

STAFF REPORT

DATE: September 18, 2025
TO: Zoning Board of Appeals
FROM: Ray Heitner
RE: Petition Number: 2025-37
Applicant: Marchio Fence Co., Inc.
Owner: Roman Catholic Diocese Queen of Apostles Parish
Location: 18 Woodlawn Avenue
Request: A Variation to increase maximum fence height in a residential zoning district from 6 feet to 7 feet and 8 feet.

Purpose

The applicant is requesting a variation to increase the maximum fence height from 6 feet to 7 feet and 8 feet for a proposed fence along the east and south sides of its property at 18 Woodlawn Avenue. Per Section 47-17.6 of the City's Zoning Ordinance, fences constructed within a side or rear yard shall not be higher than six (6) feet. The Zoning Board of Appeals will make the final decision on this variation request.

Site Specific Information

The subject property is 7.24 acres in size and is the location of the Queen of Apostles Parish and School. The property is mostly zoned R-2 (single-family residential) with a very small portion zoned B-1(neighborhood business) at its southeast corner. The applicant wishes to construct fencing as shown in the attached aerial exhibit along the south and east sides of the property. Fencing along most of the east side of the property would consist of a 7-foot-tall black, chain link fence. Fencing along the south side of the property and southern portion of the east side of the property would consist of an 8-foot-tall black chain link fence with slats for added privacy. The applicant has stated that the fencing is desired to prevent trespassing onto the property and to keep students and parishioners safe.

Surrounding Zoning, Land Use and Character

Surrounding zoning and land uses include:

- North: R-2 (single-family residential), single-family residences
- South: B-1 (neighborhood business), commercial (McDonald's)
- East: R-4 (low density multi-family residential), St. Paul Estates townhomes and B-1 (neighborhood business), commercial

- West: R-2 (single-family residential) single-family residences and B-1 (neighborhood business) commercial

Applicable Regulations

- Section 47-17.6 Heights of Fences
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

Discussion

The applicant seeks to install a 7-foot and 8-foot-tall fence along the south and east sides of the subject property. The southern portion of the subject property directly abuts the parking stalls and trash enclosure situated along the northern edge of the McDonald's property to the south. Debris from the trash enclosure often blows into the subject property. The property owner has cited concerns with trespassing along this area as well. The proposed fencing would provide a clear demarcation in the boundary between the McDonald's property and the subject property.

The subject variation request is necessary since the Zoning Ordinance restricts fence height to 6 feet within side and rear yards, where the proposed fencing would be located. While it is less common in residential zones, it is not uncommon for security fences within commercial or industrial areas to be eight feet tall. It is also not unusual for properties with residential zoning that abut commercial zones to have a fencing or landscaping buffer. Solid fencing can be found throughout the West Jefferson Street corridor in these areas where residential and commercial zones meet. Therefore, staff does not believe that the requested variation will alter the essential character of the locality if granted.

Conditions

None

ZONING BOARD OF APPEALS
CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

A variation shall not be granted in any case unless the Board shall find and clearly state in its record of the case that:

	Does the evidence presented sustain this criteria?	Comments
(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows: (a) _____ (b) _____ (c) _____ (list of reasons)		
(2) Adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgment of the Board, a variation is permitted because the evidence sustained the existence of each of the three following conditions: (a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone. (b) The plight of the owner is due to unique circumstances. (c) The variation, if granted, will not alter the essential character of the locality.		
(3) A public hearing was held on such variation of which at least 15 days and not more than 30 days notice was published in the _____ (name of newspaper) on _____ (date).		

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from: _____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIATION/APPEAL

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432

Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 13 N. Woodlawn, Joliet IL.

PETITIONER'S NAME: Marchio Fence Co., Inc

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 907 Rowell Ave Joliet, IL ZIP CODE: 60433

PHONE: (Primary) 815-726-6995 (Secondary) 815-482-0945

EMAIL ADDRESS: contact@marchiofence.com FAX: 815-722-6944

PROPERTY INTEREST OF PETITIONER: _____

OWNER OF PROPERTY: Roman Catholic Diocese Queen of the Apostles Parish

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 13 N.Woodlawn Joliet, IL ZIP CODE: 60435

EMAIL ADDRESS: parishsecretary@queenofapostlesjoliet.net FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (name, address, phone or email):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): _____;
_____; _____; _____.

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

Queen of the Apostles Parish

LOT SIZE: WIDTH: 1000' DEPTH: 296' AREA: 7.24 Acres

PRESENT USE(S) OF PROPERTY: Church Parking Lot and Area behind other Parish Buildings

PRESENT ZONING OF PROPERTY: Church/School

VARIATION/APPEAL REQUESTED: Marchio Fence would like to install a 7' High Black Coated Chain Link Fence
with no slats along the majority of the east property line. 8' High Black Coated Chain Link Fence
WITH SLATS to be installed along the minor portion of the east property line and south property line

RESPONSE TO VARIATION CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?
Transient population in the area is trespassing onto the property and causing safety concerns

2. *What unique circumstances exist which mandate a variance?*

There are Children, Young Adults and the Elderly who are being put at risk because of the trespassing. The Safety of the School Students and Staff and also the Parishioners is a Concern

3. *What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.*

The Ability to Keep Transient Tresspassers out of this area will help with the safety of the Church/ School. This will also protect the surrouding areas and business from this problem.

