City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Thursday, December 19, 2024

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members
Ralph Bias
Ed Hennessy
Bob Nachtrieb
Jim Riggs
Brigette Roehr
Debbie Radakovich

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

ALSO PRESENT: Community Development Director Dustin Anderson, Planner Jayne Bernhard, and Planner Helen Miller

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 11-21-24 **TMP-8022**

Attachments: Zoning Board of Appeals Meeting Minutes 11-21-24.pdf

A motion was made by Bob Nachtrieb, seconded by Brigette Roehr, to approve Zoning Board of Appeals Meeting Minutes 11-21-24. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Bias, Roehr, Riggs and Radakovich

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2024-59: A series of Variations to allow construction of a new single-family home, located at 1115 Cora Street. (COUNCIL DISTRICT #4) **TMP-8018**

Attachments: ZBA 2024-59 (1115 Cora Street) Staff Report Packet

Planner Jayne Bernhard read the staff report into the record. Bob Gebel with United Architects appeared on behalf of the petition. Mr. Gebel responded to the Board's questions about occupancy, floor plan choice, and number of bedrooms and bathrooms. No one spoke in favor of or in opposition to the petition.

A motion was made by Jim Riggs, seconded by Ralph Bias, to approve PETITION 2024-59: A series of Variations to allow construction of a new single-family home, located at 1115 Cora Street. (COUNCIL DISTRICT #4) . The motion failed by the following vote:

Aye: Hennessy, Bias and Riggs

Nay: Nachtrieb, Roehr and Radakovich

PETITION 2024-60: A Special Use Permit to allow an automobile storage lot for an existing used automobile sales business, located at 115 N. Center Street. (COUNCIL DISTRICT #5) **TMP-8019**

Attachments: ZBA 2024-60 (115 N Center St) Staff Report Packet

Ms. Bernhard read the staff report into the record. Petitioner Bujar Shabani appeared on behalf of the petition. Mr. Shabani responded to the Board's questions about the vacant lot and cars on the lot. An area resident of 704 Silver Fox Drive spoke in favor of the petition. Attorney Nathaniel Washburn of KGG LLC spoke in opposition to the petition. Mr. Hennessy inquired if the bar was in operation. Mr. Washburn responded. Mr. Shabani spoke again.

A motion was made by Jim Riggs, seconded by Brigette Roehr, to deny PETITION 2024-60: A Special Use Permit to allow an automobile storage lot for an existing used automobile sales business, located at 115 N. Center Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Bias, Roehr, Riggs and Radakovich

PETITION 2024-61: An amendment to a Variation of Use (Ordinance #18661) to allow a six-unit residence in an R-3 (one and two family residential) zoning district, located at 515 Summit Street. (COUNCIL DISTRICT #4) **TMP-8023**

Attachments: ZBA 2024-61 (515 Summit Street) Staff Report Packet

Ms. Bernhard read the staff report into the record. There was a discussion regarding the parking minimum. Petitioner Philip Soto appeared on behalf of the petition. In response to the Board's questions, Mr. Soto discussed elevator cost, parking, handicap parking, building entrances, and the building to the south. No one spoke in favor of the petition. Mary Parks spoke in opposition to the petition. Mr. Soto spoke again about acreage and parking. In response to additional questions from the Board, Mr. Soto discussed the security system, potential guests, cost of construction, and timeline.

A motion was made by Brigette Roehr, seconded by Debbie Radakovich, to approve PETITION 2024-61: An amendment to a Variation of Use (Ordinance #18661) to allow a six-unit residence in an R-3 (one and two family residential) zoning district, located at 515 Summit Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Bias, Roehr, Riggs and Radakovich

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

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

Aye: Hennessy, Nachtrieb, Bias, Roehr, Riggs and Radakovich

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.