



City of Joliet

Zoning Board of Appeals

Meeting Agenda

Board Members
Ralph Bias
Ed Hennessy
Bob Nachtrieb
Jim Riggs
Brigette Roehr
Debbie Radakovich
Jesse Stiff

Thursday, May 15, 2025

2:00 PM

City Hall, Council Chambers

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 4-17-25

Attachments: [Zoning Board of Appeals Meeting Minutes 4-17-25.pdf](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Zoning Board of Appeals members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2025-09: A Variation of Use to allow a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2A (single-family residential) zoning district and a series of Variations to allow a two-unit residence, located at 1507 E. Cass Street. (COUNCIL DISTRICT #4)

REPEAL OF PETITION 1995-48: A Variation of Use to allow the continuation of an existing pizza business, a B-1 (neighborhood business) use, in an R-2A district, located at 1507 E. Cass Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-09 \(1507 E. Cass Street\) Staff Report Packet.pdf](#)

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2025-12: A Variation to reduce the required side yard setback from 8 feet to 5.7 feet to allow construction of a house addition, located at 1411 Arthur Avenue. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-12 \(1411 Arthur Avenue\) Staff Report Packet.pdf](#)

PETITION 2025-13: A Special Use Permit to allow an automotive repair facility, located at 801 E. Cass Street. (COUNCIL DISTRICT #4) ***WITHDRAWN***

Attachments: [ZBA 2025-13 \(801 E Cass St\) WITHDRAWN.pdf](#)

PETITION 2025-14: A Special Use Permit to allow a daycare center, located at 2551 Division Street, Suites 101 and 102. (COUNCIL DISTRICT #1)

PETITION 2025-15: A Variation to allow a daycare center within 40 feet of a residential zoning district, located at 2551 Division Street, Suites 101 and 102. (COUNCIL DISTRICT #1)

Attachments: [ZBA 2025-14 2025-15 \(2551 Division Street\) Staff Report Packet.pdf](#)

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

Downtown Joliet Equitable Transit Oriented Development Plan – Overview and Status Update

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Zoning Board of Appeals members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8497

Agenda Date: 5/15/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, April 17, 2025

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Ralph Bias

Ed Hennessy

Bob Nachtrieb

Jim Riggs

Brigette Roehr

Debbie Radakovich

Jesse Stiff

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

Planner Jayne Bernhard explained staff and the petitioner were recommending Petition 2025-10 be tabled to the June 19, 2025 Zoning Board of Appeals meeting. Ms. Bernhard explained staff was recommending Petition 2025-09 and Repeal of Petition 1995-48 be tabled to the May 15, 2025 Zoning Board of Appeals meeting. Ms. Bernhard explained staff was recommending the Public Hearings for Petitions 2025-09, Repeal of Petition 1995-48, and 2025-10 not be opened by the Zoning Board of Appeals.

ROLL CALL

Present	Ralph Bias, Bob Nachtrieb, Debbie Radakovich, Jim Riggs, Brigette Roehr and Jesse Stiff
Absent	Ed Hennessy

ALSO PRESENT: Media Engagement and Communications Director Rosemaria DiBenedetto, Community Development Director Dustin Anderson, Interim Corporation Counsel Todd Lenzie, Planner Jayne Bernhard, Planner Raymond Heitner, Planner Helen Miller, Economic Development Specialist Emily McGuire, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 3-20-25

[TMP-8472](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 3-20-25.pdf](#)

A motion was made by Brigette Roehr, seconded by Debbie Radakovich, to approve Zoning Board of Appeals Meeting Minutes 3-20-25. The motion carried by the following vote:

Aye: Bias, Roehr, Riggs, Radakovich and Stiff

Absent: Hennessy

Abstain: Nachtrieb

CITIZENS TO BE HEARD ON AGENDA ITEMS

Jori Gura spoke in opposition to Petition 2025-10.

Mr. Riggs and Ms. Roehr explained staff was recommending Petition 2025-10 be tabled to June 19, 2025 and the Zoning Board of Appeals would need to vote on the agenda item.

Louise Converse and Theresa Ashby spoke in opposition to Petition 2025-10.

Timothy Broderick spoke in favor of Petition 2025-10.

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-07: A series of Variations on signage to allow tenant wall and monument signs, located at 2903 Schweitzer Road. (COUNCIL DISTRICT #5) [TMP-8473](#)

Attachments: [ZBA 2025-07 \(2903 Schweitzer Rd\) Staff Report Packet](#)

Ms. Bernhard read the staff report into the record. Nicholas Rauch with RJW Logistics Group appeared on behalf of the petition. No one from the public spoke in opposition to or in favor of the petition. There were no questions or comments from the Board.

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to approve PETITION 2025-07: A series of Variations on signage to allow tenant wall and monument signs, located at 2903 Schweitzer Road. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Nachtrieb, Bias, Roehr, Riggs, Radakovich and Stiff

Absent: Hennessy

PETITION 2025-08: A Variation of Use to allow a wholesale business, a B-3 (general business) use, in the B-1 (neighborhood business) zoning district, located at 470 S. Hammes Avenue. (COUNCIL DISTRICT #5) [TMP-8474](#)

Attachments: [ZBA 2025-08 \(470 S Hammes Ave\) Staff Report Packet](#)

Ms. Bernhard read the staff report into the record. Michael Collins with Sharp Property Solutions appeared on behalf of the petition. No one from the public spoke in opposition to or in favor of the petition. There were no questions or comments from the Board.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve PETITION 2025-08: A Variation of Use to allow a wholesale business, a B-3 (general business) use, in the B-1 (neighborhood business) zoning district, located at 470 S. Hammes Avenue. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Nachtrieb, Bias, Roehr, Riggs, Radakovich and Stiff

Absent: Hennessy

PETITION 2025-09: A Variation of Use to allow a two-unit residence, an R-3 (one- and two-family residential) use, in [TMP-8466](#)

the R-2A (single-family residential) zoning district and a series of Variations to allow a two-unit residence, located at 1507 E. Cass Street. (COUNCIL DISTRICT #4)

REPEAL OF PETITION 1995-48: A Variation of Use to allow the continuation of an existing pizza business, a B-1 (neighborhood business) use, in an R-2A district, located at 1507 E. Cass Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-09 \(1507 E. Cass Street\) TABLING REQUEST.docx](#)

Ms. Bernhard explained staff was recommending the Public Hearing not be opened by the Zoning Board of Appeals. Ms. Bernhard explained staff was recommending Petition 2025-09 and Repeal of Petition 1995-48 be tabled to the May 15, 2025 Zoning Board of Appeals meeting. The Public Hearing was not opened. There were no questions or comments from the Board.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to table PETITION 2025-09: A Variation of Use to allow a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2A (single-family residential) zoning district and a series of Variations to allow a two-unit residence, located at 1507 E. Cass Street. (COUNCIL DISTRICT #4)

REPEAL OF PETITION 1995-48: A Variation of Use to allow the continuation of an existing pizza business, a B-1 (neighborhood business) use, in an R-2A district, located at 1507 E. Cass Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Nachtrieb, Bias, Roehr, Riggs, Radakovich and Stiff

Absent: Hennessy

PETITION 2025-10: A Special Use Permit to allow athletic fields incidental to a private high school, located at 1201 Wyoming Avenue and 1200 N. Larkin Avenue. (COUNCIL DISTRICT #2) **TO BE TABLED**

[**TMP-8469**](#)

Attachments: [ZBA 2025-10 \(JCA Sports Complex\) TABLING REQUEST.pdf](#)
 [ZBA 2025-10 \(JCA Sports Complex\) Staff Report Packet.pdf](#)

Ms. Bernhard explained the petitioner and staff were recommending the Public Hearing not be opened by the Zoning Board of Appeals. Ms. Bernhard explained petitioner and staff were recommending Petition 2025-10 be tabled to the June 19, 2025 Zoning Board of Appeals meeting. The Public Hearing was not opened.

Planner Raymond Heitner responded to Ms. Roehr's questions about the Board's receipt of additional or revised materials from JCA, neighborhood

sidewalks, and stormwater.

A motion was made by Brigitte Roehr, seconded by Debbie Radakovich, to table PETITION 2025-10: A Special Use Permit to allow athletic fields incidental to a private high school, located at 1201 Wyoming Avenue and 1200 N. Larkin Avenue. (COUNCIL DISTRICT #2) ****TO BE TABLED****. The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, Riggs, Roehr and Stiff

Absent: Hennessy

Mr. Heitner responded to Ms. Roehr's question about the Board's receipt of traffic impact studies.

PETITION 2025-11: A Special Use Permit to allow a cellular communications tower and associated ground equipment, located at 2500 Brandon Road. (COUNCIL DISTRICT #5)

[**TMP-8475**](#)

Attachments: [ZBA 2025-11 \(2500 Brandon Rd\) Staff Report Packet](#)

Ms. Bernhard read the staff report into the record. Gong Lin with American Tower LLC appeared on behalf of the petition. No one from the public spoke in opposition to or in favor of the petition. In response to Mr. Bias's question and comments about cell towers and Starlink, Mr. Lin discussed cell tower and satellite internet technology systems.

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to approve PETITION 2025-11: A Special Use Permit to allow a cellular communications tower and associated ground equipment, located at 2500 Brandon Road. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Nachtrieb, Bias, Roehr, Riggs, Radakovich and Stiff

Absent: Hennessy

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Jim Riggs to approve adjournment. The motion carried by the following vote:

Aye: Nachtrieb, Bias, Roehr, Riggs, Radakovich and Stiff

Absent: Hennessy

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: ID-2126-20

Agenda Date:5/15/2025

DATE: May 15, 2025
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2025-09 and 1995-48
Applicant/Owner: Felimon Deltoro
Location: 1507 E. Cass Street
Request: 2025-09: A Variation of Use to allow a two-unit residence, an R-3 (One- and Two-family Residential) use, in the R-2A (Single-Family Residential) zoning district and a series of Variations to allow a two-unit residence, located at 1507 E. Cass Street.

REPEAL OF PETITION 1995-48: A Variation of Use to allow the continuation of an existing pizza business, a B-1 (Neighborhood Business) use, in an R-2A district, located at 1507 E. Cass Street.

Purpose

The applicant is requesting a Variation of Use to allow the addition of one residential unit, for a total of two residential units, located at 1507 E. Cass Street. The property contains R-2A (Single-Family Residential) zoning. A recent rental inspection of the property revealed that the building currently contains two dwelling units. The requested Variation of Use petition, if approved, would allow for the two dwelling units to remain on the subject property. As part of the requested Variation of Use petition, a previously approved Variation of Use petition from 1995 to allow the continuation of an existing pizza business, a B-1 (Neighborhood Business) use in an R-2A zoning district at the subject property, would be repealed. The Variation of Use requests must be considered by the City Council following the recommendation of the Zoning Board of Appeals.

The applicant is also requesting a Variation to reduce the minimum lot area per family from 4,800 sq. ft. to 2,750 sq. ft. This Variation is needed to allow two dwelling units to operate on the subject property. The subject property has an existing front yard setback nonconformity, with a 3.67-ft. front yard setback when the R-2A zoning district requires a setback of at least 25 feet. Since the property was annexed into the City and zoned to R-2A (Single-Family Residential) zoning in 1995, an additional Variation is needed to reduce the front yard setback distance from 25 feet to 3.67 feet. The Variations pertaining to lot area per family and front yard setback reduction only require approval from the Zoning Board of Appeals.

Site Specific Information

The subject property is approximately 5,500 square feet in size and contains a two-story building, with a 1-story addition to the north (rear) side. The property was annexed into the City in 1995 with a pizza business operating on the first floor, and an apartment dwelling unit on the top floor. The property owner is looking to obtain a Variation of Use that would allow the previously made conversion of the lower floor into a legal studio apartment. The upper floor unit contains two bedrooms.

Both units have separate means of exterior access. The lower floor unit is accessed off the building's south side, fronting E. Cass Street. The upper floor unit contains access from the east side. A common area that can be entered from the north side of the building provides a secured entrance to each dwelling unit. Access between the two units has been closed off inside the building.

The property contains off-street parking for eight vehicles, with five spaces dedicated along E. Cass Street, and an additional three spaces to the rear of the building, which are accessed off an alleyway. The R-2A zoning district requires each dwelling unit to have no less than two (2) off-street parking spaces on the lot on which the dwelling is situated.

Surrounding Zoning, Land Use and Character

The zoning and land use for the adjacent properties are as follows:

- North: R-2A (Single-Family Residential), single-family residence
- South: County R-5 (Single-Family Residence), single-family residences
- East: R-3 (One and Two Family-Residential), single-family residence
- West: R-2A (Single-Family Residential), single-family residence

Applicable Regulations

- Section 47-17.28 – Variation of Use
- Section 47-19.8 - Criteria for granting a Variation (refer to attachment)
- Section 47-6A – R-2A (Single-Family Residential) Zoning District

Section 47-17.28: Variation of Use: *A "variation of use" shall be defined to mean relief from strict compliance with the use limitations of this Ordinance regarding the classification, regulation, and restriction of the location where trades, industries, businesses, and residences may exist.*

Discussion

The petitioner is requesting a Variation of Use to allow the use of two dwelling units, an R-3 (One and Two-Family Residential) use in an R-2A (Single-Family Residential) zoning district. The petitioner believes having a second dwelling unit in the building will be a more sustainable use of the ground floor space than a separate commercial unit.

The neighborhood, while mostly single-family residential in nature, contains smaller lot sizes with older, early to mid-20th century structures. Lot sizes in the surrounding area are generally between .10 and .25 acres in size, which allows for the continuation of greater population density than is seen in other single-family residential zoning districts. Approximately 13% of adjacent lots within the same block of the subject property, east and west of the property, contain R-3 (One and Two-Family) residential zoning. Therefore, precedent exists to allow a mechanism for duplex residential development within the existing neighborhood. Given current local demand for increased housing volume and diversity, staff supports the petitioner's request to add a second dwelling unit in the main building. If the Variation of Use is approved, the petitioner will need to obtain all necessary building permits and complete all renovations prior to occupancy of the unit.

Since the main building is being altered to allow two dwelling units on the subject property, a variation to reduce the minimum lot area per family (or per dwelling unit), is required to avoid a nonconformity with the underlying zoning district. In this instance, the variation would reduce the required minimum lot area per family from 4,800 square feet, which is the minimum requirement for an R-2A (Single-Family Residential) zoning district, to 2,750 square feet per dwelling unit. When the subject property was annexed into the City in 1995, it was zoned to its current zoning designation of R-2A, with a variation to allow continuation of the pizza business. The petitioner has suggested that a commercial use at the subject property is not sustainable. Regarding the front yard setback Variation request, the structure's placement on the lot predates the lot's annexation into the City and its rezoning to R-2A (Single-Family Residential) zoning. Due to the preexisting density in the surrounding neighborhood and higher concentration of vehicular traffic on E. Cass Street, the proposed Variations should not alter the essential character of the locality.

Conditions

If the Zoning Board desires to approve this Variation of Use to allow a two-unit residence, an R-3 (One and Two-Family Residential) use, in an R-2A (Single-Family Residential) zoning district and a series of Variations, and to repeal the existing Variation of Use granted in 1995 (Petition 1995-48), staff recommends the following conditions be included:

1. That all outstanding Building and Property Maintenance Code violations shall be remedied as directed by the City of Joliet Department of Neighborhood Services.
2. That the property shall remain in and comply with the City's Rental Inspection Program.
3. Should the property be declared a public nuisance by the City Council, the Variation of Use shall be subject to a rehearing and possible revocation of the Variation of Use.

