

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, June 18, 2026

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Bob Nachtrieb

Debbie Radakovich

Ed Hennessy

Jane McGrath Schmig

Jesse Stiff

Luis Leon

Ralph Bias

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	Bob Nachtrieb, Debbie Radakovich, Jane McGrath Schmig, Jesse Stiff and Luis Leon
Absent	Ralph Bias

Board members voted for Mr. Bob Nachtrieb to temporarily act as Chairman due to the position being vacant and the absence of Vice Chairman, Mr. Ralph Bias.

APPROVAL OF MINUTES

[TMP-9895](#)

Attachments: [ZBA Meeting Minutes 05.21.2026 - Pending Approval](#)

A motion was made by Jane McGrath Schmig, seconded by Jesse Stiff, to approve: Approval of May 21, 2026 Zoning Board of Appeals Minutes. The motion carried by the following vote:

Aye: Nachtrieb, Radakovich, McGrath Schmig, Stiff and Leon

Absent: Bias

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

[TMP-9912](#)

Attachments: [1216 FairviewPacket.pdf](#)

Ms. Jayne Bernhard read the staff report into the record. Mr. Robert Casey appeared on behalf of the petitions. Ms. Jane McGrath Schmig confirmed the petitioner's home address. The Board did not have any further questions or comments. No public comments were made in favor of or in opposition to the petitions.

The Board came to a consensus that they would vote on each petition separately.

A motion was made by Jane McGrath Schmig, seconded by Debbie Radakovich, to approve: PETITION 2026-09: A series of Variations to deviate from Zoning Ordinance standards for a lot located within an R-2 (single-family residential) zoning district, located at 1216 Fairview Avenue. (COUNCIL DISTRICT #4)

A motion was made by Debbie Radakovich, seconded by Jesse Stiff, to approve: PETITION 2026-08: A Variation of Use for an R-3 (one- and two-family residential) use in the R-2 (single-family residential) zoning district, located at 1216 Fairview Avenue. (COUNCIL DISTRICT #4)

A motion was made by Debbie Radakovich, seconded by Jane McGrath Schmig, to approve: PETITION 2026-07: A Special Use Permit to allow a duplex, located at 1216 Fairview Avenue. (COUNCIL DISTRICT #4)

All three motions carried by the following vote:

Aye: Nachtrieb, Radakovich, McGrath Schmig, Stiff and Leon

Absent: Bias

NEW BUSINESS: PUBLIC HEARING

None

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Jesse Stiff, seconded by Debbie Radakovich, to approve adjournment. The motion carried by the following vote:

Aye: Nachtrieb, Radakovich, McGrath Schmig, Stiff and Leon

Absent: Bias

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.