

# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Final

Thursday, July 18, 2024

2:00 PM

City Hall, Council Chambers

## Zoning Board of Appeals

*Board Members*

*Vincent Alessio*

*Ralph Bias*

*Ed Hennessy*

*Bob Nachtrieb*

*Jim Riggs*

*Brigette Roehr*

Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

## CALL TO ORDER

## ROLL CALL

**Present** Bob Nachtrieb, Ralph Bias, Brigette Roehr and Jim Riggs  
**Absent** Ed Hennessy and Vincent Alessio

ALSO PRESENT: Planning Director James Torri, Interim Corporation Counsel Chris Regis, and Planner Helen Miller

## APPROVAL OF MINUTES

**June 20, 2024 Zoning Board of Appeals Regular Meeting Minutes**

[TMP-7527](#)

Attachments: [ZBA 06-20-24](#)

A motion was made by Bob Nachtrieb, seconded by Brigette Roehr, to approve June 20, 2024 Zoning Board of Appeals Regular Meeting Minutes. The motion carried by the following vote:

**Aye:** Nachtrieb, Bias, Roehr and Riggs

**Absent:** Hennessy and Alessio

## CITIZENS TO BE HEARD ON AGENDA ITEMS

None

## OLD BUSINESS: PUBLIC HEARING

None

## NEW BUSINESS: PUBLIC HEARING

**PETITION 2024-33: A Variation to reduce the corner side yard setback from 20 ft. to 10 ft. to allow a gazebo, located at 512 McDonough Street. (Council District #5)**

[TMP-7520](#)

Attachments: [ZBA 2024-33 \(512 McDonough St\) Staff Report Packet](#)

Planning Director James Torri read the staff report into the record.

Charlie and Susan Havelka of 512 McDonough Street appeared on behalf of the petition. Ms. Havelka explained the setback is 12 ft instead of 10 ft.

No one appeared in favor or in opposition of the petition.

Mr. Bias inquired about the painting of the house. Ms. Havelka responded.

A motion was made by Brigitte Roehr, seconded by Ralph Bias, to approve PETITION 2024-33: A Variation to reduce the corner side yard setback from 20 ft. to 10 ft. to allow a gazebo, located at 512 McDonough Street. (Council District #5). The motion carried by the following vote:

**Aye:** Nachtrieb, Bias, Roehr and Riggs

**Absent:** Hennessy and Alessio

**PETITION 2024-34 A Variation to reduce the setback in the rear yard of a through lot from 30 ft. to 23 ft. to allow an addition to a detached garage, located at 1111 Catherine Street. (Council District #2)**

[TMP-7521](#)

Attachments: [ZBA 2024-34 \(1111 Catherine St\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Mr. Torri explained the petition would be held until the end because the applicant was not present.

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to table PETITION 2024-34 A Variation to reduce the setback in the rear yard of a through lot from 30 ft. to 23 ft. to allow an addition to a detached garage, located at 1111 Catherine Street. (Council District #2). The motion carried by the following vote:

**Aye:** Nachtrieb, Bias, Roehr and Riggs

**Absent:** Hennessy and Alessio

**PETITION 2024-35: A Special Use Permit to allow a day care center, located at 407 W. Jefferson Street. (Council District #5)**

[TMP-7522](#)

Attachments: [ZBA 2024-35 \(407 W Jefferson St\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Owner of 407 W. Jefferson Street Hunter Schmidt and Owner of Anointed Childcare Academy Ellise Boyd-Johnson appeared on behalf of the petition.

No one appeared in favor or in opposition to the petition.

In response to Mr. Bias's question, Ms. Boyd-Johnson explained she presently owns the daycare and meets the state's requirements.

In response to Ms. Roehr's question, Mr. Schmidt explained as the Owner of 407 and 409 W. Jefferson Street he understands the state requirements

regarding other businesses that can operate near the daycare.

A motion was made by Brigette Roehr, seconded by Ralph Bias, to approve PETITION 2024-35: A Special Use Permit to allow a day care center, located at 407 W. Jefferson Street. (Council District #5). The motion carried by the following vote:

**Aye:** Nachtrieb, Bias, Roehr and Riggs

**Absent:** Hennessy and Alessio

## NEW BUSINESS

**PETITION 2024-36: An Extension of a Special Use Permit (Ordinance #18522) which allowed a self-storage facility, located at 414 Rowell Avenue. (Council District #5)**

[TMP-7523](#)

Attachments: [ZBA 2024-36 \(414 Rowell Ave\) Staff Report Packet SUP extension](#)

Mr. Torri read the staff report into the record.

Attorney Nathaniel Washburn of KGG, LLC appeared on behalf of the Rowell Avenue petition and gave a brief overview regarding the Special Use Permit extension request.

No one appeared in favor or in opposition to the petition.

A motion was made by Brigette Roehr, seconded by Ralph Bias, to approve PETITION 2024-36: An Extension of a Special Use Permit (Ordinance #18522) which allowed a self-storage facility, located at 414 Rowell Avenue. (Council District #5). The motion carried by the following vote:

**Aye:** Nachtrieb, Bias, Roehr and Riggs

**Absent:** Hennessy and Alessio

## OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

## PUBLIC COMMENT

None

## ADJOURNMENT

A motion was made by Jim Riggs to approve adjournment. The motion carried by the following vote:

**Aye:** Nachtrieb, Bias, Roehr and Riggs

**Absent:** Hennessy and Alessio

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