

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

Thursday, August 21, 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	Ed Hennessy, Bob Nachtrieb, Debbie Radakovich and Jesse Stiff
Absent	Ralph Bias and Brigette Roehr

ALSO PRESENT: Planning Director Jayne Bernhard, Deputy Director of Engineering Sean Mikos, Planner Raymond Heitner, Planner Helen Miller, Economic Development Specialist Emily McGuire, Interim Deputy Corporation Counsel Stephanie Silkey, Assistant Corporation Counsel Deanna Donnelly, Legal Assistant Katy Fyksen, Public Works Office Manager Ada Martino, and Community Development Administrative Assistant Lauren Helland

Planning Director Jayne Bernhard explained Petition 2025-32 was withdrawn by the applicant.

Ms. Bernhard explained that only four Board members were present, described the vote requirements for variances and special use permits (not requiring City Council approval), and noted that petitioners may request to table their petition to the next Zoning Board of Appeals meeting.

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 7-17-25 [TMP-8810](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 7-17-25.pdf](#)

A motion was made by Bob Nachtrieb, seconded by Debbie Radakovich, to approve Zoning Board of Appeals Meeting Minutes 7-17-25. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias and Roehr

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-27: A Special Use Permit to allow a day care center, located at 1932 Essington Road. (COUNCIL DISTRICT #1) [TMP-8811](#)

PETITION 2025-28: A Variation to allow a day care center to be located less than 40 feet from any other lot in a residential zoning district, located at 1932 Essington Road. (COUNCIL DISTRICT #1)

Attachments: [ZBA 2025-27 2025-28 \(1932 Essington Road\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Maria Coleman appeared on behalf of the petition. There were no comments or questions from the Board. No one from the public spoke in favor of the petition. Stephanie Collom spoke in opposition to the petition. Ms. Coleman spoke again in response to the public comment.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve PETITION 2025-27: A Special Use Permit to allow a day care center, located at 1932 Essington Road. (COUNCIL DISTRICT #1)

PETITION 2025-28: A Variation to allow a day care center to be located less than 40 feet from any other lot in a residential zoning district, located at 1932 Essington Road. (COUNCIL DISTRICT #1). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias and Roehr

PETITION 2025-29: A Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 421 Abe Street. (COUNCIL DISTRICT #4)

[TMP-8812](#)

Attachments: [ZBA 2025-29 \(421 Abe Street \) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Angela Gutierrez appeared on behalf of the petition. In response to Mr. Nachtrieb's question, Ms. Gutierrez explained the property passed the rental inspection in February 2025. Mr. Hennessey commented on downzoning that occurred in 1997. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Debbie Radakovich, to approve PETITION 2025-29: A Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 421 Abe Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias and Roehr

PETITION 2025-30: A Variation to reduce the rear yard setback to allow a covered deck, located at 6616 Colaric Drive. (COUNCIL DISTRICT #3)

[TMP-8813](#)

Attachments: [ZBA 2025-30 \(6616 Colaric Dr\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Bob Gebel with United Architects and Trey Durden appeared on behalf of the petition. In response to Ms. Radakovich's question, Mr. Durden explained there was access to the deck from the second floor. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Jesse Stiff, seconded by Bob Nachtrieb, to approve PETITION 2025-30: A Variation to reduce the rear yard setback to allow a covered deck, located at 6616 Colaric Drive. (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb and Stiff

Nay: Radakovich

Absent: Bias and Roehr

PETITION 2025-31: A series of Variations to allow an attached carport, located at 2815 Ruth Fitzgerald Drive. (COUNCIL DISTRICT #1)

[TMP-8814](#)

Attachments: [ZBA 2025-31 \(2815 Ruth Fitzgerald Drive\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Maria Lopez and Sandra Torrez 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 Jesse Stiff, to approve PETITION 2025-31: A series of Variations to allow an attached carport, located at 2815 Ruth Fitzgerald Drive. (COUNCIL DISTRICT #1). The motion failed by the following vote:

Aye: Nachtrieb and Stiff

Nay: Hennessy and Radakovich

Absent: Bias and Roehr

PETITION 2025-32: A Variation from the Non-Residential Design Standards to allow aluminum cladding in the B-3 (general business) district, located at 508 E. Cass Street.

[TMP-8816](#)

(COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-32 \(508 E Cass St\) Staff Report Packet.pdf](#)

Ms. Bernhard explained Petition 2025-32 was withdrawn.

PETITION 2025-33: A Special Use Permit to allow an early childhood education center and preschool, located at 221 Springfield Avenue, Unit 4. (COUNCIL DISTRICT #2)

[TMP-8817](#)

Attachments: [ZBA 2025-33 \(221 Springfield Avenue Unit 4\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Kieara Washington appeared on behalf of the petition. Mr. Hennessy clarified that Joliet is a city, not a village. In response to Ms. Radakovich's question, Planner Raymond Heitner explained the special use permit for a day care was approved in 2022 but never received a Certificate of Occupancy. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Debbie Radakovich, seconded by Bob Nachtrieb, to approve PETITION 2025-33: A Special Use Permit to allow an early childhood education center and preschool, located at 221 Springfield Avenue, Unit 4. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias and Roehr

PETITION 2025-34: A Variation to reduce the corner side yard setback to allow a rear addition to the existing residence, located at 501 Albert Avenue. (COUNCIL DISTRICT #5)

[TMP-8815](#)

Attachments: [ZBA 2025-34 \(501 Albert Ave\) Staff Report Packet.pdf](#)

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

A motion was made by Bob Nachtrieb, seconded by Debbie Radakovich, to approve PETITION 2025-34: A Variation to reduce the corner side yard setback to allow a rear addition to the existing residence, located at 501 Albert Avenue. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias and Roehr

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

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

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias 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.