



City of Joliet

Zoning Board of Appeals

Meeting Agenda

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

Thursday, August 21, 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 7-17-25

Attachments: [Zoning Board of Appeals Meeting Minutes 7-17-25.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.

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 2025-27: A Special Use Permit to allow a day care center, located at 1932 Essington Road. (COUNCIL DISTRICT #1)

PETITION 2025-28: A Variation to allow a day care center to be located less than 40 feet from any other lot in a residential zoning district, located at 1932 Essington Road. (COUNCIL DISTRICT #1)

Attachments: [ZBA 2025-27 2025-28 \(1932 Essington Road\) Staff Report Packet.pdf](#)

PETITION 2025-29: A Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 421 Abe Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-29 \(421 Abe Street \) Staff Report Packet.pdf](#)

PETITION 2025-30: A Variation to reduce the rear yard setback to allow a covered deck, located at 6616 Colaric Drive. (COUNCIL DISTRICT #3)

Attachments: [ZBA 2025-30 \(6616 Colaric Dr\) Staff Report Packet.pdf](#)

PETITION 2025-31: A series of Variations to allow an attached carport, located at 2815 Ruth Fitzgerald Drive. (COUNCIL DISTRICT #1)

Attachments: [ZBA 2025-31 \(2815 Ruth Fitzgerald Drive\) Staff Report Packet.pdf](#)

PETITION 2025-32: A Variation from the Non-Residential Design Standards to allow aluminum cladding in the B-3 (general business) district, located at 508 E. Cass Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-32 \(508 E Cass St\) Staff Report Packet.pdf](#)

PETITION 2025-33: A Special Use Permit to allow an early childhood education center and preschool, located at 221 Springfield Avenue, Unit 4. (COUNCIL DISTRICT #2)

Attachments: [ZBA 2025-33 \(221 Springfield Avenue Unit 4\) Staff Report Packet.pdf](#)

PETITION 2025-34: A Variation to reduce the corner side yard setback to allow a rear addition to the existing residence, located at 501 Albert Avenue. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2025-34 \(501 Albert Ave\) Staff Report Packet.pdf](#)

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

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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.