

Revised 07/26/06

**NOTICE OF PUBLIC HEARING
JOLIET ZONING BOARD OF APPEALS**

August 17, 2006

Notice is hereby given that the Zoning Board of Appeals of the City of Joliet, Illinois will hold a public hearing on Thursday, August 17, 2006 at the hour of 1:30 p.m. in the Municipal Building, 150 West Jefferson Street, Joliet, Illinois for consideration of the following:

AGENDA

NEW BUSINESS

1. **PETITION 2006-83**: A **Variation** of allowable signage to permit installation of a 37 sq. ft. LED electronic message unit at an existing Walgreens location, located at 358 E. Cass St.
2. **PETITION 2006-84**: A **Variation** of the required sum of side-yard setbacks from 25 ft. to 20 ft. to allow construction of a 2-story residence, located at 1214 Ryehill Ct.
3. **PETITION 2006-85**: A **Variation** of allowable lot coverage from 30% to 40% to allow construction of a detached 2-car garage for a 2-unit building, located at 123-125 Iowa Ave.
4. **PETITION 2006-86**: A **Variation** of required sum of side-yard setbacks from 20 ft. to 16 ft. to allow construction of a 2-story residence, located at 7800 Springside Dr.
5. **PETITION 2006-87**: A **Variation** of a required side-yard setback on a corner lot from 20 ft. to 14 ft. to allow construction of a 2-story residence, located at 523 Elmwood Ave.
6. **PETITION 2006-88**: A **Variation of Use** to allow a carry-out frozen ice cream sales and distribution center, a B-3 (general business) use, in an R-3 (one and two family residential) zoning district, located at 712 Landau Ave.
7. **PETITION 2006-89**: A **Variation** to allow continuation of 2 single-family residences on one lot, located at 1001-1003 S. Chicago St.
8. **PETITION 2006-90**: A **Variation** of maximum height of a structure from 30 ft. to 64 ft. to allow installation of a 64 ft. high "Rohn" ham radio transmission tower, located at 1115 N. Winthrop Ave.

9. **PETITION 2006-91**: A **Special Use Permit** to allow additional trailer parking (21 spaces), tractor parking (27) and loading docks (32), for the USF Holland facility, located at 3801 Mound Rd.
10. **PETITION 2006-92**: A **Variation** of a required side-yard setback for a detached garage from 3 ft. to 2 ft. (west lot line), and from 3 ft. to 1.5 ft. (north lot line), to allow expansion of an existing 1-car garage to 44 ft. x 12 ft., located at 721 John St.

OLD BUSINESS

1. **PETITION 2005-31**: A **Special Use Permit** to allow a short term lending/car title loan establishment, located at 232 S. Larkin Ave.
2. **PETITION 2005-101**: A **Variation** of a major street setback from 80 ft. to 53 ft. to allow construction of a single-family residence on a vacant lot, located at 330 Pleasant St.

APPROVAL OF THE JULY 20, 2006 MINUTES

ADJOURNMENT:

The meeting is held in an accessible location. If you need a reasonable accommodation, please contact the Zoning Office at (815) 724-4050

CHAIRMAN: Ed Hennessy

CHAIRMAN PRO-TEM: Charles Graham

BOARD MEMBERS:

Ed Hennessy

Paul Briese

Charles Graham

Elizabeth Nevarez

Denise Powers

Jim Riggs