 30, 2021, Governor Pritzker announced a statewide indoor mask mandate for all Illinois residents, regardless of vaccination status.

In compliance with Governor Pritzker's mandate, any individual appearing in person must 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 topubliccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

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

APPROVAL OF MINUTES

August 19, 2021 Zoning Board of Appeals Meeting Minutes

[TMP-2388](#)

Attachments: [081921 Minutes](#)

A motion was made by Jim Riggs, seconded by Colette Safford, to approve the August 19, 2021 Zoning Board of Appeals Meeting Minutes. The motion carried by the following vote:

Aye: Hennessy, Riggs, Safford and McShane

Abstain: Alessio and Nachtrieb

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 2021-48: A Special Use Permit to allow a women's
opioid addiction supportive living facility, located at 1301
Copperfield Avenue.** [**TMP-2375**](#)

Attachments: [PETITION 2021-48 - 1301 Copperfield Avenue - Combine
ZBA Staff Report](#)

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

Chairman Hennessy swore in Mr. Rod Tonelli from Ruettiger, Tonelli & Associates, Joliet, IL. Mr. Tonelli appeared on behalf of this petition. Mr. Tonelli explained that this development will be an extension of the existing Volunteers Of America residential development across the street, Hope Manor. Chairman Hennessy swore in Dr. Scott Dubois from the Will County State's Attorneys Office, Joliet, IL. Mr. Dubois appeared in support of this petition. Chairman Hennessy swore in Ms. Nancy Hughes Moyer, 47 W. Polk, Chicago, IL. Ms. Hughes Moyer appeared in support of this petition. Chairman Hennessy swore in Mr. Frank Fleischman, 1313 Copperfield Avenue, Joliet, IL. Mr. Fleischman appeared in opposition to this petition. Chairman Hennessy swore in Ms. Carol Fleischman asked about the traffic issues on Copperfield Avenue. Mr. Jim Torri explained that the new development has low-traffic, there are no new proposed streets and most of the new VOA residents will rely on public transportation. Ms. Hughes Moyer stated that the property will have security on the campus. Ms. Safford asked if there will be a procedure in place for drug testing, Ms. Hughes Moyer stated that the lease will include rules for the residents to follow, there will be consequences to breaking those rules. She also added that the Volunteers of America will be working with the Will County Drug Court program. Mr. Alessio asked if there is another facility like this in Illinois, Ms. Hughes-Moyer answered that there are but, this development is the only one that serves women specifically. Mr. Alessio asked if these facilities have more calls for emergencies, Ms. Hughes Moyer said no.

Chairman Hennessy closed the petition to the floor.

A motion was made by Jim Riggs, seconded by Vincent Alessio, to approve PETITION 2021-48: A Special Use Permit to allow a women's opioid addiction supportive living facility, located at 1301 Copperfield Avenue. The motion carried by the following vote:

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

**PETITION 2021-49: A series of Variations to allow
construction of a new single-family home, located at 503 S.** [**TMP-2379**](#)

Joliet Street.

Attachments: [ZBA 2021-49 \(503 S. Joliet Street\) Staff Report Packet](#)

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

Chairman Hennessy swore in Mr. Guillermo Romo, 2602 Frontier Lane, Joliet, IL. Mr. Romo appeared on behalf of his petition. Chairman Hennessy swore in Mr. Bob Geble of United Architects, 1002 Plainfield Road, Joliet, IL. Mr. Geble 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 Vincent Alessio, seconded by Bob Nachtrieb, to approve PETITION 2021-49: A series of Variations to allow construction of a new single-family home, located at 503 S. Joliet Street. The motion carried by the following vote:

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

PETITION 2021-50: A series of Variations to allow a [TMP-2378](#)
second-story addition to an existing one-story home, located
at 501 Albert Street.

Attachments: [ZBA 2021-50 \(501 Albert Street\) staff report packet](#)

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

Chairman Hennessy swore in Ms. Leticia Quintero, 501 Albert Avenue, Joliet, IL. Ms. Quintero appeared on behalf of her petition. Mr. Bob Geble of United Architects, appeared in support of this petition.

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

A motion was made by Colette Safford, seconded by Vincent Alessio, to approve PETITION 2021-50: A series of Variations to allow a second-story addition to an existing one-story home, located at 501 Albert Street. The motion carried by the following vote:

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

PETITION 2021-51: A Special Use Permit to allow a youth [TMP-2380](#)
tutoring center, located at 2 N. 129th Infantry Drive.

