

# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Final

Thursday, September 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

<b>Present</b>	Ed Hennessy, Bob Nachtrieb, Brigette Roehr and Debbie Radakovich
<b>Absent</b>	Ralph Bias and Jim Riggs

ALSO PRESENT: Community Development Director Dustin Anderson, Planning Director James Torri, Planner Jayne Bernhard, Planner Ray Heitner, and Planner Helen Miller

Mr. Bias entered at approximately 2:06 p.m.

## APPROVAL OF MINUTES

**Zoning Board of Appeals Meeting Minutes 8-15-24** [TMP-7722](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 08-15-24.pdf](#)

A motion was made by Brigette Roehr, seconded by Debbie Radakovich, to approve Zoning Board of Appeals Meeting Minutes 8-15-24. The motion carried by the following vote:

**Aye:** Hennessy, Nachtrieb, Roehr and Radakovich

**Absent:** Bias and Riggs

## CITIZENS TO BE HEARD ON AGENDA ITEMS

None

## OLD BUSINESS: PUBLIC HEARING

None

## NEW BUSINESS: PUBLIC HEARING

**PETITION 2024-41: A Special Use Permit to allow a public park, located at 1000 N. Center Street. (COUNCIL DISTRICT #4)** [TMP-7718](#)

Attachments: [ZBA 2024-41 \(1000 N Center St\) Staff Report Packet](#)

Planning Director James Torri read the staff report into the record.

President of Cunningham Neighborhood Council John Sheridan spoke in favor of the petition.

There were no questions from the Board. No one spoke in opposition to the petition.

A motion was made by Ralph Bias, seconded by Debbie Radakovich, to approve PETITION 2024-41: A Special Use Permit to allow a public park, located at 1000 N. Center Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

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

**Absent:** Riggs

**PETITION 2024-42: A Special Use Permit to allow an automotive dent removal business, located at 121 Airport Drive, Unit A. (COUNCIL DISTRICT #5)** [TMP-7719](#)

Attachments: [ZBA 2024-42 \(121 Airport Dr Unit A\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Andrei Mereuta and Tomas Staskus appeared on behalf of the petition.

In response to the Board's questions, Mr. Mereuta explained the dent removal process and his years of experience.

Patrick Morris of 131 Airport Drive, Unit A, Val Curlee of 131 Airport Drive, Unit H, Tom Lachajewski of 121 Airport Drive, Unit G, and Edward Marso of 121 Airport Drive, Unit F spoke in opposition to the petition.

There was a lengthy discussion between the Board, Mr. Staskus, and Mr. Torri about parking, client waiting room, number of employees, number of cars serviced, interactions with perspective neighbors, and a possible appointment only condition.

A motion was made by Ralph Bias, seconded by Bob Nachtrieb, to deny PETITION 2024-42: A Special Use Permit to allow an automotive dent removal business, located at 121 Airport Drive, Unit A. (COUNCIL DISTRICT #5). The motion carried by the following vote:

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

**Absent:** Riggs

**PETITION 2024-43: A Special Use Permit to allow automotive repair, located at 1249 and 1251 E. Cass Street. (COUNCIL DISTRICT #4)** [TMP-7730](#)

**PETITION 2024-44: A Variation of Use to allow a B-3 (General Business District) use in an R-2 (Single Family Residential) zoning district, located at 1249 and 1251 E. Cass Street. (COUNCIL DISTRICT #4)**

**PETITION 2024-45: A Variation to allow an automotive repair building to be located within 100 feet of a residential zoning district, located at the 1249 and 1251 E. Cass Street. (COUNCIL DISTRICT #4)**

Attachments:     [ZBA 2024-43-45 \(1249 & 1251 E. Cass Street\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Estanislao Alamillo, Joe Hammer of TWiG Technologies, and Daniel Delimata appeared on behalf of the petition.

In response to the Board's questions, there was a brief discussion about the Special Use Permit conditions, the building's north side appearance, and the building's proximity to the car wash owned by Mr. Alamillo.

No one spoke in favor of or in opposition to the petition.

