



# **City of Joliet**

## **Zoning Board of Appeals**

### **Meeting Agenda**

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

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**Thursday, December 18, 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 11-20-25

**Attachments:** [Zoning Board of Appeals Meeting Minutes 11-20-25.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.**

PETITION 2025-51: A Special Use Permit to allow a self-storage facility, located at 1701 Drauden Road. (COUNCIL DISTRICT #3) \*\*TO BE DEFERRED\*\*

PETITION 2025-52: A Variation of Use to allow a B-3 (general business) use in the B-1 (neighborhood business) district, located at 1701 Drauden Road. (COUNCIL DISTRICT #3) \*\*TO BE DEFERRED\*\*

**Attachments:** [ZBA 2025-51&52 \(1701 Drauden Road\) Deferral Memo.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 2025-53: A Special Use Permit to allow a community center within an R-2 (single-family residential) zoning district, located at 111 McDonough Street. (COUNCIL DISTRICT #5)

**Attachments:** [ZBA2025-53\(111 McDonough St\) Staff Report Packet.pdf](#)

PETITION 2025-55: A Variation of Use to allow a laundromat, a B-1 (neighborhood business) use in an R-4 (multi-family residential) zoning district, located at 629 N. Hickory Street. (COUNCIL DISTRICT #4)

PETITION 2025-56: A Variation to reduce the required amount of off-street parking from 31 spaces to 19 spaces, located at 621-629 N. Hickory Street. (COUNCIL DISTRICT #4)

**Attachments:** [ZBA 2025-56 \(629 N. Hickory Street\) Staff Report v2 Packet Redacted.pdf](#)

PETITION 2025-57: A series of Variations to allow installation of a new ground sign, located at 2200 McDonough Street. (COUNCIL DISTRICT #5)

**Attachments:** [ZBA 2025-57 \(2200 McDonough St\) Staff Report Packet.pdf](#)

PETITION 2025-58: A Special Exception to allow a roof-mounted solar installation, located at 2114 Oak Leaf Street. (COUNCIL DISTRICT #5)

**Attachments:** [ZBA 2025-58 \(2114 Oak Leaf St\) Staff Report Packet.pdf](#)

PETITION 2025-59: A Variation to allow for reduced total side yard setbacks from the required 20' to 16', located at 6303 Brunswick Drive. (COUNCIL DISTRICT #1)

**Attachments:** [ZBA 2025-59 \(6303 Brunswick Drive\) Staff Report Packet.pdf](#)

PETITION 2025-60: A series of Variations to allow a reduced rear yard setback and to exceed maximum lot coverage, located at 424 W. Washington Street. (COUNCIL DISTRICT #5)

**Attachments:** [ZBA 2025-60 \(424 W. Washington\) Staff Report Packet.pdf](#)

PETITION 2025-61: A Variation to allow for decorative pea gravel in the front yard, located at 1137 Cathy Avenue. (COUNCIL DISTRICT #5)

**Attachments:** [ZBA2025-61\(1137 Cathy Drive\) Staff Report Packet.pdf](#)

## **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.