There would be no negative impact for this project

REQUIRED SUPPORTING ATTACHMENTS

- ☐ Site plan / concept plan / floor plan / building elevation plan
- ☐ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

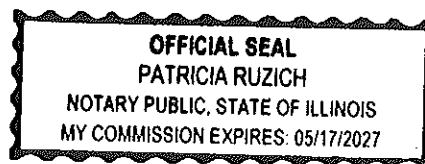
NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Mike Marchio, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Mike Marchio
Petitioner's Signature

Owner's Signature
(If other than petitioner)



Subscribed and sworn to before me
this 8 day of August, 2025
Patricia Ruzich

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- ☒ Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- ☐ Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- ☐ Building Permit (Complete Sections II and III)
- ☐ Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

13 N. Woodlawn Ave, Joliet, IL

PIN(s):

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☐ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☒ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

Queen of the Apostles Parish

E-MAIL: FAX:

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☐ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

E-MAIL: _____ FAX: _____

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: Mike Marchio

DATE: 08/08/2025

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Mike Marchio, Owner Marchio Fence Co., Inc

815-726-6995

PRINT



6 ft wrought
iron section
to tie in

- ① 5' black chain link (playground)
- ② 0-7' black chain link - no slats
- X- 8' black chain link w/ slats
- ③ Future - 4' high Wrought Iron