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
<p>(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows:</p> <p>(a) _____</p> <p>(b) _____</p> <p>(c) _____</p> <p>(list of reasons)</p>		
<p>(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:</p> <p style="padding-left: 40px;">(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.</p> <p style="padding-left: 40px;">(b) The plight of the owner is due to unique circumstances.</p> <p style="padding-left: 40px;">(c) The variation, if granted, will not alter the essential character of the locality.</p>		
<p>(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).</p>		

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
<p>(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows:</p> <p>(a) _____</p> <p>(b) _____</p> <p>(c) _____</p> <p>(list of reasons)</p>		
<p>(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:</p> <p style="padding-left: 40px;">(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.</p> <p style="padding-left: 40px;">(b) The plight of the owner is due to unique circumstances.</p> <p style="padding-left: 40px;">(c) The variation, if granted, will not alter the essential character of the locality.</p>		
<p>(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).</p>		

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 OF USE

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: 1507 E Cass Street

PETITIONER'S NAME: Felimon DeToro

HOME ADDRESS: 3507 Indian Head Ln ZIP CODE: 60435

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) (815) 207-9134 (Secondary) _____

EMAIL ADDRESS: alonsoDe10929@gmail.com FAX: _____

PROPERTY INTEREST OF PETITIONER: 1507 E Cass Street

OWNER OF PROPERTY: Felimon DeToro

HOME ADDRESS: 3507 Indian Head Ln ZIP CODE: 60435

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.): 30-07-11-410-030-0000
_____;

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):

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA: _____

PRESENT USE(S) OF PROPERTY: _____

PRESENT ZONING OF PROPERTY: _____

VARIATION OF USE REQUESTED: _____

RESPONSE TO VARIATION OF USE 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?

We are not able to rent the bottom portion of the home

2. What unique circumstances exist which mandate a variance?

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.

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, Patricia Del Toro, 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.

Patricia Del Toro

Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 4 day of March, 2025

Lauren A Helland



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:

1507 E
PIN(s): 30-07-11-410-030-0000

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

Felimon Del Toro
3507 Indian Head Ln Joliet IL 60435
#(815) 207-9134

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.

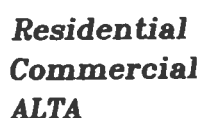
SIGNED: Felimon De la Torre

DATE: 3-2-25

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

Felimon De la Torre (owner of building)
(815) 207-9134

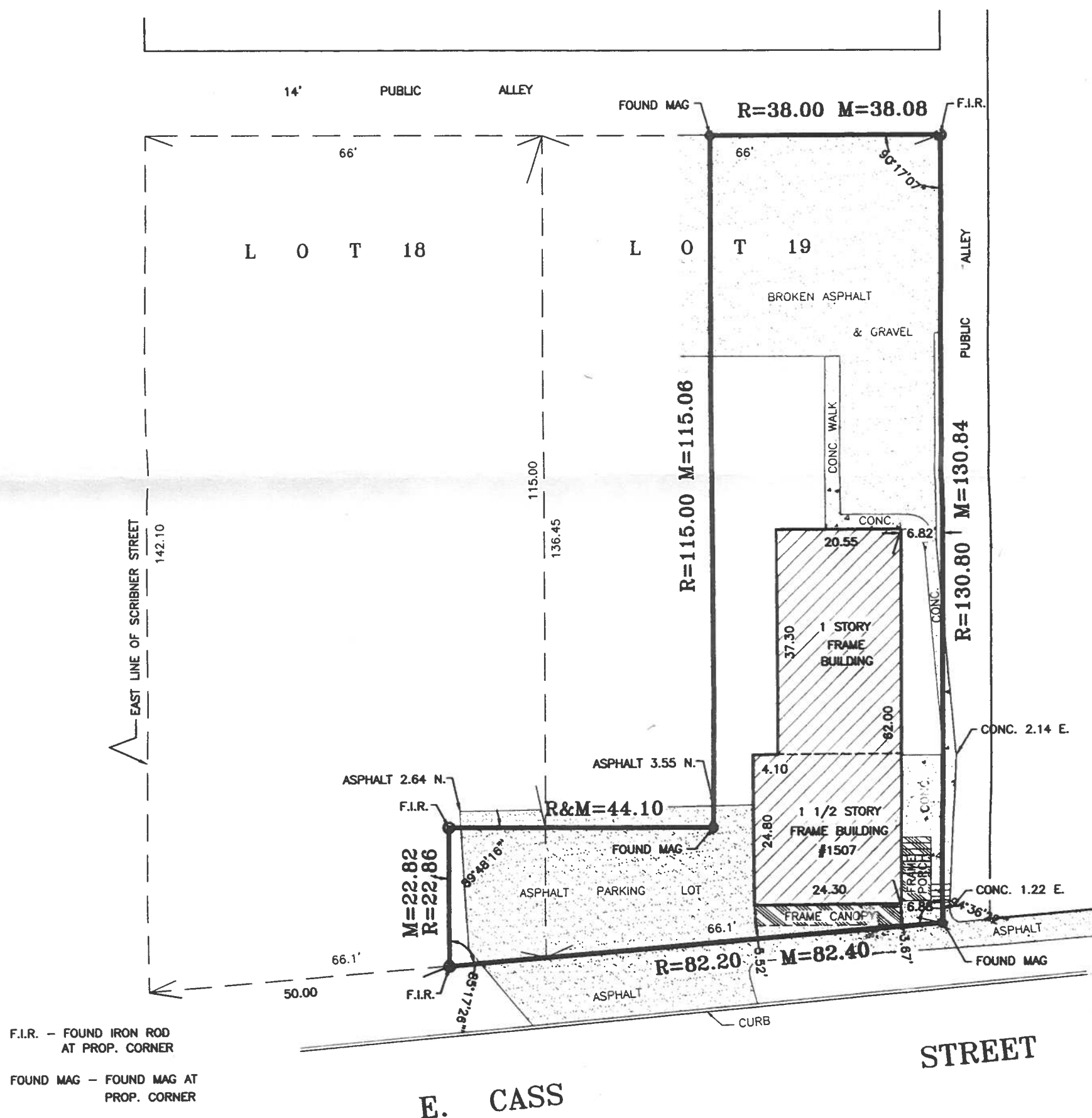
PRINT



Topographical Condominium Site Plans

17901 Haas Road
Mokena, Illinois 60448

THE EAST 38 FEET OF LOT 19 AND THAT PART OF LOT 18 (EXCEPT THE WEST 50 FEET THEREOF) AND THE WEST 28 FEET OF LOT 19 LYING SOUTH OF THE NORTH 115 FEET THEREOF, IN H.A. CAGWIN'S SUBDIVISION OF BLOCK 4 OF CAGWIN HEIR'S SUBDIVISION OF THE NORTH PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 1893 AS DOCUMENT NO. 172228, IN WILL COUNTY, ILLINOIS.



License No. 3304 Expires 11/30/10

AN ORDINANCE GRANTING A VARIATION OF USE

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: A variation from the Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, is hereby granted to allow the specific use identified in Exhibit A on the real property described in Exhibit A and subject to the conditions set forth in Exhibit A. The variation is granted subject to the terms and conditions of all applicable federal, state, and local laws, ordinances, and regulations. The zoning classification of the subject property for which this variation is granted remains the same and is not changed in any way by the passage of this Ordinance. This Ordinance shall be strictly construed to prohibit any use not specifically granted herein or otherwise allowed by the Zoning Ordinance of the City of Joliet. Noncompliance with the mandatory conditions set forth in this Ordinance shall subject the variation of use to repeal.

SECTION 2: The findings of fact and recommendation of the Zoning Board of Appeals on the granting of this variation of use are hereby adopted and made a part of this Ordinance (unless the Zoning Board of Appeals has recommended against the approval of the variation of use, in which case this Ordinance has been passed by a favorable vote of at least two-thirds of the members of the City Council then holding Office).

SECTION 3: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 4: This Ordinance shall be in effect upon its passage.

PASSED this 18th day of July, 1995.


MAYOR


CITY CLERK

VOTING YES MAYOR SCHULTZ and COUNCILMEN BROPHY, HACKER,
LEDESMA, SHETINA, TURK and WINTERROSE.

VOTING NO NONE.

NOT VOTING COUNCILMEN DORRIS and UREMOVIC (absent).

PIN: 7-11-410-027

ADDRESS: 1507 E. Cass Street

ZBA APPROVED: yes, 6-15-95

LEGAL DEPT. FORM 111-01-15-92-TAT

PREPARED BY: Corporation Counsel, City of Joliet

MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street
Joliet, Illinois 60431

EXHIBIT A

VARIATION OF USE FOR: 1507 E. Cass Street

1. LEGAL DESCRIPTION OF SUBJECT PROPERTY:

That part of lot 19 lying easterly of a line described as commencing at a point on the north line of said lot 19, said point being 38 feet westerly of the northeast corner of said lot (as measured along said north line) and terminating at a point on the southerly line of said lot, said point being 37' feet westerly of the southeast corner of said lot (as measured along said southerly line) all in H. A. Cagwin's Subdivision of Block 4 of the Cagwin Heir's Subdivision of the north part of the east half of the southeast quarter of section 11, in township 35 north, and in range 10 east of the third principal meridian, according to the plat thereof recorded January 28, 1893, as Document No. 172228, in Will County, Illinois.

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

A Variation of Use to allow the continuation of an existing pizza business (B-1, Neighborhood Business use) in an R-2A district.

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That the structure not be expanded in the future;
2. That nine off-street parking spaces remain in the future; and,
3. Should the property be declared a public nuisance, it shall be subject to rehearing and possible revocation of the Variation of Use.

At a meeting of the Zoning Board of Appeals of the City of Joliet, Illinois, held Thursday, June 15, 1995 at the hour of 1:30 p.m. in the Municipal Building, 150 West Jefferson Street, Joliet, Illinois with the following members present:

Mr. Paul Briese
Mr. Michael Fisk
Mr. Jack Susner
Mr. Don Walden
Mr. Ed Hennessy

Absent:

Mr. Bill Greiner
Mr. Gus Gutierrez

Thereupon the following matters were discussed:

PETITION 95-48: A Variation of Use to allow the continuation of an existing pizza business (B-1, Neighborhood Business use) in an R-2A district. The property is located at 1507 East Cass Street.

THIS CASE WAS HEARD SECOND ON THE AGENDA.

Mr. Fisher read the staff report into the record.

The petitioner, Robert Weder, 1419 Dickens, Joliet, was sworn in by the Chairman. Mr. Weder said they will tie into city sewer and water. He said that contractors are hard to get to do the work on Cass Street, and he thinks that this will be a problem for him.

The Chairman said that the Board is going to be voting on the variation of use and the problem with obtaining a contractor would be the petitioners concern.

The Chairman asked if anyone wished to speak in favor of the petition and no one came forward.

The Chairman asked if anyone wished to speak in opposition to the petition and no one came forward.

The Chairman closed the petition and asked the board for a discussion and a vote.

Mr. Walden moved to approve the petition subject to the following conditions:

that the structure not be expanded in the future;

that off street parking remain in the future;

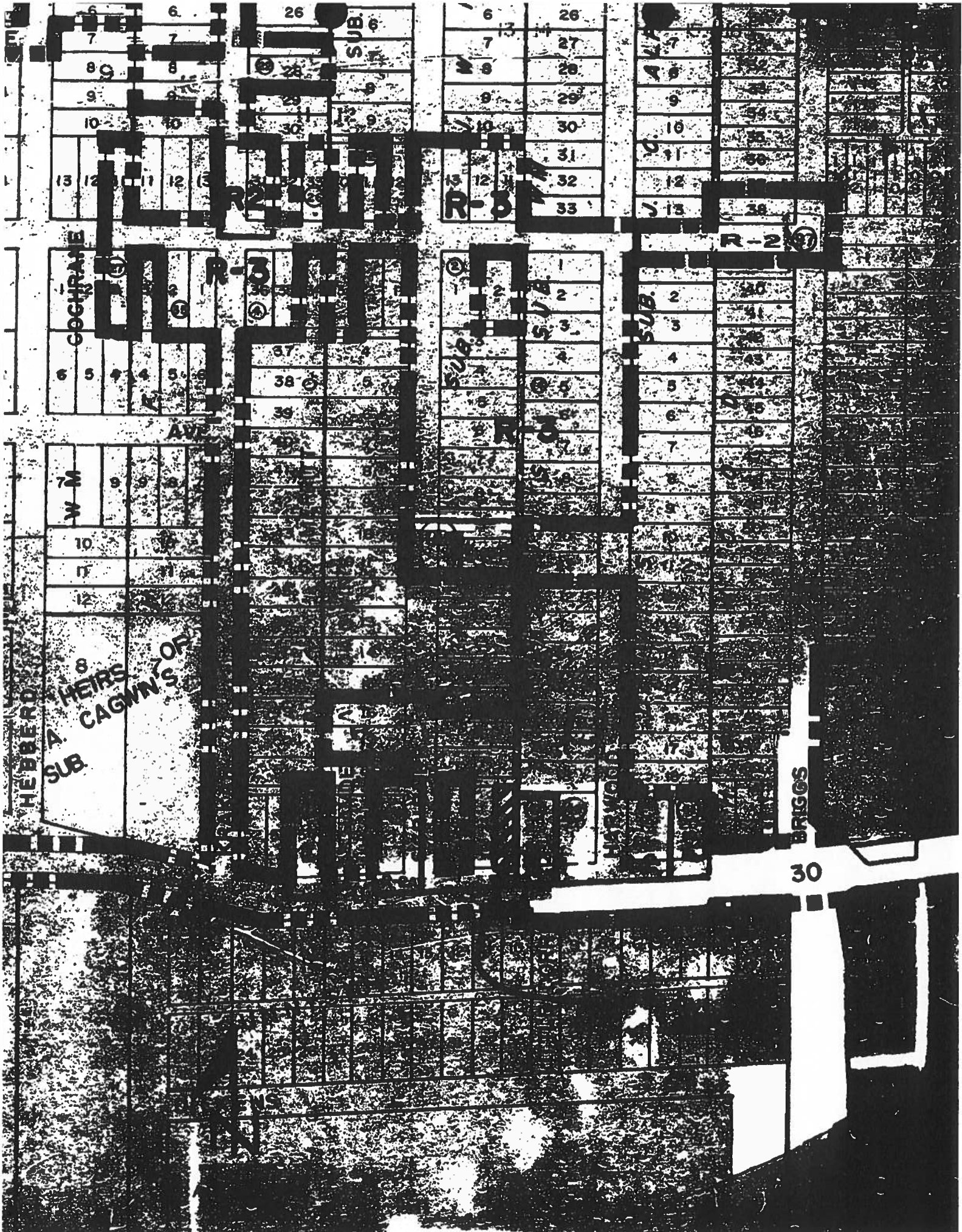
should the property be declared a public nuisance, it shall be subject to rehearing and possible revocation of the Variation of Use.

Mr. Briese seconded the motion.

The Secretary polled the Board:

Mr. Briese voted aye
Mr. Fisk voted aye
Mr. Susner voted aye
Mr. Walden voted aye
Mr. Hennessy voted aye

Petition 95-48 will go before the Mayor and City Council for a final decision with the Zoning Board's recommendation for approval.



