

STAFF REPORT

DATE: December 18, 2025
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2025-61
Applicant / Owner: John Louis
Location: 1137 Cathy Ave (Council District #5)
Request: A Variation to allow decorative pea gravel as ground cover in the front yard

Purpose

The applicant is requesting a Variation to allow decorative pea gravel in a front yard at the property located at 1137 Cathy Ave. The Zoning Board of Appeals makes the final decision in this matter.

The requested variation from the Zoning Board of Appeals includes:

- A variation from Section 47-15E.3 (Minimum Landscaping and Screening Requirements) to allow for decorative pea gravel in the front yard of a residential property in place of sod.

Site Specific Information

The subject property is approximately 6,900 square feet in size and is zoned R-2 (Single-family Residential). The property contains a split level single-family home originally built in 1995. The property is located within the Cambridge subdivision.

Surrounding Zoning, Land Use and Character

All properties in this vicinity are zoned R-2 (Single-family Residential). All properties in the subdivision have the required pervious vegetative ground cover in the front yard.

Applicable Regulations

- Section 47-15E.3 Minimum Landscaping and Screening Requirements

Discussion

The applicant, who is the property owner, has had decorative pea gravel in the front yard since 2019 and was recently cited by the City's zoning inspector based on a complaint. The applicant was informed that non-pervious ground cover was not allowed and that the

only available recourse to retain the decorative pea gravel would be the approval of a variance from the City's landscaping requirements. The landscaping requirements in the Zoning Ordinance specify that vegetative pervious ground cover is required on 70% of a lot that contains a single-family home. No other properties within this subdivision deviates from this requirement and all have vegetative pervious ground cover.

