

At a meeting of the Zoning Board of Appeals of the City of Joliet, Illinois, held Thursday, August 17, 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. Charles Graham (Chairman Pro-Tem)  
Mr. Ed Hennessey  
Ms. Elizabeth Nevarez  
Ms. Denise Powers  
Mr. Jim Riggs

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

**PETITION 2006-83**: A **Variation** of allowable signage to permit installation of a 37 sq. ft. LED electronic message unit at an existing Walgreens location, located at 358 E. Cass St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Ms. Kimberly Yarbough, representing Walgreens, Pasadena, Ca. Ms. Yarbough stated that the message unit will modernize the appearance of the area. She said that Walgreens will comply with any landscaping requirements.

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 6 aye votes. Voting aye were: Briese, Graham, Nevarez, Powers, Riggs and Hennessey.

**Petition 2006-83 was approved with six aye votes.**

**Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, August 17, 2006**

**PETITION 2006-84:** A **Variation** of the required sum of side-yard setbacks from 25 ft. to 20 ft. to allow construction of a 2-story residence, located at 1214 Ryehill Ct.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Ms. Jennifer Chizmark, Joliet, Il. Ms. Chizmark 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.

Mr. Briese moved to approve the petition and Mr. Riggs seconded the motion, which passed with 6 aye votes. Voting aye were: Briese, Graham, Nevarez, Powers, Riggs and Hennessy.

**Petition 2006-84 was approved with six aye votes.**

**Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, August 17, 2006**

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

**PETITION 2006-88:** A **Variation of Use** to allow a carry-out frozen ice cream sales and distribution center, a B-3 (general business) use, in an R-3 (one and two family residential) zoning district, located at 712 Landau Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Ildefonso & Gabriela Orozco, Joliet, Il. Ms. Orozco stated that the business will only be a distribution center and it will not be open to the public for retail sales. She said that the facility will only be open in the morning for the vendors to fill up their ice cream carts, and would then re-open in the evening in order for the employees to return the carts.

Ms. Powers asked if the 2 apartment units would remain, and Ms. Orozco said that they would.

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 6 aye votes. Voting aye were: Briese, Graham, Nevarez, Powers, Riggs and Hennessy.

**Petition 2006-88 was approved with six aye votes.**

**Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, August 17, 2006**

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

**PETITION 2006-86:** A **Variation** of required sum of side-yard setbacks from 20ft. to 16 ft. to allow construction of a 2-story residence, located at 7800 Springside Dr.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Mike Rogina, Rogina & Associates, Joliet, IL. Mr. Rogina 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.

Mr. Riggs moved to approve the petition and Mr. Briese seconded the motion, which passed with 6 aye votes. Voting aye were: Briese, Graham, Nevarez, Powers, Riggs and Hennessy.

**Petition 2006-86 was approved with six aye votes.**

**Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, August 17, 2006**

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

**PETITION 2006-89**: A **Variation** to allow continuation of 2 single-family residences on one lot, located at 1001-1003 S. Chicago St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Michael Hansen, Attorney, Joliet, Il. and Mr. Dominic Schmidt, brother of the property owner, Joliet, Il. Mr. Hansen stated that a condition of the variation was to demolish the pool house and one house at the property. Mr. Hansen asked why pool house would have to be demolished, because the new owner has installed a pool in back of the single-family home. He said that the pool house will not be used as living quarters or a dog kennel as it has been in the past. Mr. Fisher said that it was his understanding that the pool house was set up for use as an apartment unit. Mr. Schmidt stated that the pool house is currently set up for use as an apartment. He said that the apartment will be dismantled and removed, and that the pool house will only be used for storage. Mr. Fisher said that doing so would not be a problem, and would be an additional condition to the variation.

Mr. Graham asked Mr. Schmidt if the property would be used strictly for residential use, or if he intended to run a business at the property. Mr. Schmidt stated that the property would only be for residential use.

Mr. Fisher added that the apartment must be removed within 3 months, and Mr. Schmidt agreed to do so.

