



City of Joliet

Zoning Board of Appeals

Meeting Agenda

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

Thursday, December 19, 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 11-21-24

Attachments: [Zoning Board of Appeals Meeting Minutes 11-21-24.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 2024-59: A series of Variations to allow construction of a new single-family home, located at 1115 Cora Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2024-59 \(1115 Cora Street\) Staff Report Packet](#)

PETITION 2024-60: A Special Use Permit to allow an automobile storage lot for an existing used automobile sales business, located at 115 N. Center Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2024-60 \(115 N Center St\) Staff Report Packet](#)

PETITION 2024-61: An amendment to a Variation of Use (Ordinance #18661) to allow a six-unit residence in an R-3 (one and two family residential) zoning district, located at 515 Summit Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2024-61 \(515 Summit Street\) 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.