



City of Joliet

Zoning Board of Appeals

Meeting Agenda

Thursday, August 20, 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 - July 16, 2026

Attachments: [Meeting Minutes ZBA 07.16.2026 Pending Approval](#)

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 2026-32: A Special Use Permit to allow “box truck” parking as an accessory use, located at 1395 N. Larkin Avenue. (COUNCIL DISTRICT #2)

Attachments: [Staff Packet.pdf](#)

PETITION 2026-33: A Special Use Permit to allow a semi-trailer sales, service, and repair facility, located at 1720 Worker's Court. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2026-33 \(1720 Workers Ct\) Staff Report Packet.pdf](#)

PETITION 2026-34: A Special Use Permit to allow an automobile service station and an accessory car wash, located at the northeast corner of Theodore Street and Route 59. (COUNCIL DISTRICT #3)

Attachments: [ZBA 2026-34 \(NEC Rt 59 and Theodore St\) Staff Report Packet.pdf](#)

PETITION 2026-35: 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 2026-36: A Variation to reduce the front yard setback to allow a second story addition on a residential structure, located at 540 Bluff Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2026-35 2026-36 \(540 Bluff St\) Staff Report Packet.pdf](#)

PETITION 2026-37: A Variation to allow construction of a detached garage with a larger footprint than the principal structure, located at 329 Pleasant Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2026-37 \(329 Pleasant St\) Staff Report Packet.pdf](#)

PETITION 2026-38: A Variation to reduce the required front yard setback to allow construction of an accessory agricultural structure, located at 10250 Chicago Road. (COUNCIL DISTRICT #3)

Attachments: [Staff Packet.pdf](#)

PETITION 2026-39: A Variation to reduce the required front yard setback to allow construction of a front porch roof, located at 1105 Hacker Avenue. (COUNCIL DISTRICT #4)

Attachments: [Staff Packet.pdf](#)

PETITION 2026-40: A Variation to reduce the required side yard setback to allow construction of a rear covered patio, located at 1111 Clement Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 1111 Clement Street - Staff Report Packet.pdf](#)

PETITION 2026-41: A Variation to reduce the required front yard setback to allow construction of a new single-family residence, located at 21 N. Hickory Street. (COUNCIL DISTRICT #5)

Attachments: [Staff 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.