

Updated: 6/12/06

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

JUNE 15, 2006

Notice is hereby given that the Zoning Board of Appeals of the City of Joliet, Illinois will hold a public hearing on Thursday, June 15, 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 2006-53**: A **Variation** of a required side-yard setback on a corner lot from 20 ft. to 5 ft. to allow installation of a 21 ft. diameter, above ground swimming pool, located at 2702 Stonebridge Ct.
2. **PETITION 2006-54**: A **Variation** of a required side-yard setback from 8 ft. to 6 ft. to allow construction of a second story addition on an existing residence, located at 217 Adella Ave.
3. **PETITION 2006-55**: A **Variation** of a required front-yard setback from 30 ft. to 20 ft. and a required side-yard setback from 6 ft. to 4.6 ft. to allow construction of a 24.3 ft. x 48 ft. rear addition, including a 2-car attached garage (existing garage and shed to be demolished), located at 1206 Massachusetts Ave.
4. **PETITION 2006-56**: A series of **Variations** including; a variation of a required front-yard setback from 30 ft. to 13.5 ft.; a required side-yard setback from 6 ft. to .8 ft. (south), and from 9 ft. to 1.5 ft. (north); a variation of a required rear-yard setback from 25 ft. to 22 ft., and; a variation of maximum lot coverage from 30% to 43%, to allow construction of a rear, attached carport on an existing structure, located at 8 S. Hickory St.
5. **PETITION 2006-57**: A **Special Use Permit** to allow construction of a 50 ft. high, roof mounted, wireless communication tower at the southeast corner of Joliet West High School, located at 401 N. Larkin Ave.
6. **PETITION 2006-58**: A **Special Use Permit** to allow construction of a 30 ft. high, roof mounted, wireless communication tower at the southwest corner of Joliet Central High School, located at 201 E. Jefferson St.

7. **PETITION 2006-59**: A **Variation** of allowable signage to permit installation of a 36 sq. ft. electronic message board for Troy Grade School, located at 5820 W. Theodore St.
8. **PETITION 2006-60**: A **Variation** of allowable signage to permit conversion of an existing main sign from 300 sq. ft. 190 sq. ft., including a 40 sq. ft. electronic message board, located at 692 Theodore St.
9. **PETITION 2006-62**: A **Variation** of maximum fence height in a rear-yard from 6 ft. to 8 ft. to allow installation of a fence at the north property line, located at 3203 Wexford Ln.
10. **PETITION 2006-63**: A **Variation** of a maximum fence height in a front-yard and side-yard setback from 4 ft. to 6 ft. to allow installation of a 6 ft. high, wrought iron fence, located at 308-320 N. Larkin Ave. and 1708-1714 Glenwood Ave.
- ****Petition 2006-64 will request to be tabled****
11. **PETITION 2006-64**: A series of **Variations** to allow construction of a 1-story, ranch style home on a 66 ft. x 75 ft. undersized lot, located at 503 S. Joliet St.
12. **PETITION 2006-65**: A **Variation** of minimum lot width from 60 ft. to 51.5 ft and, minimum lot area from 7,500 sq. ft. to 6,437 ft. to allow construction of three, 2-story single-family residences on 3 existing lots, located at 1212, 1214, & 1216 Dora Ave.
13. **PETITION 2006-66**: A **Variation of Use** and a series of variations to allow continuation of 2 single-family residences on one lot, located at 606 Moran St. and 924 Oakland Ave.

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 2006-42**: A **Variation of Use** and several variations to allow continuation of a 2-unit residence, an R-3 (one and two family residential) use in an R-2 (single-family residential) zoning district, located at 1451 Sterling Ave.

APPROVAL OF THE MAY 18, 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

Michael Carruthers

Charles Graham

Elizabeth Nevarez

Denise Powers

Jim Riggs