



# **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

---

**Thursday, October 16, 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](mailto:publiccomment@joliet.gov).

### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

Zoning Board of Appeals Meeting Minutes 9-18-25

**Attachments:** [Zoning Board of Appeals Meeting Minutes 9-18-25.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 2025-40: A Variation on maximum fence height to allow a 6-foot fence in a corner side yard, located at 2916 Reflection Drive. (COUNCIL DISTRICT #1)

**Attachments:** [ZBA2025-40 \(2916 Reflection Drive\) Staff Report Packet.pdf](#)

PETITION 2025-41: A series of Variations on landscape requirements and parking lot design standards to allow the reconstruction of existing parking lots, located West of N. Eastern Avenue at Van Buren Street. (COUNCIL DISTRICT #4)

**Attachments:** [ZBA 2025-41 \(Eastern and Van Buren\) Staff Report Packet.pdf](#)

PETITION 2025-42: A series of Variations on signage to allow wall and monument signs, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2)

**Attachments:** [ZBA 2025-42 \(2121 W Jefferson St\) Staff Report Packet.pdf](#)

PETITION 2025-43: A series of Variations to allow construction of a new commercial building, located at 103 or 105 S. Briggs Street or 1522 E. Washington Street. (COUNCIL DISTRICT #5)

**Attachments:** [ZBA 2025-43 \(101 S Briggs St\) Staff Report Packet.pdf](#)

PETITION 2025-44: A series of Variations to allow construction of a new detached garage, located at 703 Clement Street. (COUNCIL DISTRICT #4)

**Attachments:** [ZBA 2025-44 \(703 Clement\) Staff Report Packet.pdf](#)

PETITION 2025-45: A Special Use Permit to allow an expansion of an existing home daycare business, located at 913 Plaintain Drive. (COUNCIL DISTRICT #3) \*\*WITHDRAWN\*\*

**Attachments:** [ZBA 2025-45 \(913 Plaintain Drive\).pdf](#)

PETITION 2025-46: A Special Use Permit to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5)

PETITION 2025-47: A series of Variations to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5)

**Attachments:** [ZBA 2025-46 2025-47 \(Vera Ct\) Staff Report Packet.pdf](#)

PETITION 2025-48: A series of Variations to allow the continuation of a landscaping business, located at 18 Henderson Avenue. (COUNCIL DISTRICT #4)

**Attachments:** [ZBA 2025-48 \(18 Henderson Avenue\) Staff Report v2 Packet.pdf](#)

PETITION 2025-49: A Special Exception to allow a roof-mounted solar installation, located at 3300 Channahon Road. (COUNCIL DISTRICT #5)

**Attachments:** [ZBA 2025-49 \(3300 Channahon Rd\) 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.