

## **STAFF REPORT**

**DATE:** August 21, 2025  
**TO:** Zoning Board of Appeals  
**FROM:** Ray Heitner, Planner  
**RE:** Petition Number: 2025-31  
Applicant: Maria G. Lopez De Torres  
Status of Applicant: Owner  
Location: 2815 Ruth Fitzgerald Drive  
Request: A series of Variations to allow an attached carport

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### **Purpose**

The applicant is requesting the following variations to allow a carport at 2815 Ruth Fitzgerald Drive:

- Variation to reduce the required side yard setback from 8 feet to 1.9 feet
- Variation to reduce the required sum of side yard setback from 20 feet to 11.5 feet

The Zoning Board of Appeals makes the final decision on these variation requests.

### **Site Specific Information**

The subject property is an 8,400 square-foot lot (70 feet by 120 feet) that contains a two-story single-family residence that was built in 1998. The residence has a preexisting two-car garage, and a 36.5 square-foot shed that is in the property's rear yard. An asphalt driveway leads to both the garage and detached shed. The applicant has partially built a 39.9-foot by 16-foot attached carport that is 12 feet tall along the north side of the main building. The carport covers the existing driveway that continues northward to the detached shed in the rear yard. The carport currently has a wooden frame in place, with concrete support footings along the north wall. The applicant wishes to match the colors and materials of the main building on the carport's siding, which would be installed once a building permit for the carport is approved. A permit to construct the carport was applied for on January 17, 2025. Approval of the permit is contingent upon approval of the requested variations.

### **Surrounding Zoning, Land Use and Character**

The property is located in the Mayfair neighborhood on the City's Far West Side and is surrounded by other single-family residences with R-2 (single-family residential) zoning.

## **Applicable Regulations**

- Section 47-6.4 R-2 District Yard and Lot Requirements
- Section 47-17.5 Garages and Carports
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

## **Discussion**

Approval of the requested variations would allow the owner to complete construction of the 39.9-foot by 16-foot carport. Section 47-17.5 of the City's Zoning Ordinance requires carports that are within 60 feet of the front property line and not completely to the rear of the dwelling to be constructed as a part of the main building. The carport as currently designed does not meet the side yard setback requirement of 8 feet for attached roof structures. The carport's north wall is 1.9 feet from the north side yard lot line. Detached garages and carports that are allowed to be located in a property's rear yard must be at least 3 feet from the side yard lot line. This allows for adequate separation from the adjoining lot and for stormwater runoff to fall within the subject property. Staff has concerns about the proposed setback distance of 1.9 feet for these reasons. Staff would potentially be supportive of a 3-foot setback, should the applicant be willing to move the north wall back to a 3-foot setback distance from the north property line. The applicant has indicated a potential willingness to redesign the carport to this setback distance, if desired by the Zoning Board of Appeals.

The R-2 zone also requires a sum of side yard setback distance of 20 feet. With the proposed carport addition, this distance would be reduced from 27.5 feet to 11.5 feet. The 638-square foot carport would span the entire north side of the existing main building. The carport addition would still fall within the lot's allowable ground coverage, which is a 30%, with 27.8% of the ground covered by buildings or structures.

The applicant has stated that the carport is needed for shade and for vehicle storage. The property contains a two-car garage and a large 30.5-foot by 38.2-foot driveway within the front yard, that extends further to the shed in the rear yard. Since most homes in the neighborhood have been built within the last 30 years, there are not many homes in the area with carports. Most homes in the surrounding area accommodate off-street parking with front-loaded garages or detached garages. The City's Zoning Ordinance allows one detached garage or carport per property.

The requested variations do not involve practical difficulties or impose exceptional hardship, as required to grant a variation by Section 47-19.8 in the City's Zoning Ordinance. Staff believes the property will still yield a reasonable return on investment with the existing R-2 zoning property line setback requirements. Staff finds no unique circumstances that result in a plight by the owner. While the variations, if granted, would likely not alter the essential character of the neighborhood, the carport, as designed,

would result in a large, out of scale addition to the existing home that would be markedly different from most homes in the neighborhood.

