

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, October 17, 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

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

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

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 9-19-24

[TMP-7814](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 09-19-24.pdf](#)

A motion was made by Brigitte Roehr, seconded by Bob Nachtrieb, to approve Zoning Board of Appeals Meeting Minutes 9-19-24. The motion carried by the following vote:

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

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2024-51: A Special Use Permit to allow a massage therapy business, located at 3078 Caton Farm Road. (COUNCIL DISTRICT #1)

[TMP-7809](#)

Attachments: [ZBA 2024-51 \(3078 Caton Farm Rd\) Staff Report Packet](#)

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

Di Wang appeared on behalf of the petition and answered Mr. Bias's questions. No one spoke in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Brigitte Roehr, to approve PETITION 2024-51: A Special Use Permit to allow a massage therapy business, located at 3078 Caton Farm Road. (COUNCIL DISTRICT #1). The motion carried by the following vote:

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

PETITION 2024-52: A Special Use Permit to allow a used truck dealership, located at 251 Republic Avenue. (COUNCIL DISTRICT #2)

[TMP-7810](#)

Attachments: [ZBA 2024-52 \(251 Republic Ave\) Staff Report Packet](#)

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

Applicant Umid Olimov appeared on behalf of the petition.

Mr. Olimov responded to the Board's questions about road test procedures, business related traffic, opposition from neighboring businesses, property lease, ownership of trucks, and number of tractors and trailers on the property.

No one spoke in favor of the petition. Pat Mudron, property owner of 113 Republic Avenue, spoke in opposition to the petition.

There was a lengthy discussion about property maintenance, inventory plan, property's location in the hospital TIF district, business growth, length of lease, and City plans for the hospital TIF district.

A motion was made by Jim Riggs, seconded by Debbie Radakovich, to deny PETITION 2024-52: A Special Use Permit to allow a used truck dealership, located at 251 Republic Avenue. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Riggs and Radakovich

Nay: Bias and Roehr

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

Mr. Torri announced his retirement to the Board members and thanked them for their volunteerism.

ADJOURNMENT

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

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

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.