

At a meeting of the Zoning Board of Appeals of the City of Joliet, Illinois, held Thursday, May 18, 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 (Chairman Pro-Tem)
Mr. Charles Graham
Mr. Ed Hennessy
Ms. Elizabeth Nevarez
Ms. Denise Powers
Mr. Jim Riggs

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 2006-30: Several **Variations** including a variation of minimum lot width from 60 ft. to 43.3 ft.; a variation of a required front-yard setback from 30 ft. to 17 ft.; and a variation of a required side-yard setback from 8ft. to 5 ft. for the construction of a single-family residence, located at 419 Madeline St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. William Adelman, Shorewood, Il. Mr. Adelman did not have any questions or additional comments.

Ms. Powers asked if Mr. Adelman would live in the house. Mr. Adelman said that he will sell the house and that he will not live in it.

Chairman Hennessey asked if anyone wished to speak in favor of the petition. Chairman Hennessey swore in Mr. Mark Baker, Joliet, Il., representing the St. Pat's Neighborhood Association. Mr. Baker said that the association has met with the petitioner and supports this project. He said that the house design plans meets all of the concerns regarding size, proportion and style of the house. He said that there is adequate parking, a driveway and a garage to accommodate vehicles within the lot.

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

Petition 2006-30 was approved with seven aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, May 18, 2006

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

PETITION 2006-43: A **Variation** of the maximum number of wall signs permitted on a corner lot from 2 to 4, to allow installation of a 40 sq. ft. wall sign on the south and west elevations of the Applebee's Restaurant, located at 2400 W. Jefferson St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Guy Dragisic, Olympic Signs, Lombard, Il. Mr. Dragisic 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 Ms. Powers seconded the motion, which passed with 7 aye votes. Voting aye were: Briese, Carruthers, Graham, Nevarez, Powers, Riggs and Hennessy.

Petition 2006-43 was approved with seven aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, May 18, 2006

PETITION 2006-38: A **Special Use Permit** to allow a mobile magnetic resource imaging (MRI) trailer for 5 years at Silver Cross Hospital, located at 1200 Maple Rd.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in attorney Mr. A.J. Wilhelmi, McKeown Law Firm, Joliet, Il. Mr. Wilhelmi, and Mr. Jeff Tryon, Silver Cross Hospital, Joliet, Il. Mr. Wilhelmi said that this is a mobile trailer that contains very expensive MRI equipment. He said that the trailer is located on the west side of the hospital building and that there is a parking lot across the street. He said that there are residences located further south, and the trailer can not be seen from any of the homes. Mr. Wilhelmi said that it is impossible to purchase this MRI equipment and locate it in a building. He said that the equipment is very expensive and constantly changing and is therefore placed in a trailer in order for updates every year.

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. Carruthers seconded the motion, which passed with 7 aye votes. Voting aye were: Briese, Carruthers, Graham, Nevarez, Powers, Riggs and Hennessy.

Petition 2006-38 was approved with seven aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, May 18, 2006

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

PETITION 2006-40: 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 3-5 Wilson Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Ronald Vogt, Plainfield, IL. Mr. Vogt did not have any questions or additional comments.

Mr. Fisher stated that additional conditions would include the removal of a dead tree in the yard and installation of a screen door on the main entrance of the upper floor, and Mr. Vogt agreed to comply with the added conditions.

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 the added conditions), and Mr. Riggs seconded the motion, which passed with 7 aye votes. Voting aye were: Briese, Carruthers, Graham, Nevarez, Powers, Riggs and Hennessy.

Petition 2006-40 was approved with seven aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, May 18, 2006

PETITION 2006-41: Several setback **Variations** including; a variation of a required side-yard setback from 6 ft. to 2.5 ft. and, a required rear-yard setback from 25 ft. to 24 ft. to allow a 1,000 sq. ft. addition to an existing single-family residence, located at 1023 Arthur Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Ms. Mary Robinson, Joliet, Il. Ms. Robinson stated that due to health reasons, she needs to make the house handicapped accessible. She said that she needs more room in order to accommodate the project.