**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 #: 2025-

Common Address: 2815 Ruth Fitzgerald Dr.

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: 2815 Ruth Fitzgerald Dr. Plainfield IL

PETITIONER'S NAME: Maria G Lopez De Torres

HOME ADDRESS: 2815 Ruth Fitzgerald Dr. Plainfield IL ZIP CODE: 60586

BUSINESS ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PHONE: (Primary) 623 261 5629 (Secondary) \_\_\_\_\_

EMAIL ADDRESS: lupitalopez1972@jcloud.com FAX: \_\_\_\_\_

PROPERTY INTEREST OF PETITIONER: OWNER

OWNER OF PROPERTY: Same as above

HOME ADDRESS: " " ZIP CODE: \_\_\_\_\_

BUSINESS ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

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):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 06-03-30-214-006-0000 ;  
\_\_\_\_\_ ; \_\_\_\_\_ ; \_\_\_\_\_

*\*\*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: 70' DEPTH: 120' AREA: 8,400 sq. ft.

PRESENT USE(S) OF PROPERTY: Single Family Home

PRESENT ZONING OF PROPERTY: R-2 Single Family

VARIATION/APPEAL REQUESTED: Reduction in the side yard setback to allow  
an attached garage

#### **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?  
The required side yard setback is 10.3 ft., the carport is 1.9 ft. away  
from the property line.

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

The Carport has already been installed and the family needs it for shade and vehicle storage.

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 carport will not have a negative impact. It will match the colors and materials of the house to blend in.


## 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)

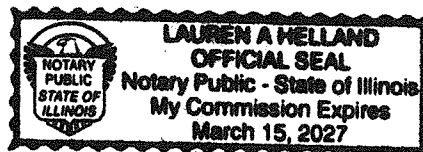
I, Sandra Torres Lopez, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

 \_\_\_\_\_  
Petitioner's Signature

\_\_\_\_\_

Owner's Signature  
(If other than petitioner)

Subscribed and sworn to before me  
this 14 day of July, 2025  
Lauren A. Helleand



## 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:

2015 Ruth Fitzgerald Dr., Plainfield, IL 60506

PIN(s): 06-03-30-214-000-0000

### 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

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

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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:** Paula

• **DATE:** 7-24-2025

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

Pandora Torre Lopez - Daughter of Maria  
312-394-9473

**OF**

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES. FENCE LOCATIONS ARE MADE TO CENTER OF POSTS UNLESS OTHERWISE NOTED.



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77219

Office Use Only



## CITY OF JOLIET

## Building &amp; Inspection Services

150 W Jefferson Street, Joliet, IL 60432

P: 815-724-4070 | F: 815-724-4080

Email: permitapplication@joliet.gov

# 1-17-25 Residential Permit Application

## New Builds, Remodels and Solar

If applications are not complete, and/or submitted without the required supporting documents, they will be returned to the applicant.