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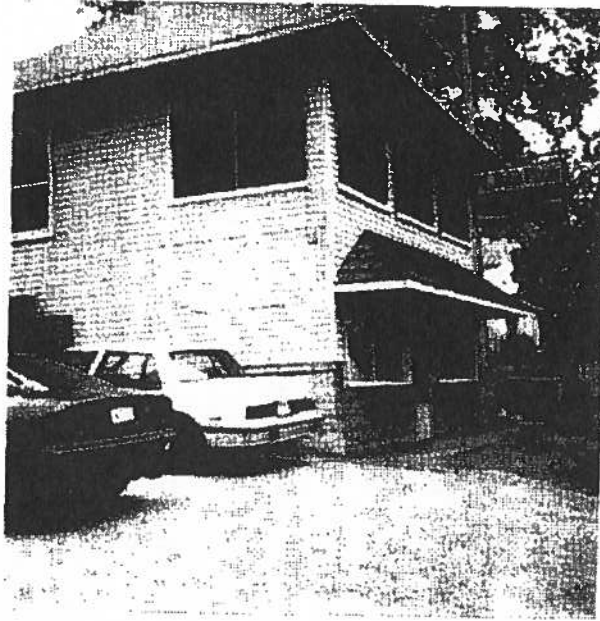
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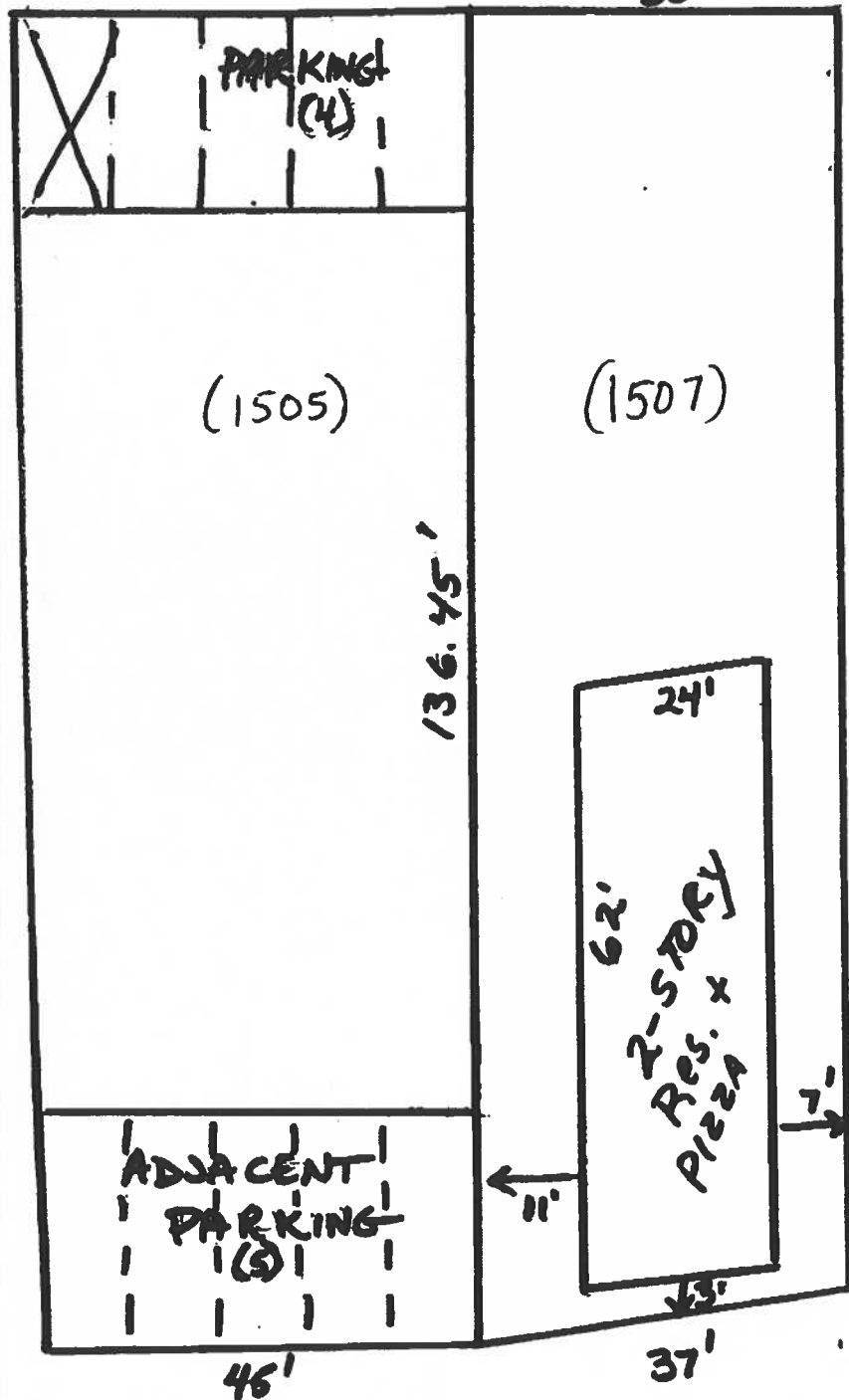
1557 E. Cass



1507 E. CASS



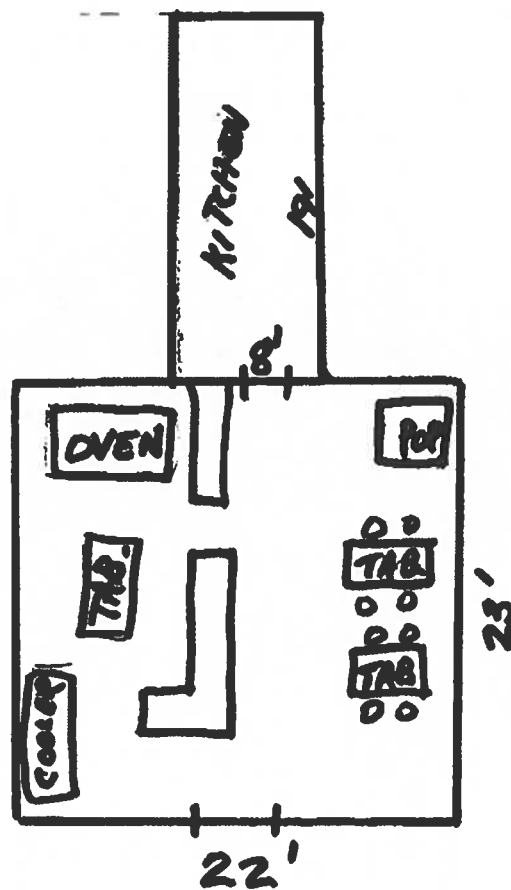
- Alley -
38'



CASS ST.

1507 E. CASS

Floor Plan



CASS ST.

STAFF REPORT

DATE: June 6, 1995
TO: Zoning Board of Appeals
PETITION NO.: 95-48

PREPARED BY: Planning Staff
DATE FILED: 4/16/95

GENERAL INFORMATION:

APPLICANT: Robert Weder
STATUS OF APPLICANT: Owner
REQUESTED ACTION: A Variation of Use and a variation of front yard setback from 25' to 3'.
PURPOSE: To allow continuation of pizza business
EXISTING ZONING: R-2a (single-family)
LOCATION: 1507 E. Cass Street, north side of Cass St East of Scribner St.
SIZE: 38' x 136' = 5,168 sq. ft.
EXISTING LAND USE: commercial with rental unit
SURROUNDING LAND USE & ZONING:

NORTH: Residential, R-2a (City)
SOUTH: Residential, R-5 (County)
EAST: Residential, R-2a (City)
WEST: Residential, R-2a (City)

SITE HISTORY: This property was annexed to the City in May, 1995 and zoned R-2a to conform to surrounding area.

APPLICABLE REGULATIONS:

47-17.28 Variation of Use
47-16 Schedule of Yard & Lot Requirements

SPECIAL INFORMATION:

This request would allow the continuation of an existing pizza business (Al & Bob's Pizza) in an R-2a zoning district. The owner has operated the business for the past 29 years. The property was annexed to allow connection to City sewer and water services. The City did not allow business zoning because of the surrounding residential properties. There is adequate parking on the adjacent property which the owner also owns.

Should the Zoning Board of Appeals approve the requested variation of use, Staff recommend that the following conditions be attached:

that the structure not be expanded in the future;

that off street parking remain in the future;

should the property be declared a public nuisance, it shall be subject to rehearing and possible revocation of the Variation of Use.

ANALYSIS:

The approval of the requested variation of use will allow an existing business, with no adverse impact upon the surrounding area.

Petition No. 95-48
Date filed 4-16-95
Receipt #: pd

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIANCE

PETITIONER'S NAME: Robert Weder PHONE: _____ (HOME)
_____ (OFFICE)

ADDRESS: 1419 Dickens, Joliet 60432

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Robert + Alice Weder

ADDRESS: Same

LEGAL DESCRIPTION OF PROPERTY: (see attached)

COMMON ADDRESS: 1507 E. Cass

PERMANENT INDEX NUMBER (TAX NO., OR P. I. N.): 7-11-410-027

LOT SIZE: WIDTH: 46 DEPTH: 131 AREA: 6026 s.f.

PRESENT USE & ZONING: pizza business, R-2A

USE OF SURROUNDING PROPERTIES:

NORTH: Res EAST: Res
SOUTH: Res WEST: Res.

VARIANCE(S) REQUESTED: pizza business in R-2A dist.

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 particular hardship. The evidence must support each of the following three 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.

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? annexed -

2. What unique circumstances exist which mandate a variance?

annexed MAY 1995 for sewer & water
- business operated for 29 years
- zoned for residential to be in character
with area

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

none - been in area
surrounding long time - co-existed
with residential

A site (plot) plan is required in order to consider a petition. Please attach a site plan to this application. If a site plan is not included with the petition it will not be accepted as an agenda item for the Board.

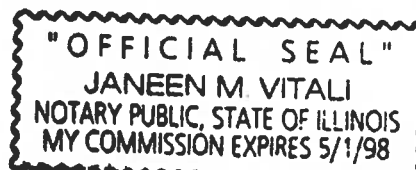
The ownership of all property held in a trust must be submitted on a Certificate of Ownership.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Robert Weder, 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.

Robert Weder
Petitioner's Signature

Subscribed and sworn to before me
this 16th day of April, 1995
Janeen M. Vitali



In accordance with Resolution No. 1694 of the City of Joliet, all persons residing within 300 ft. of the property referred to in this application must be notified of the proposed rezoning. Please list the NAMES and ADDRESSES of all RESIDENTS within 300 ft. of the subject property.

OFFICE OF THE CITY MANAGER
JOHN M. MEZERA
CITY MANAGER
815/740-2211

FAX 815/740-1221

CITY CLERK MEMO NO. 403 - 95

CITY OF



JOLIET

July 10, 1995

150 W. JEFFERSON ST.
JOLIET, IL 60431-1144

TO: Mayor and City Council

FROM: John M. Mezera, City Manager

SUBJECT: Zoning Board of Appeals Petition 95-48: A Variation of Use to Allow a Pizza Business (B-1, Neighborhood Business use) in an R-2a (Single Family Residential) district. The property is located at 1507 E. Cass Street, Joliet, Illinois.

BACKGROUND:

Robert and Alice Weder, owners of the subject property, are requesting approval of a variation of use to allow a pizza business in an existing structure at 1507 E. Cass Street. The pizza business, known as Al & Bob's Pizza, has been operated by the owners at this location for the past 29 years. The property was annexed and zoned R-2a (single family residential) by the City Council in May, 1995 in order to obtain City sanitary sewer and water services. The property was zoned R-2a to conform to the surrounding residential area. The pizza business occupies approximately 658 square feet on the first floor of the building. The property also contains a rental unit on the second floor. There are nine off-street parking spaces on the adjacent lot, which the owners also own.

PUBLIC HEARING:

The Zoning Board of Appeals reviewed the petition at their meeting held June 15, 1995. Mr. Robert Weder, petitioner, spoke on behalf of the variation request. No one appeared in opposition to the petition. Minutes of the meeting are attached.

RECOMMENDATION OF THE ZONING BOARD OF APPEALS:

Mr. Walden moved to approve the petition subject to the following conditions:

1. That the structure not be expanded in the future;
2. That nine off-street parking spaces remain in the future; and,

3. Should the property be declared a public nuisance, it shall be subject to rehearing and possible revocation of the Variation of Use.

Mr. Briese seconded the motion, which was passed with an unanimous vote. Voting aye were: Mr. Briese, Mr. Fisk, Mr. Susner, Mr. Walden, and Mr. Hennessy.

RECOMMENDATION OF THE ADMINISTRATION:

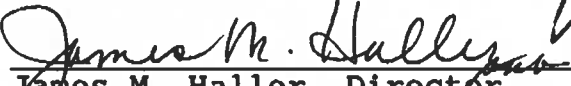
The Administration concurs with the Zoning Board of Appeals and recommends that the Mayor and City Council adopt the attached Ordinance approving a variation of use to allow a pizza business in the existing structure located at 1507 E. Cass Street, subject to the following conditions:

1. That the structure not be expanded in the future;
2. That nine off-street parking spaces remain in the future; and,
3. Should the property be declared a public nuisance, it shall be subject to rehearing and possible revocation of the Variation of Use.

Respectfully submitted,


John M. Mezera
City Manager

CONCURRENCE:


James M. Haller, Director,
Community & Economic Development


Donald J. Fisher, Director
Planning

Prepared by:


Janeen M. Vitali, Planner II











2025-09 & 1995-48



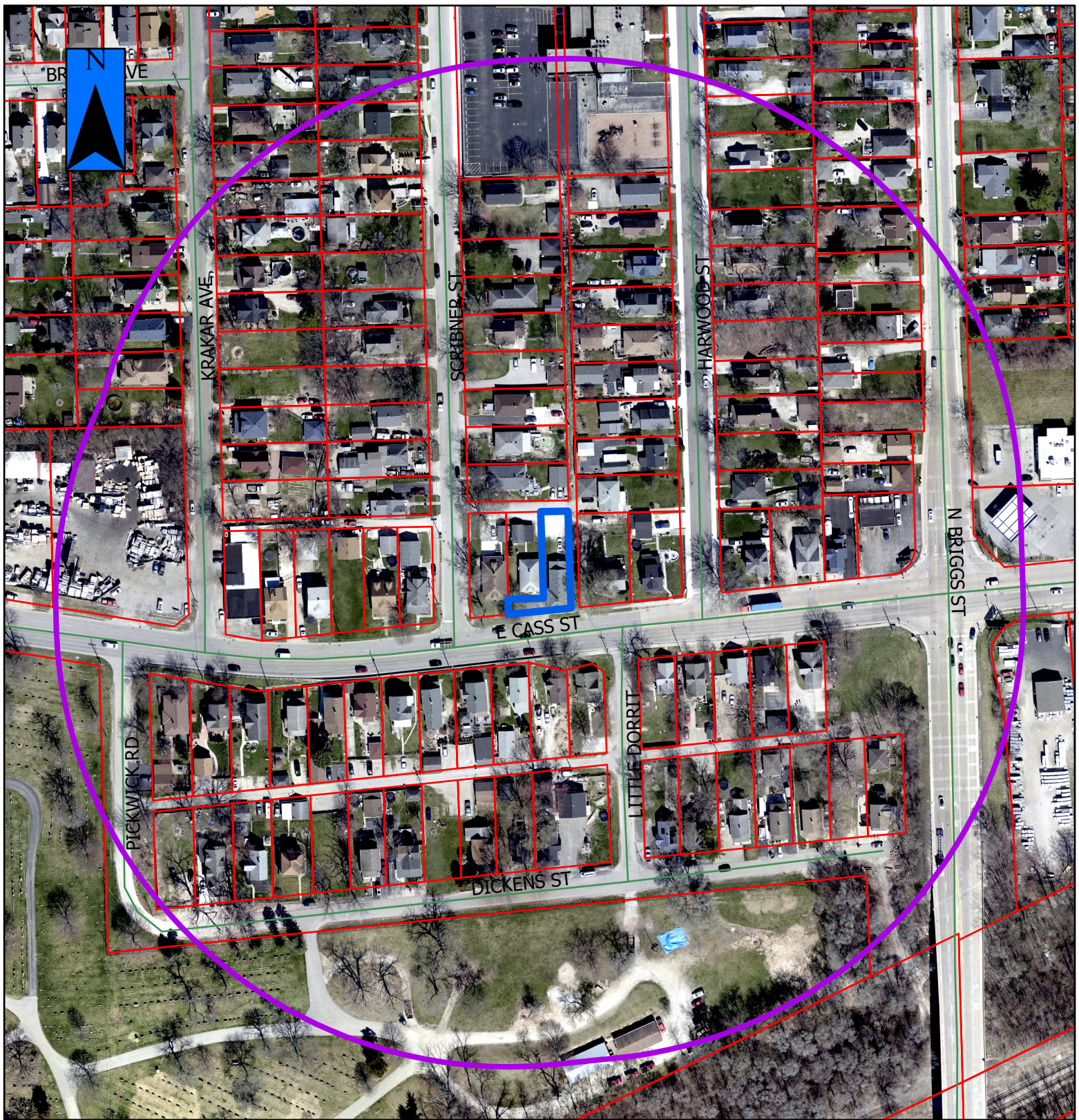
= Property in Question



= 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



2025-09a & 1995-48a



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



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8488

Agenda Date: 5/15/2025

STAFF REPORT

DATE: May 5, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-12
Applicant: Gerardo Razo
Status of Applicant: Owner
Location: 1411 Arthur Avenue
Request: Variation to reduce the side yard setback to allow a house addition

Purpose

The applicant is requesting the following variation to allow construction of an addition to their residence at 1411 Arthur Avenue:

- Variation to reduce the required side yard setback from 8 feet to 5.7 feet

The Zoning Board of Appeals makes the final decision on this variation request.