A motion was made by Brigette Roehr, seconded by Ralph Bias, to approve PETITION 2024-43: A Special Use Permit to allow automotive repair, located at 1249 and 1251 E. Cass Street. (COUNCIL DISTRICT #4)

PETITION 2024-44: A Variation of Use to allow a B-3 (General Business District) use in an R-2 (Single Family Residential) zoning district, located at 1249 and 1251 E. Cass Street. (COUNCIL DISTRICT #4)

PETITION 2024-45: A Variation to allow an automotive repair building to be located within 100 feet of a residential zoning district, located at the 1249 and 1251 E. Cass Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

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

**Absent:**               Riggs

**PETITION 2024-46: A Special Use Permit to allow a used car dealership, located at 725 and 805 W. Jefferson Street. (COUNCIL DISTRICT #2)**     [TMP-7720](#)

**PETITION 2024-47: A Variation of Use to allow a B-3 (General Business) use in a B-1 (Neighborhood Business) zoning district, located at 805 W. Jefferson Street. (COUNCIL DISTRICT #2)**

**PETITION 2024-48: A series of Variations to reduce the amount of off-street parking spaces and to allow a car dealership repair building to be located within 100 feet of a residential zoning district, located at 725 and 805 W.**

**Jefferson Street. (COUNCIL DISTRICT #2)**

Attachments:     [ZBA 2024-46 2024-47 2024-48 \(725 and 805 W Jefferson St\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Attorney Safaa Zarzour and Mohamad Sunbuli appeared on behalf of the petition.

Trista Brown and Barry Mccue, area residents, spoke in favor of the petition. Michael Pahlke, area resident, spoke in opposition to the petition. Mr. Zarzour briefly addressed the residents' comments.

There was a brief discussion about Mr. Pahlke's duration of ownership, fencing requirements, and fencing location.

Jim Martin, former property owner, spoke in favor of the petition.

A motion was made by Brigette Roehr, seconded by Ralph Bias, to approve PETITION 2024-46: A Special Use Permit to allow a used car dealership, located at 725 and 805 W. Jefferson Street. (COUNCIL DISTRICT #2)

PETITION 2024-47: A Variation of Use to allow a B-3 (General Business) use in a B-1 (Neighborhood Business) zoning district, located at 805 W. Jefferson Street. (COUNCIL DISTRICT #2)

PETITION 2024-48: A series of Variations to reduce the amount of off-street parking spaces and to allow a car dealership repair building to be located within 100 feet of a residential zoning district, located at 725 and 805 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion carried by the following vote:

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

**Absent:**               Riggs

**PETITION 2024-49: A series of Variations to allow an on-premise sign that exceeds 200 sq. ft. in sign area, a sign that exceeds the maximum permitted height, and an increase in total sign area for the property, located at 5-15 E. Van Buren Street, 100-104 N. Chicago Street, and 121 N. Scott Street. (COUNCIL DISTRICT #5)**

[TMP-7714](#)

Attachments:     [ZBA 2024-49 \(15. E Van Buren\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Patrick Moore of ER2 Image Group appeared on behalf of the petition.

Mr. Moore responded to the Board's questions about sign lighting and his role as

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the contractor.

President of the Rialto Square Theatre Foundation Steve Randich spoke in favor of the petition. No one spoke in opposition to the petition.

A motion was made by Ralph Bias, seconded by Debbie Radakovich, to approve PETITION 2024-49: A series of Variations to allow an on-premise sign that exceeds 200 sq. ft. in sign area, a sign that exceeds the maximum permitted height, and an increase in total sign area for the property, located at 5-15 E. Van Buren Street, 100-104 N. Chicago Street, and 121 N. Scott Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

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

**Absent:** Riggs

**PETITION 2024-50: A Variation of Use to allow a hair salon, a B-1 (Neighborhood Business) use in an R-2 (Single Family Residential) zoning district, located at 1307 Briargate Avenue. (COUNCIL DISTRICT #2)** [TMP-7721](#)

Attachments: [ZBA 2024-50 \(1307 Briargate Ave\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessey inquired how the home business came to the City's attention. Mr. Torri responded.

Marla Warren Summers of 1307 Briargate Avenue appeared on behalf of the petition.

At the request of Mr. Bias, Ms. Summers briefly described her home business at her previous address and current address.

Area residents Gary Summers, Judy Moroz, and John Moroz spoke in favor of the petition. No one spoke in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to approve PETITION 2024-50: A Variation of Use to allow a hair salon, a B-1 (Neighborhood Business) use in an R-2 (Single Family Residential) zoning district, located at 1307 Briargate Avenue. (COUNCIL DISTRICT #2). The motion carried by the following vote:

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

**Absent:** Riggs

## **OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

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

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

**Absent:** Riggs

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.