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. Carruthers seconded the motion, which passed with 7 aye votes. Voting aye were: Briese, Carruthers, Graham, Nevarez, Powers, Riggs and Hennessey.

Petition 2006-41 was approved with seven aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, May 18, 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. Mr. Fisher recommended that this petition be tabled until all violations on the inspection report are corrected.

Chairman Hennessey swore in Ms. Karen Rusch, Dwight, IL. Ms. Rusch stated that the closing for the sale of this house is on June 7th in “as is” condition. She said that the buyer was not present at the meeting in order to accept responsibility to correct the violations. Mr. Fisher said that he did not think that all of the violations could be corrected in time for the Mayor and City Council to hear the petition. Ms. Rusch stated that today was the loan commitment date for the buyer and the closing was set for June 7th. Mr. Fisher stated that a transfer of property can not occur until all of the violations are corrected in order to ensure that the work is done.

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

Ms. Powers moved to table the petition and Mr. Graham seconded the motion, which passed with 7 aye votes. Voting aye were: Briese, Carruthers, Graham, Nevarez, Powers, Riggs and Hennessy.

Petition 2006-42 was approved with seven aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, May 18, 2006

PETITION 2006-44: A **Variation** of the required setback for a monument sign from 10 ft. to 6 ft. to allow installation of a new sign on an existing base, located at 2614 W. Jefferson St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. P.J. Sidhu, Oncology Hematology Associates, Joliet, IL. Mr. Sidhu 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 7 aye votes. Voting aye were: Briese, Carruthers, Graham, Nevarez, Powers, Riggs and Hennessy.

Petition 2006-44 was approved with seven aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, May 18, 2006

PETITION 2006-48: Several **Variations** including; a variation of minimum lot width from 60 ft. to 50 ft., a variation of minimum lot area from 7,500 sq. ft. to 6,696 sq. ft., and a variation of allowable lot coverage from 30% to 31% to allow construction of a 2-story, single-family residence, located at 1206 Arthur Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Bill Panagiotopoulos, Orland Park, Il. Mr. Panagiotopoulos did not have any questions or additional comments.

Mr. Fisher stated that an additional condition would be the installation of a privacy fence along the alley that is adjacent to a business, and Mr. Panagiotopoulos agreed to comply with the added condition.

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 (including the added condition) and Mr. Briese seconded the motion, which passed with 7 aye votes. Voting aye were: Briese, Carruthers, Graham, Nevarez, Powers, Riggs and Hennessy.

Petition 2006-48 was approved with seven aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, May 18, 2006

PETITION 2006-49: A **Variation** of a required minimum side-yard setback from 6 ft. to 4.8 ft. to allow a 10 ft. x 23 ft. room addition at the rear of an existing residence, located at 222 S. Reed St.

Mr. Fisher read the staff report into the record.

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

Chairman Hennessey asked if the driveway to the garage was paved. Mr. Mahoney said that it was a gravel driveway. Mr. Fisher stated that an additional condition would be to asphalt the driveway, and Mr. Mahoney agreed to comply with the added condition.

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 the added condition) and Ms. Powers seconded the motion, which passed with 7 aye votes. Voting aye were: Briese, Carruthers, Graham, Nevarez, Powers, Riggs and Hennessy.

Petition 2006-49 was approved with seven aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, May 18, 2006

PETITION 2006-50: A **Special Use Permit** to allow construction of a 1-story, 31,000 sq. ft. Alzheimer's care facility with 38 units (66 beds), located at 3320 Executive Dr.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Patrick McGonigle, South Bay Partners, Ltd., Dallas, Tx. Mr. McGonigle stated that South Bay Partners was the developer for another existing facility in Joliet. He said that neighboring owners are concerned with the buffering between their property and the new facility. Mr. McGonigle stated that South Bay Partners is willing to work with the neighbors in order to address their concerns about landscaping and drainage issues.

Mr. Fisher stated that an additional condition would be that an adequate landscape buffer be approved by city staff before being heard by the Mayor and City Council, and Mr. McGonigle agreed to comply with the added condition.