Site Specific Information

The subject site is 96 feet by 131 feet (12,556 square feet) and contains a two-story residence built around 2000. The house has approximately 1,320 square feet of living area and an attached two-car garage. The property is zoned R-2 (single-family residential).

Surrounding Zoning, Land Use and Character

The property is located in the Forest Park neighborhood and is surrounded by other residences with R-2 (single-family residential) zoning. The block contains a mix of one- and two-story homes in various styles, two religious properties, and several undeveloped lots. The lots adjacent to the north of the subject site are currently undeveloped.

Applicable Regulations

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

Discussion

The approval of the requested variation would allow the owner to build a 23-foot by 28-foot one-story addition to their home. The addition would add a bedroom, laundry area, and full bathroom to the first floor, which currently contains a living room, dining room, kitchen, and half bathroom. The owner wishes to construct the addition to create a bedroom and full bathroom on the main floor of the house for the older adults of the household who are unable to climb stairs.

The proposed addition would be located on the side of the house and would be set back 5.7 feet from the side lot line. The Zoning Ordinance requires a side yard setback of 8 feet for a two-story home in the R-2 district, so the petitioner must request a variation to reduce the side yard setback. The owner wishes to locate the addition on the side of the house and not the rear due to the existing stone patio along the back of the house as well as the existing layout of the first floor. The kitchen is located at the rear of the house so it would be challenging to construct an addition there, while the living and dining rooms on the north side of the house can be expanded to accommodate the proposed addition. The proposal meets the required front yard and rear yard setbacks.

The addition would have vinyl siding to match the existing house and a side gable roof with the same pitch as the existing gable roof. A plat of survey, elevations, and floor plans are attached.

While staff does not find a physical hardship for this request, staff does not believe that the proposal would have a negative impact on the neighborhood. Staff also finds that the granting of the variation will not alter the essential character of the area.

Conditions

None

Figure 1: Aerial view of 1411 Arthur Avenue (2024)

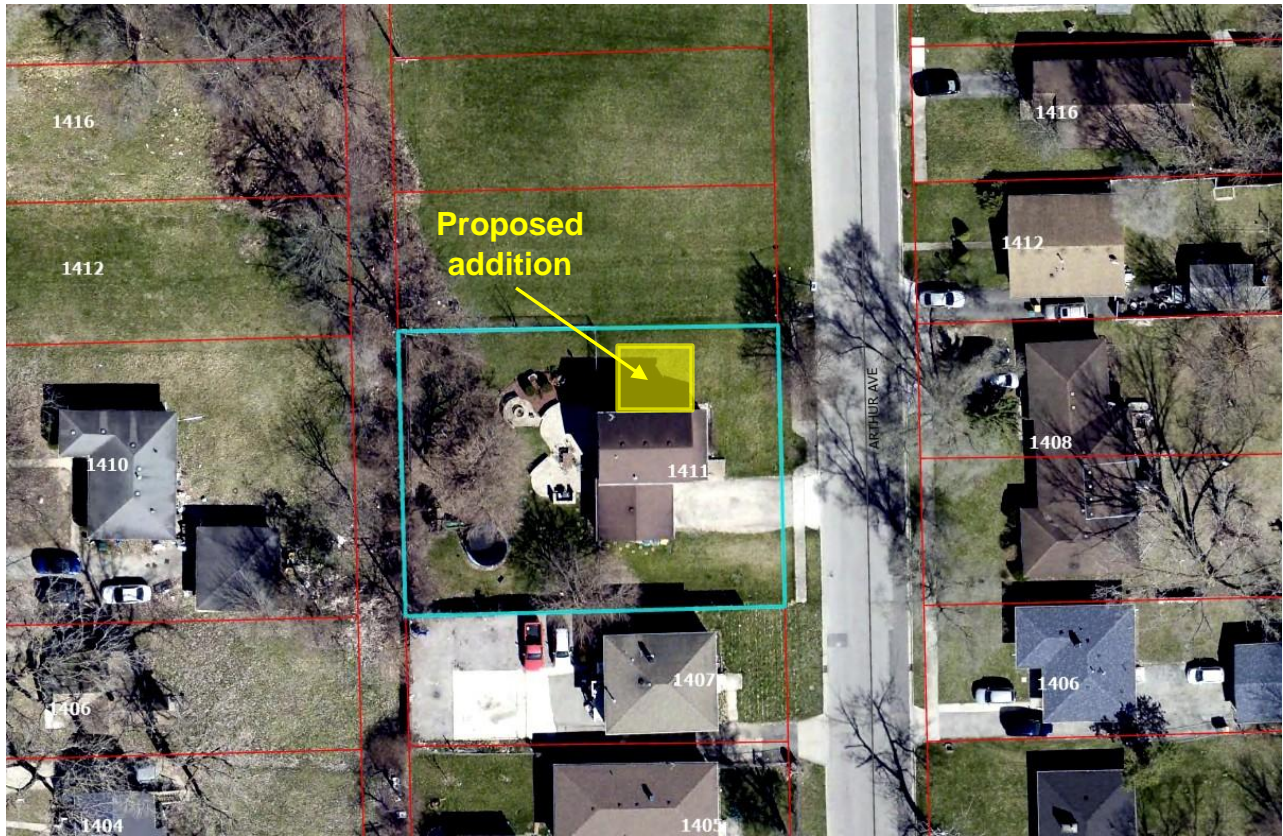


Figure 2: 1411 Arthur Avenue, view west from Arthur Avenue (May 2025)

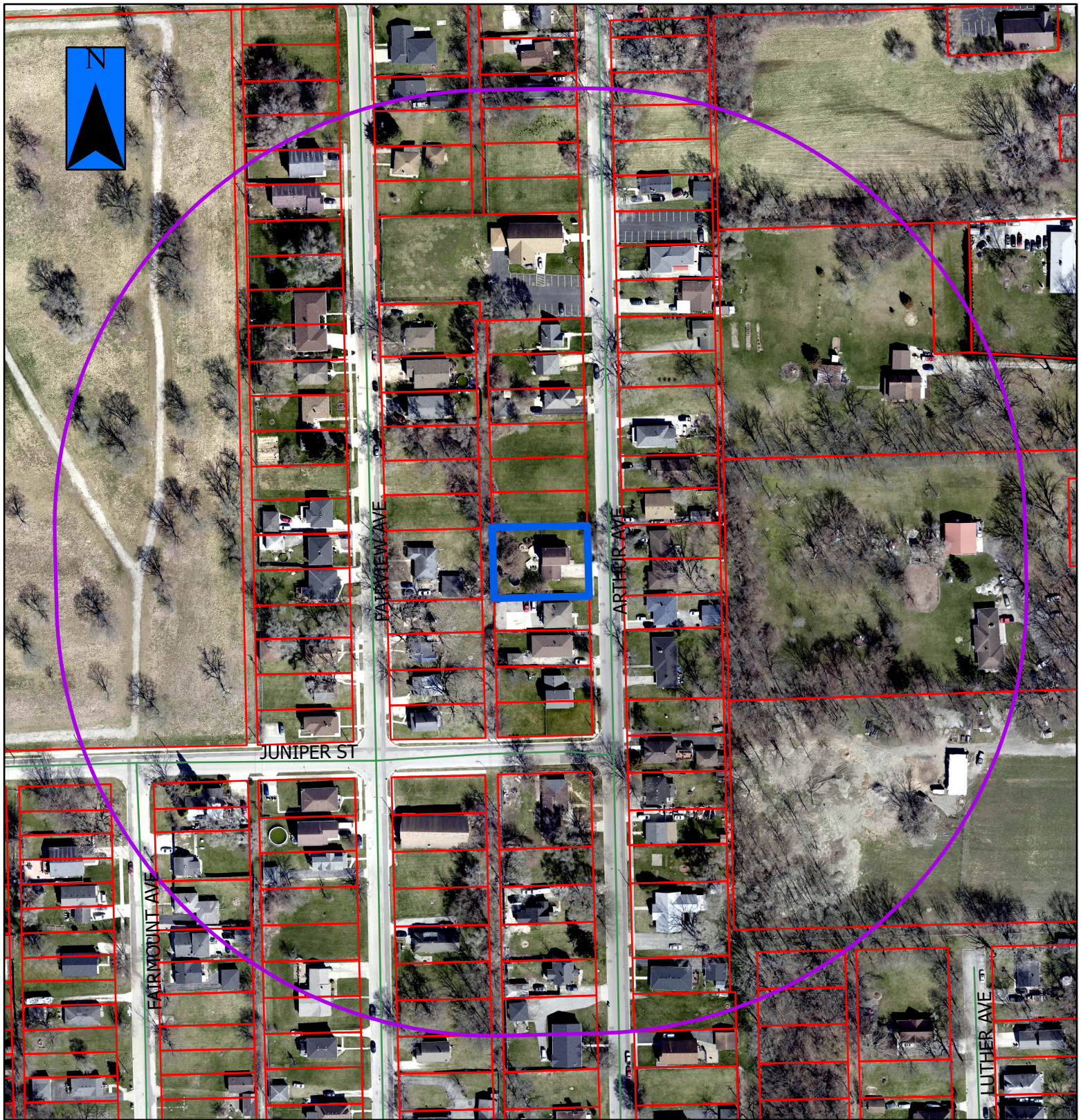


Figure 3: North side of 1411 Arthur Avenue, view southwest from Arthur Avenue (May 2025)





Figure 4: North and rear sides of 1411 Arthur Avenue (April 2025)

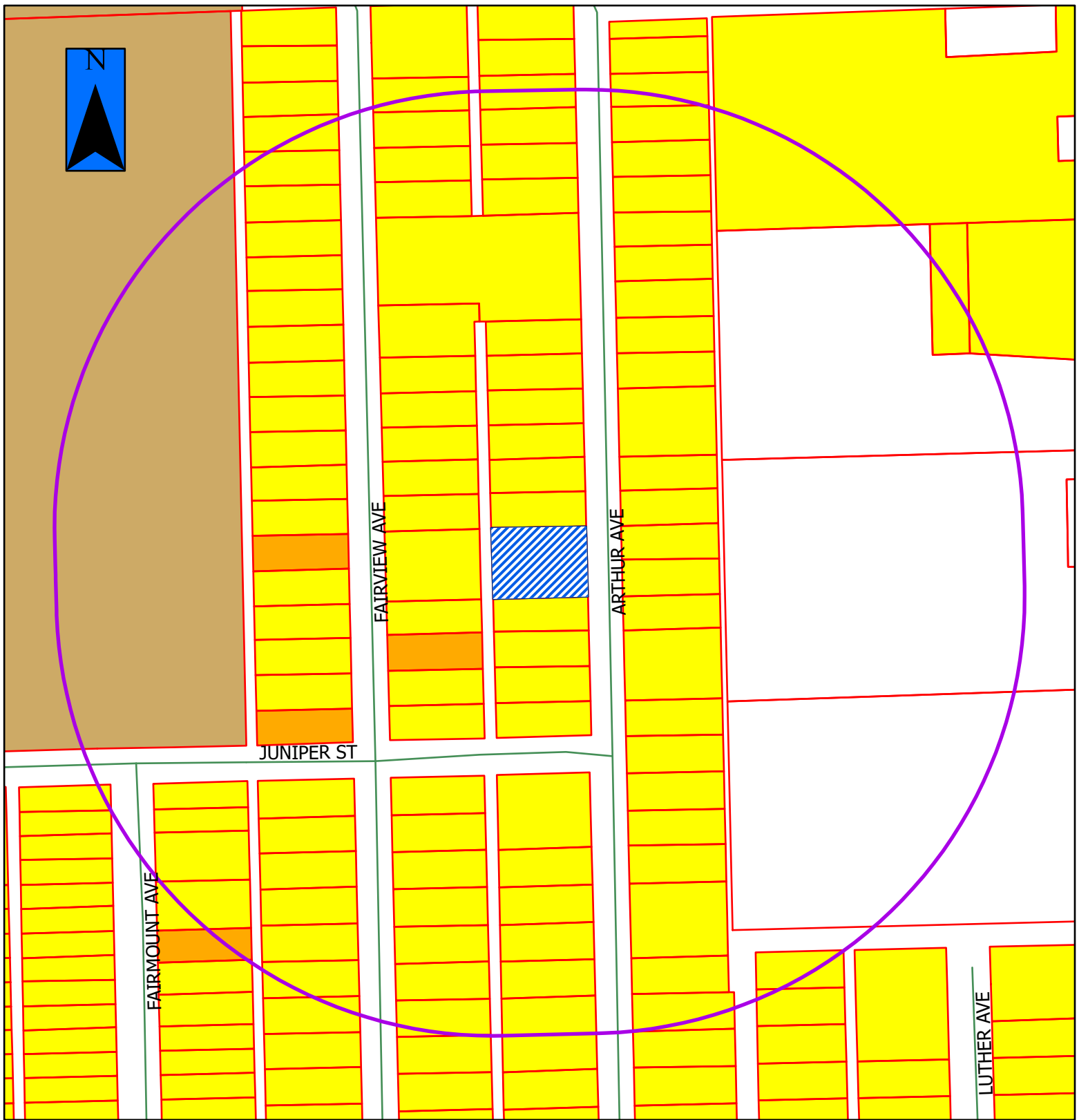




2025-12a



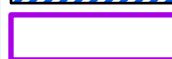
-  = Property in Question / Propiedad en cuestión
-  = 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



