

# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Final

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](mailto:publiccomment@joliet.gov).

## CALL TO ORDER

## ROLL CALL

**Present** Ed Hennessy, Ralph Bias, Bob Nachtrieb, Debbie Radakovich, Jim Riggs and Brigitte 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 Brigitte 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.