

STAFF REPORT

DATE: July 20, 2026
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2026-38
Applicant / Owner: Felipe Carrillo / Classic Investments LLC
Location: 10250 Chicago (COUNCIL DISTRICT #3)
Request: 2026-38: A Variation to reduce the required front yard setback to allow construction of an accessory agricultural structure.

Purpose

The applicant is requesting a Variation to reduce the required front yard setback from 30' to 23' to allow construction an accessory agricultural structure in an R1-B (Single-Family Residential) District. The Zoning Board of Appeals makes the final decision on this variation request.

Site Specific Information

The subject property is an agricultural parcel on the far west side of the city. It is zoned R1-B, and the surrounding area is farmland. A large portion of this area of Joliet was annexed in 2008 (Ord. 16294) and primarily given a zoning designation of R1-B. From aerial imagery, the property has always been used for agricultural purposes, and the property in question has always contained structures tied to the agricultural use of the property.

Surrounding Zoning, Land Use and Character

All nearby properties are zoned R-1B (Single-Family Residential). All surrounding properties are agricultural in use.

Applicable Regulations

- Section 47-16 Schedule of Yard and Lot Requirements
- Section 47-19.8 Criteria for Variations

Discussion

The petitioner has submitted a variation petition to reduce the required front yard setback in an R-1B zoning district from 30' to 23.' The proposed structure will be placed in the same location as the previous barn that was on the property. The new structure will be used for agricultural equipment storage and supplies. The petitioner desires to build the

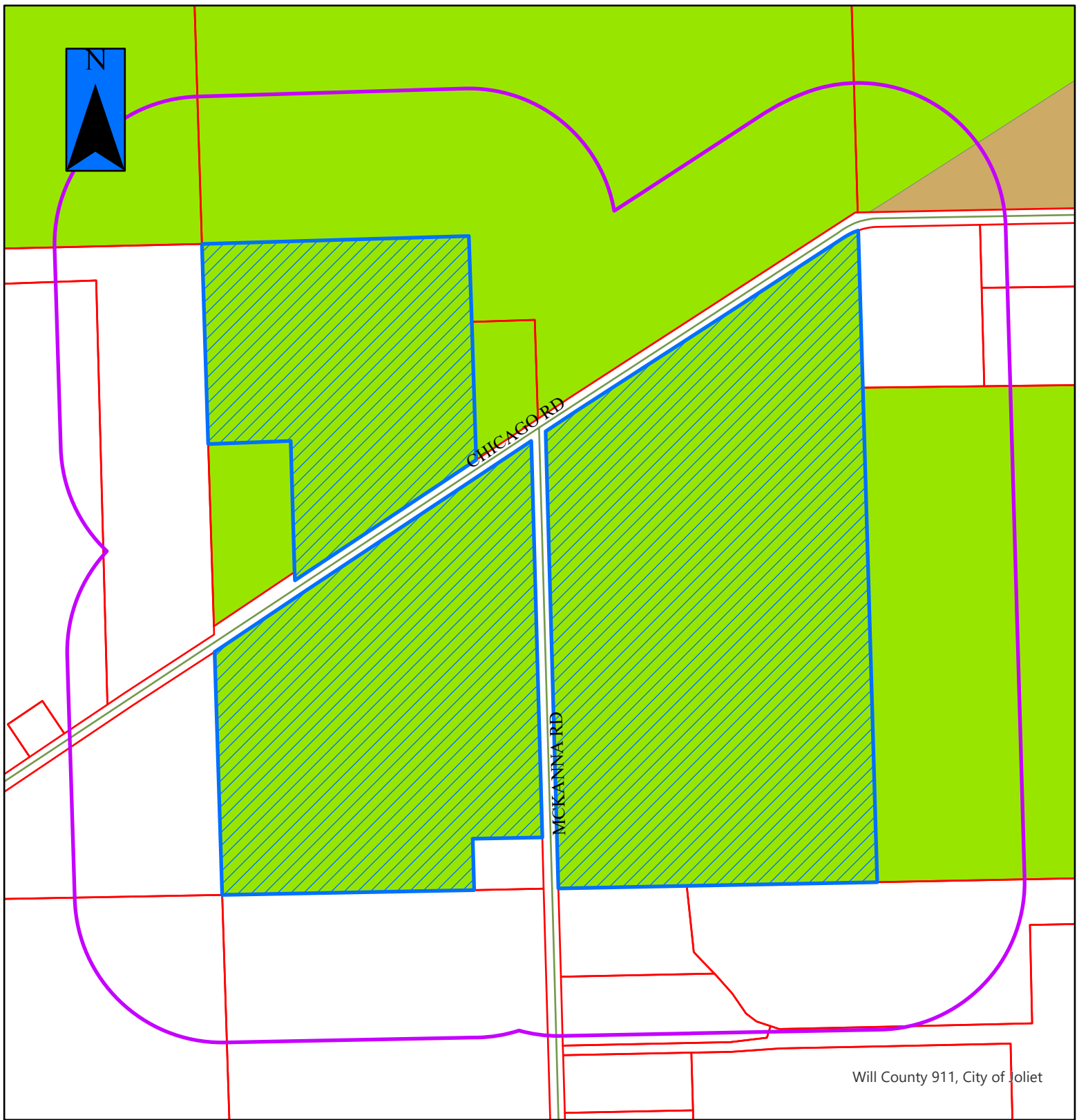
new structure in the same location to reduce buildings costs, keep access close to Chicago Road, and preserve the current site layout for operations.

