

DATE: October 5, 2023
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: Z-6-23: Reclassification of 102 Doris Avenue from B-3 (General Business) Zoning to R-2A (Single-Family Residential) Zoning

GENERAL INFORMATION:

APPLICANT: John Thayer
STATUS OF APPLICANT: Owner
REQUESTED ACTION: Approval of reclassification of 0.1 acres to R-2A zoning
PURPOSE: To convert the use to a single-family residence
EXISTING ZONING: B-3 (General Business)
LOCATION: 102 Doris Avenue
SIZE: Approximately 4,400 square feet (0.1 acres)
EXISTING LAND USE: Office

SURROUNDING LAND USE & ZONING:

NORTH: Commercial, B-3 (General Business) and R-2A (Single-Family Residential)
SOUTH: Residential, R-2A (Single-Family Residential)
EAST: Residential, R-2A (Single-Family Residential)
WEST: Commercial, B-3 (General Business)

SITE HISTORY:

The site is an approximately 4,400-square-foot lot near the southeast corner of Doris Avenue and Gardner Street. The lot contains a 1,415-square-foot one-story block building with a surface parking lot at the front of the property. The building was occupied by offices for East Side Realty from 1980 until around 2020. It is currently used as an office for the petitioner's construction business.

The property was annexed in 2002 along with other properties in the Clearview subdivision to gain access to water and sewer. The subject property was classified to B-3 (general business) at that time.

SPECIAL INFORMATION:

The petitioner, John Thayer, seeks approval of a reclassification of 102 Doris Avenue from B-3 to R-2A in order to convert the property to a single-family residential use. The petitioner does not believe the site is functional or marketable as an office or retail use due to its location. City staff believes the site could function as a single-family residential use. The properties adjacent to the east and south of the site are residential uses, so the use would fit into the existing neighborhood.

According to the petitioner, the existing one-story building could be converted from offices to create a four-bedroom, two-bathroom single-family home. The property would need two paved off-street parking spaces per City requirements. The remaining area of the front yard and parkway not used for driveways or walkways should be returned to grass. All necessary building permits would be required for the remodeling of the existing building.

The size of the lot most closely matches the lot requirements for the R-2A zoning district, which allows for the smallest lot sizes of all the residential zoning districts. The surrounding residential area also has R-2A zoning. Therefore, this is the requested zoning district for this property.

ANALYSIS: Approval of the reclassification of 102 Doris Avenue from B-3 (general business) zoning to R-2A (single-family residential) zoning will allow the conversion of an office building to a single-family residence.

CASE NO. Z-6-23

DATE FILED: 9/14/23

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR RECLASSIFICATION

PETITIONER'S NAME: John Thayer

HOME ADDRESS: 8540 E. Mallard Ln.

CITY, STATE, ZIP: Wilmington IL 60481

HOME PHONE: (708) 336-0639

CELL #: 708 336 0639 E-MAIL: john@johnthayer.co

BUSINESS ADDRESS: 8540 E. Mallard Ln.

CITY, STATE, ZIP: Wilmington IL 60481

BUSINESS PHONE: (708) 336-0639

LEGAL DESCRIPTION OF PROPERTY: Lot 16 in Clearview, A subdivision of part of the
South half of the northwest corner of section 22, in township 35 north,
And in range 10 east of the third principal meridian

COMMON ADDRESS: 102 Doris Ave Joliet, IL 60433

PERMANENT INDEX NUMBER (Tax No. PIN): 30-07-22-111-024-0000

LOT SIZE: WIDTH 51.65 DEPTH 90.31 AREA 4864

PRESENT USE: Office ZONING B-3

USES OF SURROUNDING PROPERTIES: NORTH Edens Bar

SOUTH Residential R-2A

EAST: Residential R-2A

WEST Convenient Store

ZONING CLASSIFICATION REQUESTED: R-2A

REASON FOR REQUEST: Better use as residential SFH

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Thayer Management Company LLC

HOME ADDRESS: 8540 E. Mallard Ln.

CITY, STATE, ZIP: Wilmington IL 60481

HOME PHONE: (708) 336-0639

CELL: 708 336 0639 E-MAIL: john@johnthayer.co
BUSINESS ADDRESS 8540 E. Mallard Ln.
CITY, STATE, ZIP: Wilmington IL 60481
BUSINESS PHONE: (708) 336-0639

The ownership of all property held in a trust must be submitted on a Certificate of Ownership

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, JOHN W THAYER, 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 Plan Commission.

