

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, May 15, 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

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	Bob Nachtrieb, Ed Hennessy, Jim Riggs, Brigitte Roehr, Debbie Radakovich and Jesse Stiff
Absent	Ralph Bias

ALSO PRESENT: Media Engagement and Communications Director Rosemaria DiBenedetto, Community Development Director Dustin Anderson, Interim Corporation Counsel Todd Lenzie, Interim Deputy Corporation Counsel Stephaine Silkey, Planner Jayne Bernhard, Planner Raymond Heitner, Planner Helen Miller, Economic Development Specialist Emily McGuire, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

After the roll call, Planner Jayne Bernhard explained Petitions 2025-13, 2025-14, and 2025-15 were withdrawn.

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 4-17-25

[TMP-8497](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 4-17-25.pdf](#)

A motion was made by Brigitte Roehr, seconded by Debbie Radakovich, to approve Zoning Board of Appeals Meeting Minutes 4-17-25. The motion carried by the following vote:

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

Absent: Bias

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2025-09: A Variation of Use to allow a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2A (single-family residential) zoning district and a series of Variations to allow a two-unit residence, located at 1507 E. Cass Street. (COUNCIL DISTRICT #4)

[ID-2126-20](#)

REPEAL OF PETITION 1995-48: A Variation of Use to allow

the continuation of an existing pizza business, a B-1 (neighborhood business) use, in an R-2A district, located at 1507 E. Cass Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-09 \(1507 E. Cass Street\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Diego Del Toro appeared on behalf of the petition. In response to Mr. Hennessy's question, Mr. Del Toro explained the property was a rental. There was a discussion related to Ms. Roehr's questions about the property's code violations and excess parking within a residential area. Ms. Bernhard and Planner Raymond Heitner explained staff could work with the applicant to produce a parking lot with a more residential appearance and the Board could make a condition relative to parking and landscaping within the motion. In response to additional questions from the Board, Mr. Heitner and Mr. Del Toro discussed the property's number of parking spaces. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Jim Riggs, seconded by Jesse Stiff, to approve PETITION 2025-09: A Variation of Use to allow a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2A (single-family residential) zoning district and a series of Variations to allow a two-unit residence, located at 1507 E. Cass Street subject to the conditions listed in the staff report and an additional condition, as requested by the Zoning Board of Appeals, that the applicant work with staff to convert superfluous parking spaces on the property's south side to landscaping or green space. (COUNCIL DISTRICT #4). The motion carried by the following vote:

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

Absent: Bias

A motion was made by Brigitte Roehr, seconded by Jim Riggs, to approve REPEAL OF PETITION 1995-48: A Variation of Use to allow the continuation of an existing pizza business, a B-1 (neighborhood business) use, in an R-2A district, located at 1507 E. Cass Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

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

Absent: Bias

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2025-12: A Variation to reduce the required side yard setback from 8 feet to 5.7 feet to allow construction of a house addition, located at 1411 Arthur Avenue. (COUNCIL DISTRICT #4)

[**TMP-8488**](#)

Attachments: [ZBA 2025-12 \(1411 Arthur Avenue\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Bob Gebel with United Architects and Gerardo Razo appeared on behalf of the petition. Mr. Gebel explained the variation for the side yard setback was 5.6 feet and not 5.7 feet as stated in the staff report. Ms. Bernhard explained staff felt the slight reduction from 5.7 to 5.6 feet didn't change the intent of the applicant's request. There were no questions or comments 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 Jim Riggs, to approve PETITION 2025-12: A Variation to reduce the required side yard setback from 8 feet to 5.6 feet to allow construction of a house addition, located at 1411 Arthur Avenue. (COUNCIL DISTRICT #4). The motion carried by the following vote:

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

Absent: Bias

PETITION 2025-13: A Special Use Permit to allow an automotive repair facility, located at 801 E. Cass Street. (COUNCIL DISTRICT #4) *WITHDRAWN*****

[TMP-8489](#)

Attachments: [ZBA 2025-13 \(801 E Cass St\) WITHDRAWN.pdf](#)

Ms. Bernhard explained Petition 2025-13 was withdrawn.

PETITION 2025-14: A Special Use Permit to allow a daycare center, located at 2551 Division Street, Suites 101 and 102. (COUNCIL DISTRICT #1)

[TMP-8490](#)

PETITION 2025-15: A Variation to allow a daycare center within 40 feet of a residential zoning district, located at 2551 Division Street, Suites 101 and 102. (COUNCIL DISTRICT #1)

Attachments: [ZBA 2025-14 2025-15 \(2551 Division Street\) Staff Report Packet.pdf](#)

Ms. Bernhard explained Petitions 2025-14 and 2025-15 were withdrawn.

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

Downtown Joliet Equitable Transit Oriented Development Plan – Overview and Status Update

[TMP-8496](#)

Ms. Bernhard provided an overview of the Downtown Joliet Equitable Transit Oriented Development (ETOD) Plan, which included information about the plan's background, planning process, draft plan contents, draft plan implementation, and final plan stages. In response to the Board's questions,

Ms. Bernhard described the processes for zoning ordinance and municipal code changes, provided an update on the City Square project, and explained the ETOD Plan would be publicized for public comment.

PUBLIC COMMENT

None

ADJOURNMENT

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

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

Absent: Bias

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.