

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

Thursday, October 16, 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	Ralph Bias, Ed Hennessy, Debbie Radakovich, Brigitte Roehr, Jane McGrath Schmig and Jesse Stiff
Absent	Bob Nachtrieb

ALSO PRESENT: Community Development Director Dustin Anderson, Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Deputy Director of Engineering Sean Mikos, Planner Raymond Heitner, Planner Francisco Jimenez, Planner Helen Miller, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 9-18-25

[TMP-9025](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 9-18-25.pdf](#)

A motion was made by Debbie Radakovich, seconded by Ralph Bias, to approve Zoning Board of Appeals Meeting Minutes 9-18-25. The motion carried by the following vote:

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

Planning Director Jayne Bernhard explained Petition 2025-45 was withdrawn.

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-40: A Variation on maximum fence height to allow a 6-foot fence in a corner side yard, located at 2916 Reflection Drive. (COUNCIL DISTRICT #1)

[TMP-9027](#)

Attachments: [ZBA2025-40 \(2916 Reflection Drive\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Araceli Avalos and Karina

Vega appeared on behalf of the petition. In response to the Board's questions, a discussion was held regarding whether the neighbor was aware of the proposed fence height and relocation, clarification that the variation request pertained to fence height and relocation, public notification, and staff's recommendation. No members of 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 2025-40: A Variation on maximum fence height to allow a 6-foot fence in a corner side yard, located at 2916 Reflection Drive. (COUNCIL DISTRICT #1). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich and Stiff

Nay: Roehr and McGrath Schmig

Absent: Nachtrieb

PETITION 2025-41: A series of Variations on landscape requirements and parking lot design standards to allow the reconstruction of existing parking lots, located West of N. Eastern Avenue at Van Buren Street. (COUNCIL DISTRICT #4)

[TMP-9028](#)

Attachments: [ZBA 2025-41 \(Eastern and Van Buren\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Joe Hammer of Will Group Engineering and Brian Paczesny of Joliet Township High School District 204 appeared on behalf of the petition. There were no questions or comments from the Board. No members of the public spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Brigitte Roehr, to approve PETITION 2025-41: A series of Variations on landscape requirements and parking lot design standards to allow the reconstruction of existing parking lots, located West of N. Eastern Avenue at Van Buren Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

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

Absent: Nachtrieb

PETITION 2025-42: A series of Variations on signage to allow wall and monument signs, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2)

[TMP-9029](#)

Attachments: [ZBA 2025-42 \(2121 W Jefferson St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Kuntal Shah and Yusuf Oner appeared on behalf of the petition. In response to the Board's questions, Mr.

Shah and Mr. Oner explained that the signs would be lighted, they have permission to sell cannabis at the site, and they did not consult neighboring businesses about the pole sign. Ms. Bernhard explained that the votes on the variances could be taken separately. Ms. Schmig commented on signage along Jefferson Street. No members from the public spoke in favor of or in opposition to the petition.

After the vote, Mr. Shah responded to Mr. Bias's question regarding net sales and the City's percentage.

A motion was made by Brigette Roehr, seconded by Jane McGrath Schmig, to deny a Variation to reduce the required setback for a pole sign from 15 feet to 1 foot, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion failed by the following vote:

Aye: Radakovich, Roehr and McGrath Schmig

Nay: Bias, Hennessy and Stiff

Absent: Nachtrieb

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve a Variation to reduce the required setback for a pole sign from 15 feet to 1 foot, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion failed by the following vote:

Aye: Bias, Hennessy and Stiff

Nay: Radakovich, Roehr and McGrath Schmig

Absent: Nachtrieb

A motion was made by Brigette Roehr, seconded by Ralph Bias, to approve a Variation to allow a wall sign that does not face a public way (east side), located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion carried by the following vote:

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

Absent: Nachtrieb

A motion was made by Brigette Roehr, seconded by Ralph Bias, to approve a Variation to increase the total permitted sign area from 200 feet to 234 feet, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion carried by the following vote:

