

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, January 16, 2025

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

ALSO PRESENT: Community Development Director Dustin Anderson, Interim Corporation Counsel Todd Lenzie, Planner Jayne Bernhard, Planner Raymond Heitner, Planner Helen Miller, and Legal Assistant Katherine Fyksen

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 12-19-24 [TMP-8113](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 12-19-24.pdf](#)

A motion was made by Brigette Roehr, seconded by Debbie Radakovich, to approve Zoning Board of Appeals Meeting Minutes 12-19-24. The motion carried by the following vote:

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

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-01: A Special Use Permit to allow community mental health services, an R-B (restricted business) use, in the I-2 (general industrial) zoning district, located at 971 Collins Street. (COUNCIL DISTRICT #4) [TMP-8111](#)

PETITION 2025-02: A Variation of Use to allow an R-B (restricted business) use in the I-2 (general industrial) zoning district, located at 971 Collins Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-01 2025-02 \(971 Collins St\) Staff Report Packet](#)

Planner Jayne Bernhard read the staff report into the record. Clinical Director Jaime Zavala with Pilsen Wellness Center appeared on behalf of the petition. In response to the Board’s questions, Mr. Zavala discussed building ownership, building use, mental health services provided, hours of operation, number of

clients, other mental health service agencies in the area, mental health insurance, grant programs, other Pilsen Wellness Center locations, and referral network. Division Director of Early Intervention Paul Naranjo with Pilsen Wellness Center appeared on behalf of the petition and provided an overview of Pilsen Wellness Center services.

A motion was made by Ralph Bias, seconded by Bob Nachtrieb, to approve PETITION 2025-01: A Special Use Permit to allow community mental health services, an R-B (restricted business) use, in the I-2 (general industrial) zoning district, located at 971 Collins Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

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

A motion was made by Brigitte Roehr, seconded by Debbie Radakovich, to approve PETITION 2025-02: A Variation of Use to allow an R-B (restricted business) use in the I-2 (general industrial) zoning district, located at 971 Collins Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

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

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

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

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

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.