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. Chairman Hennessey swore in Ms. Valerie Spanos, Joliet, Il. Ms. Spanos stated that her sister is one of the current tenants at the property to be demolished. She said that her sister is currently under Worker's Compensation. She asked if her sister could have an additional 2 weeks to find a place to live. Mr. Schmidt stated that demolition was scheduled to start immediately. Ms. Spanos said that her sister has been trying to find a place to live in that they feel is safe enough for her. Mr. Hansen stated that it would not be a problem to delay demolition. He said that Mr. Schmidt was willing to work with the city to determine how long the demolition could be postponed. Mr. Fisher stated that the city allows a period of 3 months to complete the demolition, and that the owner and the tenant could make arrangements about the move out date.

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

Mr. Riggs moved to approve the petition (including all conditions), and Mr. Graham seconded the motion, which passed with 6 aye votes. Voting aye were: Briese, Graham, Nevarez, Powers, Riggs and Hennessy.

**Petition 2006-89 was approved with six aye votes.**

**Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, August 17, 2006**

**PETITION 2006-90:** A **Variation** of maximum height of a structure from 30 ft. to 64 ft. to allow installation of a 64 ft. high "Rohn" ham radio transmission tower, located at 1115 N. Winthrop Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Terry Berg & Ms. Ann Berg, Joliet, Il. Mr. Berg said that the concern about television interference is the reason why there is a condition to remove the other antennas from the property. He said that most of his neighbors use cable service. He said that he has a television antenna on his house which gets the same reception that any of his neighbors would get, if they had antennas. He said that the new tower he will install is fairly small and has a wind load of only 10 sq. ft. If he removes the television antenna and adds it to the tower, it would exceed the wind load rating of the tower. He has a television next to the ham radio equipment so that he can see if there is television interference in his own home, and he will know that there is a possibility of interference for other homes. He said that if he does not have a television antenna, he will not know when the ham radio is interfering with off the air television. Mr. Berg added that there is rarely interference on his own television.

Ms. Berg stated that there is a 2 meter antenna attached to the television antenna which is used for local communications around Will County, Grundy County and LaSalle County. She said that they are alerted through the 2 meter antenna for sky watches of approaching storms.

Mr. Fisher said that it makes sense to have a television antenna in order to monitor interference, and it would not be a problem. He asked for the antenna that was located on the garage to be removed. Mr. Berg said that the antenna on the garage is what he currently uses for his ham radio equipment, and that it could be removed once the new antenna is installed.

Mr. Berg stated that he would resolve any issues with the neighbors if there were problems with television interference. He said that there is other equipment and components that he and the neighbors can use to prevent interference problems.

Mr. Graham moved to approve the petition, adding that there should be a condition for a bond on the antenna, in the event that it becomes a public nuisance and must be removed. Mr. Fisher stated that the removal for this type of antenna is probably minimal and would cost approximately \$1,000.00.

Mr. Riggs suggested that only one tower is necessary if side-arms are used for the other antennas. Mr. Berg did not think that the tower would support a 2 meter side-arm and that it could possibly alter the wind load. Mr. Riggs said that it is a regular practice to put everything on the one tower, and doing so would not cause any problems.

Mr. Fisher stated that the suggestion made by Mr. Riggs is consistent with what Planning Division staff was looking to achieve with this project. Mr. Fisher said that the petition could be tabled in order to obtain more information in order to accomplish the goal of having only one tower at the property.

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 withdrew his previous motion to approve the petition. Mr. Briese moved to table the petition and Ms. Powers seconded the motion, which passed with 6 aye votes. Voting aye were: Briese, Graham, Nevarez, Powers, Riggs and Hennessey.

**Petition 2006-90 was tabled with six aye votes.**



**Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, August 17, 2006**

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

**PETITION 2006-85:** A **Variation** of allowable lot coverage from 30% to 40% to allow construction of a detached 2-car garage for a 2-unit building, located at 123-125 Iowa Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Dionicio Palillero, Joliet, Il. Mr. Palillero 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.

Mr. Briese moved to approve the petition and Mr. Graham seconded the motion, which passed with 6 aye votes. Voting aye were: Briese, Graham, Nevarez, Powers, Riggs and Hennessy.

**Petition 2006-85 was approved with six aye votes.**

**Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, August 17, 2006**

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

**PETITION 2006-87:** A **Variation** of a required side-yard setback on a corner lot from 20 ft. to 14 ft. to allow construction of a 2-story residence, located at 523 Elmwood Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Jan Koazura, a partner of the petitioner Mr. David Elliot, Plainfield, Il. Mr. Koazura 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. Graham seconded the motion, which passed with 6 aye votes. Voting aye were: Briese, Graham, Nevarez, Powers, Riggs and Hennessy.