Project Address <u>2815 RUTH FITZGERAL DR PAINFIELD IL</u>					PIN				
Lot # <u>917</u>		Model			Subdivision				
<b>Type of Construction:</b> <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Alteration/Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Interior Demo <input type="checkbox"/> Neighborhood Services Violations									
<b>Description of Use:</b> <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family # of Units _____ Is this property registered in the Rental Program with Neighborhood Services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
<b>Description of Work:</b> <u>CANOPY ADDITION ON TOP DRIVE WAY ASPHALT</u>									
<b>Proposed Use Grid: For Additions &amp; New Construction Only</b>									
Height in Feet	No. of Stories	Overall Dimensions	Dwelling Units	Number of Rooms	Material of Foundation	Material of Walls	Material of Roof	Footing (inches)	Overhang (inches)
<u>12 FEET</u>					<u>CONCRETE</u>	<u>1 WALL WOOD SAIREN</u>	<u>CHINGOLS</u>	<u>36 INCHES</u>	<u>192 INCHES</u>
Building Department must be notified of any changes after submittal.									
Estimated Valuation of Construction: \$ <u>4,700.00</u>									
<b>Contractor &amp; Homeowner Information</b>									
Architect					Plumbing Contractor				
Address					Address				
Phone/Email					Phone/Email				
Owner's Name <u>MARIA G. LOPEZ</u>					HVAC Contractor				
Address <u>2815 RUTH FITZGERAL PAINFIELD IL</u>					Address				
Phone/Email <u>LUPITA LOPEZ 1972@ICLOUD.COM</u>					Phone/Email				
<del>General Contractor</del> <u>PHONE (623) 261-5629</u>					Electric Contractor				
Address					Address				
Phone/Email					Phone/Email				
Roof Contractor					Concrete Contractor				
Address					Address				
Phone/Email					Phone/Email				

RECEIVED

JAN 17 2024

BY: \_\_\_\_\_



## Submittal Information

Once all required items are complete, please submit to [permitapplication@joliet.gov](mailto:permitapplication@joliet.gov). If items are submitted incomplete, or without required supporting documents—the application will be returned or put on hold until all necessary documents have been submitted.

A plat of survey is required for all permits for installation of, replacement of, and additions to fences, decks, pools, patios (with or without a roof), driveways, driveway aprons, sidewalks, garages, pergolas and similar structures, and additions. This includes the replacement of flatwork (driveways, aprons, sidewalks) with the same dimensions and location. Please [click here for information](#) on obtaining a copy of your plat of survey.

If a contractor is performing the work, then the contractor must be the one to pull the permit (per Sec. 8-36 of the City of Joliet Code of Ordinances).

### All information requested on this application must be completed to reflect the scope of work.

Application is hereby made for a building permit and Certificate of Compliance/Occupancy, as required under Building Code and Zoning Ordinance of the City of Joliet for the erection, moving, alteration and use of building and premises. In making this application, the applicant represents all the following statements and any attached maps and/or drawings as a true description of the proposed new or altered uses and/or buildings. The applicant agrees that the permit applied for, if granted—is issued on the representation made herein and that any permit issued may be revoked without notice in breach of representation of conditions.

MARIA G. LOPEZ

Name (print)

Title

RAFAEL M. CH.

Signature

Date

1-17-25

\_\_\_\_\_  
Director of Building Services      Date

\_\_\_\_\_  
Neighborhood Services      Date

\_\_\_\_\_  
Building Approval      Date

\_\_\_\_\_  
Plumbing Approval      Date

\_\_\_\_\_  
Electric Approval      Date

\_\_\_\_\_  
HVAC Approval      Date

\_\_\_\_\_  
Building Safety      Date

\_\_\_\_\_  
Zoning Approval      Date

#### Application Submittal Notes:

(Office Use Only)

