

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

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

Planning Director Jayne Bernhard explained that with only four Board members present, petitions for variances and special use permits (not requiring City Council approval) needed three affirmative votes to pass and noted that petitioners may request to table their petition to the next Zoning Board of Appeals meeting.

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 8-21-25

[TMP-8912](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 8-21-25.pdf](#)

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve Zoning Board of Appeals Meeting Minutes 8-21-25. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

CITIZENS TO BE HEARD ON AGENDA ITEMS

Anthony Raminak, Rebecca Studer, and Toni Raminak spoke in opposition to Petition 2025-36. Ms. Bernhard addressed sign regulations, public notices, and public comment procedures.

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-35: A Variation of Use to allow a mixed-use structure, located at 616 Williamson Avenue. (COUNCIL DISTRICT #4)

[TMP-8913](#)

Attachments: [ZBA 2025-35 \(616 Williamson Ave\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Dennis Karr appeared on behalf of the petition. In response to Ms. Radakovich's question about what would be stored on the main level, Mr. Karr stated personal items such as files

and tools. No one from the public spoke in favor of the petition. Rebecca Studer spoke again regarding the petition. Ms. Bernhard explained the subject site was zoned R-3 (residential use).

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve PETITION 2025-35: A Variation of Use to allow a mixed-use structure, located at 616 Williamson Avenue. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

PETITION 2025-36: A Variation on signage to allow a wall sign that does not face a public way, located at 480 Houbolt Road. (COUNCIL DISTRICT #5) [TMP-8914](#)

Attachments: [ZBA 2025-36 \(480 Houbolt Rd\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Austin Davis of Integrity Sign Company appeared on behalf of the petition. In response to the Board's questions about sign lighting, Mr. Davis mentioned the possible use of a timer or dimmer switch, and Ms. Bernhard explained that the Building Division evaluates lumens through the electrical permit and that any conditions would need to be included in a motion. No one from the public spoke in favor of the petition. Anthony Raminak and Mary Adams spoke in opposition.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve PETITION 2025-36: A Variation on signage to allow a wall sign that does not face a public way, located at 480 Houbolt Road. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

PETITION 2025-37: A Variation to increase maximum fence height in a residential zoning district from 6 feet to 7 and 8 feet, located at 18 Woodlawn Avenue. (COUNCIL DISTRICT #2) [TMP-8915](#)

Attachments: [ZBA 2025-37 \(18 Woodlawn Ave\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Michael Marchio of Marchio Fence Company appeared on behalf of the petition. In response to Ms. Radakovich's question, Mr. Marchio confirmed the fence on the McDonald's side would be placed behind the existing cement wall. No one from the public spoke in favor of the petition. Mary Brown spoke in opposition. A discussion was held regarding the fence material.

A motion was made by Debbie Radakovich, seconded by Bob Nachtrieb, to approve PETITION 2025-37: A Variation to increase maximum fence height in a residential zoning district from 6 feet to 7 and 8 feet, located at 18 Woodlawn Avenue. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

PETITION 2025-38: A Variation to reduce the corner side yard setback to allow installation of a shed, located at 501 Stockton Drive. (COUNCIL DISTRICT #5)

[TMP-8916](#)

Attachments: [ZBA 2025-38 \(501 Stockton Dr\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Efrain Maldonado appeared on behalf of the petition. In response to Ms. Radakovich's question, Mr. Maldonado confirmed the shed already existed. Mr. Hennessey provided comments regarding the shed's requirements and hardship. Ms. Bradley spoke in favor of the petition. No one from the public spoke in opposition.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve PETITION 2025-38: A Variation to reduce the corner side yard setback to allow installation of a shed, located at 501 Stockton Drive. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

PETITION 2025-39: A Variation to allow 9 feet by 18 feet parking spaces, located at NEC of Gateway Boulevard and Sandstone Drive.

[TMP-8917](#)

Attachments: [ZBA 2025-39 \(NEC Gateway Sandstone\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Jack Shelton of Drury Development Corporation appeared on behalf of the petition. In response to Ms. Radakovich's question, Mr. Shelton discussed parking space size. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Jesse Stiff, seconded by Debbie Radakovich, to approve PETITION 2025-39: A Variation to allow 9 feet by 18 feet parking spaces, located at NEC of Gateway Boulevard and Sandstone Drive. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

With no public comments, Ms. Bernhard introduced City Planner Francisco Jimenez to the Board.

ADJOURNMENT

A motion was made by Ed Hennessy to approve adjournment. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

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.