

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, November 20, 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, Bob Nachtrieb, Brigitte Roehr, Jane McGrath Schmig and Jesse Stiff |
| Absent | Debbie Radakovich |

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, and Community Development Administrative Assistant Lauren Helland

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 10-16-25

[TMP-9149](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 10-16-25.pdf](#)

A motion was made by Jesse Stiff, seconded by Brigitte Roehr, to approve Zoning Board of Appeals Meeting Minutes 10-16-25. The motion carried by the following vote:

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

Absent: Radakovich

CITIZENS TO BE HEARD ON AGENDA ITEMS

Planning Director Jayne Bernhard explained staff recommended Petitions 2025-51 and 2025-52 be deferred to the December meeting and that Petition 2025-54 be deferred indefinitely, informing the public that comments regarding those petitions should be made during Citizens to be Heard on Agenda Items.

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

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-50: A Special Use Permit to allow a day care facility at 580 Caton Farm Road, located at 580 Caton Farm Road. (COUNCIL DISTRICT #3)

[TMP-9150](#)

Attachments: [ZBA 2025-50 \(580 Caton Farm Rd\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Nathaniel Washburn with KGG, LLC appeared on behalf of the petition. Four members of the public spoke in opposition to the petition. Mr. Washburn responded to the public comments regarding traffic, access for future development, restaurant lot size, the daycare site plan, and site location choice. In response to Mr. Bias's question about ownership, Mr. Washburn explained the property was under contract pending the vote. Ms. Schmig questioned daycare demand, and Bill Caton mentioned Children of America's research showed a need due to nearby residential growth.

A motion was made by Brigitte Roehr, seconded by Ralph Bias, to approve PETITION 2025-50: A Special Use Permit to allow a day care facility at 580 Caton Farm Road, located at 580 Caton Farm Road. (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Roehr and Stiff

Nay: McGrath Schmig

Absent: Radakovich

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

[TMP-9151](#)

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 \(1701 Drauden Road\) Staff Report Packet Redacted.pdf](#)

Ms. Bernhard explained staff recommended Petitions 2025-51 and 2025-52 be deferred to the December 18th meeting.

A motion was made by Brigitte Roehr, 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)

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, McGrath Schmig and Stiff

Absent: Radakovich

PETITION 2025-54: A series of Variations on signage to increase maximum area for a monument sign, located at 2219 W. Jefferson Street. (COUNCIL DISTRICT #2) **TO BE DEFERRED**

[TMP-9153](#)

Attachments: [ZBA 2025-54 \(2219 W Jefferson St\) deferral.pdf](#)

Ms. Bernhard explained staff recommended Petition 2025-54 be deferred indefinitely.

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to defer PETITION 2025-54: A series of Variations on signage to increase maximum area for a monument sign, located at 2219 W. Jefferson Street. (COUNCIL DISTRICT #2) ****TO BE DEFERRED****. The motion carried by the following vote:

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

Absent: Radakovich

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

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

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

Absent: Radakovich

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.