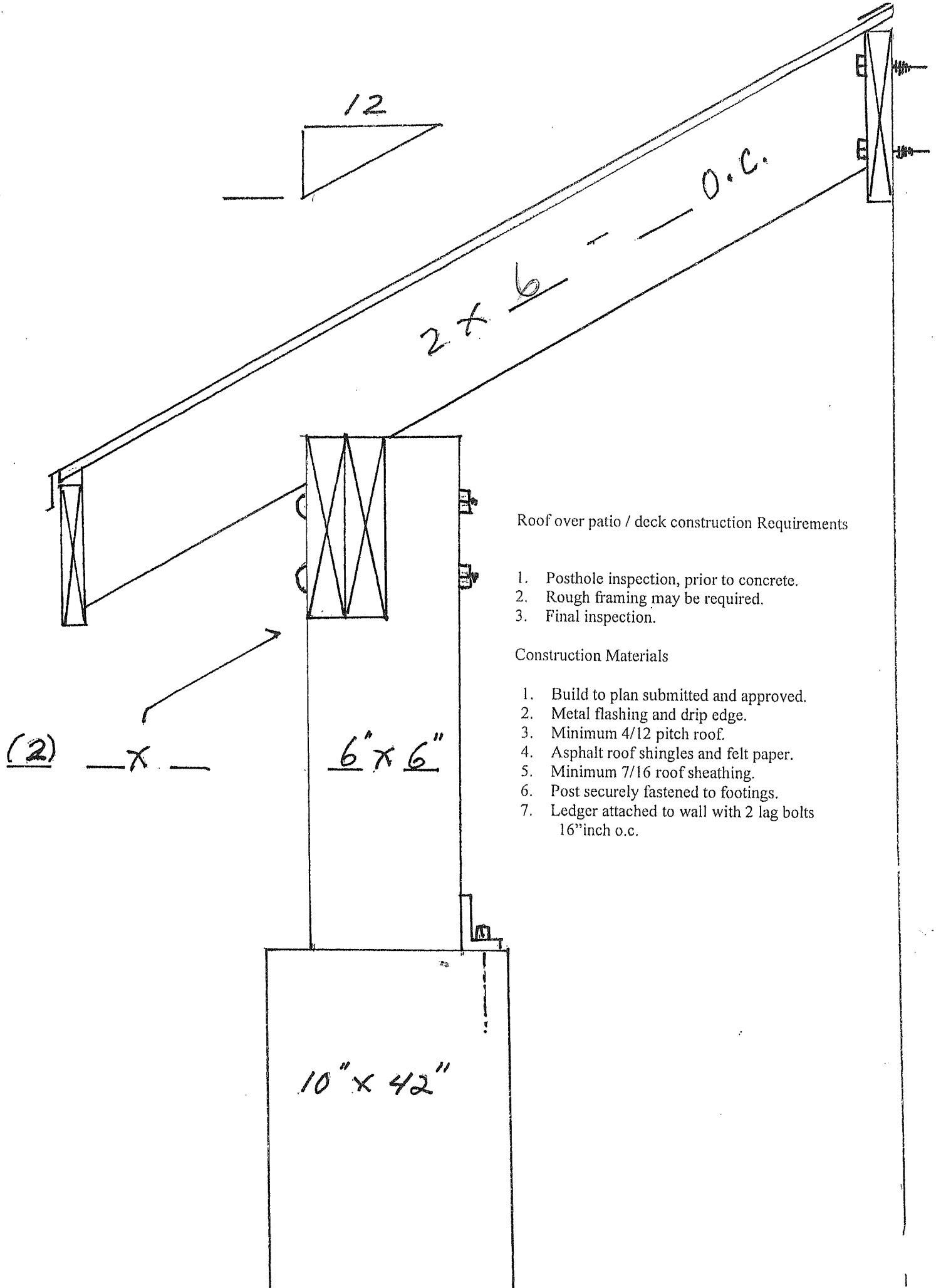
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#### Roof over patio / deck construction Requirements

