

At a meeting of the Zoning Board of Appeals of the City of Joliet, Illinois, held Thursday, January 19, 2006, at the hour of 1:30 p.m. in the Municipal Building, 150 West Jefferson Street, Joliet, Illinois with the following members present:

Mr. Paul Briese
Mr. Mike Carruthers
Mr. Charles Graham
Mr. Ed Hennessy
Ms. Denise Powers (Chairman Pro-Tem)

Absent:
Ms. Elizabeth Nevarez

Mr. Fisher requested that the following petition(s) be tabled:

PETITION 2005-132: A **Variation of Use** and several variations to allow continuation of a 2-unit residence, an R-3 (one and two-family residential) use, in an R-2 (single-family residential) zoning district, located at 432 Fourth Ave.

Mr. Fisher stated that additional time is needed to analyze the information for this petition.

Ms. Powers moved to table the petition and Mr. Graham seconded the motion, which passed with 4 aye votes. Voting aye were: Briese, Graham, Powers and Hennessy.

Petition 2005-132 was tabled with four aye votes.

Thereupon the following matters were heard by the Zoning Board of Appeals:

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THIS PETITION WAS HEARD OUT OF ORDER AS LISTED ON THE AGENDA.

Mr. Carruthers arrived for the meeting at this time.

PETITION 2006-06: A series of **Variations** to allow a 4-unit, 2,600 sq. ft. residence (front) and a detached 624 sq. ft. single-family unit, located at 423 Buell Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Andrew Dystrup, 822 N. Infantry Dr., Joliet, Il., attorney for the petitioner, Ms. Donna Stewart.

Chairman Hennessey asked if anyone wished to speak in favor of the petition and no one came forward.

Chairman Hennessey asked if anyone wished to speak in opposition to the petition and no one came forward.

Chairman Hennessey closed the petition and asked the board for a discussion and a vote.

Mr. Carruthers moved to approve the petition and Mr. Briese seconded the motion, which passed with 5 aye votes. Voting aye were: Briese, Carruthers, Graham, Powers and Hennessy.

Petition 2006-06 was approved with five aye votes.

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PETITION 2006-01: A **Special Use Permit** to allow a public service facility (fire station) in an R-1B (single-family residential) zoning district, located at 1599 John D. Paige Dr.

Mr. Fisher read the staff report into the record. Mr. Fisher stated that City of Joliet staff was available to answer any questions.

Chairman Hennessey asked if anyone wished to speak in favor of the petition and no one came forward.

Chairman Hennessey asked if anyone wished to speak in opposition to the petition and no one came forward.

Chairman Hennessey closed the petition and asked the board for a discussion and a vote.

Mr. Briese moved to approve the petition and Ms. Powers seconded the motion, which passed with 5 aye votes. Voting aye were: Briese, Carruthers, Graham, Powers and Hennessey.

Petition 2006-01 was approved with five aye votes.

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PETITION 2006-02: A **Variation of Use** to allow expansion of an existing banquet facility located at 20 S. Eastern Ave. (Jacob Henry Mansion), to include a banquet/conference center for maximum capacity of 300 people. The facility will include live entertainment, and limited outdoor entertainment and seating, located at 17 Richards St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Ms. Susan Pritz-Bornhoffen, Jacob Henry Mansion, 20 S. Eastern Ave., Joliet, Il. Ms. Pritz stated that the addition will be an asset for the neighborhood.

Chairman Hennessey asked if anyone wished to speak in favor of the petition and no one came forward.

Chairman Hennessey asked if anyone wished to speak in opposition to the petition and no one came forward.

Chairman Hennessey closed the petition and asked the board for a discussion and a vote.

Ms. Powers moved to approve the petition and Mr. Carruthers seconded the motion, which passed with 5 aye votes. Voting aye were: Briese, Carruthers, Graham, Powers and Hennessey.

Petition 2006-02 was approved with five aye votes.

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PETITION 2006-03: A several building setback **Variations**, including a variation of a required front-yard setback from 30 ft. to 25 ft. to allow construction of a single-family, ranch style residence, located at 1004 Arthur Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Jan Lazarro (sp?), 2036 W. Rice St., Chicago, Il., business partner of the petitioner, Mr. David Elliot. Mr. Lazarro stated that he and his partner are attempting to improve the neighborhood by building quality single-family homes.

Chairman Hennessey asked if Mr. Lazarro would consider the vacation of both of the alleys on the north side and the east side of the property. Mr. Lazarro stated that the alleys are very wooded and have been neglected for many years. He said that it would be a substantial cost to clear the alleys. He said that he would consider clearing the alleys if the city would donate the property or some other type of agreement was made, if possible.

Chairman Hennessey asked about the condition requiring 25% brick on the front of the home. Mr. Lazarro said that he hasn't yet looked into what it would entail to comply with that condition. Mr. Fisher stated that it is requested that most homes being built in the city include brick in order to upgrade the housing in the city. Mr. Lazarro stated that upgrading the home to include brick would significantly increase the cost of the home. He said that the increased cost would deter buyers from purchasing the home.

Ms. Powers said that including brick in order to upgrade the housing in the city is a valid point. She asked how much Mr. Lazarro would have to increase the purchase price of the home if brick was included on the front of the home. Mr. Lazarro said that he has not looked into the cost of brick, but believes that it would increase the cost by approximately \$5,000.00 to \$10,000.00.

