

# 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](mailto: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

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**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.