2025-12



= Property in Question



= 600' Public Notification Boundary

Legend

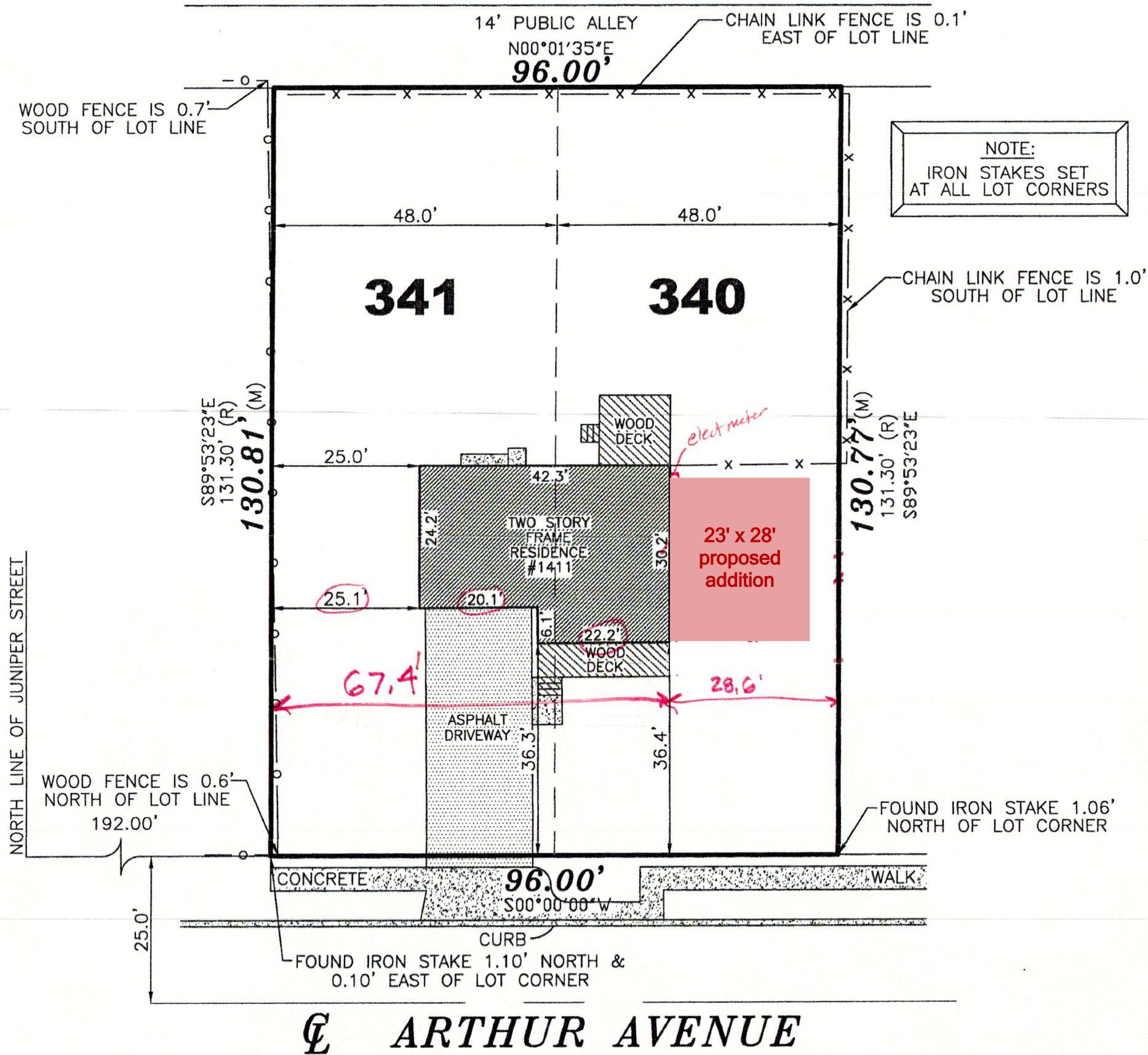
	B-1		I-TA		R-2
	B-2		I-TB		R-2A
	B-3		I-TC		R-3
	I-1		R-1		R-4
	I-2		R-1A		R-5
	I-T		R-1B		R-B

PLAT OF SURVEY

OF

LOT 340 AND 341, IN STERN GARDENS ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 1922, IN PLAT BOOK 17, PAGE 32, IN THE CITY OF JOLIET, WILL COUNTY, ILLINOIS.

COMMON ADDRESS: 1411 ARTHUR AVENUE



CLIENT: JOSEPH KOSTECK

AREA OF SURVEY = 12,556 SQ.FT.



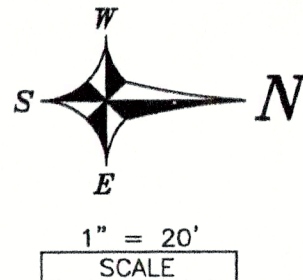
15935 S. BELL ROAD (708) 645-1136
HOMER GLEN, IL 60491 Fax (708) 645-1138
www.jntlandsurvey.com

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 line and other restrictions not shown hereon refer to your deed, abstract, title policy contracts and local building and zoning ordinance.



PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO.
184.004450

THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY.
LICENSE EXPIRES 11/30/10



STATE OF ILLINOIS } S. S.
COUNTY OF WILL }

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 20th Day of MAY, 2010.

IPLS No. 3354

SURVEY NO. 10-05-138

REVISION NO.	DATE	REMARKS

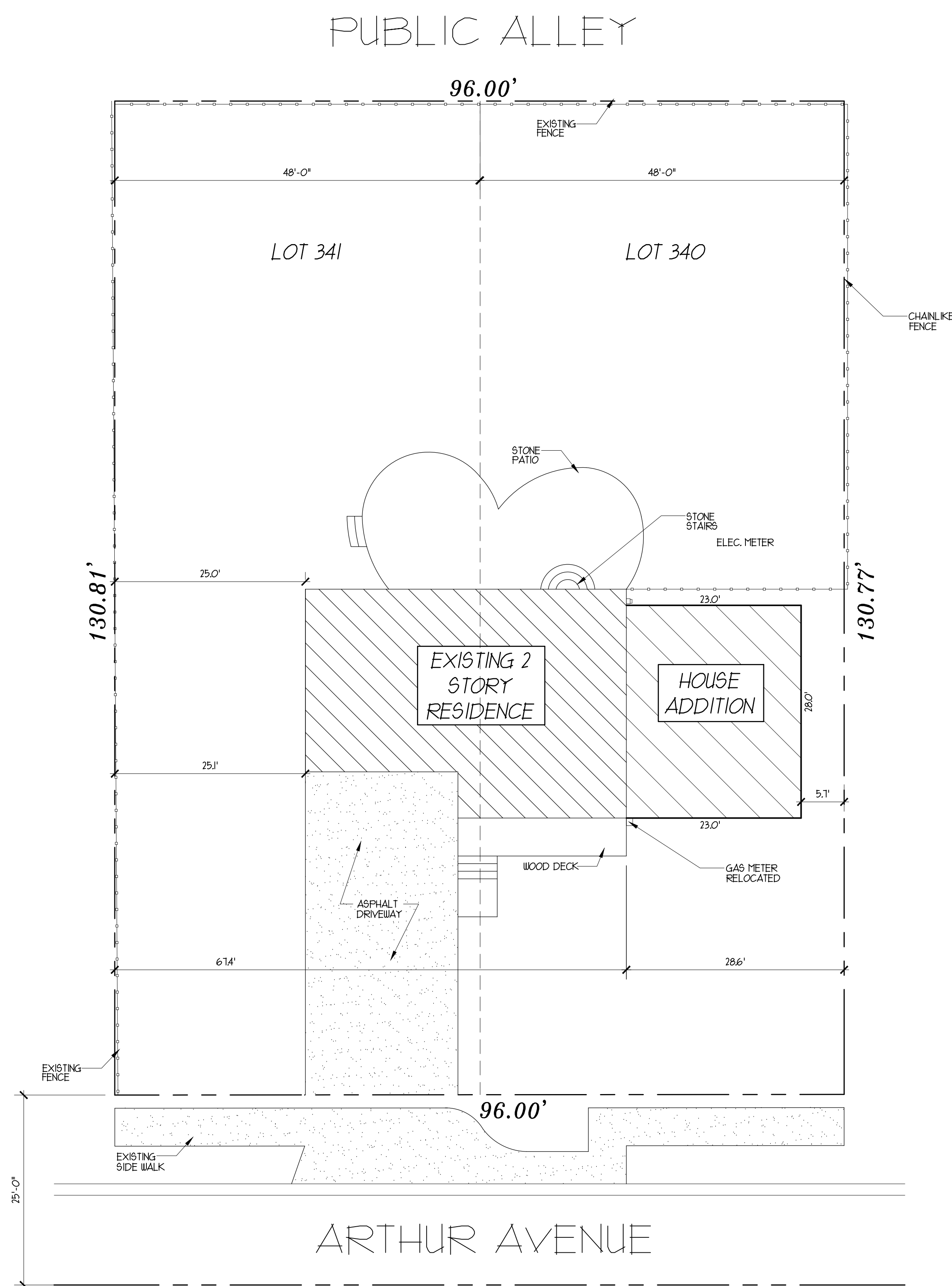
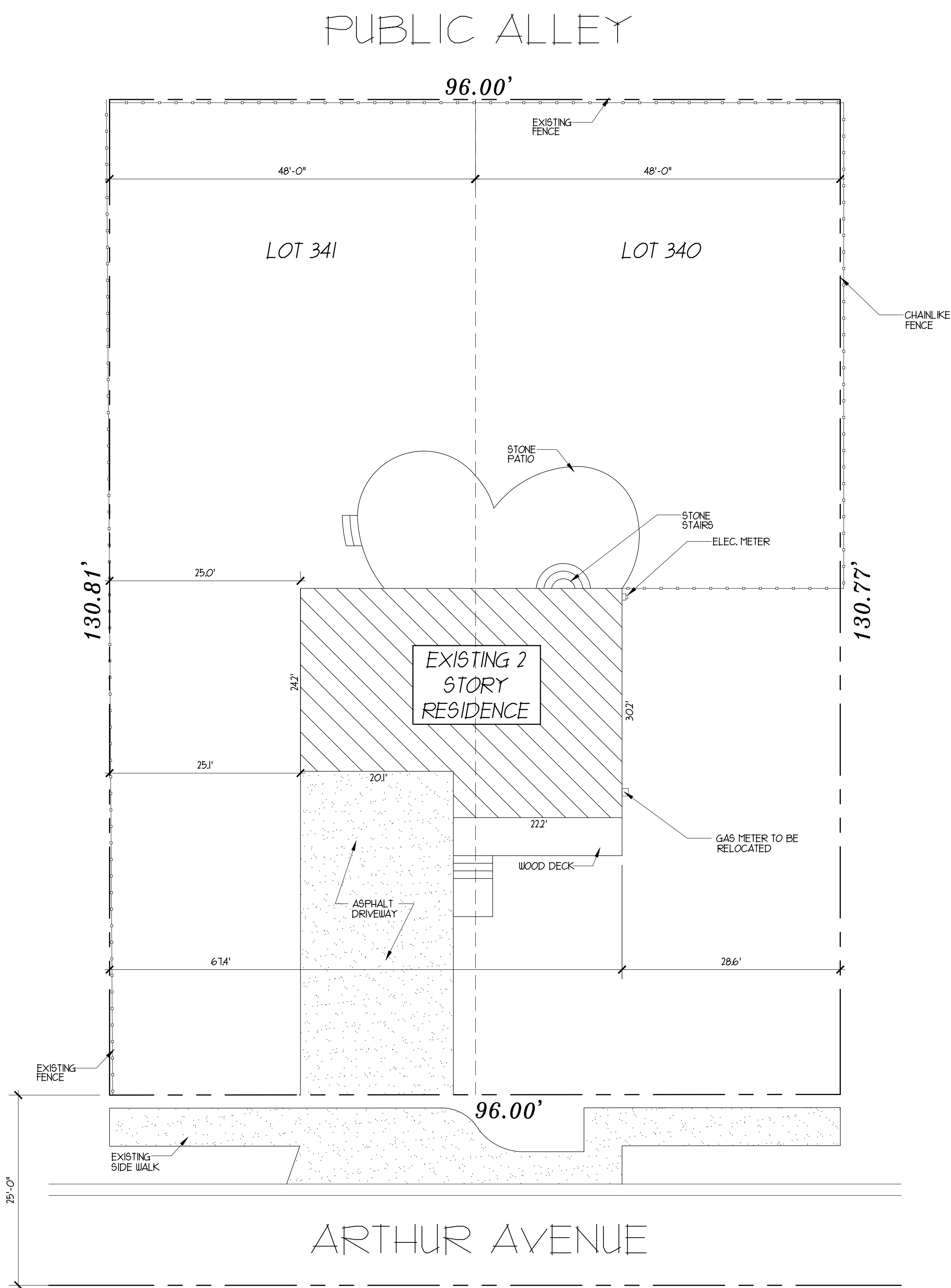
ISSUED FOR OWNERS REVIEW APRIL 7, 2025

PROPOSED HOUSE ADDITION
FOR :EIPIDIO ORTIZ
1411 ARTHUR, JOLITET, IL

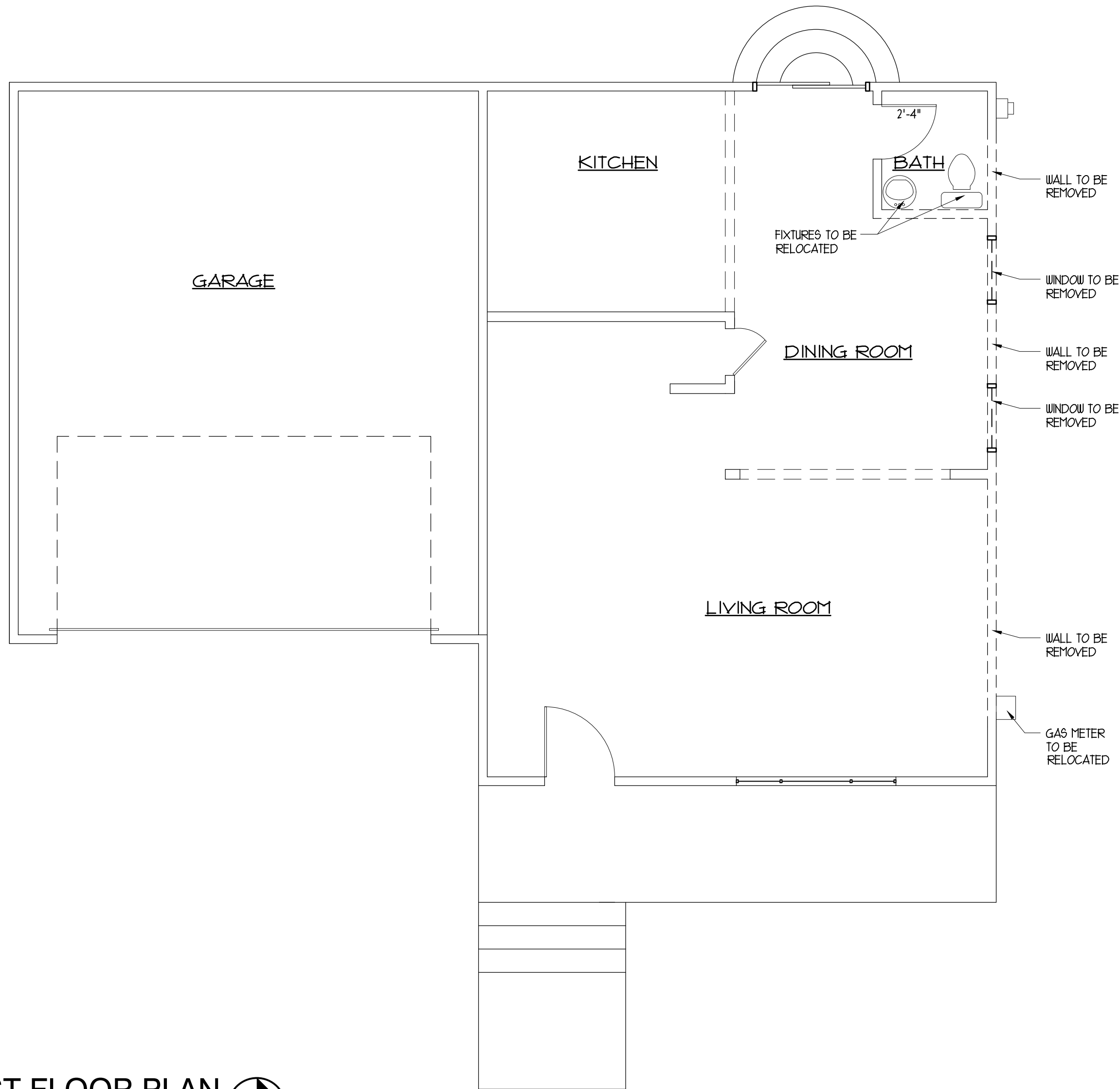
DRAWN BY: Z.A.	CHECKED BY: BOB GEBEL
DATE : APRIL 7, 2025	PROJECT NO: 25-G6
TITLE: EXISTING & PROP. SITE PLAN	