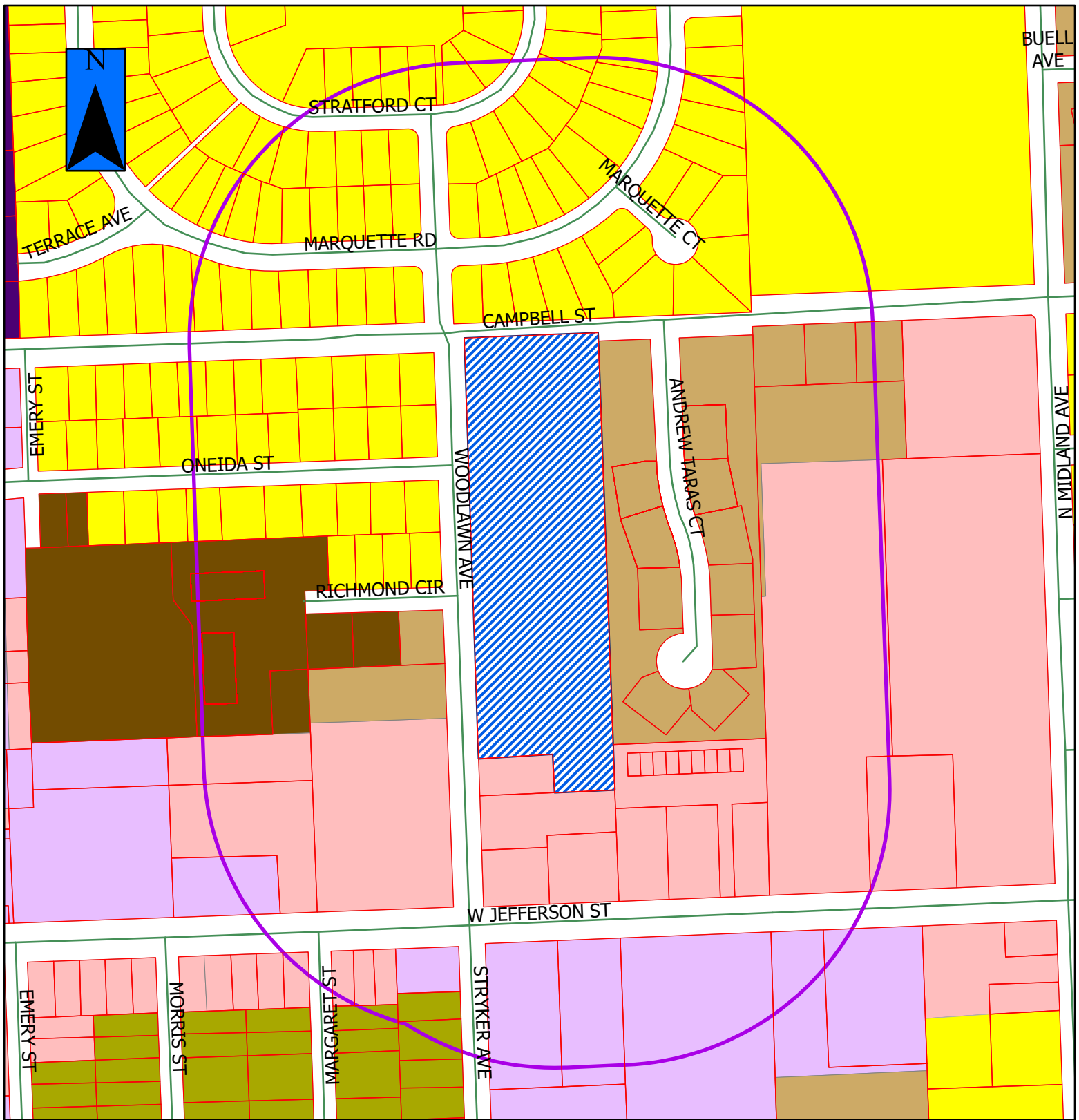












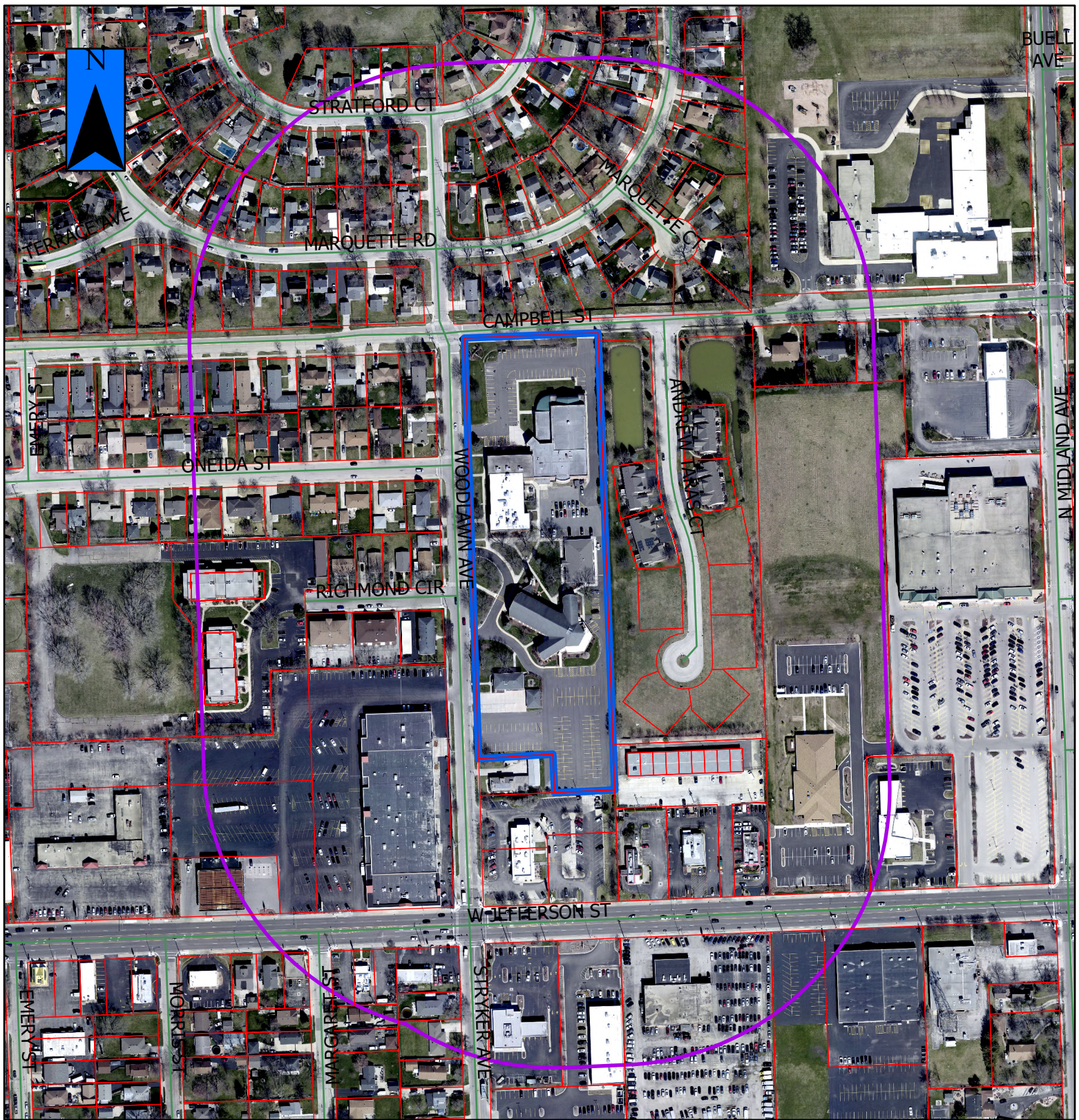
2025-37



= Property in Question
= 600' Public Notification Boundary

Legend

	B-1		I-TA		R-2
	B-2		I-TB		R-2A
	B-3		I-TC		R-3
	I-1		R-1		R-4
	I-2		R-1A		R-5
	I-T		R-1B		R-B



2025-37a



- = Property in Question / Propiedad en cuestión
- = 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)