[Signature]
Petitioner's Signature

Subscribed and sworn to before me this 14th day of September, 2023

[Signature]
Notary Public



PRINT

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:

102 Doris Ave Joliet, IL 60433

PIN(s): 30-07-22-111-024-0000

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

Thayer Management Company LLC

8540 E. Mallard Ln. Wilmington, IL 60481

708 336 0639

John Thayer 100% owner

E-MAIL: john@johnthayer.co

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: _____

DATE: 9/14/2023

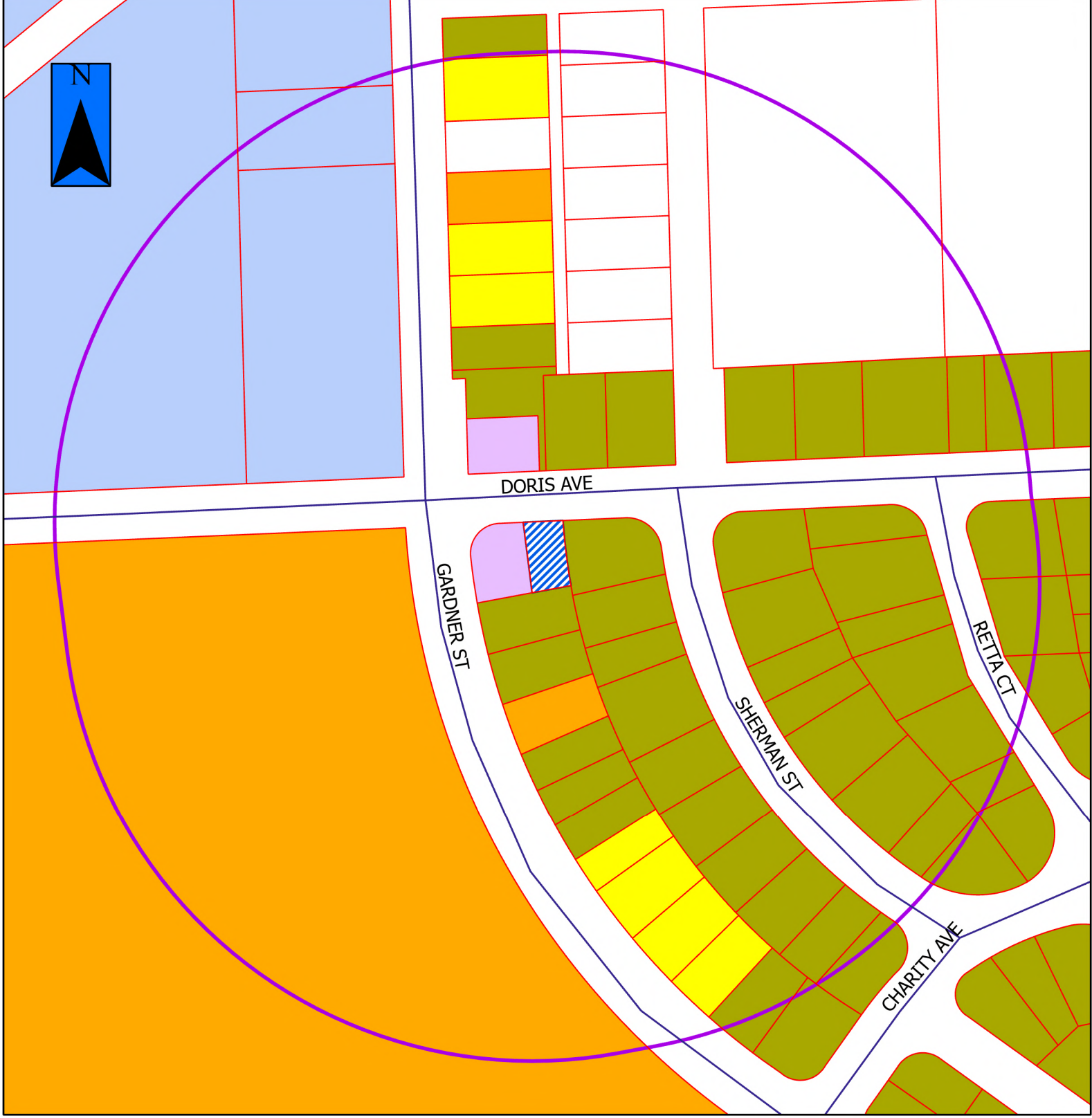
Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:
John Thayer, Owner
708 336 0639