Recommended Action

Staff recommends approval of the Variation request. Surrounding properties are all agricultural use, even if zoned R-1B (Single-Family Residential), and the property in question is far from any residential developments. The approval of the Variation would not alter the character of the area, nor would it take away from the enjoyment of other nearby properties by their owners.

Conditions

1. That a building permit shall be applied for and approved prior to any construction commencing.



Will County 911, City of Joliet

2026-38

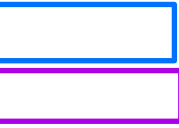


 = Property in Question
 = 600' Public Notification Boundary

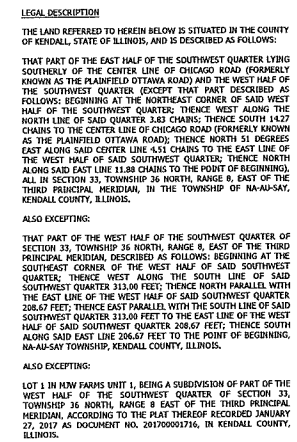
Legend					
	B-1		I-TA		R-2
	B-2		I-TB		R-2A
	B-3		I-TC		R-3
	I-1		R-1		R-4
	I-2		R-1A		R-5
	I-T		R-1B		R-B



2026-38a



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



LEGEND

MANHOLE	
CATCH BASIN	 OR 
INLET	 OR 
WATER PUMP	
FIRE HYDRANT	
STREET LIGHT	
WATER VALVE VAULT	
UTILITY POLE/RITE	
UTILITY POLE	
STORM SEWER	
WATER MAIN	
20 BOX	
FLAG POLE	
OVERHEAD	
ELECTRIC	
WOOD	
POST	

STATE OF ILLINOIS)
COUNTY OF WELLS)
I, MICHAEL R. BOGINA, ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY
CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTIONED
AND THAT THE PLAT OF SURVEY IS A CORRECT REPRESENTATION THEREOF.

DATED THIS 12TH DAY OF JULY, 2015

Michael R. Bogina

MICHAEL R. BOGINA

ILL. PL. SUR. 11/20/2018
LICENSE EXPIRES 11/20/2018

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
REFER TO DEED OR GUARANTEE TITLE POLICY FOR BUILDING LINE RESTRICTIONS OR EASEMENTS NOT SHOWN ON PLAT OF SURVEY.
TO DISBURS AUTHENTICITY OF ANY COPIES, THEY MUST BEAR THE SURVEYOR'S SEAL & SIGNATURE IN RED INK OR IMPRESSED SEAL.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS AND IS AVAILABLE FOR RENT.