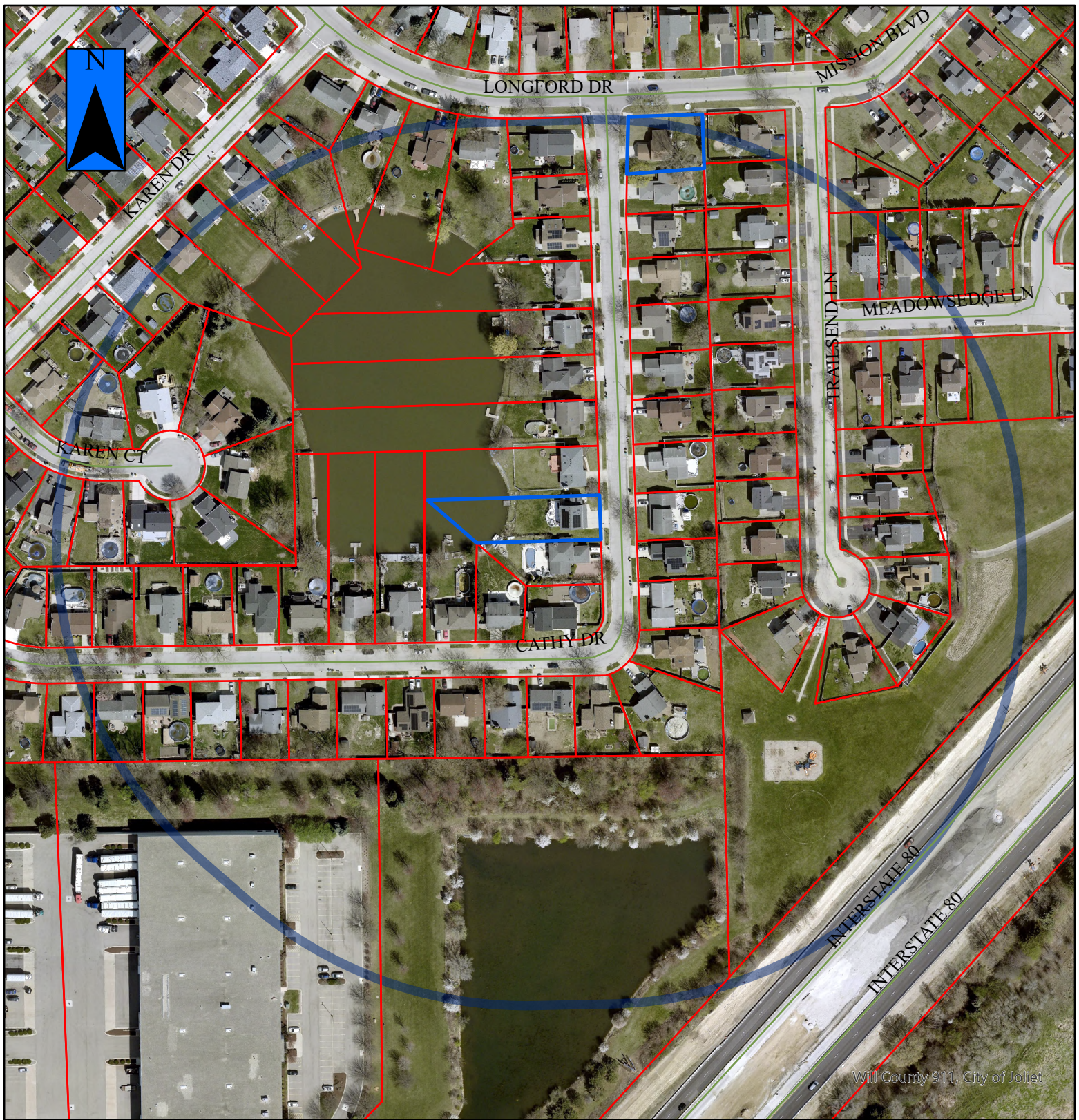
Recommended Action

Staff cannot recommend approval for this request as no hardship was determined.

The application and enforcement of the Zoning Ordinance, as it exists, does not impose difficulties on the homeowners nor create exceptional hardships. The landscaping requirements do not prohibit a reasonable return on investment of the property.

