

At a meeting of the Zoning Board of Appeals of the City of Joliet, Illinois, held Thursday, June 15, 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
Mr. Ed Hennessy
Mr. Jim Riggs

Absent:
Mr. Mike Carruthers
Ms. Elizabeth Nevarez
Ms. Denise Powers (Chairman Pro-Tem)

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

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

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

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

Petition 2005-31 was tabled with four aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, June 15, 2006

PETITION 2006-53: A **Variation** of a required side-yard setback on a corner lot from 20 ft. to 5 ft. to allow installation of a 21 ft. diameter, above ground swimming pool, located at 2702 Stonebridge Ct.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Ms. Christy Petrulis, Joliet, IL. Ms. Petrulis 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 4 aye votes. Voting aye were: Briese, Graham, Riggs and Hennessey.

Petition 2006-53 was approved with four aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, June 15, 2006

PETITION 2006-54: A **Variation** of a required side-yard setback from 8 ft. to 6 ft. to allow construction of a second story addition on an existing residence, located at 217 Adella Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Jose Alvarado, architect for the petitioner, Joliet, Il. Mr. Alvarado stated that the home will have a brick front and the roof pitches will be changed as requested 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.

Mr. Briese moved to approve the petition and Mr. Riggs seconded the motion, which passed with 4 aye votes. Voting aye were: Briese, Graham, Riggs and Hennessey.

Petition 2006-54 was approved with four aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, June 15, 2006

PETITION 2006-55: A **Variation** of a required front-yard setback from 30 ft. to 20 ft. and a required side-yard setback from 6 ft. to 4.6 ft. to allow construction of a 24.3 ft. x 48 ft. rear addition, including a 2-car attached garage (existing garage and shed to be demolished), located at 1206 Massachusetts Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. James Pelech & Ms. Gwen Pelech, Joliet, Il. Mr. Pelech stated that the addition will have a roof line similar to other homes in 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. Briese moved to approve the petition and Mr. Graham seconded the motion, which passed with 4 aye votes. Voting aye were: Briese, Graham, Riggs and Hennessey.

Petition 2006-55 was approved with four aye votes.

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PETITION 2006-56: A series of **Variations** including; a variation of a required front-yard setback from 30 ft. to 13.5 ft.; a required side-yard setback from 6 ft. to .8 ft. (south), and from 9 ft. to 1.5 ft. (north); a variation of a required rear-yard setback from 25 ft. to 22 ft., and; a variation of maximum lot coverage from 30% to 43%, to allow construction of a rear, attached carport on an existing structure, located at 8 S. Hickory St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Martin 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 4 aye votes. Voting aye were: Briese, Graham, Riggs and Hennessey.

Petition 2006-56 was approved with four aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, June 15, 2006

PETITION 2006-57: A **Special Use Permit** to allow construction of a 50 ft. high, roof mounted, wireless communication tower at the southeast corner of Joliet West High School, located at 401 N. Larkin Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Richard Pagliaro, Joliet Township High School, 201 E. Jefferson St., Joliet, Il. Mr. Pagliaro 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 4 aye votes. Voting aye were: Briese, Graham, Riggs and Hennessey.

Petition 2006-57 was approved with four aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, June 15, 2006

PETITION 2006-58: A **Special Use Permit** to allow construction of a 30 ft. high, roof mounted, wireless communication tower at the southwest corner of Joliet Central High School, located at 201 E. Jefferson St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Richard Pagliaro, Joliet Township High School, 201 E. Jefferson St., Joliet, Il. Mr. Pagliaro 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 4 aye votes. Voting aye were: Briese, Graham, Riggs and Hennessey.

Petition 2006-58 was approved with four aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, June 15, 2006

PETITION 2006-59: A **Variation** of allowable signage to permit installation of a 36 sq. ft. electronic message board for Troy Grade School, located at 5820 W. Theodore St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Ms. Pam Leiser, Direct Sign Systems, Oswego, Il. and Mr. Robert Nelson, Troy School District 30-C, Plainfield, Il. Ms. Leiser stated that the sign will be a static message center, not an electronic LED 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 4 aye votes. Voting aye were: Briese, Graham, Riggs and Hennessey.