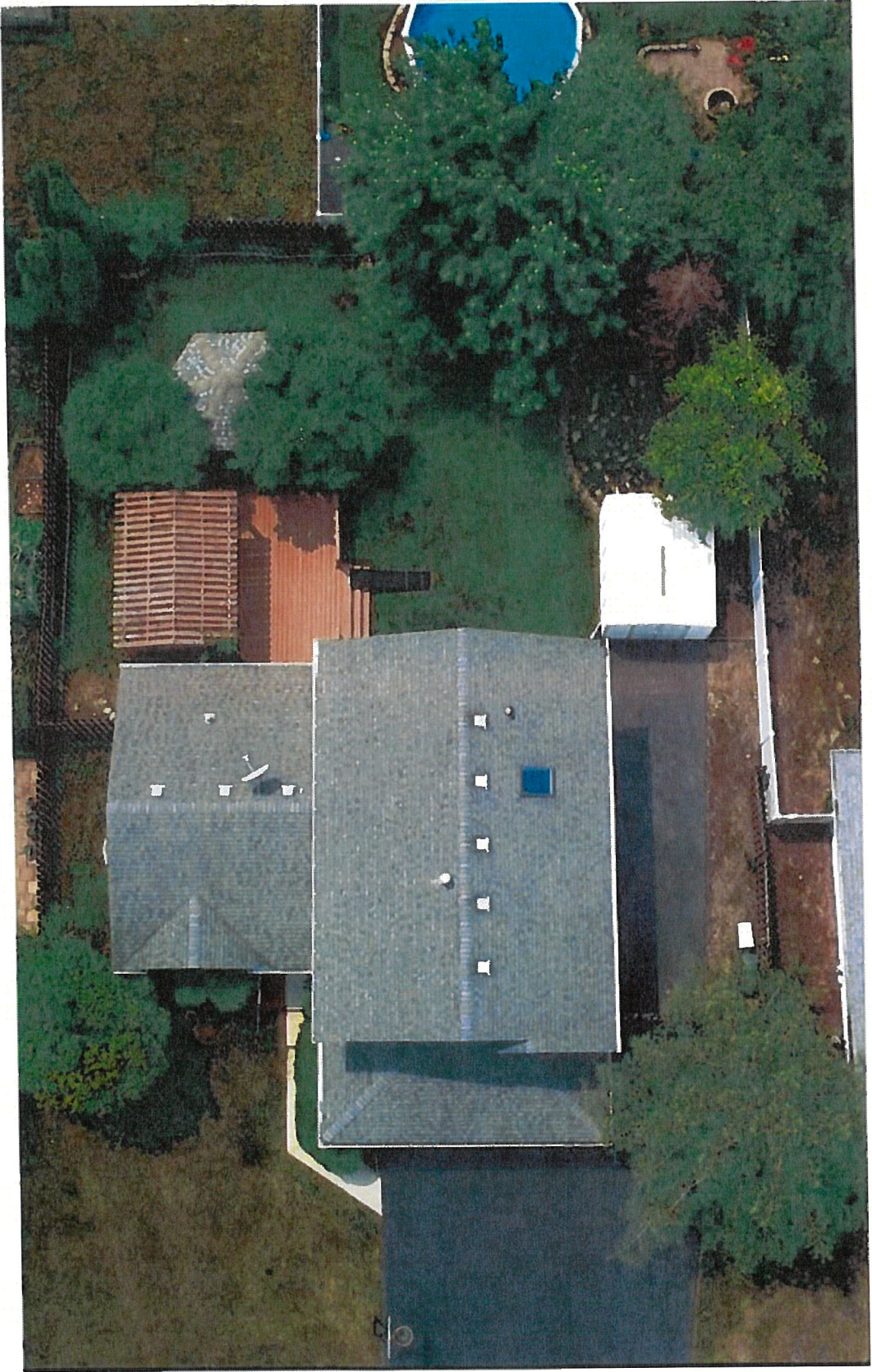
1. Posthole inspection, prior to concrete.
2. Rough framing may be required.
3. Final inspection.

#### Construction Materials

1. Build to plan submitted and approved.
2. Metal flashing and drip edge.
3. Minimum 4/12 pitch roof.
4. Asphalt roof shingles and felt paper.
5. Minimum 7/16 roof sheathing.
6. Post securely fastened to footings.
7. Ledger attached to wall with 2 lag bolts 16" inch o.c.













