

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, April 16, 2026

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Ralph Bias

Ed Hennessy

Bob Nachtrieb

Debbie Radakovich

Jane McGrath Schmig

Jesse Stiff

vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

[TMP-9641](#)

Attachments: [203 N Ottawa Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Mr. MJ Sughayer, the property owner, appeared on behalf of the petition to answer questions from the Board. No public comments were made in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Bob Nachtrieb, to approve: PETITION 2026-05: A Variation on signage to exceed the maximum total sign area in the B-2 (central business) district, located at 203 N. Ottawa Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb and Stiff

Nay: Radakovich

Absent: McGrath Schmig

[TMP-9642](#)

Attachments: [ZBA 2026-06 \(SEC Theodore St and Staghorn Dr\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Mr. Justin Harrison, representing the Fall Creek Homeowners Association, appeared on behalf of the petition and commented on the need for an illuminated sign. A resident came forward to inquire how the new sign would be paid and if HOA fees would increase. Mr. Harrison responded.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve: PETITION 2026-06: A Variation to allow an illuminated subdivision monument sign in the R-1A (single-family residential) zoning district, located at SEC Theodore Street and Staghorn Drive. (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

[TMP-9643](#)

Attachments: [Fairview Deferred.pdf](#)

Ms. Bernhard explained again that PETITION 2026-07, PETITION 2026-08, and PETITION 2026-09 were deferred and will be on the June Zoning Board of

Appeals agenda.

[TMP-9644](#)

Attachments: [ZBA 2026-10 2026-11 \(749 Houbolt Rd\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Mr. Mike Pedersen and his attorney appeared on behalf of the petitions. In response to Mr. Bias' questions, Mr. Pedersen made comments regarding the services that Dive Right in Scuba, Inc. offers. A discussion was had about preserving the Galowich name on the building.

A motion was made by Ralph Bias, seconded by Bob Nachtrieb, to approve: PETITION 2026-10: A Variation of Use to allow an indoor and outdoor commercial recreation facility, a B-3 (general business) use, in the R-B (restricted business) district, located at 749 Houbolt Road. (COUNCIL DISTRICT #5)

PETITION 2026-11: A Variation to allow unlighted outdoor recreational facilities within 200 feet of a single-family residential zoning district, located at 749 Houbolt Road. (COUNCIL DISTRICT #5)

. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

[TMP-9645](#)

Attachments: [1516 Edgerton Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Mr. Fernando Duran with Omega Sign & Lighting appeared on behalf of the petition, clarifying the proposed sign's shape and size. Ms. Bernhard paused the hearing to consult with Interim Corporation Counsel Todd Lenzie and Mr. Duran. It was determined the correct sign size was listed on the public notice, and the hearing continued.

A motion was made by Ralph Bias, seconded by Bob Nachtrieb, to approve: PETITION 2026-12: A Variation to increase maximum area of a ground sign for a non-residential use in the R-2 (single-family residential) zoning district, located at 1516 Edgerton Drive. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

[TMP-9646](#)

Attachments: [81 N Chicago Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Mr. Joseph Spillie, owner of Ink Everything, appeared on behalf of the petitions. Mr. Spillie answered questions from the Board and provided additional information regarding his private tattoo business.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve: PETITION 2026-13: A Special Use Permit to allow a tattoo studio, located at 81 N. Chicago Street. (COUNCIL DISTRICT #5)

PETITION 2026-14: A Variation of Use to allow a tattoo studio, a B-3 (general business) use, in the B-2 (central business) district, located at 81 N. Chicago Street. (COUNCIL DISTRICT #5)

PETITION 2026-15: A Variation to allow a tattoo studio within 1,000 feet of a library, located at 81 N. Chicago Street. (COUNCIL DISTRICT #5)
. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

[TMP-9647](#)

Attachments: [ZBA 2026-16 2026-17 \(2450 W Jefferson St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Mr. Josh Melder with Menard, Inc. appeared on behalf of the petitions. Mr. Melder made comments regarding the proposed self-storage facility. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve: PETITION 2026-16: A Special Use Permit to allow a self-storage facility, located at 2450 W. Jefferson Street. (COUNCIL DISTRICT #5)

PETITION 2026-17: A Variation from the Non-Residential Design Standards to allow engineered wood siding in the I-1 (light industrial) zoning district, located at 2450 W. Jefferson Street. (COUNCIL DISTRICT #5)

. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb and Stiff

Nay: Radakovich

Absent: McGrath Schmig

[TMP-9648](#)

Attachments: [ZBA 2026-18 2026-19 \(370 Ruby St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Mr. Israel Hernandez, the property owner, appeared on behalf of the petitions and answered questions

from the Board. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve:
PETITION 2026-18: A Special Use Permit to allow an automotive repair facility, located at 370 Ruby Street. (COUNCIL DISTRICT #4)

PETITION 2026-19: A Variation from the spacing requirements for an automotive repair facility near a residential zoning district, located at 370 Ruby Street. (COUNCIL DISTRICT #4)

. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

[TMP-9649](#)

Attachments: [ZBA 2026-20 2026-21 \(540 Bluff St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Mr. Abraham Garcia, the property owner, appeared on behalf of the petitions. The Board made inquiries regarding the purchase of the property, permits, and zoning, and Mr. Garcia responded. In response to construction-related questions from the Board, Mr. Garcia's architect, Mr. Bob Gebel, appeared and commented.

A motion was made by Debbie Radakovich, seconded by Jesse Stiff, to deny both petitions: PETITION 2026-20: A Variation of Use to allow conversion of a single-unit residence into a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 540 Bluff Street. (COUNCIL DISTRICT #4)

PETITION 2026-21: A Variation to reduce the front yard setback to allow a second story addition, located at 540 Bluff Street. (COUNCIL DISTRICT #4)

. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

[TMP-9650](#)

Attachments: [ZBA 2026-22 \(201 N William St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Ms. Maria Garcia, the property owner, appeared on behalf of the petition to answer questions from the Board. No public comments were made in favor of or in opposition to the petition.

A motion was made by Jesse Stiff, seconded by Ralph Bias, to approve:
PETITION 2026-22: A Variation of Use to allow the continuation of a three-unit

residence, an R-4 (multi-family residential) use, in the R-2 (single-family residential) zoning district, located at 201 N. William Street. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

NEW BUSINESS

[TMP-9761](#)

A motion was made by Jesse Stiff, seconded by Debbie Radakovich, to elect Ralph Bias as the new Vice Chair of the Zoning Board of Appeals. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

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

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: 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.