SHEET
S-1

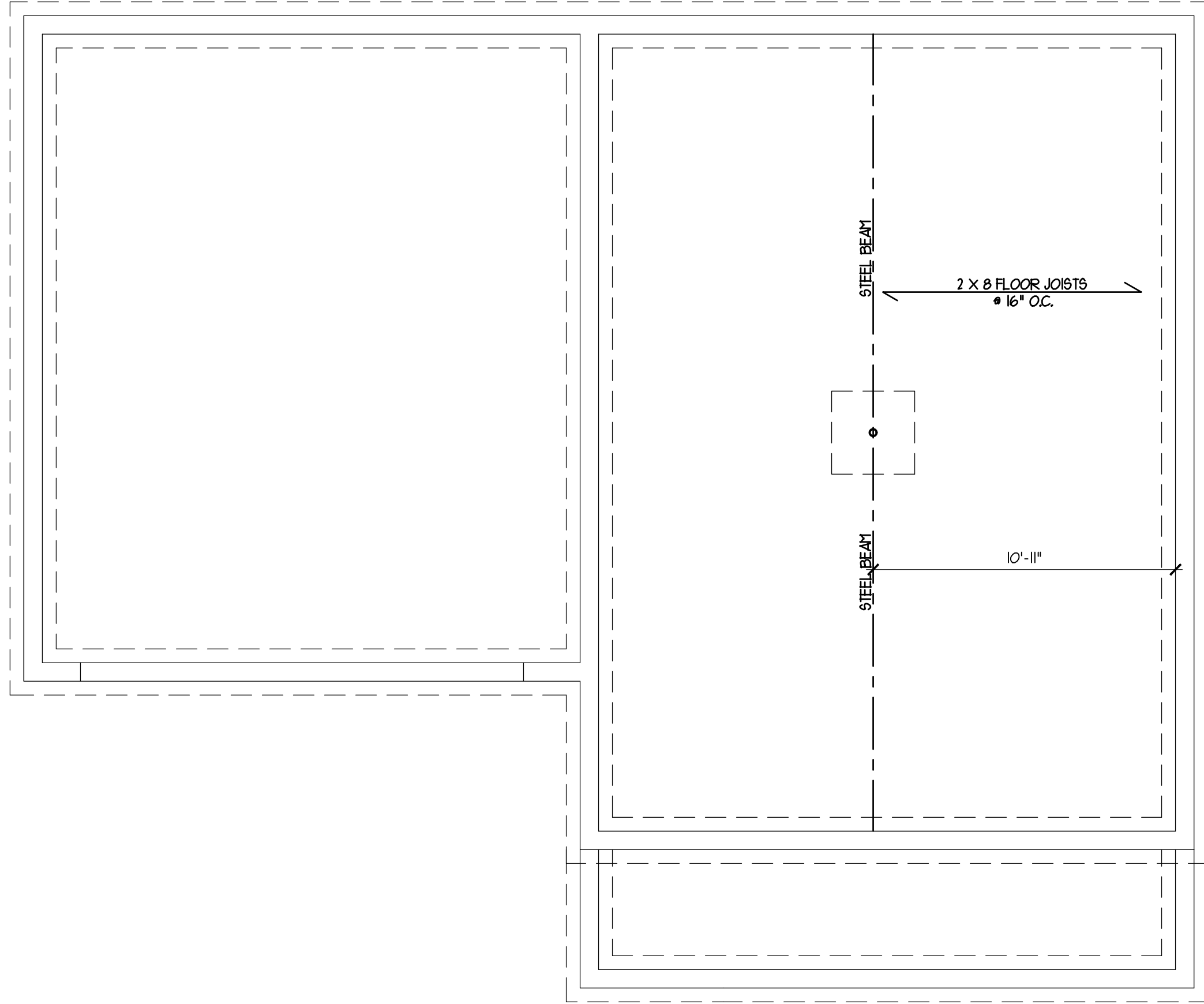
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EXISTING FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"



EXISTING BASEMENT PLAN
SCALE : 1/4" = 1'-0"



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ISSUED FOR OWNERS REVIEW APRIL 7, 2025

DRAWN BY: Z.A.
CHECKED BY: BOB GEBEL
DATE : APRIL 7, 2025
PROJECT NO: 25-G6
TITLE: EXISTING PLANS

SHEET
A-1

PROPOSED HOUSE ADDITION
FOR :EIPIDIO ORTIZ
1411 ARTHUR ,JOLITET, IL

REVISION NO. -DATE- -REMARKS-

United
ARCHITECTS LTD.
1002 PLAINFIELD ROAD, JOLIET, IL 60435
815-731-8060 • office@unitedarchitects.biz
PROFESSIONAL DESIGN FIRM # 184-002966