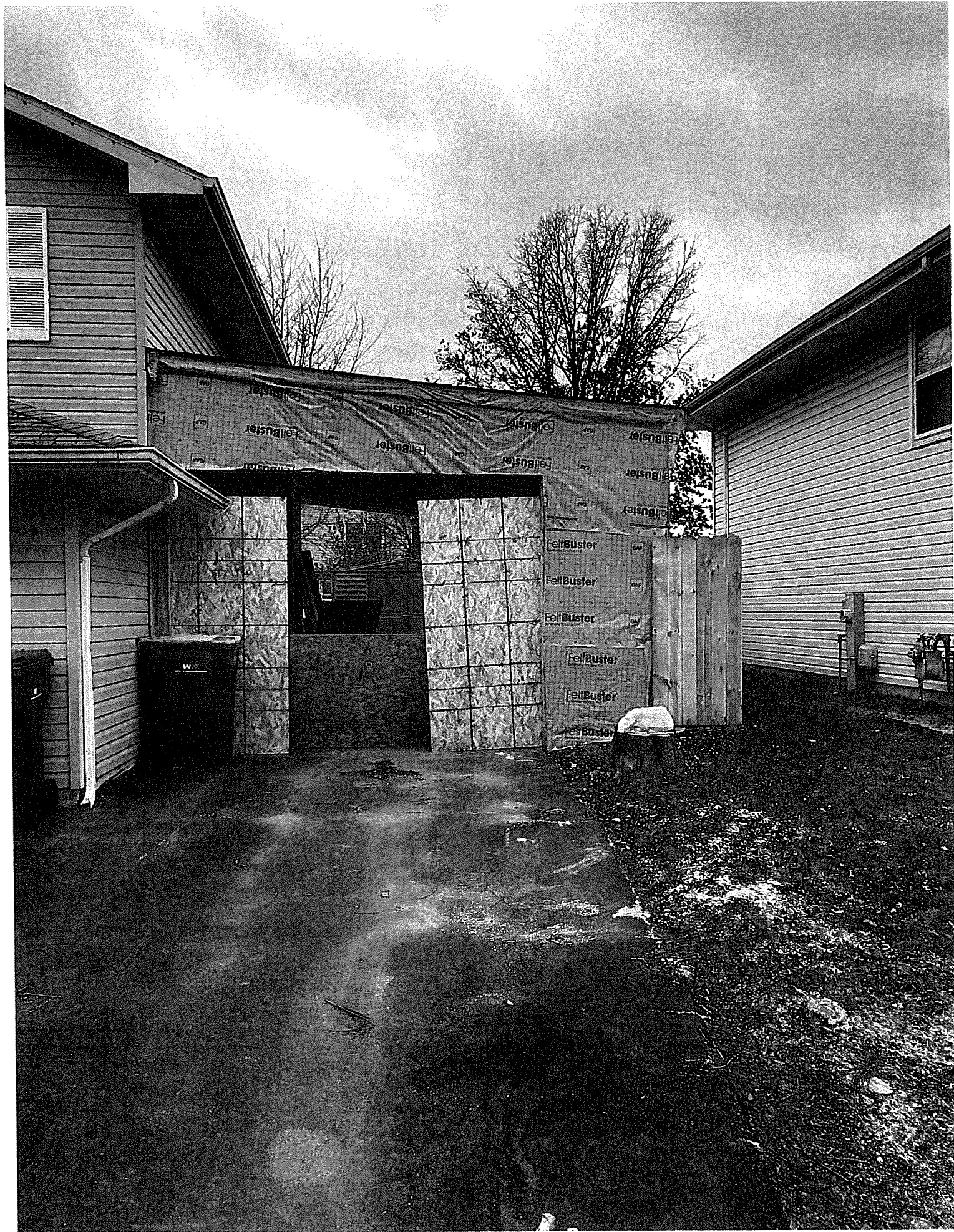
























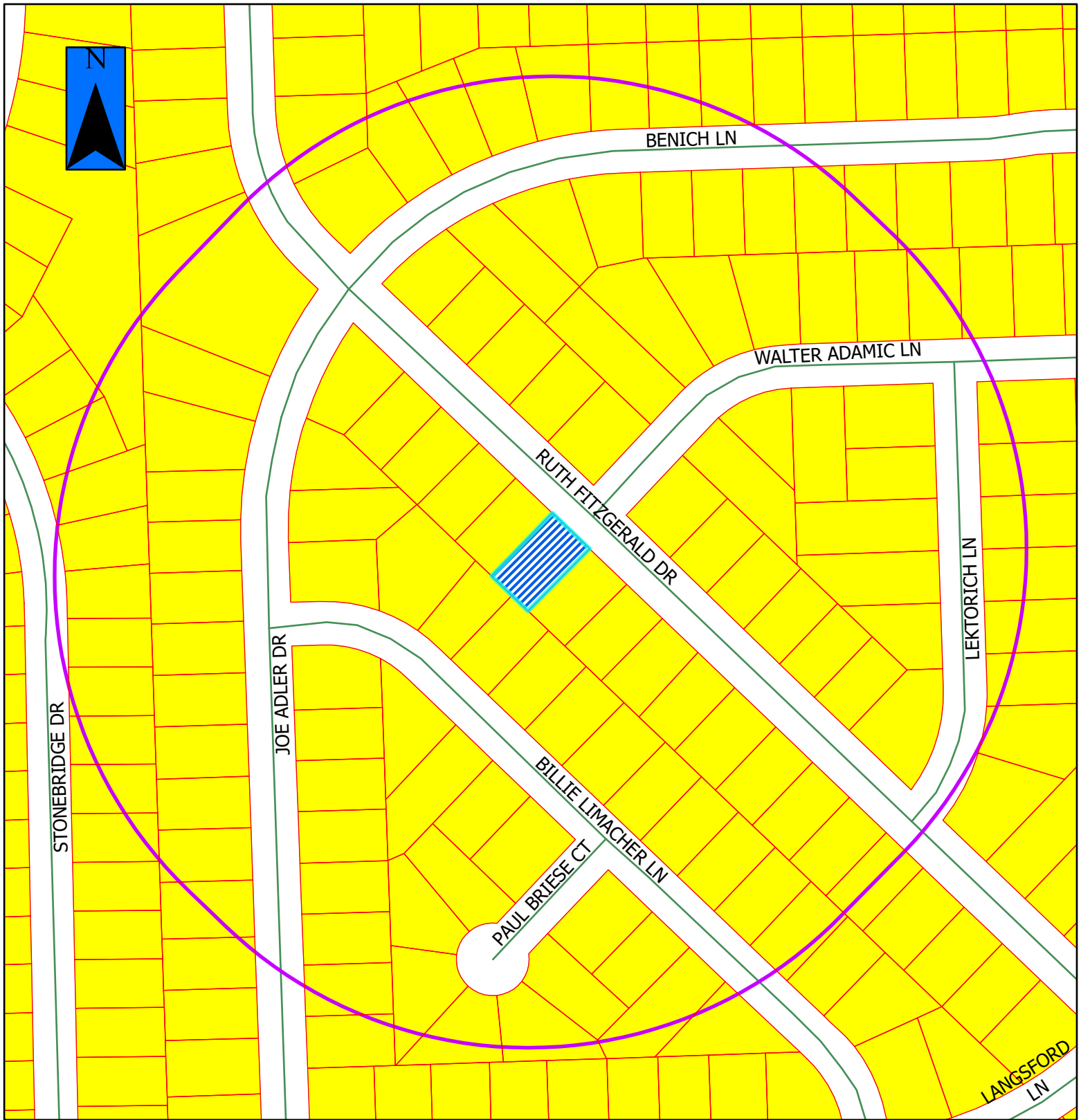




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2025-31

