

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, March 20, 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	Ralph Bias, Ed Hennessy, Debbie Radakovich, Jim Riggs and Jesse Stiff
Absent	Bob Nachtrieb and Brigitte Roehr

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

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 1-16-25

[TMP-8368](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 1-16-25.pdf](#)

A motion was made by Jim Riggs, seconded by Debbie Radakovich, to approve Zoning Board of Appeals Meeting Minutes 1-16-25. The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Riggs and Stiff

Absent: Nachtrieb and Roehr

CITIZENS TO BE HEARD ON AGENDA ITEMS

James Lanham, area resident, appeared in support of Petition 2025-03.

Jack Hermanski, area resident, appeared in opposition to Petition 2025-03.

An area resident appeared in support of Petition 2025-03.

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-03: A Special Use Permit to allow an adult-use cannabis dispensary, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2)

[TMP-8375](#)

Attachments: [ZBA 2025-03 Staff Report Packet.pdf](#)

Planner Jayne Bernhard read the staff report into the record. Attorney Nathaniel Washburn with KGG, LLC and Dev Patel appeared on behalf of the petition. In response to the Board's questions, Mr. Washburn and Mr. Patel discussed the Carol Stream build-out timeframe, projected revenue, cannabis use data, overview of the business, parking, location of the Carol Stream business, and cannabis dispensary density. Ms. Radakovich inquired about St. Joe's TIF district. Ms. Bernhard responded. Mr. Patel responded to Mr. Bias's comments and question about his service, revenue, and prohibited customers. Tyler Wheat and James Lanham spoke in favor of the petition. No one spoke in opposition to the petition at that time.

A motion was made by Ralph Bias to approve PETITION 2025-03: A Special Use Permit to allow an adult-use cannabis dispensary, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion did not receive a second and was lost.

A motion was made by Jim Riggs, seconded by Debbie Radakovich, to deny PETITION 2025-03: A Special Use Permit to allow an adult-use cannabis dispensary, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Riggs and Stiff

Absent: Nachtrieb and Roehr

Mr. Bias commented about the revenue.

PETITION 2025-04: A series of Variations to allow construction of a new single-family home, located at 1115 Cora Street. (COUNCIL DISTRICT #4)

[TMP-8369](#)

Attachments: [ZBA 2025-04 \(1115 Cora Street\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Bob Gebel with United Architects appeared on behalf of the petition. In response to the Board's questions, Mr. Gebel discussed occupancy and explained he was the architect. No one spoke in favor of or in opposition to the petition.

A motion was made by Jim Riggs, seconded by Ralph Bias, to approve PETITION 2025-04: A series of Variations to allow construction of a new single-family home, located at 1115 Cora Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Riggs and Stiff

Absent: Nachtrieb and Roehr

PETITION 2025-05: A series of Variations to allow construction of a new duplex, located at 1313 Milkweed Drive. (COUNCIL DISTRICT #4)

[TMP-8370](#)

Attachments: [ZBA 2025-05 \(1313 Milkweed Drive\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Jon Ditter with Jon Steven Ditter Architect, PLLC appeared on behalf of the petition. In response to Mr. Bias's questions, Mr. Ditter explained the square footage and number of bedrooms. In response to an inquiry by Pedro Valdes, area resident, there was a discussion about a plat of survey and fence. No one else spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Debbie Radakovich, to approve PETITION 2025-05: A series of Variations to allow construction of a new duplex, located at 1313 Milkweed Drive. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Riggs and Stiff

Absent: Nachtrieb and Roehr

PETITION 2025-06: A Variation of Use to allow a two-unit residence, an R-3 (one- and two-family residential) use, in an R-2 (single-family residential) zoning district and a series of Variations to allow a two-unit residence, located at 845 N. Broadway Street. (COUNCIL DISTRICT #4)

[TMP-8371](#)

REPEAL OF PETITION 1983-04: A Variation of Use to allow the continued use of a bait shop in an R-3 (one- and two-family residential) district, located at 845 N. Broadway Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-06 & 1983-04 \(845 N. Broadway\) Staff Report Packet.pdf](#)

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

A motion was made by Jim Riggs, seconded by Debbie Radakovich, to approve REPEAL OF PETITION 1983-04: A Variation of Use to allow the continued use of a bait shop in an R-3 (one- and two-family residential) district, located at 845 N. Broadway Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Riggs and Stiff

Absent: Nachtrieb and Roehr

A motion was made by Jim Riggs, seconded by Ralph Bias, to approve PETITION 2025-06: A Variation of Use to allow a two-unit residence, an R-3 (one- and two-family residential) use, in an R-2 (single-family residential) zoning

district and a series of Variations to allow a two-unit residence, located at 845 N. Broadway Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Riggs and Stiff

Absent: Nachtrieb and Roehr

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

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

Aye: Bias, Hennessy, Radakovich, Riggs and Stiff

Absent: Nachtrieb 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.