

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, January 15, 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 Ed Hennessy, Bob Nachtrieb, Debbie Radakovich, Jane McGrath Schmig, Jesse Stiff, Ralph Bias and Brigette Roehr

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 12-18-25

[TMP-9317](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 12-18-25.pdf](#)

A motion was made by Ralph Bias, seconded by Brigette Roehr, to approve Zoning Board of Appeals Meeting Minutes 12-18-25. The motion carried by the following vote:

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

CITIZENS TO BE HEARD ON AGENDA ITEMS

Planning Director Jayne Bernhard explained Petition 2026-01 was withdrawn. No members of the public spoke at that time.

OLD BUSINESS: PUBLIC HEARING

PETITION 2025-51: A Special Use Permit to allow a self-storage facility, located at 1701 Drauden Road. (COUNCIL DISTRICT #3)

[TMP-9330](#)

PETITION 2025-52: A Variation of Use to allow a B-3 (general business) use in the B-1 (neighborhood business) district, located at 1701 Drauden Road. (COUNCIL DISTRICT #3)

Attachments: [ZBA 2025-5152 \(1701 Drauden Road\) v6 Staff Report Packet Redacted.pdf](#)

Ms. Bernhard read the staff report into the record. Nathaniel Washburn of KGG LLC and Ron Schelling of Schelling Development appeared on behalf of the petition. One member of the public spoke in opposition to the redaction of the petition application. A discussion was held regarding the redaction of petition information, the availability of applicant information on the City's website, the determination that no OMA violation occurred, and clarification of the applicant's position that the petition was complete and that redactions were made by staff.

A motion was made by Ralph Bias, seconded by Brigette Roehr, to approve PETITION 2025-51: A Special Use Permit to allow a self-storage facility, located at 1701 Drauden Road. (COUNCIL DISTRICT #3)

PETITION 2025-52: A Variation of Use to allow a B-3 (general business) use in the B-1 (neighborhood business) district, located at 1701 Drauden Road. (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Roehr and Stiff

Nay: Radakovich and McGrath Schmig

NEW BUSINESS: PUBLIC HEARING

PETITION 2026-01: A Special Use Permit to allow a staffing agency, located at 114 E. Jefferson Street. (COUNCIL DISTRICT #4) - **WITHDRAWN**

[TMP-9316](#)

Attachments: [ZBA 2026-01 \(114 E. Jefferson Street\) Staff Report WITHDRAWN.pdf](#)

Ms. Bernhard explained Petition 2026-01 was withdrawn.

PETITION 2026-02: A Special Use Permit to allow a truck maintenance facility, located at 3501 Channahon Road (COUNCIL DISTRICT #5)

[TMP-9318](#)

Attachments: [ZBA 2026-02 \(3501 Channahon Rd\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Attorney Heather Glockler and Octavian Gherciu of IFH Properties, LLC appeared on behalf of the petition. In response to Mr. Bias's questions regarding financial cost and property ownership, Mr. Gherciu explained the cost was \$7.5 million and the land was owned. One member of the public spoke in opposition to the petition. Mr. Nachtrieb and Mr. Bias asked clarifying questions regarding the public speaker's residence and the site's land use and development.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve PETITION 2026-02: A Special Use Permit to allow a truck maintenance facility, located at 3501 Channahon Road (COUNCIL DISTRICT #5). The motion carried by the following vote:

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

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

One member of the public spoke again about the redaction of Freedom of Information Act (FOIA) requests. Two other members of the public spoke about the storage units proposed in Petitions 2025-51 and 2025-52.

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, McGrath
Schmig 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.