**Petition 2006-87 was approved with six aye votes.**

**Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, August 17, 2006**

**PETITION 2006-91:** A **Special Use Permit** to allow additional trailer parking (21 spaces), tractor parking (27) and loading docks (32), for the USF Holland facility, located at 3801 Mound Rd.

Mr. Fisher read the staff report into the record. Mr. Fisher stated that the current landscaping plan is inadequate. He said that an added condition will be that a new landscaping plan for the entire site, including along the interstate 80 frontage, be submitted and approved by Planning Division staff before being heard by the Mayor and City Council for a final decision.

Chairman Hennessey swore in Mr. Robert Rogina, Rogina & Associates, Joliet, Il., and Mr. Dan Mindeola, representing USF Holland, Joliet, Il. Neither representatives had any questions or additional comments.

Ms. Powers asked if it would be a problem to work out a new landscaping plan. Mr. Mindeola stated that he will need to review the specific requirements, and if it was just a matter of replacing dead landscaping that is currently at the property. Mr. Fisher stated that the requirements will be above and beyond the original landscaping. He said that the city landscaping standards have been upgraded since this property was first developed. The new landscape plan will have to comply to the current standards required by the city.

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 (including all conditions), and Mr. Graham seconded the motion, which passed with 6 aye votes. Voting aye were: Briese, Graham, Nevarez, Powers, Riggs and Hennessy.

**Petition 2006-91 was approved with six aye votes.**

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, August 17, 2006

**PETITION 2006-92:** A **Variation** of a required side-yard setback for a detached garage from 3 ft. to 2 ft. (west lot line), and from 3 ft. to 1.5 ft. (north lot line), to allow expansion of an existing 1-car garage to 44 ft. x 12 ft., located at 721 John St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Michael Pahlke, Joliet, IL. Mr. Pahlke did not have any questions or additional comments.

Ms. Powers asked Mr. Pahlke if the type of equipment to be stored in the garage was work equipment. Mr. Pahlke stated that he need more storage for his vehicles, motorcycle, and other equipment used to care for the house and yard.

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 and Mr. Briese seconded the motion, which passed with 6 aye votes. Voting aye were: Briese, Graham, Nevarez, Powers, Riggs and Hennessy.

**Petition 2006-92 was approved with six aye votes.**

**Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, August 17, 2006**

**PETITION 2005-31**: A **Special Use Permit** to allow a short term lending/car title loan establishment, located at 232 S. Larkin Ave.

Mr. Fisher stated that the petitioner is requesting that this matter be tabled for 1 more month. He said that this will be the last request to table. Mr. Fisher stated that staff will always recommend denial for this special use permit, but will allow the petitioner another month to provide additional information to prove their case.

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 table the petition and Mr. Riggs seconded the motion, which passed with 6 aye votes. Voting aye were: Briese, Graham, Nevarez, Powers, Riggs and Hennessy.

**Petition 2005-31 was tabled with six aye votes.**

**Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, August 17, 2006**

**PETITION 2005-101**: A **Variation** of a major street setback from 80 ft. to 53 ft. to allow construction of a single-family residence on a vacant lot, located at 330 Pleasant St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Elpidio Ortiz, Joliet, Il. Mr. Ortiz did not have any questions or additional comments.

Mr. Graham stated that there appears to be a need for a retaining wall and sidewalks at the property, and Mr. Ortiz said that retaining walls and sidewalks would be installed.

Chairman Hennessey asked if anyone wished to speak in favor of the petition. Chairman Hennessey swore in Mr. Richard Reichenberger, Joliet, Il. Mr. Reichenberger, is a neighbor to the property, as well as a member on the Board of the St. Patrick's Neighborhood Association. He said that this single-family, owner occupied house is within the scope of what the St. Pat's Association encourages. Mr. Ortiz has agreed to improve the area around the house as well, and the association supports the construction of the house.

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 all conditions), and Mr. Briese seconded the motion, which passed with 6 aye votes. Voting aye were: Briese, Graham, Nevarez, Powers, Riggs and Hennessey.

**Petition 2005-101 was approved with six aye votes.**

Chairman Hennessey asked for a verbal approval of the minutes of the July 20, 2006 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*