Figure 1: 102 Doris Avenue, view south from Doris Avenue near Gardner Street intersection





Figure 2: 102 Doris Avenue



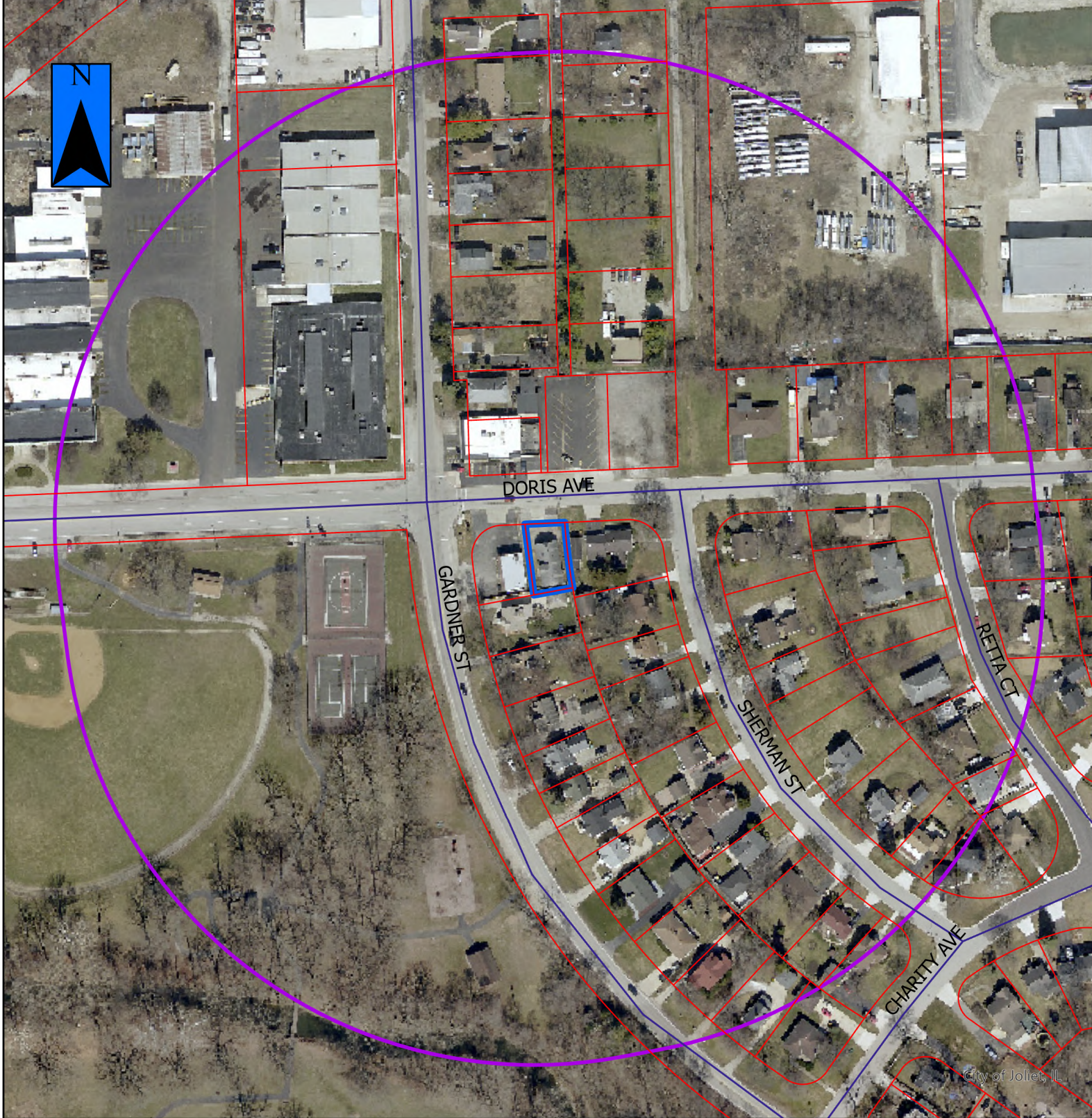


Z-6-23





 = Property in Question
 = 600' Public Notification Boundary

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



Z-6-23a



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