



# City of Joliet

## Zoning Board of Appeals

### Meeting Agenda

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

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**Thursday, April 17, 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 3-20-25

**Attachments:** [Zoning Board of Appeals Meeting Minutes 3-20-25.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 2025-07: A series of Variations on signage to allow tenant wall and monument signs, located at 2903 Schweitzer Road. (COUNCIL DISTRICT #5)

**Attachments:** [ZBA 2025-07 \(2903 Schweitzer Rd\) Staff Report Packet](#)

PETITION 2025-08: A Variation of Use to allow a wholesale business, a B-3 (general business) use, in the B-1 (neighborhood business) zoning district, located at 470 S. Hammes Avenue. (COUNCIL DISTRICT #5)

**Attachments:** [ZBA 2025-08 \(470 S Hammes Ave\) Staff Report Packet](#)

PETITION 2025-09: A Variation of Use to allow a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2A (single-family residential) zoning district and a series of Variations to allow a two-unit residence, located at 1507 E. Cass Street. (COUNCIL DISTRICT #4)

REPEAL OF PETITION 1995-48: A Variation of Use to allow the continuation of an existing pizza business, a B-1 (neighborhood business) use, in an R-2A district, located at 1507 E. Cass Street. (COUNCIL DISTRICT #4)

**Attachments:** [ZBA 2025-09 \(1507 E. Cass Street\) TABLING REQUEST.docx](#)

PETITION 2025-10: A Special Use Permit to allow athletic fields incidental to a private high school, located at 1201 Wyoming Avenue and 1200 N. Larkin Avenue. (COUNCIL DISTRICT #2) **\*\*TO BE TABLED\*\***

**Attachments:** [ZBA 2025-10 \(JCA Sports Complex\) TABLING REQUEST.pdf](#)  
[ZBA 2025-10 \(JCA Sports Complex\) Staff Report Packet.pdf](#)

PETITION 2025-11: A Special Use Permit to allow a cellular communications tower and associated ground equipment, located at 2500 Brandon Road. (COUNCIL DISTRICT #5)

**Attachments:** [ZBA 2025-11 \(2500 Brandon Rd\) Staff Report Packet](#)

**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.