Attachments: [ZBA 2021-51 \(2 N. Infantry Drive\) Staff Report Packet](#)

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

Chairman Hennessy swore in Ms. Keturah Jackson, 12604 Canterbury Drive,

Plainfield, IL. Ms. Jackson appeared on behalf of her petition. Ms. Jackson explained that she would like to start a tutoring center for children in Joliet. Chairman Hennessy asked if Ms. Jackson has operated any facilities like this in the past, Ms. Jackson answered that she has worked in a day care. Chairman Hennessy asked if this facility required a state license, Ms. Jackson said no.

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 Colette Safford, seconded by Bob Nachtrieb, to approve PETITION 2021-51: A Special Use Permit to allow a youth tutoring center, located at 2 N. 129th Infantry Drive. The motion carried by the following vote:

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

PETITION 2021-52: A Variation on side yard setbacks to allow construction of a two-story addition to an existing two-story home, located at 307 Woodworth Avenue. [**TMP-2376**](#)

Attachments: [ZBA 2021-52 \(307 Woodworth\) staff report packet](#)

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

Chairman Hennessy swore in Mr. Christopher Kollross, 307 Woodworth Avenue, Joliet, IL. Mr. Kollross appeared on behalf of his petition. Chairman Hennessy swore in Mr. Barry McCue from the Cathedral Area Preservation Association. Mr. McCue stated that C.A.P.A has no issues with the proposed addition. Mr. Geble of United Architects, 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 Vincent Alessio, to approve PETITION 2021-52: A Variation on side yard setbacks to allow construction of a two-story addition to an existing two-story home, located at 307 Woodworth Avenue. The motion carried by the following vote:

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

PETITION 2021-53: A series of Variations to allow enclosure of a front porch, located at 800 Elizabeth Street. [**TMP-2374**](#)

Attachments: [PETITION 2021-53 - 800 Elizabeth Street - Combine ZBA Staff Report](#)

Mr. Jim Torri read that staff report into the record.

Chairman Hennessy swore in Flor Fuentes, 800 Elizabeth Street, Joliet, IL. Ms. Fuentes appeared on behalf of her petition. Ms. Fuentes explained that she enclosed the covered front porch because the house is on a hill and it is very drafty around the front door in the winters. Ms. Fuentes also explained that the

enclosed front porch makes her property more secure.

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 Bob Nachtrieb, to approve PETITION 2021-53: A series of Variations to allow enclosure of a front porch, located at 800 Elizabeth Street. The motion carried by the following vote:

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

PETITION 2021-54: A Special Use Permit for a youth mentoring center, located at 20 E. Cass Street. [TMP-2381](#)

Attachments: [ZBA 2021-54 \(20 E.Cass Street\) Staff Report Packet](#)

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

Chairman Hennessy swore in Dr. April West & Dr. Michael West, 202 International Way, Joliet, IL. The Wests appeared on behalf of their petition. Chairman Hennessy asked if the petitioners had a background with these types of facilities. Dr. West stated the facility will be ran by them both. Chairman Hennessy asked if the facility was state licensed, Dr. West answered that they are state licensed to have an after school program.

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

A motion was made by Bob Nachtrieb, seconded by Colette Safford, to approve PETITION 2021-54: A Special Use Permit for a youth mentoring center, located at 20 E. Cass Street. The motion carried by the following vote:

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

PETITION 2021-55: A Special Use Permit to allow development of a truck & travel fueling center, located at the southwest corner of Mound Road & Hollywood Road. [TMP-2377](#)

Attachments: [ZBA 2021-55 \(SW Mound Road & Hollywood Road\) Staff Report Packet](#)

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

Chairman Hennessy swore in Mr. Ryan Battistoni, 8770 W. Bryn Mawr Avenue, Chicago, IL. Mr. Battistoni appeared on behalf of this petition. Mr. Battistoni gave some background on the company and the proposed use. Mr. Battistoni explained that he believed the proposed travel center will decrease some traffic since the other options for fueling centers are several miles away in either direction from the future toll bridge.

Chairman Hennessy swore in Mr. Jeff Revensa, Chicago, IL. Mr. Revensa

appeared on behalf of the petition. Mr. Revensa has been marketing this property for 2.5+ years, Mr. Revensa believes the proposed use is the best for that property. Mr. Alessio asked if there are plans to improve the Mound Road intersection, Mr. Battistoni stated that Mound Road is already slated for improvement by the State of Illinois and City of Joliet, he stated the I-80 intersection will be improved as well.

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 Bob Nachtrieb, to approve PETITION 2021-55: A Special Use Permit to allow development of a truck & travel fueling center, located at the southwest corner of Mound Road & Hollywood Road. The motion carried by the following vote:

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

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

ADJOURNMENT

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

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford 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.