COMMONLY KNOWN AS:
VACANT PROPERTY
CHICAGO & HICKMAN ROADS
MINOOKA, ILLINOIS 60447

FILE: 66-33-565-001

PART OF THE E 1/2 & W 1/2, SW 1/4 OF
SEC. 33-36-8

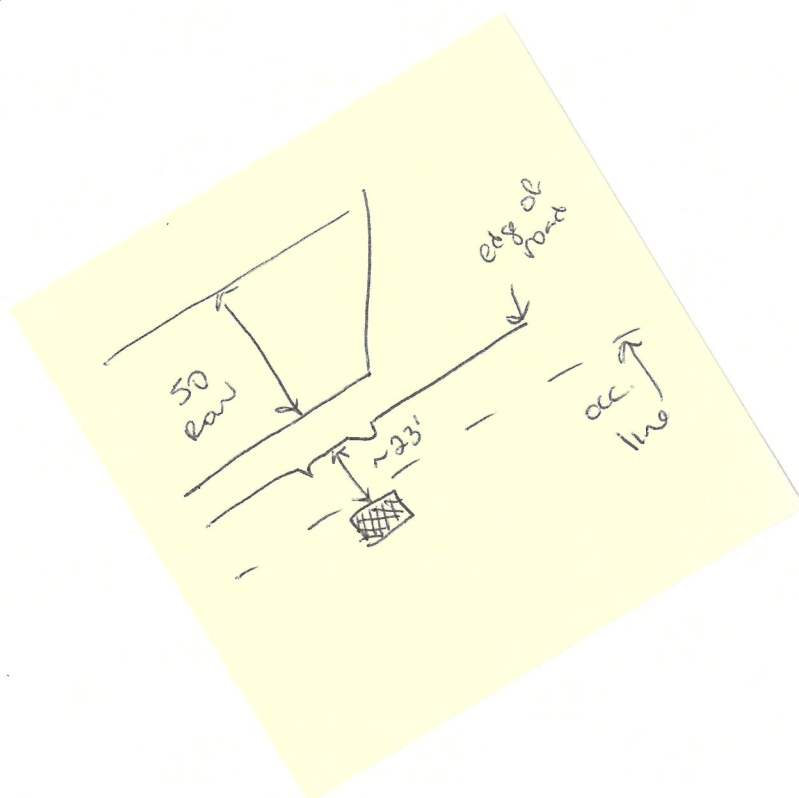
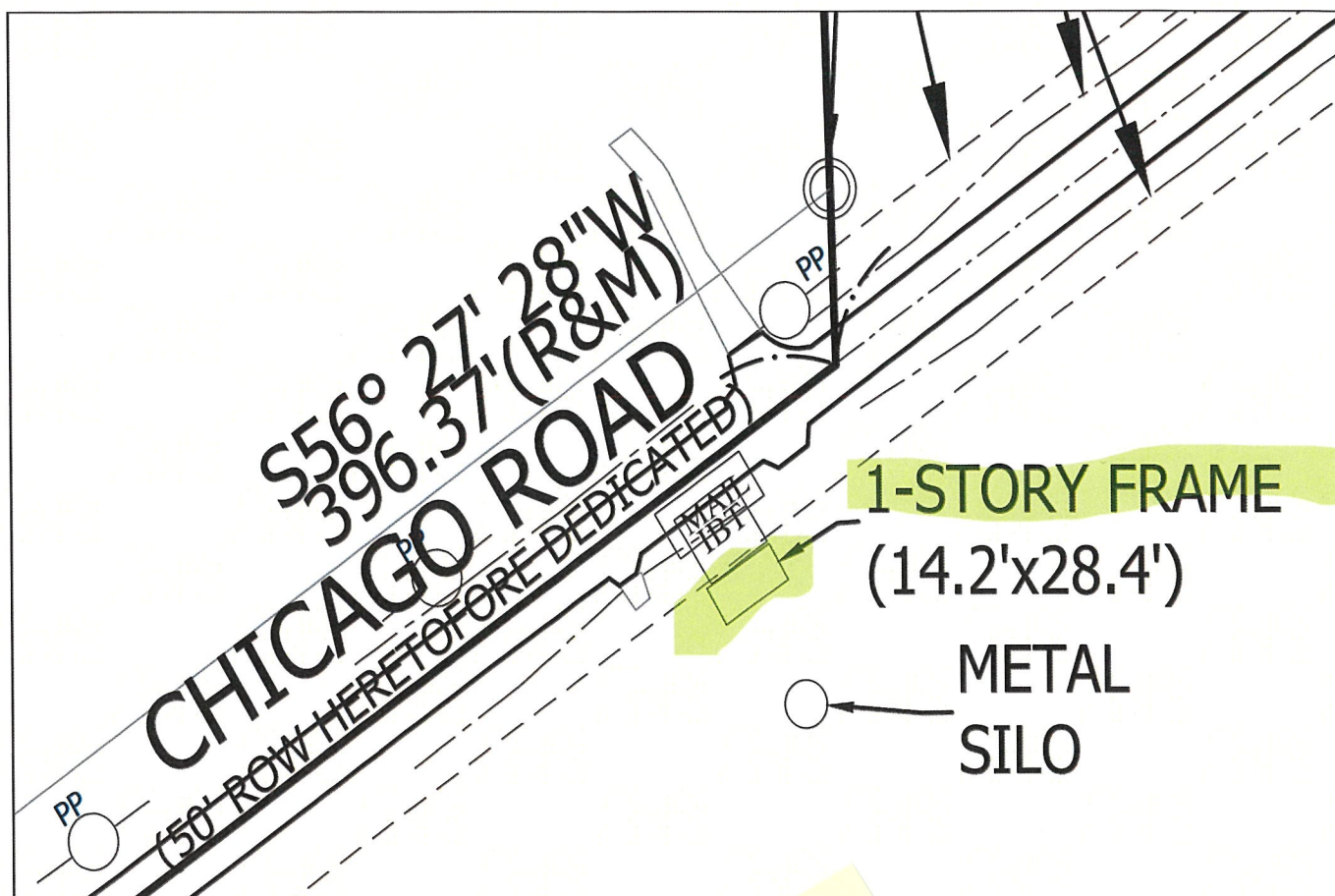
SCALE: 1" = 100' ELEVATION: 524 & 520M MONUMENT: CHICAGO ROAD MARK: 1616' CURB