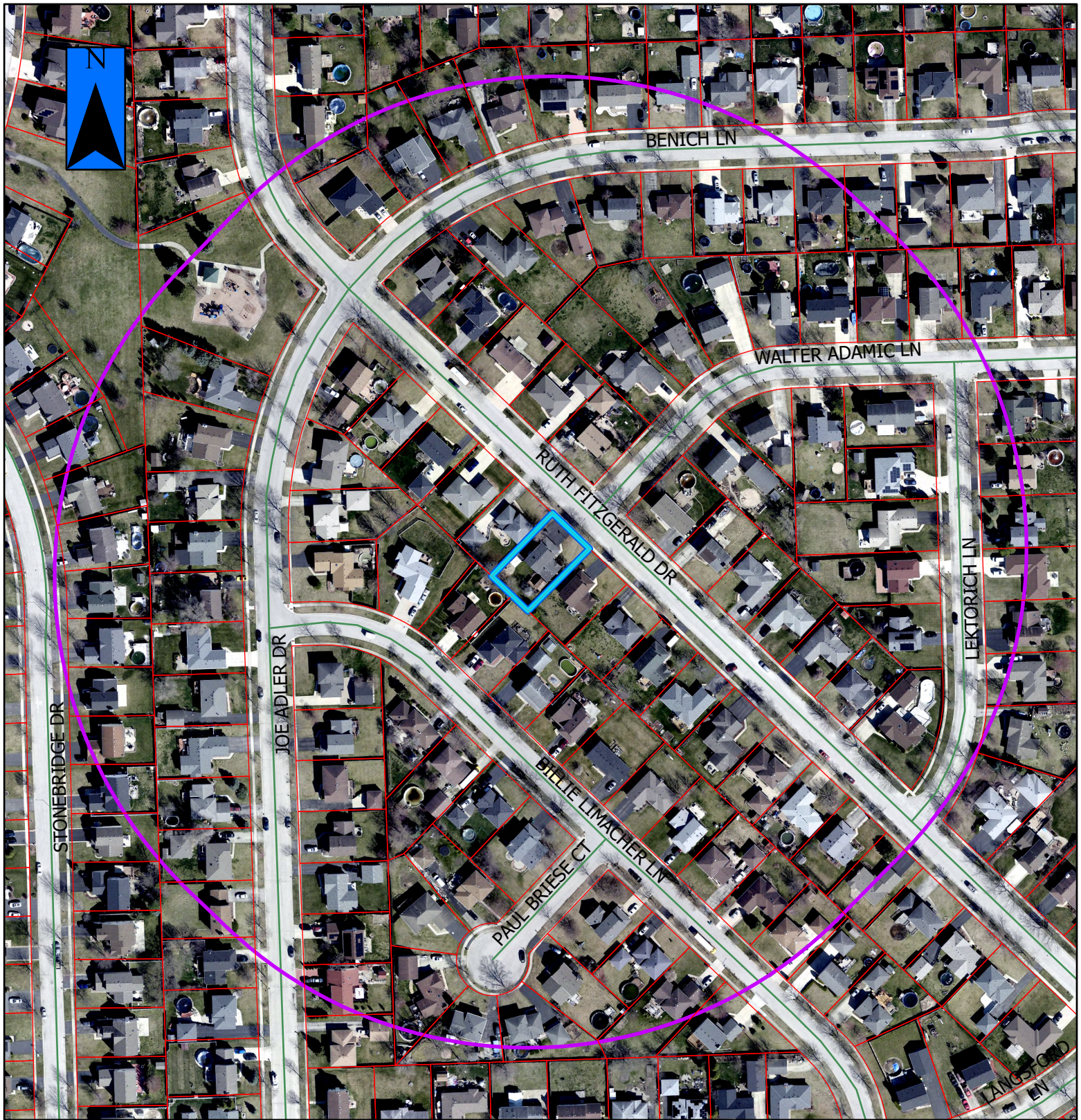


= Property in Question  
= 600' Public Notification Boundary

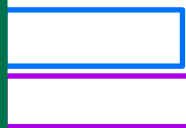
## Legend

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





2025-31a



= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /  
Límite de notificación pública de 600 ft (180 m)