



City of Joliet

Zoning Board of Appeals

Meeting Agenda

Board Members
Bob Nachtrieb
Debbie Radakovich
Jane McGrath Schmig
Jesse Stiff
Luis Leon
Ralph Bias

Thursday, July 16, 2026

2:00 PM

City Hall, Council Chambers

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

APPROVAL OF MINUTES

June 18, 2026 Zoning Board of Appeals Minutes

Attachments: [ZBA Meeting Minutes 06.18.2026 - Pending Approval](#)

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 2026-29: A Variation of Use to allow administrative offices, an R-B (restricted business) use, within an existing residential structure in the R-2 (single-family residential) zoning district, located at 317 S. Reed Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2026-29 \(317 S Reed St\) Staff Report Packet Redacted.pdf](#)

PETITION 2026-30: A Special Use Permit to allow a resale boutique within an existing tenant space, located at 124 N. Ottawa Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2026-30 \(124 N. Ottawa Street\) Staff Report Packet.pdf](#)

PETITION 2026-31: A Special Use Permit to allow a truck repair facility within an existing maintenance and repair facility, located at 608 Railroad Street. (COUNCIL DISTRICT #5)

Attachments: [608 Railroad Packet.pdf](#)

NEW BUSINESS

Election of Chair

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

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.