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 the added condition) and Mr. Carruthers seconded the motion, which passed with 7 aye votes. Voting aye were: Briese, Carruthers, Graham, Nevarez, Powers, Riggs and Hennessy.

Petition 2006-50 was approved with seven aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, May 18, 2006

PETITION 2006-51: A **Variation of Use** to allow construction of a 38-unit Alzheimer's care facility on a 4 acre site (9.5 dwelling units per acre), an R-B (restricted business) use in an R-4 (multi-family residential) zoning district, located at 3320 Executive Dr.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Patrick McGonigle, South Bay Partners, Ltd., Dallas, Tx. Mr. McGonigle 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. Carruthers moved to approve the petition and Mr. Graham seconded the motion, which passed with 7 aye votes. Voting aye were: Briese, Carruthers, Graham, Nevarez, Powers, Riggs and Hennessy.

Petition 2006-51 was approved with seven aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, May 18, 2006

PETITION 2006-52: A **Special Use Permit** to allow a children's pre-school/daycare center, located at 2218 Il. Rt. 59.

Mr. Fisher read the staff report into the record. Mr. Fisher stated that an additional condition would be that city staff approves the architectural and landscape plans before being heard by the Mayor and City Council.

Chairman Hennessey swore in Mr. Steve Qwauckenbusch, Evanston, Il. Mr. Qwauckenbusch agreed to comply with the added condition.

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 (including the added condition) and Mr. Briese seconded the motion, which passed with 7 aye votes. Voting aye were: Briese, Carruthers, Graham, Nevarez, Powers, Riggs and Hennessy.

Petition 2006-52 was approved with seven aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, May 18, 2006

PETITION 2004-144: A **Variation of Use** to allow a currency exchange, a B-3 (general business) use in an I-2 (general industrial) zoning district located at 405 Ward Ave.

Mr. Fisher read the staff report into the record to request a 180 day extension.

Chairman Hennessey swore in Mr. Luis Calderon, the petitioner, was not present.

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 a 180 day extension of the petition and Mr. Carruthers seconded the motion, which passed with 7 aye votes. Voting aye were: Briese, Carruthers, Graham, Nevarez, Powers, Riggs and Hennessy.

Petition 2004-144 was approved for an 180 day extension with seven aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, May 18, 2006

PETITION 2006-31: A series of **Variations** to allow construction of a second story addition on an existing residence, located at 211 Lincoln St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Anthony Matthews, Joliet, Il. Mr. Matthews stated that there was a fire at this house and that improvements are needed to make it livable again. Chairman Hennessey asked Mr. Matthews if he agreed to all conditions, and Mr. Matthew stated that he agreed to comply with all of the conditions.

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

Petition 2006-31 was approved with seven aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, May 18, 2006

PETITION 2006-33: A **Variation** of minimum lot width from 60 ft. to 50 ft. to allow construction of a single-family home, located at 109 Edward St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Reginald Diggs, Joliet, Il. Mr. Diggs 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. Carruthers moved to approve the petition and Mr. Briese seconded the motion, which passed with 7 aye votes. Voting aye were: Briese, Carruthers, Graham, Nevarez, Powers, Riggs and Hennessy.

Petition 2006-33 was approved with seven aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, May 18, 2006

PETITION 2006-34: A **Variation** of minimum lot width from 60 ft. to 50 ft. to allow construction of a single-family home, located at 111 Edward St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Reginald Diggs, Joliet, Il. Mr. Diggs 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. Briese moved to approve the petition and Mr. Carruthers seconded the motion, which passed with 7 aye votes. Voting aye were: Briese, Carruthers, Graham, Nevarez, Powers, Riggs and Hennessy.

Petition 2006-34 was approved with seven aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, May 18, 2006

PETITION 2006-39: Several **Variations** including; a variation of a required front-yard setback from 30 ft. to 19 ft. and, a variation of a required side-yard setback from 8 ft. to 7 ft. to allow construction of a second-story addition on an existing house, located at 221 S. Emery St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Angel Patino, Joliet, Il. Mr. Patino stated that the garage will be a 3-car garage, not a 2-car garage as stated in the staff report.

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

Petition 2006-39 was approved with seven aye votes.

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