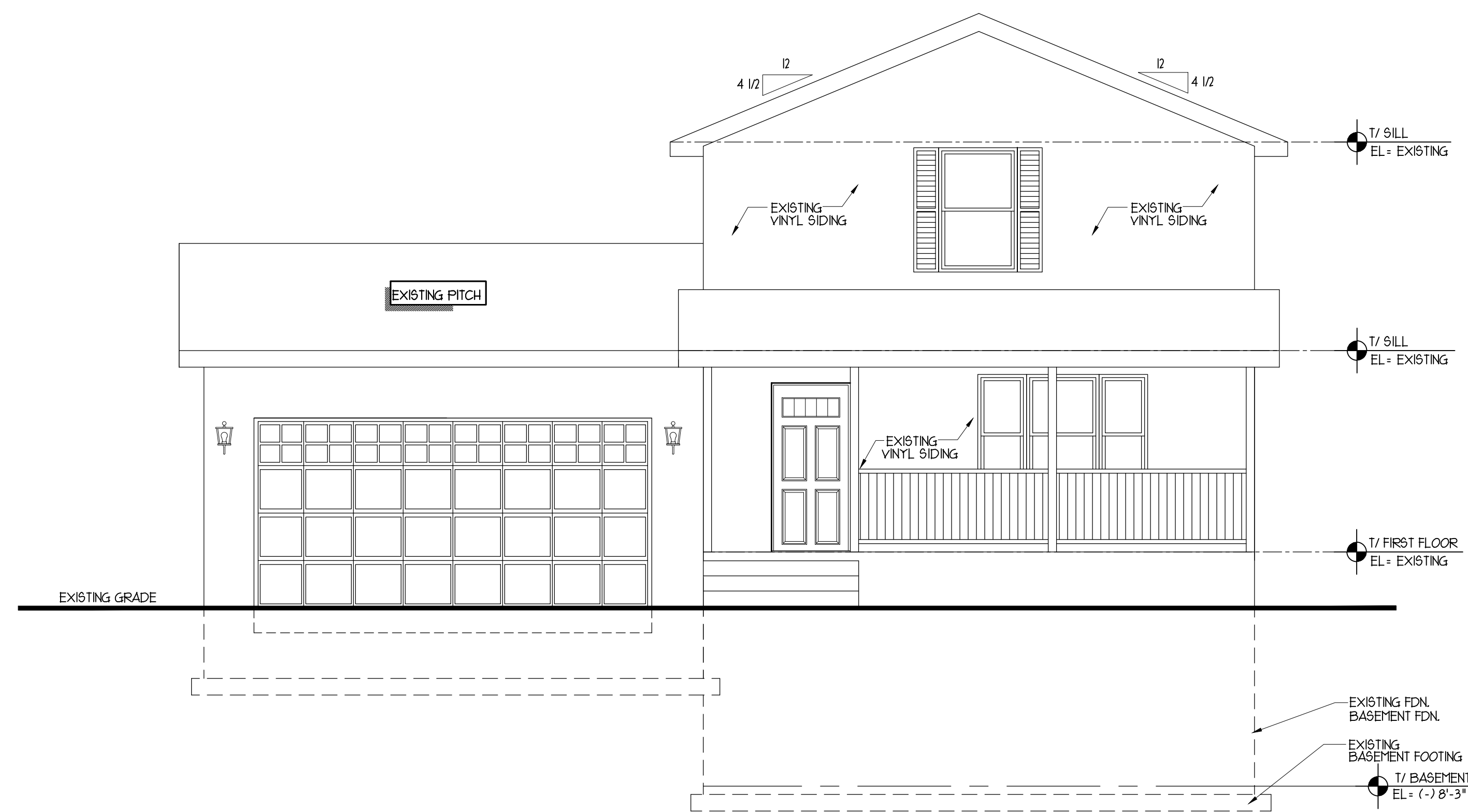
REVISION NO.	DATE	REMARKS

ISSUED FOR OWNERS REVIEW APRIL 7, 2025

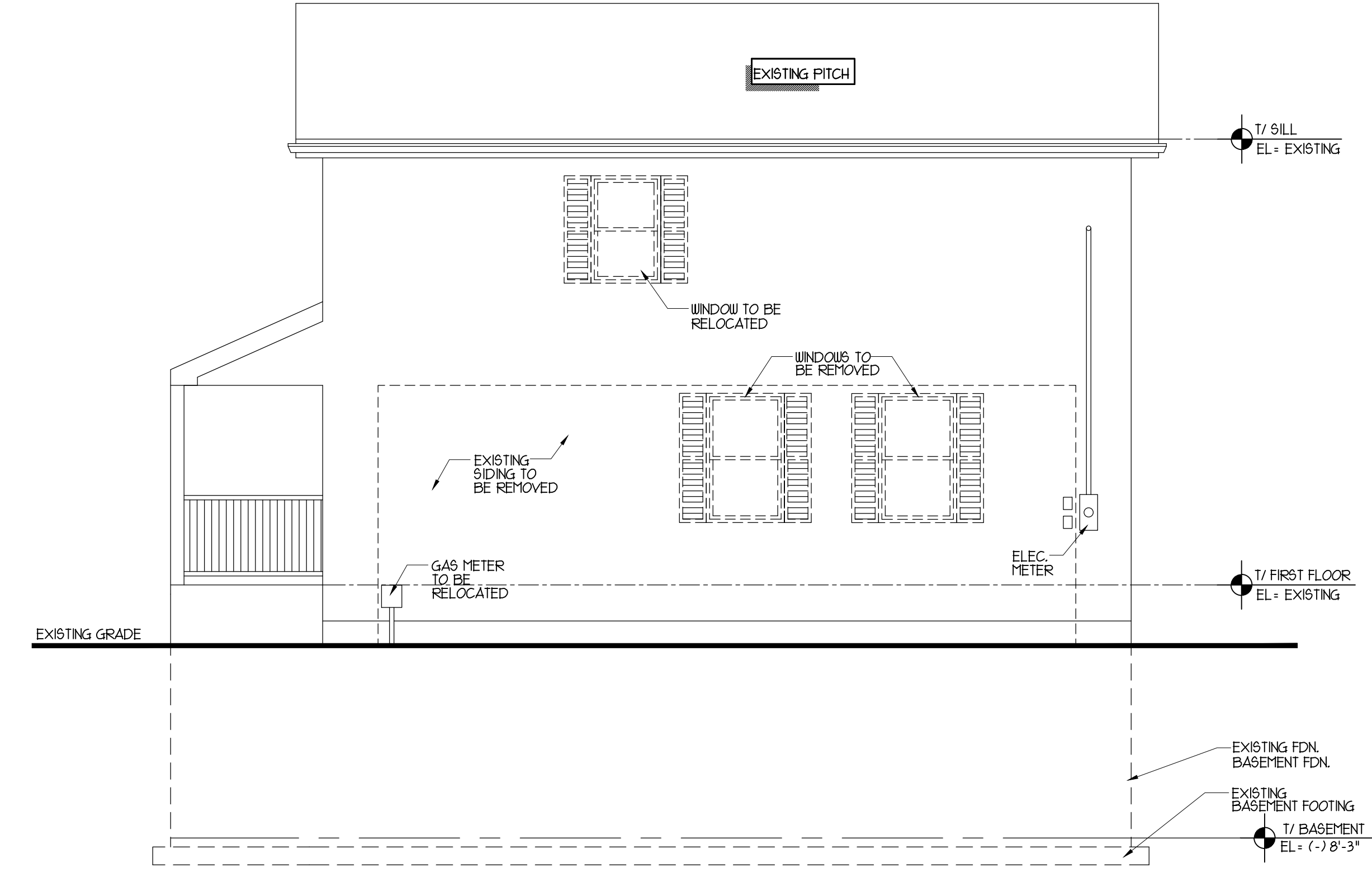
PROPOSED HOUSE ADDITION
FOR :EIPIDIO ORTIZ
1411 ARTHUR, JOLET, IL

DRAWN BY: Z.A.	CHECKED BY: BOB GEBEL	DATE : APRIL 7, 2025	PROJECT NO: 25-G6	TITLE: EXISTING ELEVATIONS
SHEET A-2				

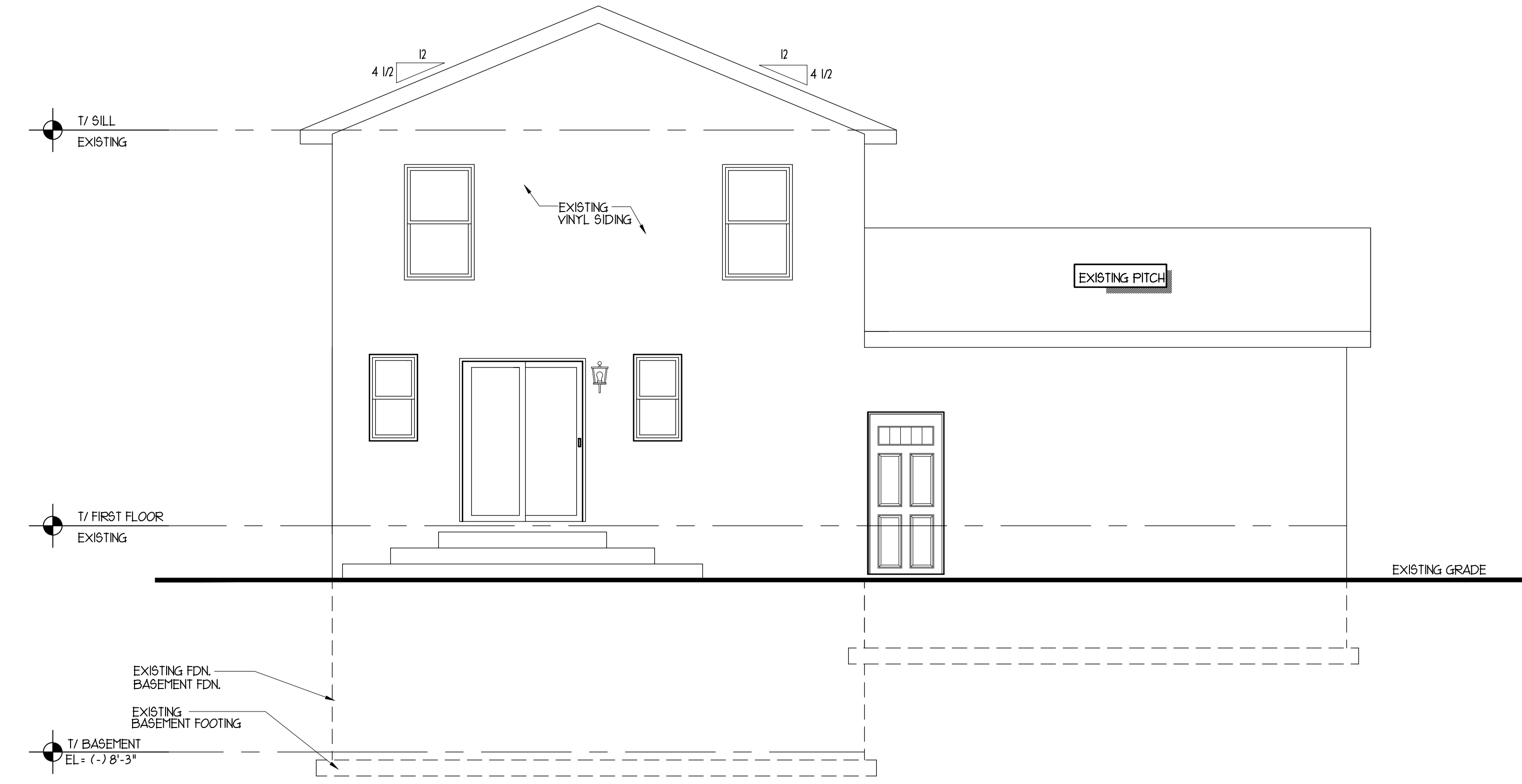
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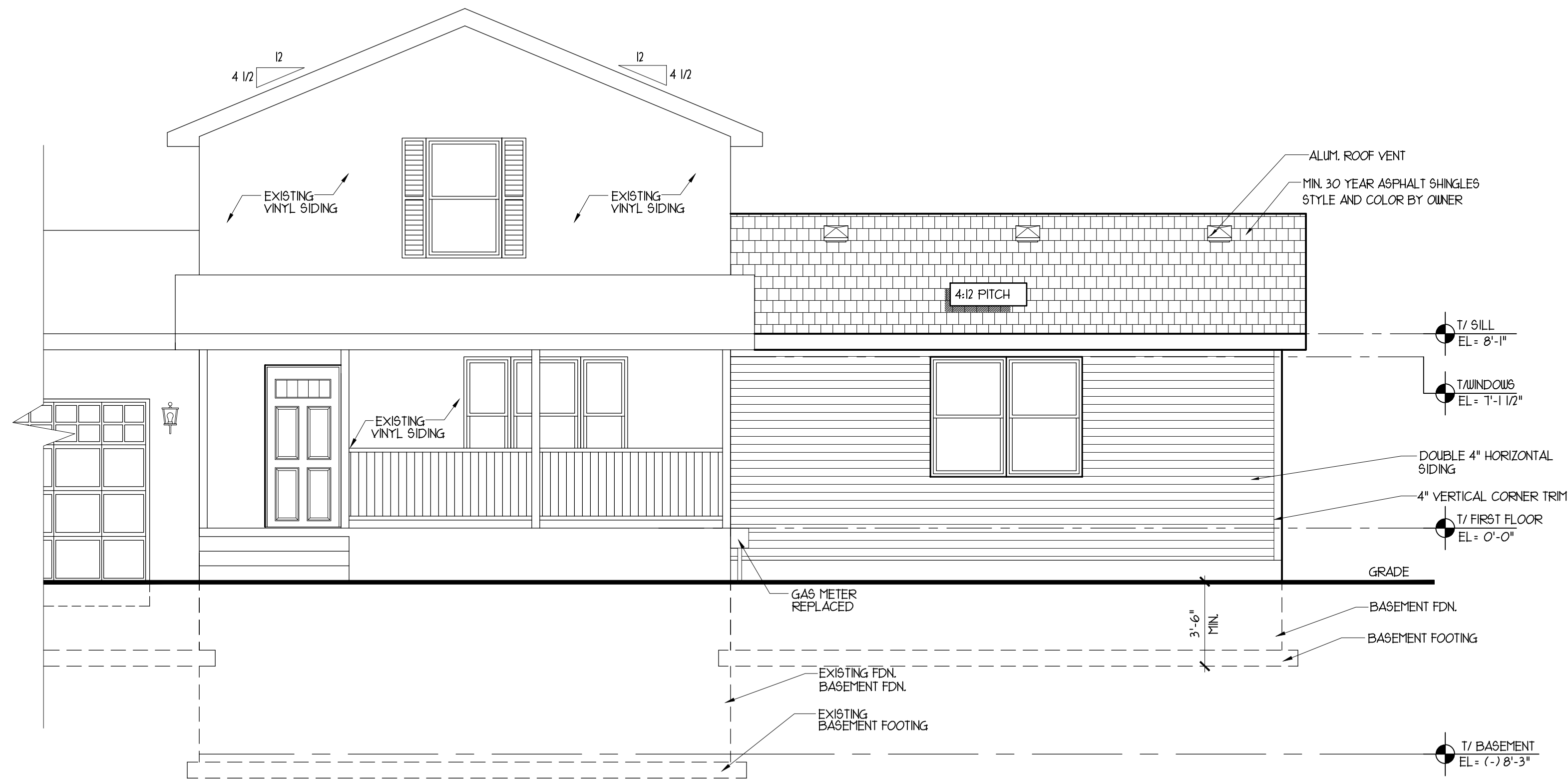
EXISTING FRONT ELEVATION
SCALE : 1/4" = 1'-0"



EXISTING SIDE ELEVATION
SCALE : 1/4" = 1'-0"

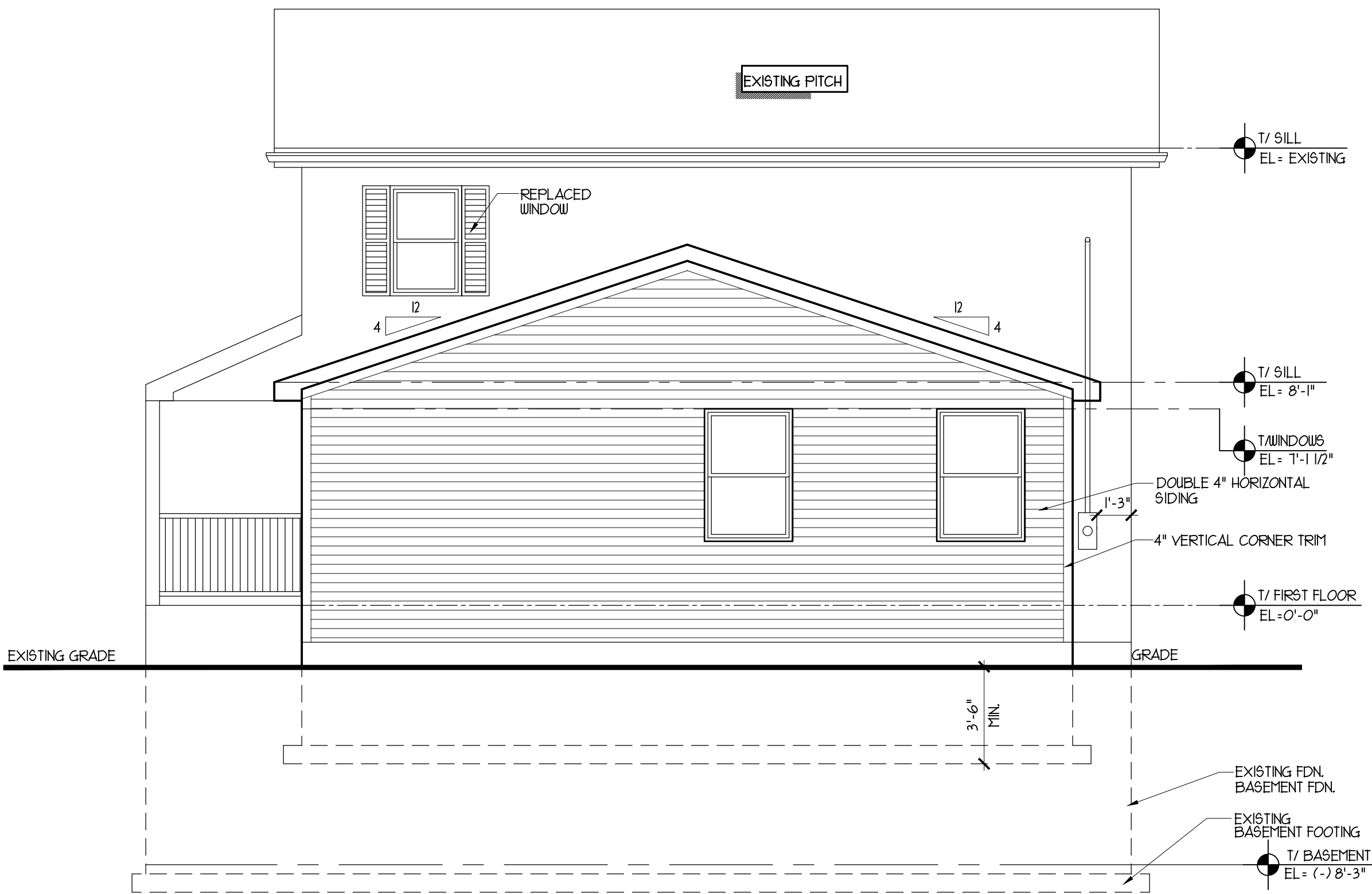


EXISTING REAR ELEVATION
SCALE : 1/4" = 1'-0"



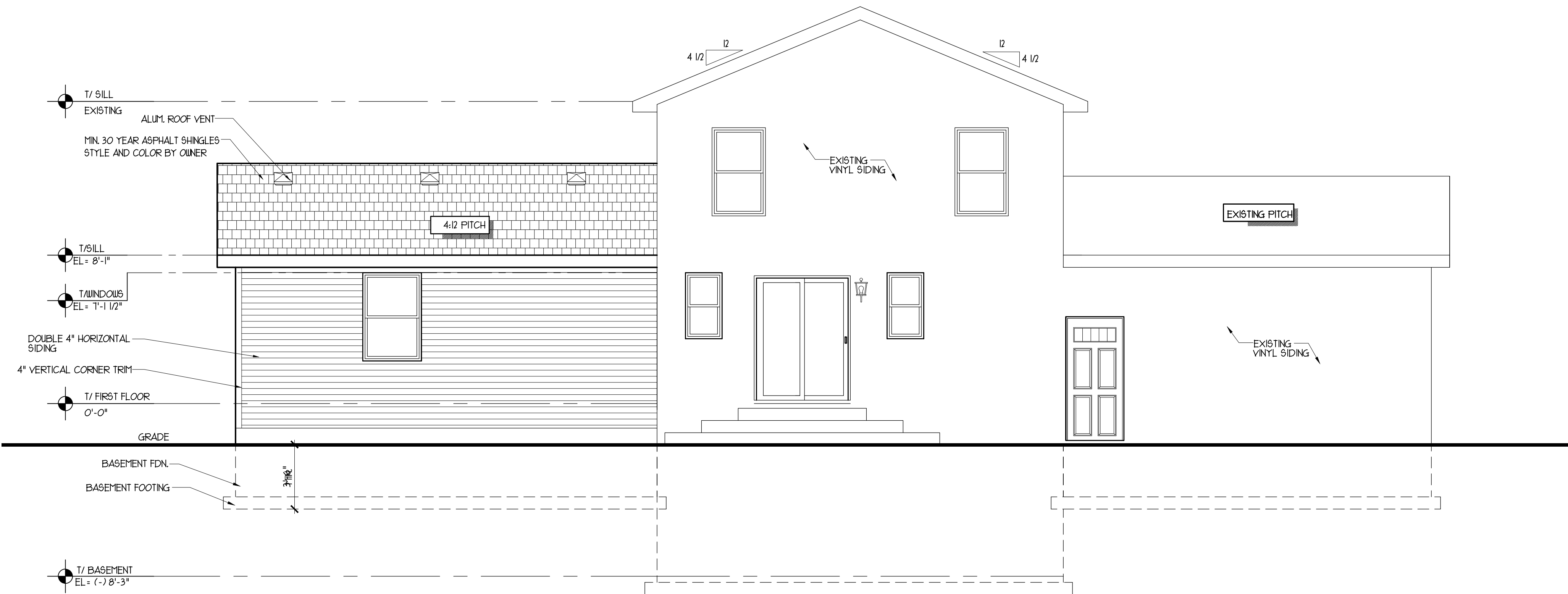
PROPOSED FRONT ELEVATION

SCALE : 1/4" = 1'-0"



PROPOSED SIDE ELEVATION

SCALE : 1/4" = 1'-0"

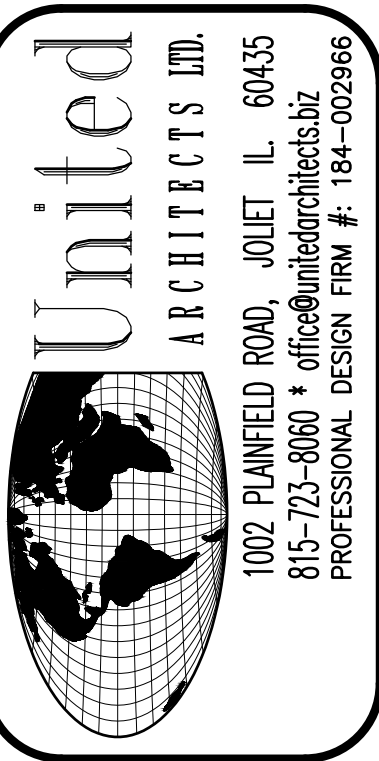


PROPOSED REAR ELEVATION

SCALE : 1/4" = 1'-0"

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ISSUED FOR OWNERS REVIEW APRIL 7, 2025

