



City of Joliet

Zoning Board of Appeals

Meeting Agenda

Board Members
Vincent Alessio
Ralph Bias
Ed Hennessy
Bob Nachtrieb
Jim Riggs
Brigette Roehr

Thursday, April 18, 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

March 21, 2024 Zoning Board of Appeals Regular Meeting Minutes

Attachments: [ZBA 03-21-24](#)

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 2024-08: A Variation to reduce the required front yard setback from 30 ft. to 26 ft. to allow construction of a new concrete landing and portico, located at 3103 Ruth Fitzgerald Drive. (Council District # 1)

Attachments: [ZBA 2024-08 \(3103 Ruth Fitzgerald Drive\) Staff Report Packet](#)

PETITION 2024-09: A series of Variations to reduce the front yard setback from 30 ft. to 18 ft. and to reduce the side yard setback from 8 ft. to 6.9 ft. to allow a second-story addition, located at 203 Logan Avenue. (Council District # 5)

Attachments: [ZBA 2024-09 \(203 Logan Ave\) Staff Report Packet](#)

PETITION 2024-10: A Variation on signage to increase the maximum sign height from 20 ft. to 57 ft. for a wall sign, located at 333 Madison Street. (Council District #2)

Attachments: [ZBA 2024-10 \(333 Madison St\) Staff Report Packet](#)

PETITION 2024-11: A Variation on signage to allow a wall sign that does not face a public way, located at 1550 W. Jefferson Street. (Council District #5)

Attachments: [ZBA 2024-11 \(1550 W Jefferson St\) Staff Report Packet](#)

PETITION 2024-12: A Special Use Permit for used auto sales, located at 77 Republic Avenue. (Council District #2)

Attachments: [ZBA 2024-12 \(77 Republic Avenue\) Staff Report Packet v2](#)

PETITION 2024-13: A Special Use Permit to allow a used specialty car dealership with a specialty car museum as an accessory use, located at 201 McDonald Avenue. (Council District # 5)

Attachments: [ZBA 2024-13 \(201 McDonald Avenue\) Staff Report Packet](#)

PETITION 2024-14: A Special Use Permit to allow a trucking facility, located at 270 W. Laraway Road. (Council District # 5)

Attachments: [ZBA 2024-14 \(270 W Laraway Rd\) Staff Report Packet](#)

PETITION 2024-15: A Variation to allow an automotive repair facility with an opening within 100 ft. of a residential zoning district, located at 218 S. Chicago Street. (Council District #5) and PETITION 2024-16: A Special Use Permit to allow an automotive repair facility, located at 218 S. Chicago Street. (Council District #5)

Attachments: [ZBA 2024-15 2024-16 \(218 S Chicago St\) Staff Report Packet](#)

PETITION 2024-17: A Variation of Use to amendment to Variation of Use (Ordinance #10400) to allow the addition of a third housing unit within an existing two-unit building, located at 1302 West Acres Road. (Council District #2)
TO BE TABLED

Attachments: [ZBA 2024-17 \(1302 West Acres\) TABLING MEMO](#)

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 Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.