



City of Joliet

Zoning Board of Appeals

Meeting Agenda

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

Thursday, April 16, 2026

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 2-19-26

Attachments: [Zoning Board of Appeals Meeting Minutes 02-19-26.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 2026-04: A series of Variations on signage, located at 16329 S. Boulevard Place. (COUNCIL DISTRICT #1)

Attachments: [16329 S. Boulevard PL Staff Report Packet](#)

PETITION 2026-05: A Variation on signage to exceed the maximum total sign area in the B-2 (central business) district, located at 203 N. Ottawa Street. (COUNCIL DISTRICT #5)

Attachments: [203 N Ottawa Packet.pdf](#)

PETITION 2026-06: A Variation to allow an illuminated subdivision monument sign in the R-1A (single-family residential) zoning district, located at SEC Theodore Street and Staghorn Drive. (COUNCIL DISTRICT #3)

Attachments: [ZBA 2026-06 \(SEC Theodore St and Staghorn Dr\) Staff Report Packet.pdf](#)

PETITION 2026-07: A Special Use Permit to allow a duplex, located at 1216 Fairview Avenue. (COUNCIL DISTRICT #4)

PETITION 2026-08: A Variation of Use for an R-3 (one- and two-family residential) use in the R-2 (single-family residential) zoning district, located at 1216 Fairview Avenue. (COUNCIL DISTRICT #4)

PETITION 2026-09: A series of Variations to deviate from Zoning Ordinance standards for a lot located within an R-2 (single-family residential) zoning district, located at 1216 Fairview Avenue. (COUNCIL DISTRICT #4)

****TO BE DEFERRED****

Attachments: [Fairview Deferred.pdf](#)

PETITION 2026-10: A Variation of Use to allow an indoor and outdoor commercial recreation facility, a B-3 (general business) use, in the R-B (restricted business) district, located at 749 Houbolt Road. (COUNCIL DISTRICT #5)

PETITION 2026-11: A Variation to allow unlighted outdoor recreational facilities within 200 feet of a single-family residential zoning district, located at 749 Houbolt Road. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2026-10 2026-11 \(749 Houbolt Rd\) Staff Report Packet.pdf](#)

PETITION 2026-12: A Variation to increase maximum area of a ground sign for a non-residential use in the R-2 (single-family residential) zoning district, located at 1516 Edgerton Drive. (COUNCIL DISTRICT #2)

Attachments: [1516 Edgerton Packet.pdf](#)

PETITION 2026-13: A Special Use Permit to allow a tattoo studio, located at 81 N. Chicago Street. (COUNCIL DISTRICT #5)

PETITION 2026-14: A Variation of Use to allow a tattoo studio, a B-3 (general business) use, in the B-2 (central business) district, located at 81 N. Chicago Street. (COUNCIL DISTRICT #5)

PETITION 2026-15: A Variation to allow a tattoo studio within 1,000 feet of a library, located at 81 N. Chicago Street. (COUNCIL DISTRICT #5)

Attachments: [81 N Chicago Packet.pdf](#)

PETITION 2026-16: A Special Use Permit to allow a self-storage facility, located at 2450 W. Jefferson Street. (COUNCIL DISTRICT #5)

PETITION 2026-17: A Variation from the Non-Residential Design Standards to allow engineered wood siding in the I-1 (light industrial) zoning district, located at 2450 W. Jefferson Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2026-16 2026-17 \(2450 W Jefferson St\) Staff Report Packet.pdf](#)

PETITION 2026-18: A Special Use Permit to allow an automotive repair facility, located at 370 Ruby Street. (COUNCIL DISTRICT #4)

PETITION 2026-19: A Variation from the spacing requirements for an automotive repair facility near a residential zoning district, located at 370 Ruby Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2026-18 2026-19 \(370 Ruby St\) Staff Report Packet.pdf](#)

PETITION 2026-20: A Variation of Use to allow conversion of a single-unit residence into a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 540 Bluff Street. (COUNCIL DISTRICT #4)

PETITION 2026-21: A Variation to reduce the front yard setback to allow a second story addition, located at 540 Bluff Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2026-20 2026-21 \(540 Bluff St\) Staff Report Packet.pdf](#)

PETITION 2026-22: A Variation of Use to allow the continuation of a three-unit residence, an R-4 (multi-family residential) use, in the R-2 (single-family residential) zoning district, located at 201 N. William Street. (COUNCIL DISTRICT #2)

Attachments: [ZBA 2026-22 \(201 N William St\) Staff Report Packet.pdf](#)

NEW BUSINESS

Election of Vice Chair

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.