Conditions

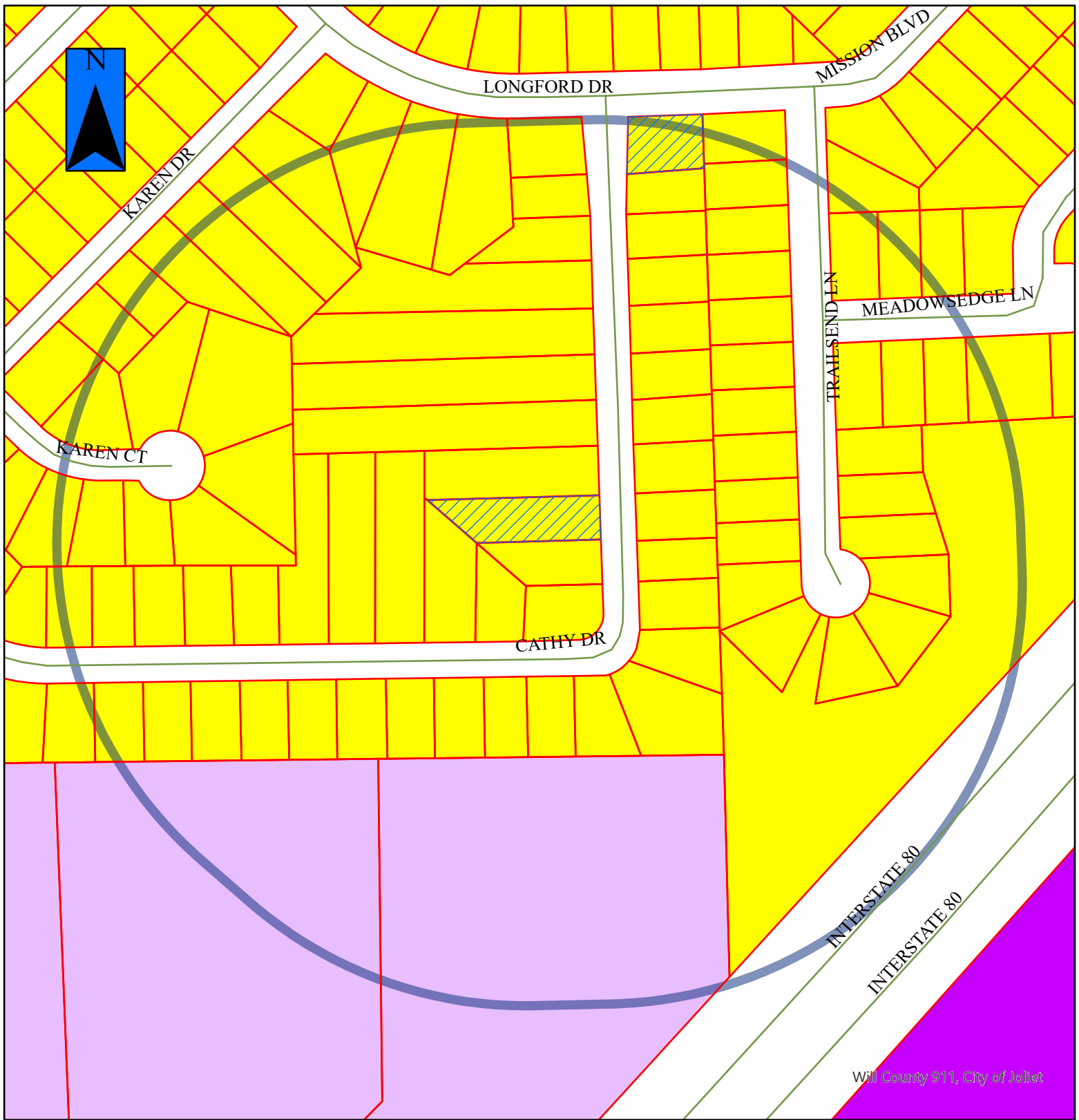
None



2025-61a



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



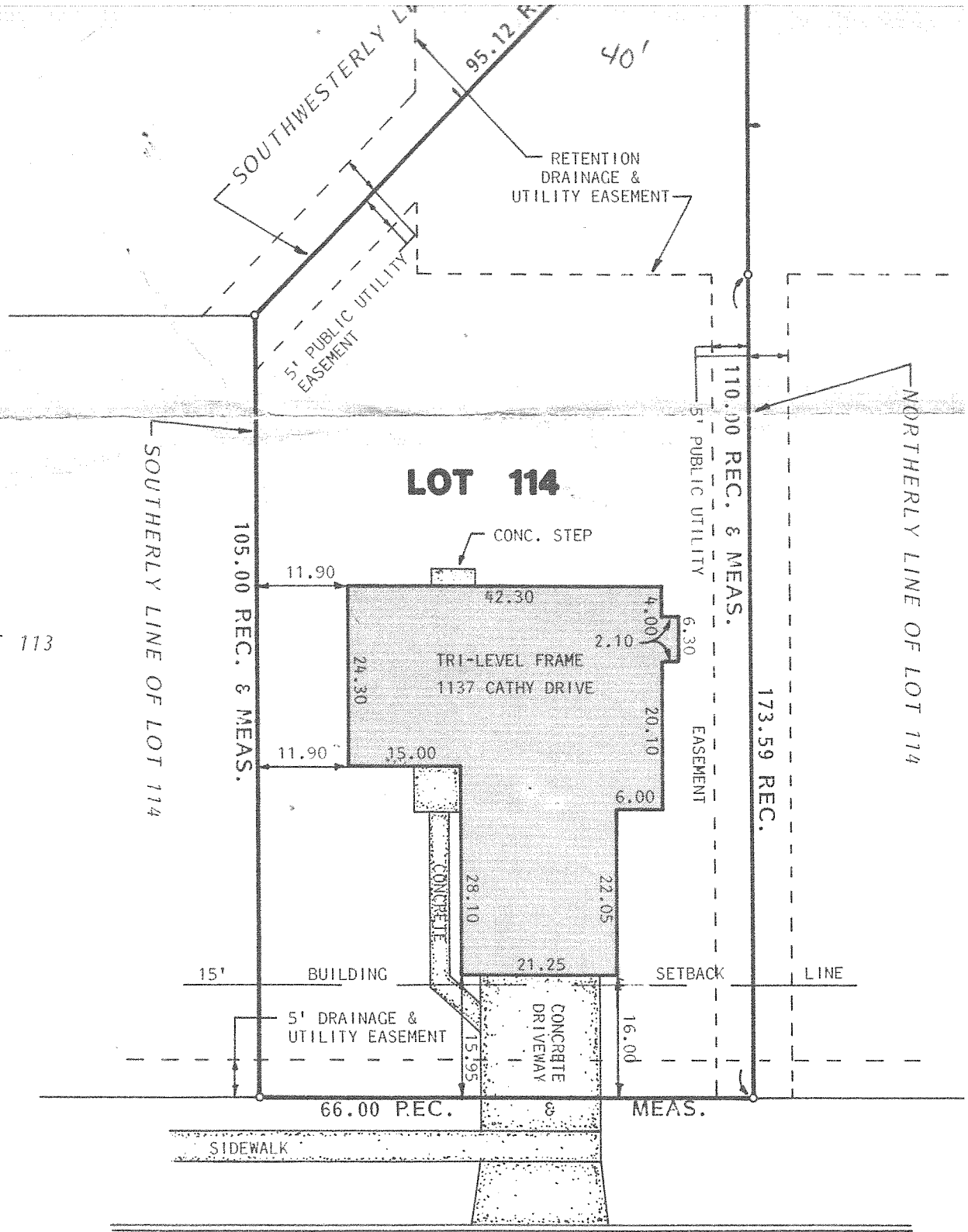
2025-61



= 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 | |

LOT 113



CATHY DRIVE (60')