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

Absent: Nachtrieb

PETITION 2025-43: A series of Variations to allow

[**TMP-9030**](#)

construction of a new commercial building, located at 103 or 105 S. Briggs Street or 1522 E. Washington Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2025-43 \(101 S Briggs St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Michael Caldwell of Caldwell Engineering appeared on behalf of the petition. In response to questions from Mr. Bias and Ms. Schmig, Mr. Caldwell explained that the building would be a tear-down, that he would speak to his client about adding a bike rack, and that construction was anticipated to begin in spring. No members of 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 2025-43: A series of Variations to allow construction of a new commercial building, located at 103 or 105 S. Briggs Street or 1522 E. Washington Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

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

Absent: Nachtrieb

PETITION 2025-44: A series of Variations to allow construction of a new detached garage, located at 703 Clement Street. (COUNCIL DISTRICT #4)

[TMP-9031](#)

Attachments: [ZBA 2025-44 \(703 Clement\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Saul Rodriguez appeared on behalf of the petition. In response to Mr. Bias's question, Mr. Rodriguez explained he lived at the property for four years. There was a discussion about the setbacks of garages along the alleyway. No members of 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 2025-44: A series of Variations to allow construction of a new detached garage, located at 703 Clement Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

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

Absent: Nachtrieb

PETITION 2025-45: A Special Use Permit to allow an expansion of an existing home daycare business, located at 913 Plaintain Drive. (COUNCIL DISTRICT #3)

[TMP-9032](#)

****WITHDRAWN****

Attachments: [ZBA 2025-45 \(913 Plaintain Drive\).pdf](#)

Ms. Bernhard explained Petition 2025-45 was withdrawn.

PETITION 2025-46: A Special Use Permit to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5)

[TMP-9033](#)

PETITION 2025-47: A series of Variations to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2025-46 2025-47 \(Vera Ct\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Nathaniel Washburn of KGG LLC and Charles Sharp appeared on behalf of the petition. In response to Mr. Bias's questions, Ms. Bernhard explained the Payment in Lieu of Taxes (PILOT) program, and Mr. Washburn explained the lot was paved, but not currently in use. No members of the public spoke in favor of or in opposition to the petition.

After the vote, Mr. Bias asked how many parking spaces were available, and Mr. Washburn responded that there were six.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve PETITION 2025-47: A series of Variations to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

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

Absent: Nachtrieb

A motion was made by Ralph Bias, seconded by Jane McGrath Schmig, to approve PETITION 2025-46: A Special Use Permit to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

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

Absent: Nachtrieb

PETITION 2025-48: A series of Variations to allow the continuation of a landscaping business, located at 18 Henderson Avenue. (COUNCIL DISTRICT #4)

[TMP-9034](#)

Attachments: [ZBA 2025-48 \(18 Henderson Avenue\) Staff Report v2 Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Nathaniel Washburn of KGG LLC appeared on behalf of the petition. In response to the Board's questions, Mr. Washburn discussed potential next steps for the site, and Ms. Bernhard explained that the Planning and Neighborhood Services divisions handle code

enforcement. No members of the public spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Brigitte Roehr, to approve PETITION 2025-48: A series of Variations to allow the continuation of a landscaping business, located at 18 Henderson Avenue. (COUNCIL DISTRICT #4). The motion carried by the following vote:

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

Absent: Nachtrieb

PETITION 2025-49: A Special Exception to allow a roof-mounted solar installation, located at 3300 Channahon Road. (COUNCIL DISTRICT #5)

[TMP-9039](#)

Attachments: [ZBA 2025-49 \(3300 Channahon Rd\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Cale Skagen of Dimension Energy appeared on behalf of the petition and gave a presentation on community solar. In response to the Board's questions, Mr. Skagen explained that the program partners with ComEd and provides customers a discounted rate on their ComEd bills. He also described the number of community solar locations. A member of the public, Ron Swetnam, inquired about the weight of solar panels and snow. Mr. Skagen responded that a structural feasibility report and site visit were completed.

A motion was made by Ralph Bias, seconded by Brigitte Roehr, to approve PETITION 2025-49: A Special Exception to allow a roof-mounted solar installation, located at 3300 Channahon Road. (COUNCIL DISTRICT #5). The motion carried by the following vote:

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

Absent: Nachtrieb

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, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

