

At a meeting of the Zoning Board of Appeals of the City of Joliet, Illinois, held Thursday, July 20, 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 Hennessy
Ms. Elizabeth Nevarez
Ms. Denise Powers
Mr. Jim Riggs

Mr. Fisher stated that the following petition(s) was withdrawn:

PETITION 2006-69: A **Variation of Use** to allow renovation of an existing 2-unit including the addition of a 3rd unit located at 450 Herkimer St.

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

PETITION 2006-75: A **Special Use Permit** to allow a used car dealer with a maximum capacity of 25 cars located at 312 Manhattan Rd.

Mr. Fisher made a request to table the petition in order to allow staff further review of the project.

Ms. Powers moved to table 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 2006-75 was tabled with six aye votes.

PETITION 2006-76: A **Variation of Use** and a series of 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 309-311 Grover St.

Mr. Fisher stated that Planning Division staff has requested that the owner submit a rehabilitation plan with evidence of financing before being heard by the Zoning Board.

Ms. Powers moved to table 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 2006-76 was tabled with six aye votes.

PETITION 2006-77: A **Special Use Permit** to allow a daycare facility with a maximum capacity of 30 children in a B-3 (general business) zoning district located at 816 Plainfield Rd.

Mr. Fisher stated that the Building Inspection Division will inspect the building, and further review of traffic patterns is required for a daycare facility at this site.

Ms. Powers moved to table 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 2006-77 was tabled with six aye votes.

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

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PETITION 2006-67: A series of **Variations** to allow construction of 3 single-family residences on 3 existing undersized lots located at 1300, 1302 & 1304 Fairview Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Dennis Kolios, Orland Park, Il. Mr. Kolios 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 2006-67 was approved with six aye votes.

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PETITION 2006-68: A **Special Use Permit** to allow additional hospital meeting room space within 3 temporary trailers located at 333 N. Madison St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Terrance Wright, Provena St. Joseph Medical Center, Joliet, IL. Mr. Wright stated that the trailers are needed in order to support the \$126 million dollar project at the hospital. The project is for the construction of an 8-story, 199 bed patient tower, a 700 car parking garage, a 350 seat auditorium and other renovations within the existing facilities. Mr. Wright has met with staff and he has agreed to address the landscaping issues.

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 2006-68 was approved with six aye votes.

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PETITION 2006-70: A **Variation** of a required side-yard setback from 8 ft. to 6 ft. to allow a 14 ft. x 45 ft. 2-story addition and an extra garage bay located at 4521 Oriole Ln.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Chris Zalud, Plainfield, IL. Mr. Zalud 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 Hennessey.

Petition 2006-70 was approved with six aye votes.

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PETITION 2006-71: Several **Variations** to allow construction of a single-family residence located at 1121 Clark St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. David Oxley, Oxley Construction, Lockport, Il. Mr. Oxley did not have any questions or additional comments.

Ms. Powers asked if the house shown in the report was the one to be built. Mr. Oxley said that it would be similar to it except that the whole lower level will be 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. 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 2006-71 was approved with six aye votes.

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PETITION 2006-72: Several **Variations** to allow construction of two single-family residences on 2 undersized lots located at 1226 & 1228 Gage St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Ronald Sachen, Naperville, Il. Mr. Sachen stated that this house will add value to the neighborhood. He said this house will blend in well even though it is slightly bigger than the other homes in 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.

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 2006-72 was approved with six aye votes.

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PETITION 2006-73: Several **Variations** to allow construction of two single-family residences on 2 undersized lots located at 1405 & 1407 Demmond St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Ronald Sachen, Naperville, Il. Mr. Sachen 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 2006-73 was approved with six aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, July 20, 2006

PETITION 2006-74: A **Variation of Use** to allow continuation of a 4-unit structure, an R-4 (multi-family residential) use, in an R-2 (single-family residential) zoning district, located at 302-304 Herkimer St.

Mr. Fisher read the staff report into the record.

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

Ms. Powers asked Mr. Brown if he lived in the building, and Mr. Brown said that he does.

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 2006-74 was approved with six aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, July 20, 2006

PETITION 2006-78: Several **Variations** of allowable signage to permit an LED sign within the existing sign frame located at 1818 W. Jefferson St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Ms. Sally Smith, First American Bank Headquarters, Elk Grove Village, IL. Ms. Smith stated that the size of the faces of this sign will remain the same. She said that the messages will be static and will not move, flash or be animated.

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 2006-78 was approved with six aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, July 20, 2006

PETITION 2006-79: A **Variation** of allowable signage to permit an LED sign within an existing frame located at 3205 Mall Loop Dr.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Ms. Sally Smith, First American Bank Headquarters, Elk Grove Village, IL. Ms. Smith stated that the overall height of the sign is 24 ft. Mr. Fisher said that the sign will be located on the existing sign, therefore the variation will allow for the 24 ft. height of the sign.

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 2006-79 was approved with six aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, July 20, 2006

PETITION 2006-80: A **Special Use Permit** to allow an audio equipment installation service in an existing structure in a B-1 (neighborhood business) zoning district located at 901 W. Jefferson St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Jorge Arias, Joliet, IL. Mr. Arias 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 Hennessey.

Petition 2006-80 was approved with six aye votes.

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PETITION 2006-81: A **Variation** of a front-yard setback from 30 ft. to 12 ft. and a side-yard setback from 20 ft. to 8 ft. to allow construction of a 2-story addition to an existing residence located at 651 Chase Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Jesus Cerda Tinoco, Joliet, IL. Mr. Tinoco did not have any questions or additional comments.

Mr. Graham asked Mr. Tinoco if he would be living at this house. Mr. Tinoco said he has been living in the house for 17 years.

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 2006-81 was approved with six aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, July 20, 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. Michael Hansen, Attorney, Joliet, Il. requested to withdraw the petition.

Mr. Fisher stated that no action was required by the Board.

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PETITION 2006-64: A series of **Variations** to allow construction of a 1-story, ranch style home on a 66 ft. x 75 ft. undersized lot, located at 503 S. Joliet St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Paul Hanko, Manhattan, Il. Mr. Hanko stated that the house that used to be at this property was in very bad condition. The new house to be built at this location will add to the value of 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.

Mr. Graham 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 Hennessey.

Petition 2006-64 was approved with six aye votes.

Chairman Hennessey asked for a verbal approval of the minutes of the June 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