31' B/C TO B/C

STATE OF ILLINOIS)
COUNTY OF WILL)SS

I, JERALD M. PAPESH, A REGISTERED LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE SURVEYED, STAKED, LOCATED THE IMPROVEMENTS ON AND PLATTED THE LAND DESCRIBED IN THE FOREGOING CAPTION AND SHOWN ON THIS PLAT, AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF, DATED AT JOLIET, ILLINOIS THIS 27th DAY OF NOVEMBER, 1990, A.D.

GEOTE
CONSULTING ENGINEER

1107 W. JEFFERSON ST. 815-

TITLE: LYNN KRAUSE

DRAWN BY: DATE:



1137
0506232070320000

This is an aerial photograph of a residential property. The property is outlined in green and contains a large, rectangular swimming pool with a blue cover. To the right of the pool is a two-story house with a grey roof and a light-colored exterior. A driveway leads to a garage. The surrounding area includes green grass, trees, and a sidewalk. A road is visible on the right side of the image.

CATHY DR



1137

LLDEBSEXPRSEATS.COM

LLP
Deb's

FOR OFFICE USE ONLY

Verified by Planner (please initial): FJ

Payment received from:

Petition #:

Common Address: 1137 Cathy Dr.

Date filed: 10-27-25

Meeting date assigned: 12-18-25

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: 1137 CATHY DRIVE

PETITIONER'S NAME: John Louis

HOME ADDRESS: 1137 CATHY DR

ZIP CODE: 60431

BUSINESS ADDRESS:

ZIP CODE:

PHONE: (Primary)

(Secondary)

EMAIL ADDRESS: JohnLouis105@aol.com

FAX:

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: John + Debbie Louis

HOME ADDRESS: 1137 CATHY DR

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.): 05-06-23-207-032-000;
_____;

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: 66' DEPTH: 105' AREA: _____

PRESENT USE(S) OF PROPERTY: Single Family Home

PRESENT ZONING OF PROPERTY: R-2

VARIATION/APPEAL REQUESTED: _____

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?

Having GRASS we keep getting Grubs + Disease
Oak LAWN (LOOKS TERRIBLE) could not keep up with it, Cuz we
Our working still at age of 69 + 76.
Stone is Decentive & Look nice.

2. What unique circumstances exist which mandate a variance?

I Did Not think I need Anything. We Call many
year ago before we put Our Stone Dorth. TALKED to A woman
who went A checked with Someone. She HAD told US it would
Not Be A Problem AS long AS we do not put it on dirt way.

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.

Good: it Neat + PLEASANT to Look at Always. ^{Get Complaining}
Neighbor Did Hi's as well. We Have Bushes + flower +
PLANTY of DRAINAGE
BAD: NONE

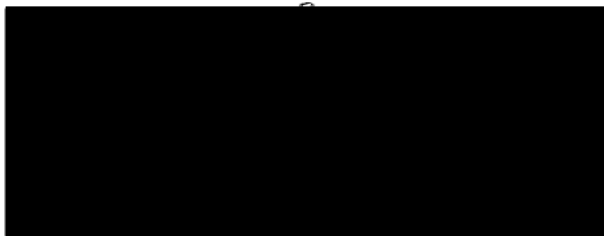
REQUIRED SUPPORTING ATTACHMENTS

- ☒ 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, _____, 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.



(If other than petitioner)

Subscribed and sworn to before me
this 27 day of October, 2025



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:

1137 CATHY DR. JOLIET IL 60431

PIN(s): 05-06-23-207-032-0000

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

John Louis 1137 CATHY DR JOLIET IL

Debbie Louis 1137 CATHY DR JOLIET IL

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

SIGNED _____

DATE: 10-27-2025

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

John Louis _____ Debbie Lou

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). | | |