



City of Joliet

Zoning Board of Appeals

Meeting Agenda

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

Thursday, September 18, 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 8-21-25

Attachments: [Zoning Board of Appeals Meeting Minutes 8-21-25.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 2025-35: A Variation of Use to allow a mixed-use structure, located at 616 Williamson Avenue. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-35 \(616 Williamson Ave\) Staff Report Packet.pdf](#)

PETITION 2025-36: A Variation on signage to allow a wall sign that does not face a public way, located at 480 Houbolt Road. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2025-36 \(480 Houbolt Rd\) Staff Report Packet.pdf](#)

PETITION 2025-37: A Variation to increase maximum fence height in a residential zoning district from 6 feet to 7 and 8 feet, located at 18 Woodlawn Avenue. (COUNCIL DISTRICT #2)

Attachments: [ZBA 2025-37 \(18 Woodlawn Ave\) Staff Report Packet.pdf](#)

PETITION 2025-38: A Variation to reduce the corner side yard setback to allow installation of a shed, located at 501 Stockton Drive. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2025-38 \(501 Stockton Dr\) Staff Report Packet.pdf](#)

PETITION 2025-39: A Variation to allow 9 feet by 18 feet parking spaces, located at NEC of Gateway Boulevard and Sandstone Drive.

Attachments: [ZBA 2025-39 \(NEC Gateway Sandstone\) 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.