 **ROGINA**
ENGINEERS & SURVEYORS, LLC
1125 Commercial Park - Suite 1000 - Naperville, IL 60563-7771
Phone: 630-271-1000 Fax: 630-271-1001

MJW FARMS, LLC FILE NO: **R398 12**

NOTES:

NAME	PH
BSA	B
(H)	L
(K)	M



40' x 30'

40x30 Pole Building 10' tall
Wood Post Frame / Pole Building

2x6 Brace Beam Trusses
4x6 Posts 8' on center
on Concrete Piers 5' deep

10' Wide x 9' Tall
Garage Door

1/4" = 1'
Scale

26'6"

10'

87'6"

30'

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: 10250 CHICAGO RD, MINOOKA IL 60447

PETITIONER'S NAME: FELIPE CARRILLO AS MEMBER

HOME ADDRESS: _____ ZIP CODE: 60543

BUSINESS ADDRESS: _____ ZIP CODE: 60543

PHONE: (Primary) _____

EMAIL ADDRESS: _____

PROPERTY INTEREST OF PETITIONER: OWNER

OWNER OF PROPERTY: CLASSIC INVESTMENTS LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: 60543

EMAIL ADDRESS: _____ 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):

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 06-33-300-005 ;
_____ ; _____ ; _____ .

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):

SEE ATTACHED

LOT SIZE: WIDTH: 2690 SQFT DEPTH: 2690 SQFT AREA: 6071900 SQFT

PRESENT USE(S) OF PROPERTY: AGRICULTURAL UNDER R-1 PERMITTED USE

PRESENT ZONING OF PROPERTY: R1-B

VARIATION/APPEAL REQUESTED: A variation from section 47-5B.4 of the City of Joliet Zoning Ordinance

to allow an existing/proposed one-story agricultural storage structure at a front-yard setback

less than the 30 feet required in the R-1B district

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?
SEE ATTACHED

2. What unique circumstances exist which mandate a variance?

SEE ATTACHED

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.

SEE ATTACHED

REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

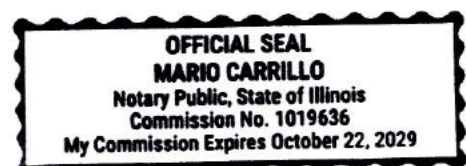
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Felipe Carrillo as member, 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.

