

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

Thursday, June 19, 2025

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Ralph Bias

Ed Hennessy

Bob Nachtrieb

Debbie Radakovich

Brigette Roehr

Jesse Stiff

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present Ralph Bias, Ed Hennessy, Bob Nachtrieb, Debbie Radakovich
 and Brigette Roehr

Absent Jesse Stiff

ALSO PRESENT: Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Planner Raymond Heitner, Planner Helen Miller, Economic Development Specialist Kasie Nette, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

Planning Director Jayne Bernhard explained Petition 2025-16 and Petition 2025-20 were withdrawn.

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 5-15-25

[TMP-8589](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 5-15-25.pdf](#)

A motion was made by Ralph Bias, seconded by Brigette Roehr, to approve Zoning Board of Appeals Meeting Minutes 5-15-25. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Roehr

Absent: Stiff

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-16: A series of Variations to allow a covered front porch, located at 717 Richards Street. (COUNCIL DISTRICT #5) **WITHDRAWN**

[TMP-8590](#)

Attachments: [ZBA 2025-16 \(717 Richards St\) WITHDRAWN.pdf](#)

Ms. Bernhard explained Petition 2025-16 was withdrawn.

PETITION 2025-17: A Variation of Use to allow a two-unit residence in the R-2A (single-family residential) zoning district and a series of Variations to allow a two-unit residence, located at 309 Stryker Avenue. (COUNCIL DISTRICT #5)

[TMP-8591](#)

Attachments: [20250610 ZBA 2025-17 \(309 Stryker Avenue\) Staff Report v2 clean Packet.pdf](#)

Ms. Bernhard read the staff report into the record. William Passaglia appeared on behalf of the petition. There were no comments or questions from the Board. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Brigette Roehr, seconded by Ralph Bias, to approve PETITION 2025-17: A Variation of Use to allow a two-unit residence in the R-2A (single-family residential) zoning district and a series of Variations to allow a two-unit residence, located at 309 Stryker Avenue. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Roehr

Absent: Stiff

PETITION 2025-18: A series of Variations to allow a second story addition to an existing residence, located at 407 S. Desplaines Street. (COUNCIL DISTRICT #5)

[TMP-8592](#)

Attachments: [ZBA 2025-18 \(407 S Des Plaines St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Jaime Gascon with 606 Design & Construction appeared on behalf of the petition. In response to Mr. Bias's questions, Mr. Gascon explained he was the project architect and described the property as a single-family owner-occupied residence. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to approve PETITION 2025-18: A series of Variations to allow a second story addition to an existing residence, located at 407 S. Desplaines Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Roehr

Absent: Stiff

PETITION 2025-19: A series of Variations to allow replacement of an existing carport, located at 823 Manor Court. (COUNCIL DISTRICT #5)

[TMP-8593](#)

Attachments: [ZBA 2025-19 \(823 Manor Ct\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Wayne Roman with Rijon

Manufacturing Company appeared on behalf of the petition. In response to Mr. Nachtrieb's questions, Mr. Roman explained he was the contractor and described the property as owner-occupied. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Debbie Radakovich, to approve PETITION 2025-19: A series of Variations to allow replacement of an existing carport, located at 823 Manor Court. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Roehr

Absent: Stiff

PETITION 2025-20: A Special Use Permit to allow a staffing agency, located at 18 S. Larkin Avenue. (COUNCIL DISTRICT #5) **WITHDRAWN** [TMP-8594](#)

Attachments: [ZBA 2025-20 \(18 S Larkin Ave\) WITHDRAWN.pdf](#)

Ms. Bernhard explained Petition 2025-20 was withdrawn.

PETITION 2025-21: A Variation to reduce the corner side yard setback from 20 feet to 5 feet to allow an above-ground pool, located at 1082 Cathy Drive. (COUNCIL DISTRICT #5) [TMP-8595](#)

Attachments: [Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Michelle Crowder appeared on behalf of the petition. In response to the Board's questions, there was a discussion about public utilities, pool location, petitioner's length of ownership, and petitioner's family size. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Debbie Radakovich, to approve PETITION 2025-21: A Variation to reduce the corner side yard setback from 20 feet to 5 feet to allow an above-ground pool, located at 1082 Cathy Drive. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Roehr

Absent: Stiff

PETITION 2025-22: A series of Variations to allow for the installation of eight (8) directional signs at an overall height of five (5) feet instead of three (3) feet for signage, located at 1401 Gateway Boulevard. (COUNCIL DISTRICT #5) [TMP-8596](#)

Attachments: [Staff Report Packet](#)

Ms. Bernhard read the staff report into the record. Guy Dragisic with Olympik Signs appeared on behalf of the petition. There were no comments or questions from the Board. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to approve PETITION 2025-22: A series of Variations to allow for the installation of eight (8) directional signs at an overall height of five (5) feet instead of three (3) feet for signage, located at 1401 Gateway Boulevard. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb and Roehr

Nay: Radakovich

Absent: Stiff

PETITION 2025-23: A Special Use Permit to allow a truck parking and maintenance facility, located at 1402 Spencer Road. (COUNCIL DISTRICT #5)

[TMP-8630](#)

Attachments: [ZBA 2025-23 \(1402 Spencer Rd\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Arturas Gurskas appeared on behalf of the petition. In response to the Board's questions, a discussion was held about the petitioner's number of trucking businesses, rental status of the subject site, conditions of the petition, improvements of the subject site, petitioner's use of Spencer Road in relation to no truck signs, staff's position regarding the site plan and recommended conditions of approval, clarification that the property was not brought before the Zoning Board of Appeals previously, and truck traffic.

Abraham Garcia spoke in favor of the petition.

Diane Matter, Regina Creal, Robert Smith, Debra Webb, Rich Graham, Skip Hoechbauer, Debbie Graham, Betsy Satcher, and Margie Cepon spoke in opposition to the petition.

Ms. Bernhard described the Payment In Lieu of Taxes (PILOT) Program.

Frank Cepon, Theresa Churilla, and Megan Cooper spoke in opposition to the petition.

Mr. Gurskas spoke again in response to the public's comments.

A motion was made by Bob Nachtrieb, seconded by Debbie Radakovich, to deny PETITION 2025-23: A Special Use Permit to allow a truck parking and maintenance facility, located at 1402 Spencer Road. (COUNCIL DISTRICT #5).

The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb and Radakovich

Nay: Roehr

Absent: Stiff

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

Election of Zoning Board of Appeals Vice-Chair

[TMP-8636](#)

A discussion was held regarding the Vice-Chair election process.

A motion was made by Bob Nachtrieb, seconded by Debbie Radakovich, to appoint Brigette Roehr to Zoning Board of Appeals Vice-Chair. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Roehr

Absent: Stiff

PUBLIC COMMENT

None

In response to Ms. Roehr's inquiry, Ms. Bernhard explained the Plan Commission would receive a presentation regarding the adoption of the Downtown Joliet Equitable Transit Oriented Development (ETOD) Plan.

ADJOURNMENT

A motion was made by Brigette Roehr, seconded by Bob Nachtrieb, to approve adjournment. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Roehr

Absent: Stiff

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.