

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, July 16, 2026

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Bob Nachtrieb

Debbie Radakovich

Jane McGrath Schmig

Jesse Stiff

Luis Leon

Ralph Bias

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, Bob Nachtrieb, Debbie Radakovich, Jane McGrath
Schmig and Luis Leon
Absent Jesse Stiff

NEW BUSINESS

A motion was made by Debbie Radakovich, seconded by Bob Nachtrieb, to move up agenda item: Election of Chair. The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

Election of Chair [TMP-10019](#)

A motion was made by Debbie Radakovich, seconded by Bob Nachtrieb, to elect Jane McGrath Schmig as the new Chair of the Zoning Board of Appeals. The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

APPROVAL OF MINUTES

June 18, 2026 Zoning Board of Appeals Minutes [TMP-9992](#)

Attachments: [ZBA Meeting Minutes 06.18.2026 - Pending Approval](#)

A motion was made by Debbie Radakovich, seconded by Bob Nachtrieb, to approve: June 18, 2026 Zoning Board of Appeals Minutes. The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2026-29: A Variation of Use to allow administrative [TMP-9993](#)

offices, an R-B (restricted business) use, within an existing residential structure in the R-2 (single-family residential) zoning district, located at 317 S. Reed Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2026-29 \(317 S Reed St\) Staff Report Packet Redacted.pdf](#)

Jayne Bernhard read the staff report into the record. Brian Patel appeared on behalf of the petition. Bob Nachtrieb inquired if Mr. Patel has reached out to the neighboring residential property owners regarding the project. Mr. Patel responded. A resident appeared to make a statement in support of the petition and to read letters of support from other community members.

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to approve: PETITION 2026-29: A Variation of Use to allow administrative offices, an R-B (restricted business) use, within an existing residential structure in the R-2 (single-family residential) zoning district, located at 317 S. Reed Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

PETITION 2026-30: A Special Use Permit to allow a resale boutique within an existing tenant space, located at 124 N. Ottawa Street. (COUNCIL DISTRICT #5) [TMP-9994](#)

Attachments: [ZBA 2026-30 \(124 N. Ottawa Street\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Savanna Wilhelmi appeared on behalf of the petition and made a statement to introduce herself and provide additional details regarding her business. There were no comments or questions from the Board. No public comments were made in favor of or in opposition to the petition.

A motion was made by Debbie Radakovich, seconded by Bob Nachtrieb, to approve: PETITION 2026-30: A Special Use Permit to allow a resale boutique within an existing tenant space, located at 124 N. Ottawa Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

PETITION 2026-31: A Special Use Permit to allow a truck repair facility within an existing maintenance and repair facility, located at 608 Railroad Street. (COUNCIL DISTRICT #5) [TMP-9995](#)

Attachments: [608 Railroad Packet.pdf](#)

Ms. Bernhard read the staff report into the record. The Operation Manager of TFR Fleet Parts and Services LLC appeared on behalf of the petition. Ralph Bias made inquiries about the truck fleet. No public comments were made in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to approve: PETITION 2026-31: A Special Use Permit to allow a truck repair facility within an existing maintenance and repair facility, located at 608 Railroad Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

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

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: 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.