

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, December 18, 2025

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, Brigitte Roehr, Jane McGrath Schmig and Jesse Stiff
Absent	Ralph Bias

ALSO PRESENT: Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Planner Raymond Heitner, Planner Francisco Jimenez, Planner Helen Miller, Assistant Corporation Counsel Deanna Donnelly, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

Ralph Bias arrived at approximately 2:09 p.m.

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 11-20-25

[TMP-9236](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 11-20-25.pdf](#)

A motion was made by Bob Nachtrieb, seconded by Brigitte Roehr, to approve Zoning Board of Appeals Meeting Minutes 11-20-25. The motion carried by the following vote:

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

Absent: Bias

CITIZENS TO BE HEARD ON AGENDA ITEMS

Planning Director Jayne Bernhard explained staff recommended Petitions 2025-51 and 2025-52 be deferred to the January meeting, informing the public that comments regarding those petitions should be made during Citizens to be Heard on Agenda Items.

Three members of the public spoke in opposition to Petitions 2025-51 and 2025-52.

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) **TO BE DEFERRED**

[TMP-9266](#)

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) **TO

BE DEFERRED**

Attachments: [ZBA 2025-51&52 \(1701 Drauden Road\) Deferral Memo.pdf](#)

Ms. Bernhard explained staff recommended Petitions 2025-51 and 2025-52 be deferred to the January 15th meeting.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to defer PETITION 2025-51: A Special Use Permit to allow a self-storage facility, located at 1701 Drauden Road. (COUNCIL DISTRICT #3) ****TO BE DEFERRED****

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) ****TO BE DEFERRED****. The motion carried by the following vote:

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

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-53: A Special Use Permit to allow a community center within an R-2 (single-family residential) zoning district, located at 111 McDonough Street. (COUNCIL DISTRICT #5)

[TMP-9243](#)

Attachments: [ZBA2025-53\(111 McDonough St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Glenda McCullum appeared on behalf of the petition and discussed concerns regarding the ingress/egress on Des Plaines Street, sidewalks, street lighting, a parkway speed limit sign, and a dead parkway tree, as well as updates on the building's exterior and plans for the interior. In response to the Board's questions, discussion focused on youth services, funding sources, volunteer staff, the property's floodplain status, the lease with option to purchase, ingress/egress, repair estimates, building inspection processes, and R-2 zoning conditions. Five members of the public spoke in favor of the petition.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve PETITION 2025-53: A Special Use Permit to allow a community center within an R-2 (single-family residential) zoning district, located at 111 McDonough Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

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

PETITION 2025-55: A Variation of Use to allow a laundromat, a B-1 (neighborhood business) use in an R-4 (multi-family residential) zoning district, located at 629 N. Hickory Street. (COUNCIL DISTRICT #4)

[TMP-9237](#)

PETITION 2025-56: A Variation to reduce the required amount of off-street parking from 31 spaces to 19 spaces, located at 621-629 N. Hickory Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-56 \(629 N. Hickory Street\) Staff Report v2](#)
[Packet Redacted.pdf](#)

Ms. Bernhard read the staff report into the record. Jose Rojas appeared on behalf of the petition. In response to the Board's questions, Mr. Rojas explained his father owned the building, he had never operated a laundromat, and all commercial units were occupied. He noted minimal parking impact due to limited tenant vehicles, with street parking available and a possible future lot, and clarified that the proposal reduces, not increases, washers and dryers. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Brigitte Roehr, seconded by Ralph Bias, to approve PETITION 2025-55: A Variation of Use to allow a laundromat, a B-1 (neighborhood business) use in an R-4 (multi-family residential) zoning district, located at 629 N. Hickory Street. (COUNCIL DISTRICT #4)

PETITION 2025-56: A Variation to reduce the required amount of off-street parking from 31 spaces to 19 spaces, located at 621-629 N. Hickory Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

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

PETITION 2025-57: A series of Variations to allow installation of a new ground sign, located at 2200 McDonough Street. (COUNCIL DISTRICT #5) [TMP-9238](#)

Attachments: [ZBA 2025-57 \(2200 McDonough St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Robert Zabel appeared on behalf of the petition. In response to Mr. Bias's question about his relationship to the church, Mr. Zabel noted he was the sign installer. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Debbie Radakovich, to approve PETITION 2025-57: A series of Variations to allow installation of a new ground sign, located at 2200 McDonough Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

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

PETITION 2025-58: A Special Exception to allow a roof-mounted solar installation, located at 2114 Oak Leaf Street. (COUNCIL DISTRICT #5) [TMP-9239](#)

Attachments: [ZBA 2025-58 \(2114 Oak Leaf St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Mary Marshall with Solar Landscape and Jim Griffin with Schain Banks law firm appeared on behalf of the petition. Ms. Marshall presented a summary of the proposed project. In response to Mr. Bias's question regarding electricity sales, Ms. Marshall explained that power would be sent to ComEd's grid, subscribers would pay ComEd and receive a 10% discount, and the roof would be leased. Ms. Schmig requested that a community center donation be considered if the petition was approved. One member of the public spoke in favor of the petition.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve PETITION 2025-58: A Special Exception to allow a roof-mounted solar installation, located at 2114 Oak Leaf Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

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

PETITION 2025-59: A Variation to allow for reduced total side yard setbacks from the required 20' to 16', located at 6303 Brunswick Drive. (COUNCIL DISTRICT #1) [TMP-9240](#)

Attachments: [ZBA 2025-59 \(6303 Brunswick Drive\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Mark Pellettieri of AIROOM, LLC appeared on behalf of the petition. In response to Mr. Bias's questions regarding ownership and construction, Mr. Pellettieri noted that he was the architect and that the porch was new construction. One member of the public spoke in favor of the petition.

A motion was made by Jesse Stiff, seconded by Ralph Bias, to approve PETITION 2025-59: A Variation to allow for reduced total side yard setbacks from the required 20' to 16', located at 6303 Brunswick Drive. (COUNCIL DISTRICT #1). The motion carried by the following vote:

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

PETITION 2025-60: A series of Variations to allow a reduced rear yard setback and to exceed maximum lot coverage, located at 424 W. Washington Street. (COUNCIL DISTRICT #5) [TMP-9241](#)

Attachments: [ZBA 2025-60 \(424 W. Washington\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Jose Luis Andrade appeared on behalf of the petition. Planner Francisco Jimenez translated on behalf of Mr. Andrade. There were no comments or questions from the Board. One member of the public spoke in opposition to the petition.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve PETITION 2025-60: A series of Variations to allow a reduced rear yard setback and to exceed maximum lot coverage, located at 424 W. Washington Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

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

PETITION 2025-61: A Variation to allow for decorative pea gravel in the front yard, located at 1137 Cathy Avenue. (COUNCIL DISTRICT #5)

[TMP-9242](#)

Attachments: [ZBA2025-61\(1137 Cathy Drive\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. John Louis and Debbie Louis appeared on behalf of the petition. Mr. Louis highlighted nearby properties with similar lot coverage and displayed photos to the Board. In response to the Board's questions, Mr. and Ms. Louis explained the property was in the Cambridge Subdivision and the pink rock was from a landscaper. One member of the public spoke in favor of the petition.

A motion was made by Brigitte Roehr, seconded by Jesse Stiff, to approve PETITION 2025-61: A Variation to allow for decorative pea gravel in the front yard, located at 1137 Cathy Avenue. (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

None

ADJOURNMENT

A motion was made by Ralph Bias, seconded by Debbie Radakovich, 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.