



# 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

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**Thursday, August 18, 2022**

**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>	Bob Nachtrieb, Jim Riggs, Colette Safford, Brigette Roehr and Pat McShane
<b>Absent</b>	Ed Hennessy and Vincent Alessio

### APPROVAL OF MINUTES

**July 21, 2022 Zoning Board of Appeals Meeting Minutes**

**[TMP-4237](#)**

Attachments:    [07-21-22 ZBA Minutes](#)

A motion was made by Colette Safford, seconded by Jim Riggs, to approve the July 21, 2022 Zoning Board of Appeals Meeting Minutes. The motion carried by the following vote:

**Aye:**                      Riggs, Safford and McShane

**Abstain:**                Nachtrieb and 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.

### 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 2022-46: A Variation to increase maximum lot coverage from 30% to 34% to allow construction of a detached garage, located at 1013 Charlesworth Avenue.**

**[TMP-4294](#)**

Attachments:     [ZBA 2022-46 \(1013 Charlesworth Ave\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Yuliana Guerrero, 1013 Charlesworth Avenue, Joliet, IL. Ms. Guerrero appeared in support of this petition.

Chairman 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 Brigitte Roehr, to approve PETITION 2022-46: A Variation to increase maximum lot coverage from 30% to 34% to allow construction of a detached garage, located at 1013 Charlesworth Avenue. The motion carried by the following vote:

**Aye:**                    Nachtrieb, Riggs, Safford, Roehr and McShane

**PETITION 2022-47: A Variation on signage to allow a wall sign that does not face a public way, located at 2211 W. Jefferson Street.**

**[TMP-4303](#)**

Attachments:     [ZBA 2022-47 \(2211 W. Jefferson Street\) Staff Report Packet](#)

A motion was made by Brigitte Roehr, seconded by Pat McShane, to table PETITION 2022-47: A Variation on signage to allow a wall sign that does not face a public way, located at 2211 W. Jefferson Street. The motion carried by the following vote:

**Aye:**                    Nachtrieb, Riggs, Safford, Roehr and McShane

**PETITION 2022-48: A series of Variations on signage to allow an electronic message center with illuminated sign for a church in a residential district, located at 1741 Essington Road.**

**[TMP-4305](#)**

Attachments:     [2022-48 \(1741 Essington Rd\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Mr. Eddie Hartsell, Jr. 22312 Camelot Court, Shorewood, IL. Mr. Hartsell appeared in support of this petition. Mr. Hartsell

explained that the church is re-branding and they needed to update the existing digital sign.

Mr. Nachtrieb asked what the distance is from the proposed sign to the nearby subdivision. Mr. Hartsell was not sure of the distance, he explained that the existing message center has been in that location for ten years. He also said it will be a little larger and sign will have a dimmer that turns on at night.

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 Colette Safford, seconded by Brigitte Roehr, to approve PETITION 2022-48: A series of Variations on signage to allow an electronic message center with illuminated sign for a church in a residential district, located at 1741 Essington Road. The motion carried by the following vote:

**Aye:** Nachtrieb, Riggs, Safford, Roehr and McShane

**PETITION 2022-49: A Variation to reduce the front yard setback from 30 ft. to 15 ft. 10 in., located at 1225 N. Broadway Street.**

**[TMP-4297](#)**

Attachments: [ZBA 2022-49 \(1225 N. Broadway Street\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Mr. Chris Swan, 1225 N. Broadway Street, Joliet, IL. Mr. Swan 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 Pat McShane, to approve PETITION 2022-49: A Variation to reduce the front yard setback from 30 ft. to 15 ft. 10 in., located at 1225 N. Broadway Street. The motion carried by the following vote:

**Aye:** Nachtrieb, Riggs, Safford, Roehr and McShane

**PETITION 2022-50: A series of Variations on signage for a future museum, located at 9 W. Cass Street.**

**[TMP-4306](#)**

Attachments: [2022-50 \(9 W. Cass\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Mr. Ron Romero, 2911 Reardon Drive, Joliet, IL. & Mr. Jim Murphy, 1422 Tiger Lily Lane, Joliet, IL. Mr. Romero & Mr. Murphy appeared in support of this petition. Mr. Romero went over the details of the proposed signs.

Chairman Pro-Tem Riggs swore in Mr. Gil Dimitroulas, 2219 Preston Lakes Court, Plainfield, IL. Mr. Dimitroulas appeared in support of this petition.

Chairman Pro-Tem Riggs swore in Ms. Debbie Jo Ericksen, 1218 Taylor Street, Joliet, IL. Ms. Ericksen appeared in support of this petition.

Mr. Murphy spoke in favor of the 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 Colette Safford, seconded by Pat McShane, to approve PETITION 2022-50: A series of Variations on signage for a future museum, located at 9 W. Cass Street. The motion carried by the following vote:

**Aye:** Nachtrieb, Riggs, Safford, Roehr and McShane

**PETITION 2022-51: A Special Use Permit to allow a staffing company, located at 232 S. Larkin Avenue.** [TMP-4295](#)

Attachments: [ZBA 2022-51 \(232 S Larkin Ave\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Ms. Ruby \_\_\_, 2707 Mission Village Drive, San Diego, CA. Ms. Ruby appeared in support 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 Colette Safford, to approve PETITION 2022-51: A Special Use Permit to allow a staffing company, located at 232 S. Larkin Avenue. The motion carried by the following vote:

**Aye:** Nachtrieb, Safford, Roehr and McShane

**Nay:** Riggs

**PETITION 2022-52: A Special Use Permit to allow office uses in an I-1 (light industrial) zoning district, located at 51 W. Jackson Street.** [TMP-4298](#)

Attachments: [ZBA 2022-52 \(51 W. Jackson Street\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Pro-Tem Riggs swore in Mr. John Bays, 15100 W. 159th Street, Homer Glen, IL. Mr. Bays appeared in support of his petition. Mr. Bays gave a brief overview of the work completed at the building.

Chairman Pro-Tem Riggs asked if any one else would like to speak on behalf of the petition. No one came forward.

A motion was made by Bob Nachtrieb, seconded by Pat McShane, to approve PETITION 2022-52: A Special Use Permit to allow office uses in an I-1 (light industrial) zoning district, located at 51 W. Jackson Street. The motion carried by the following vote:

**Aye:** Nachtrieb, Riggs, Safford, Roehr and McShane

## **OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION**

### **PUBLIC COMMENTS**

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### **ADJOURNMENT**

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

**Aye:** 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.