



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

Thursday, May 15, 2025

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

Zoning Board of Appeals Meeting Minutes 4-17-25

Attachments: [Zoning Board of Appeals Meeting Minutes 4-17-25.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.

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 \(1507 E. Cass Street\) Staff Report Packet.pdf](#)

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 2025-12: A Variation to reduce the required side yard setback from 8 feet to 5.7 feet to allow construction of a house addition, located at 1411 Arthur Avenue. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-12 \(1411 Arthur Avenue\) Staff Report Packet.pdf](#)

PETITION 2025-13: A Special Use Permit to allow an automotive repair facility, located at 801 E. Cass Street. (COUNCIL DISTRICT #4) ***WITHDRAWN***

Attachments: [ZBA 2025-13 \(801 E Cass St\) WITHDRAWN.pdf](#)

PETITION 2025-14: A Special Use Permit to allow a daycare center, located at 2551 Division Street, Suites 101 and 102. (COUNCIL DISTRICT #1)

PETITION 2025-15: A Variation to allow a daycare center within 40 feet of a residential zoning district, located at 2551 Division Street, Suites 101 and 102. (COUNCIL DISTRICT #1)

Attachments: [ZBA 2025-14 2025-15 \(2551 Division Street\) Staff Report Packet.pdf](#)

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

Downtown Joliet Equitable Transit Oriented Development Plan – Overview and Status Update

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.