

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, July 17, 2025

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Ralph Bias

Ed Hennessy

Bob Nachtrieb

Debbie Radakovich

Brigette Roehr

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, Bob Nachtrieb, Debbie Radakovich, Brigette Roehr and Jesse Stiff

ALSO PRESENT: Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Planner Raymond Heitner, Planner Helen Miller, Economic Development Specialist Emily McGuire, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 6-19-25

[TMP-8730](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 6-19-25.pdf](#)

A motion was made by Brigette Roehr, seconded by Bob Nachtrieb, to approve Zoning Board of Appeals Meeting Minutes 6-19-25. The motion carried by the following vote:

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

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-24: A Variation to reduce the front yard setback to allow a covered front porch, located at 217 Union Street. (COUNCIL DISTRICT #5)

[TMP-8726](#)

Attachments: [ZBA 2025-24 \(217 Union St\) Staff Report Packet.pdf](#)

Planning Director Jayne Bernhard read the staff report into the record. Leonel Aguilera and Jaqueline Aguilera appeared on behalf of the petition. In response to Mr. Bias's questions, Ms. Aguilera described the property as owner occupied for five years. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Debbie Radakovich, to approve PETITION 2025-24: A Variation to reduce the front yard setback to allow a covered front porch, located at 217 Union Street. (COUNCIL DISTRICT

#5) . The motion carried by the following vote:

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

**PETITION 2025-25: A Special Use Permit to allow the sales, [TMP-8727](#)
leasing, rental, and maintenance of new and used
commercial vehicles including semi-trailer trucks, located at
3050 Channahon Road. (COUNCIL DISTRICT #5)**

Attachments: [ZBA 2025-25 \(3050 Channahon Rd\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Kyle Schuhmacher with Ketone Partners appeared on behalf of the petition. In response to Mr. Bias's question, Mr. Schuhmacher explained the lot was on the southeast quadrant of Route 6 and Houbolt Road. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve PETITION 2025-25: A Special Use Permit to allow the sales, leasing, rental, and maintenance of new and used commercial vehicles including semi-trailer trucks, located at 3050 Channahon Road. (COUNCIL DISTRICT #5). The motion carried by the following vote:

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

**PETITION 2025-26: A Variation of Use to allow the [TMP-8728](#)
continuation of a two-unit residence, an R-3 (one- and
two-family residential) use, in the R-2 (single-family
residential) zoning district, located at 361 Wilcox Street.
(COUNCIL DISTRICT #4)**

Attachments: [ZBA 2025-26 \(361 Wilcox Street \) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Jodi Wartenberg appeared on behalf of the petition. In response to the Board's comments and questions, Ms. Wartenberg described the property as owner occupied for thirty-eight years. Barry McCue spoke in favor of the petition. No one from the public spoke in opposition to the petition.

A motion was made by Ralph Bias, seconded by Debbie Radakovich, to approve PETITION 2025-26: A Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 361 Wilcox Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

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

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

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

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

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.