



# **City of Joliet**

## **Zoning Board of Appeals**

### **Meeting Agenda**

Board Members  
Ralph Bias  
Ed Hennessy  
Bob Nachtrieb  
Brigette Roehr  
Debbie Radakovich  
Jesse Stiff

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**Thursday, June 19, 2025**

**2:00 PM**

**City Hall, Council Chambers**

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Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

Zoning Board of Appeals Meeting Minutes 5-15-25

**Attachments:** [Zoning Board of Appeals Meeting Minutes 5-15-25.pdf](#)

### **CITIZENS TO BE HEARD ON AGENDA ITEMS**

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Zoning Board of Appeals members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

### **OLD BUSINESS: PUBLIC HEARING**

**During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.**

**NEW BUSINESS: PUBLIC HEARING**

**During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.**

PETITION 2025-16: A series of Variations to allow a covered front porch, located at 717 Richards Street. (COUNCIL DISTRICT #5) **\*\*WITHDRAWN\*\***

**Attachments:** [ZBA 2025-16 \(717 Richards St\) WITHDRAWN.pdf](#)

PETITION 2025-17: A Variation of Use to allow a two-unit residence in the R-2A (single-family residential) zoning district and a series of Variations to allow a two-unit residence, located at 309 Stryker Avenue. (COUNCIL DISTRICT #5)

**Attachments:** [20250610 ZBA 2025-17 \(309 Stryker Avenue\) Staff Report v2 clean Packet.pdf](#)

PETITION 2025-18: A series of Variations to allow a second story addition to an existing residence, located at 407 S. Desplaines Street. (COUNCIL DISTRICT #5)

**Attachments:** [ZBA 2025-18 \(407 S Des Plaines St\) Staff Report Packet.pdf](#)

PETITION 2025-19: A series of Variations to allow replacement of an existing carport, located at 823 Manor Court. (COUNCIL DISTRICT #5)

**Attachments:** [ZBA 2025-19 \(823 Manor Ct\) Staff Report Packet.pdf](#)

PETITION 2025-20: A Special Use Permit to allow a staffing agency, located at 18 S. Larkin Avenue. (COUNCIL DISTRICT #5) **\*\*WITHDRAWN\*\***

**Attachments:** [ZBA 2025-20 \(18 S Larkin Ave\) WITHDRAWN.pdf](#)

PETITION 2025-21: A Variation to reduce the corner side yard setback from 20 feet to 5 feet to allow an above-ground pool, located at 1082 Cathy Drive. (COUNCIL DISTRICT #5)

**Attachments:** [Staff Report Packet.pdf](#)

PETITION 2025-22: A series of Variations to allow for the installation of eight (8) directional signs at an overall height of five (5) feet instead of three (3) feet for signage, located at 1401 Gateway Boulevard. (COUNCIL DISTRICT #5)

**Attachments:** [Staff Report Packet](#)

PETITION 2025-23: A Special Use Permit to allow a truck parking and maintenance facility, located at 1402 Spencer Road. (COUNCIL DISTRICT #5)

**Attachments:** [ZBA 2025-23 \(1402 Spencer Rd\) Staff Report Packet.pdf](#)

## **OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION**

Election of Zoning Board of Appeals Vice-Chair

## **PUBLIC COMMENT**

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Zoning Board of Appeals members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

## **ADJOURNMENT**

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.