[Redacted Signature]

Owner's Signature
(If other than petitioner)

[Redacted Signature]



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:

10250 CHICAGO RD, MINOOKA IL 60447

PIN(s): 06-33-300-005

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

FELIPE CARRILLO [REDACTED]

MARIO CARRILLO [REDACTED]

E-MAIL: [REDACTED]

FAX: [REDACTED]

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

N/A

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: Felipe Carrillo as member

DATE: 6-23-26

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

FELIPE CARRILLO AS MEMBER

PRINT

1. How do the applicable zoning regulations prevent the property from yielding a reasonable return?

Strict application of the 30-foot front-yard setback would prevent the owner from repairing/reconstructing and using the existing agricultural storage structure in its practical existing location. The property is currently used for agricultural purposes, and the structure is necessary for storage of the farmer tenant's agricultural equipment and supplies. Without the requested variation, the property cannot reasonably continue to support its existing agricultural use in the same manner because the tenant would lose needed on-site storage for equipment and supplies. The requested relief is limited to the setback/location of the structure and does not introduce a residential, retail, industrial, or public commercial use.

2. What unique circumstances exist which mandate a variance?

The property has an existing agricultural use and an existing agricultural storage structure/location that does not fit neatly within the residential accessory-structure setback rules applied to the R-1B district. The hardship is created by the existing location of the structure in relation to the Chicago Road frontage and the required 30-foot setback, not by a request to intensify the use of the property. The structure is intended only to repair/reconstruct agricultural storage in-kind for the farmer tenant's equipment and supplies. No expansion of use, residential occupancy, retail sales, animal housing, plumbing, mechanical systems, or public customer traffic is proposed. Relocating the structure farther back on the property would be impractical because of the existing site layout, agricultural operations, access needs, and the cost and disruption of moving/rebuilding the structure in a different location.

3. What impact would granting the variance have on the essential character of the general area?

Granting the variation would not alter the essential character of the area because the property is already used agriculturally and the structure will remain limited to agricultural storage. The request does not add residential units, retail sales, public commercial activity, exterior lighting, plumbing, mechanical equipment, or customer traffic. The positive impact is that the structure can be repaired/reconstructed safely and kept functional for the existing agricultural use. Any negative impact is limited to the reduced setback from Chicago Road, which already reflects the existing site condition. The petitioner is willing to comply with applicable building, drainage, visibility/sight-triangle, and maintenance requirements and to limit the structure to agricultural storage only. Petitioner agrees that the structure shall be limited to agricultural equipment and supply storage only; shall not be used as a residence, business open to the public, retail sales location, or animal housing; shall not include plumbing, mechanical systems, or electrical service unless separately permitted; and shall not be expanded beyond the approved dimensions without further City approval.

LEGAL DESCRIPTION

That part of the East half of the Southwest quarter lying Southerly of the center line of Chicago Road (formerly known as the Plainfield Ottawa Road) and the West half of the Southwest quarter (except that part described as follows: beginning at the Northeast corner of said West half of the Southwest quarter; thence West along the North line of said quarter 3.83 chains; thence South 14.27 chains to the center line of Chicago Road (formerly known as the Plainfield Ottawa Road); thence North 51 degrees East along said center line 4.51 chains to the East line of the West half of said Southwest quarter; thence North along said East line 11.88 chains to the Point of Beginning), all in Section 33, Township 36 North, Range 8, East of the Third Principal Meridian, in the Township of Na-Au-Say, Kendall County, Illinois.

Also excepting:

That part of the West half of the Southwest quarter of Section 33, Township 36 North, Range 8, East of the Third Principal Meridian, described as follows: beginning at the Southeast corner of the West half of said Southwest quarter; thence West along the South line of said Southwest quarter 313.00 feet; thence North parallel with the East line of the West half of said Southwest quarter 208.67 feet; thence East parallel with the South line of said Southwest quarter 313.00 feet to the East line of the West half of said Southwest quarter 208.67 feet; thence South along said East line 206.67 feet to the Point of Beginning, Na-Au-Say Township, Kendall County, Illinois.

Also excepting:

Lot 1 in MJW FARMS UNIT 1, being a subdivision of part of the West half of the Southwest quarter of Section 33, Township 36 North, Range 8 East of the Third Principal Meridian, according to the plat thereof recorded January 27, 2017 as document no. 201700001716, in Kendall County, Illinois.

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).		