Mr. Carruthers asked if Mr. Lazarro has built other homes in the area. Mr. Lazarro stated that he has built another home right around the corner from this property at 1100 N. Magnolia St., which sold for \$150,000.00. Mr. Carruthers asked if brick was put on the other home on Magnolia St. Mr. Lazarro said that the home on Magnolia St. only had vinyl siding. Mr. Fisher stated that 25% brick coverage on the front of the home does not require a lot of brick.

Chairman Hennessey asked if anyone wished to speak in favor of the petition and no one came forward.

Chairman Hennessey asked if anyone wished to speak in opposition to the petition and no one came forward.

Chairman Hennessey closed the petition and asked the board for a discussion and a vote.

Mr. Graham moved to approve the petition (including the condition to vacate both alleys and 25% brick coverage as required) and Ms. Powers seconded the motion, which passed with 5 aye votes. Voting aye were: Briese, Carruthers, Graham, Powers and Hennessey.

Petition 2006-03 was approved with five aye votes.

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PETITION 2006-04: A series of **Variations** of allowable signage to permit installation of several non-illuminated wall signs (north and east walls), and a medical center logo sign on an east canopy, located at 2100 Glenwood Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Pat O'Hara, Joliet Medical Group, 2100 Glenwood Ave., Joliet, Il. Mr. O'Hara did not have any questions or additional comments.

Chairman Hennessey asked if anyone wished to speak in favor of the petition and no one came forward.

Chairman Hennessey asked if anyone wished to speak in opposition to the petition and no one came forward.

Chairman Hennessey closed the petition and asked the board for a discussion and a vote.

Ms. Powers moved to approve the petition and Mr. Carruthers seconded the motion, which passed with 5 aye votes. Voting aye were: Briese, Carruthers, Graham, Powers and Hennessy.

Petition 2006-04 was approved with five aye votes.

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PETITION 2006-05: A series of **Variations** to allow construction of a 1-story, 4,738 sq. ft. professional office building including a variation of a minimum rear-yard setback from 25 ft. to 10 ft., in a proposed R-B (restricted business) zoning district, located at 25640 Caton Farm Rd.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Bob Gable, United Architects, 1002 Plainfield Rd., Joliet, Il. Mr. Gable stated that this building will consist of 4 units. He said that the goal of the project is to provide as much parking as possible, and still maintain an attractive project for the area.

Chairman Hennessey asked if anyone wished to speak in favor of the petition and no one came forward.

Chairman Hennessey asked if anyone wished to speak in opposition to the petition and no one came forward.

Chairman Hennessey closed the petition and asked the board for a discussion and a vote.

Ms. Powers moved to approve the petition and Mr. Graham seconded the motion, which passed with 5 aye votes. Voting aye were: Briese, Carruthers, Graham, Powers and Hennessy.

Petition 2006-05 was approved with five aye votes.

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PETITION 2006-07: A **Variation** of allowable signage to permit a 20 sq. ft. electronic message board on an existing monument sign located at 1550 Plainfield Rd.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Ms. Laura Tinoco, Amerisign Group, 100 Railroad St., Manhattan, Il. Ms. Tinoco stated that this message board will provide an advantage for the Guardian Angel Home as a means to raise funds for their community.

Chairman Hennessey asked if anyone wished to speak in favor of the petition and no one came forward.

Chairman Hennessey asked if anyone wished to speak in opposition to the petition and no one came forward.

Chairman Hennessey closed the petition and asked the board for a discussion and a vote.

Mr. Briese moved to approve the petition and Ms. Powers seconded the motion, which passed with 5 aye votes. Voting aye were: Briese, Carruthers, Graham, Powers and Hennessy.

Petition 2006-07 was approved with five aye votes.

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PETITION 2006-08: A **Variation** to allow the temporary use of a trailer during construction of a main sales building located at 2022 Essington Rd.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Terry D'Arcy, D'Arcy Motors, 2022 Essington Rd., Joliet, IL. Mr. D'Arcy stated that he would like this variation approved in order to alleviate traffic at the business, and to provide better customer service during construction of the new building.

Chairman Hennessey asked if anyone wished to speak in favor of the petition and no one came forward.

Chairman Hennessey asked if anyone wished to speak in opposition to the petition and no one came forward.

Chairman Hennessey closed the petition and asked the board for a discussion and a vote.

Ms. Powers moved to approve the petition and Mr. Carruthers seconded the motion, which passed with 5 aye votes. Voting aye were: Briese, Carruthers, Graham, Powers and Hennessey.

Petition 2006-08 was approved with five aye votes.

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PETITION 2000-193: A request for a 3-year extension of a **Variation of Use** to allow a lawn maintenance and landscaping company and outdoor storage in an R-2 (single-family residential) zoning district, located at 615 Manhattan Rd.

Mr. Fisher read the staff report into the record. Mr. Fisher stated that staff has no opposition to a 3-year extension of the variation.

Mr. Briese moved to approve the petition and Mr. Carruthers seconded the motion, which passed with 4 aye votes. Voting aye were: Briese, Carruthers, Graham and Hennessy. Voting nay were: Ms. Powers.

Petition 2000-193 was approved with four aye votes.

Chairman Hennessey asked for a verbal approval of the minutes of the December 16, 2005 meeting and this passed unanimously with a verbal vote.

Chairman Hennessey asked for a verbal vote to adjourn the meeting and the Board unanimously approved the motion to adjourn.

cc: S. Mufich, Neighborhood Services