Petition 2006-59 was approved with four aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, June 15, 2006

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

PETITION 2006-62: A **Variation** of maximum fence height in a rear-yard from 6 ft. to 8 ft. to allow installation of a fence at the north property line, located at 3203 Wexford Ln.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Daniel Wooten, Joliet, Il. Mr. Wooten stated that an improvement to the landscape berm was done recently due to an encroachment on the drainage. He said that the berm was moved back further and the neighbor's fences were raised up higher because they were installed on the berm. He said that this 8 ft. fence will not appear any higher than the neighboring fences. He said there is also another 8 ft. fence that backs up to a commercial building on the furthest south end of the subdivision.

Mr. Graham asked what type of fence would be installed. Mr. Wooten stated that it will be a cedar wood fence and it is compatible with the existing fences 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. Riggs moved to approve the petition and Mr. Graham seconded the motion, which passed with 4 aye votes. Voting aye were: Briese, Graham, Riggs and Hennessey.

Petition 2006-62 was approved with four aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, June 15, 2006

PETITION 2006-63: A **Variation** of a maximum fence height in a front-yard and side-yard setback from 4 ft. to 6 ft. to allow installation of a 6 ft. high, wrought iron fence, located at 308-320 N. Larkin Ave. and 1708-1714 Glenwood Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Robert Smith, Joliet, IL. Mr. Smith 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 4 aye votes. Voting aye were: Briese, Graham, Riggs and Hennessey.

Petition 2006-63 was approved with four aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, June 15, 2006

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 made a request to table the petition for one month.

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

Petition 2006-64 was tabled with four aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, June 15, 2006

PETITION 2006-65: A **Variation** of minimum lot width from 60 ft. to 51.5 ft and, minimum lot area from 7,500 sq. ft. to 6,437 ft. to allow construction of three, 2-story single-family residences on 3 existing lots, located at 1212, 1214, & 1216 Dora Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Brian Graham, Libertyville, Il. Mr. Graham 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 4 aye votes. Voting aye were: Briese, Graham, Riggs and Hennessey.

Petition 2006-65 was approved with four aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, June 15, 2006

PETITION 2006-66: A **Variation of Use** and a series of variations to allow continuation of 2 single-family residences on one lot, located at 606 Moran St. and 924 Oakland Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Ms. Monica Murphy, Joliet, Il. Ms. Murphy stated that the property has been inspected by Neighborhood Services and a re-inspection date has been scheduled. Ms. Murphy asked about the parkway tree that was mentioned in the staff report. Mr. Fisher stated that staff recommends that parkway trees be planted, if needed, when a variation is requested.

Mr. Fisher stated that all of the inspection violations must be rectified within 30 days, and Ms. Murphy said that they would be.

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 (including all conditions), and Mr. Riggs seconded the motion, which passed with 4 aye votes. Voting aye were: Briese, Graham, Riggs and Hennessy.

Petition 2006-66 was approved with four aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, June 15, 2006

PETITION 2006-42: 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 1451 Sterling Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. George Rusch & Ms. Karen Rusch, Joliet, Il. Mr. & Ms. Rusch did not have any questions or additional comments.

Mr. Riggs asked if all of the violations were corrected and Mr. Rusch said that they were.

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 4 aye votes. Voting aye were: Briese, Graham, Riggs and Hennessey.

Petition 2006-42 was approved with four aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, June 15, 2006

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

PETITION 2006-60: A **Variation** of allowable signage to permit conversion of an existing main sign from 300 sq. ft. 190 sq. ft., including a 40 sq. ft. electronic message board, located at 692 Theodore St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Ed Hartsell, Express Signs, Shorewood, Il. Mr. Hartsell 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 4 aye votes. Voting aye were: Briese, Graham, Riggs and Hennessey.

Petition 2006-60 was approved with four aye votes.

Chairman Hennessey asked for a verbal approval of the minutes of the May 18, 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