



City of Joliet

Zoning Board of Appeals

Meeting Agenda

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

Thursday, November 21, 2024

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 10-17-24

Attachments: [Zoning Board of Appeals Meeting Minutes 10-17-24.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 2024-53: A Special Use Permit to allow an automotive repair business, located at 206 S. Boulder Avenue. (COUNCIL DISTRICT #5)

PETITION 2024-54: A Variation to allow an automotive repair business to be located within 100 ft. of a residential zoning district, located at 206 S. Boulder Avenue. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2024-53 2024-54 \(206 S Boulder Ave\) Staff Report Packet](#)

PETITION 2024-55: A series of Variations to allow signs that exceed the maximum permitted height and to allow an increase in total sign area for the property, located at 311 N. Ottawa Street. (COUNCIL DISTRICT #5)

Attachments: [2024-55 \(311 N. Ottawa Street\) staff report packet](#)

PETITION 2024-56: A Special Use Permit to allow community health offices, an R-B (restricted business) use, in an I-1 (light industrial) zoning district, located at 2705 McDonough Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2024-56 \(2705 McDonough St\) Staff Report Packet](#)

PETITION 2024-57: A series of Variations to reduce the required side yard and corner side yard to allow construction of a new residence, located at 1150 Norley Avenue. (COUNCIL DISTRICT #2)

Attachments: [ZBA 2024-57 \(1150 Norley Avenue\) Staff Report Packet](#)

PETITION 2024-58: A Variation of Use to allow a contractor shop, a B-3 (general business) use, in an R-2 (single-family residential) zoning district, located at the Southwest Corner of Woodruff Road and McKay Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2024-58 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.