

At a meeting of the Zoning Board of Appeals of the City of Joliet, Illinois, held Thursday, March 16, 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

Absent:
Mr. Mike Carruthers

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

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, March 16, 2006

PETITION 2006-14: A **Variation** of a required rear-yard setback from 25 ft. to 21 ft. to allow construction of a single-family home with an attached 2-car garage at the rear of the structure, located at 1209 Ada St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. David Oxley, Oxley Construction, Inc., 16556 159th St., Lockport, IL 60441. Mr. Oxley stated that he was concerned about having to comply with the brick requirement. He said that he agrees that it is a positive addition, but the cost of the brick increases the price of the house and it is difficult remain competitive with the appraisals in the area. Mr. Fisher stated that an effort will be made to speak with appraisers in order to assist the developers on the east side of Joliet with this issue.

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 2006-14 was approved with six aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, March 16, 2006

PETITION 2006-15: A **Variation** of a required rear-yard setback from 25 ft. to 21 ft. to allow construction of a single-family home with an attached 2-car garage at the rear of the structure, located at 1211 Ada St.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. David Oxley, Oxley Construction, Inc., 16556 159th St., Lockport, IL 60441. Mr. Oxley 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 2006-15 was approved with six aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, March 16, 2006

PETITION 2006-16: A **Variation** of allowable signage to permit the addition of an electronic message board on an existing free-standing sign for Walgreens, located at 4822 Caton Farm Rd.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Ms. Jessica Heath Boden, Icon Identity Solutions, 1418 Elmhurst Rd., Elk Grove Village, Il. Ms. Boden stated that she was representing Walgreens. She said that part of Walgreens re-branding efforts throughout the United States, is to replace manual reader boards with electronic message centers. She said that this is in an attempt to modernize the Walgreens locations.

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 2006-16 was approved with six aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, March 16, 2006

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

PETITION 2006-18: A **Variation** of a required front-yard setback for a new detached garage from 60 ft. to 45 ft., located at 2904 Facel Vega Dr.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. John Hugunin, builder for the petitioner, Elwood, Il. Mr. Hugunin 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. Voting nay were: Briese, Graham, Nevarez, Powers, Riggs and Hennessy.

Petition 2006-18 was approved with six aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, March 16, 2006

PETITION 2006-19: A **Variation** of a minimum front-yard setback from 30 ft. to 23 ft., and a minimum side-yard setback from 8 ft. to 3 ft. to allow a second story addition to an existing home, located at 552 Eastern Ave.

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Everardo G. Placencia, New Lenox, IL. Mr. Placencia did not have any questions or additional comments.

Ms. Powers asked Mr. Placencia if this was his property, and Mr. Placencia said that it was. Ms. Powers stated that the floor plan shows that there is a living room downstairs and upstairs, and asked what his intentions were for the use of this property. Mr. Placencia stated that his son and two children will move into the house. He said that the upstairs living room was meant to be used as a play area for the children. Mr. Fisher stated that the upstairs room is more of a family room and the house will not be a 2-unit.

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 Hennessey.

Petition 2006-19 was approved with six aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, March 16, 2006

PETITION 2006-20: A **Variation** of allowable signage to permit installation of an off-premise subdivision advertising sign located at 8151 Caton Farm Rd. (east of Greywall Blvd.).

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in Mr. Tom Hessey, Motalbano Homes, Joliet, Il. Mr. Hessey stated that the existing sign located at the corner of Albeiter & Caton Farm Roads will be removed. He said that with a lot of customers are not aware that the growth of Joliet is expanding so far west. Mr. Hessey said that the new sign will be located ½ mile east down Caton Farm Rd. and will increase visibility to a larger flow of traffic.

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 2006-20 was approved with six aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, March 16, 2006

PETITION 2006-21: A **Variation** of several setbacks to allow construction of a 2-story residence with an attached garage, located at 838 E. Jackson St.

Mr. Fisher read the staff report into the record.

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

Ms. Powers asked Mr. Fisher if the staff recommendation is different than the variation that the petitioner is asking for. Mr. Fisher said that staff is recommending that the front-yard setback be 30 ft. notis 30 ft.

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

Petition 2006- was approved with six aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, March 16, 2006

PETITION 2006-:

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in

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

Petition 2006- was approved with six aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, March 16, 2006

PETITION 2006-:

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in

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

Petition 2006- was approved with six aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, March 16, 2006

PETITION 2006-:

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in

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

Petition 2006- was approved with six aye votes.

Zoning Board of Appeals of the City of Joliet, Illinois/Thursday, March 16, 2006

PETITION 2006-:

Mr. Fisher read the staff report into the record.

Chairman Hennessey swore in

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

Petition 2006- was approved with six aye votes.

Chairman Hennessey asked for a verbal approval of the minutes of the October 20, 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