

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, February 19, 2026

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Ralph Bias

Ed Hennessy

Bob Nachtrieb

Debbie Radakovich

Brigette Roehr

Jane McGrath Schmig

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, Jane McGrath Schmig and Jesse Stiff
Absent Brigette Roehr

ALSO PRESENT: Community Development Director Dustin Anderson, Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Interim Deputy Coporation Counsel Stephanie Silkey, Assistant Corporation Counsel Deanna Donnelly, Legal Assistant Katy Fyksen, Planner Raymond Heitner, Planner Francisco Jimenez, Planner Helen Miller, Economic Development Specialist Emily McGuire, and Records Coordinator Lauren Helland

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 1-15-26

[**TMP-9445**](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 01-15-26.pdf](#)

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to approve Zoning Board of Appeals Meeting Minutes 1-15-26. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, McGrath Schmig and Stiff

Absent: Roehr

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2026-03: A series of Variations to reduce the required rear and side yard setbacks for a new detached garage from 3 feet to 1 foot, located at 108 Hunter Avenue. (COUNCIL DISTRICT #5)

[**TMP-9446**](#)

Attachments: [ZBA 108 Hunter Avenue - Staff Report Packet Redactedv2.pdf](#)

Planning Director Jayne Bernhard read the staff report into the record. Fabian Contreras appeared on behalf of the petition. In response to Mr. Bias's question regarding an existing structure, Mr. Contreras explained he would like to move the structure one foot. 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 2026-03: A series of Variations to reduce the required rear and side yard setbacks for a new detached garage from 3 feet to 1 foot, located at 108 Hunter Avenue. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, McGrath Schmig and Stiff

Absent: Roehr

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, McGrath Schmig and Stiff

Absent: 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.