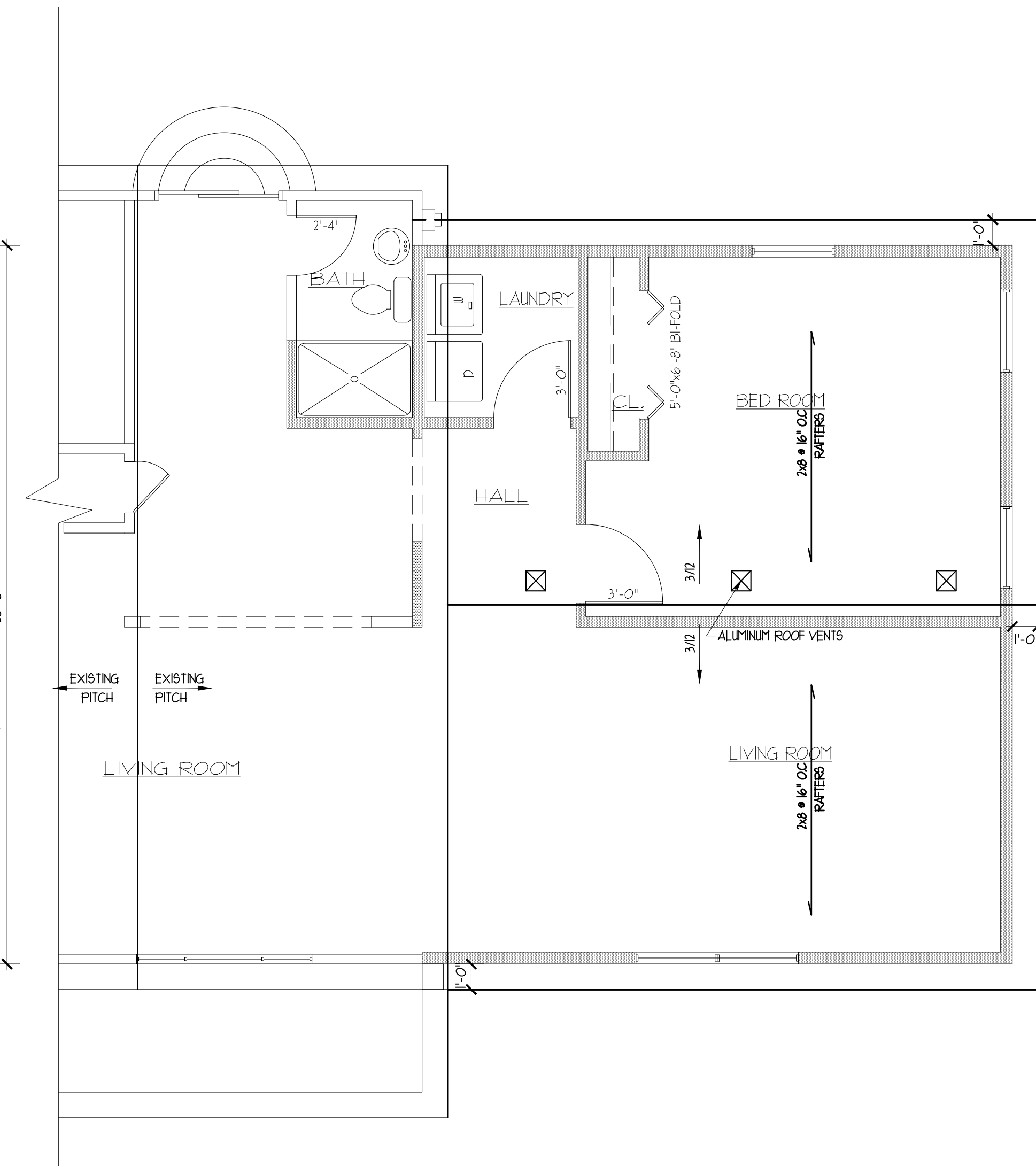
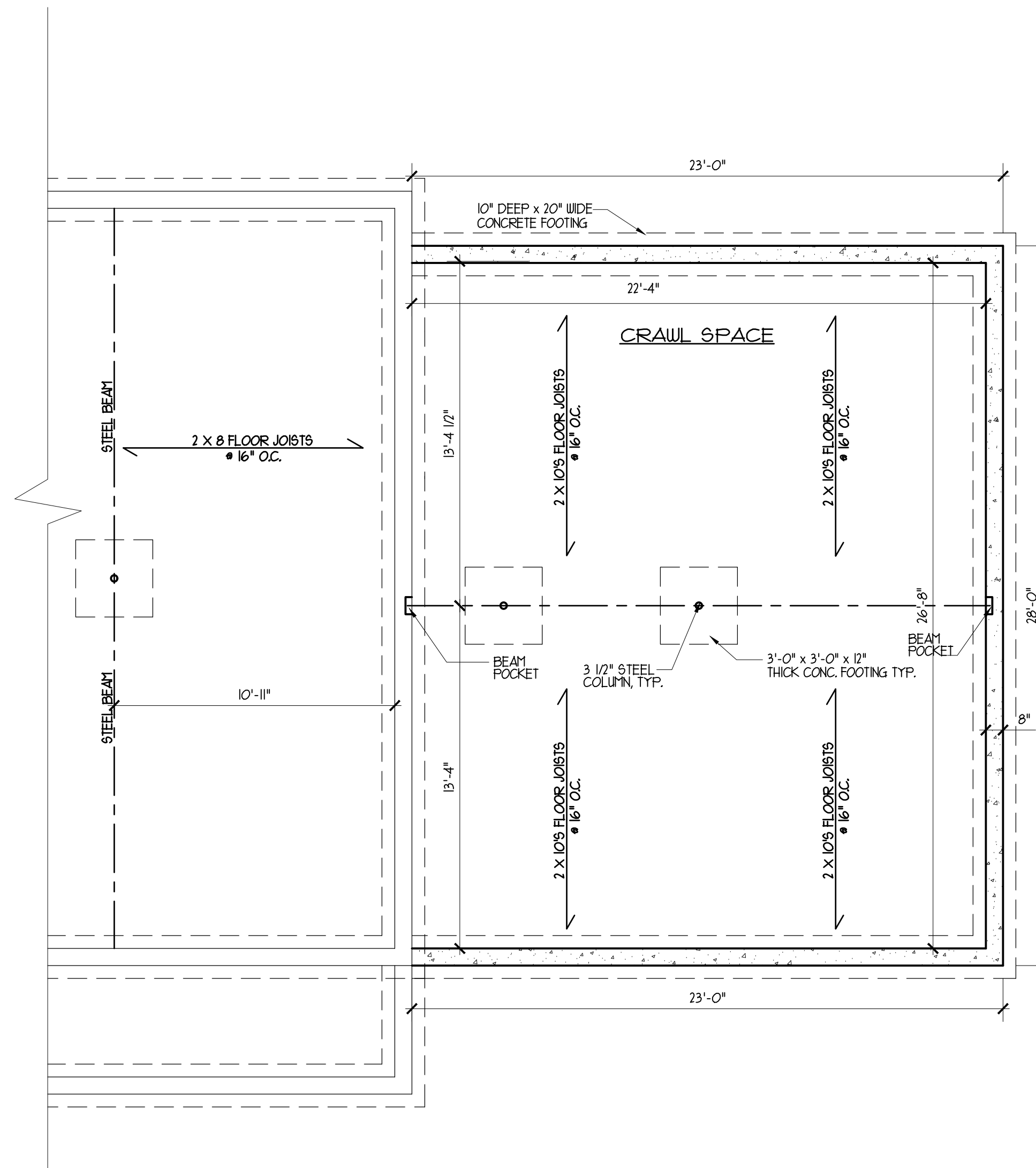
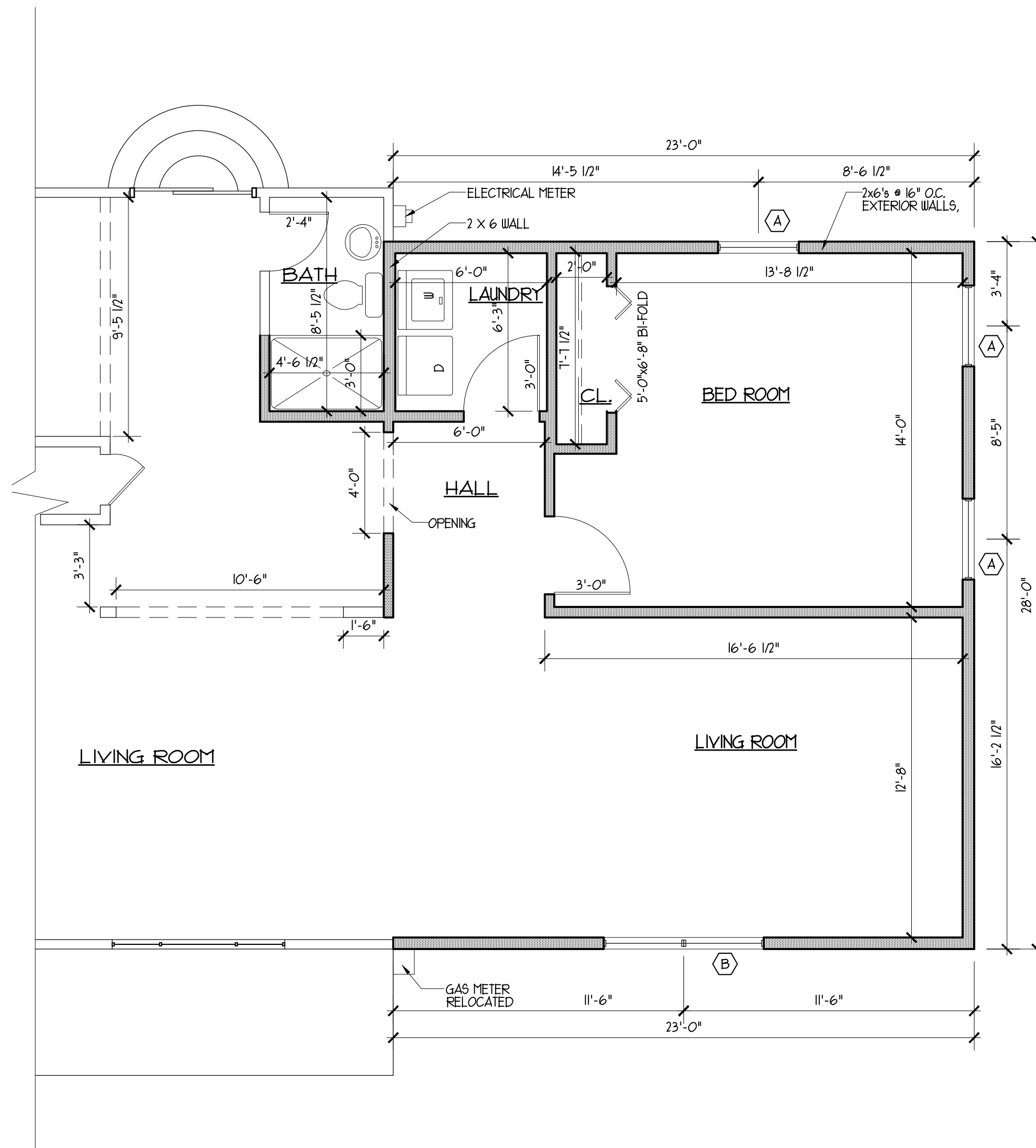


REVISION NO.	DATE	REMARKS

PROPOSED HOUSE ADDITION
FOR : EIPIDIO ORTIZ
1411 ARTHUR, JOLIET, IL


DRAWN BY: Z.A.
CHECKED BY: BOB GEBEL
DATE : APRIL 7, 2025
PROJECT NO: 25-G6
TITLE: PROPOSED ELEVATIONS

SHEET
A-3



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ISSUED FOR OWNERS REVIEW APRIL 7, 2025



United
ARCHITECTS LTD.

1002 PLAINFIELD ROAD, JOLIET, IL 60435
815-773-8080 • office@unitedarchitects.biz
PROFESSIONAL DESIGN FIRM #: 184-002966

REVISION NO.	-DATE-	-REMARKS-

PROPOSED HOUSE ADDITION

FOR :EIPIDIO ORTIZ
1411 ARTHUR ,JOLITET, IL

<div style="text-align: center;"> SHEET A-4 </div>	DRAWN BY: Z.A.
	CHECKED BY: BOB GEBEL
	DATE: : APRIL 7, 2025
	PROJECT NO: 25-G6
	TITLE: PROPOSED PLANS

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: 1411 Arthur Ave. Joliet, IL 60432

PETITIONER'S NAME: Gerardo Razo

HOME ADDRESS: 1411 Arthur Ave Joliet, IL ZIP CODE: 60432

BUSINESS ADDRESS: N/A ZIP CODE: _____

PHONE: (Primary) 815-715-0523 (Secondary) 815-715-5331

EMAIL ADDRESS: teresita.razo.89.tr@gmail.com FAX: N/A

PROPERTY INTEREST OF PETITIONER: _____

OWNER OF PROPERTY: Gerardo Razo

HOME ADDRESS: 1411 Arthur Ave Joliet, IL ZIP CODE: 60432

BUSINESS ADDRESS: N/A ZIP CODE: _____

EMAIL ADDRESS: teresita.razo.89.tr@gmail.com FAX: N/A

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.): 30-07-02-104-018-0000;

_____ ; _____ ; _____.

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):

single family home

LOT SIZE: WIDTH: 96.00 DEPTH: 130.81 AREA: 12,557.76

PRESENT USE(S) OF PROPERTY: residential / homeowner

PRESENT ZONING OF PROPERTY: Residential, stern gardens addition,

VARIATION/APEAL REQUESTED: One story addition to north side of the house to expand living room, first floor bathroom, and add a bedroom on first floor, as well as a laundry room.

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 property addition may/will add more value to the property perhaps not aligned with neighboring residential properties. The addition is necessary for caring for our elderly parents and aid in accommodations for our family.

2. What unique circumstances exist which mandate a variance?

As previously described, the property addition we are seeking is to better accomodate the needs of our elderly parents as we continue to care for them. They are experenencing difficulty getting to the second floor given their decline in physical abilities because of their age. They are unable to climb up and down stairs.

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.

we do not foresee the addition having a negative impact to the essential character of the general area. It will have a positive impact in the regard that it would grant us a bigger living space.

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)

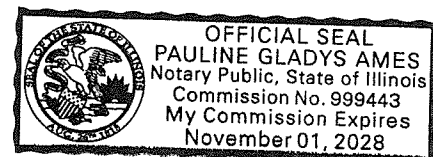
I, Gerardo Razo, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Gerardo Razo
Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 8th day of April, 2025

Pauline Gladys Ames



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:

1411 Arthur Ave Joliet, IL 60432

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

E-MAIL: teresita.razo.89.tr@gmail.com FAX: N/A

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: Gerardo Razo / Carol Razo

DATE: 04-08-25

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

Gerardo Razo 815-715-0523

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
<p>(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows:</p> <p>(a) _____</p> <p>(b) _____</p> <p>(c) _____</p> <p>(list of reasons)</p>		
<p>(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:</p> <p style="padding-left: 40px;">(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.</p> <p style="padding-left: 40px;">(b) The plight of the owner is due to unique circumstances.</p> <p style="padding-left: 40px;">(c) The variation, if granted, will not alter the essential character of the locality.</p>		
<p>(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).</p>		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8489

Agenda Date:5/15/2025

DATE: May 5, 2025
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2025-13
Location: 801 E. Cass Street
Request: A Special Use Permit to allow an automotive repair facility

PETITION WITHDRAWN

This petition has been withdrawn by the applicant.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8490

Agenda Date: 5/15/2025

STAFF REPORT

DATE: May 5, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-14 and 2025-15
Applicant: Almir Skaljic
Status of Applicant: Tenant
Owner: Jingeng Zhu
Location: 2551 Division Street, Suites 101 and 102
Request: 2025-14: A Special Use Permit to allow a day care center
2025-15: A Variation to allow a day care center within 40 feet of a residential zoning district

Purpose

The applicant is requesting a special use permit to allow a day care center within the R-B (restricted business) zoning district at 2551 Division Street. Per the City of Joliet Zoning Ordinance, day care centers may be allowed as special uses within commercial zoning districts provided that:

- The use is located not less than 40 feet from any other lot located in a residential district;
- There is not less than 75 square feet of outdoor play area for each child;
- The outdoor play area is enclosed by a fence at least 3 feet in height.

The existing building and proposed outdoor play area are within 40 feet of a residential zoning district, so the petitioner is also requesting a variation from the 40-foot spacing requirement. The proposal will meet the outdoor play area requirements.

The Zoning Board of Appeals makes the final decision on this special use request.

Site Specific Information

The subject site is part of the Heritage Farm Commons professional office park, which is zoned R-B (restricted business) and contains five multi-tenant commercial buildings. The proposed day care facility would operate out of Suites 101 and 102 on the east side of the six-unit building at 2551 Division Street. The development has ample parking that is

shared among building tenants. There are six parking spaces directly adjacent to Suites 101 and 102.

The combined floor area of the two suites is approximately 2,000 square feet. The outdoor play area would be located along the east side of the building adjacent to the tenant space and would be approximately 1,100 square feet. The office park is screened on the west, north, and east by a 6-foot privacy fence owned and maintained by the Heritage Commons management association. There is also a 20-foot landscape easement along the west, north, and east property lines that contains existing landscape materials.

In July 2005, the Zoning Board of Appeals approved a Special Use Permit for a day care facility within the same two suites. A day care facility operated at this location from around 2007 to 2012 according to City Directory data. The site was most recently occupied by a construction company office.

Surrounding Zoning, Land Use and Character

The property is located in the Heritage Farm Commons Planned Unit Development, which was approved in 2003 and contains professional office uses. The property is surrounded on three sides by the Heritage Lake Estates and Condos residential subdivision. A utility right-of-way and an unincorporated residential property are across Division Street to the south of the office park. The zoning and land use for the properties adjacent to the parcel containing 2551 Division Street are as follows:

- North: R-2 (single-family residential), residential
- South: R-B (restricted business), professional offices
- East: R-2 (single-family residential), residential
- West: R-B (restricted business), professional offices

Applicable Regulations

- Section 47-10.3 (B) Special Uses – R-B (Restricted Business) District
- Section 47-5.2 (A) Special Uses – R-1 (Single-Family Residential) District
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit
(refer to attachment)
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

Discussion

The petitioner is requesting approval of a special use permit to allow a day care center in a professional office building at 2551 Division Street, Suites 101 and 102. Day care centers are allowed as special uses within commercial districts with approval from the Zoning Board of Appeals.

The proposed day care center would serve between 30 and 40 children, depending on the maximum capacity as determined by the Illinois Department of Children and Family Services (DCFS), which administers the day care facility license. The center would serve children between the ages of 6 weeks and 12 years and also offer before and after care for school-age children. The tenant space would be remodeled to contain three classrooms, a kitchen, office space, and bathrooms. The center would employ around four to eight staff members. The proposed hours of operation are Monday through Friday 5:30 AM to 6 PM. The center would be required to meet all DCFS licensing standards for day care centers related to personnel, program requirements, health standards, and building requirements.

The outdoor play area would be located on the east side of the building with direct access from the tenant space. The office park has a 20-foot landscape easement along the north and east property lines. There is approximately 1,100 square feet of outdoor space available for the play area that is not within the landscape easements. No play structures or paved surfaces could be located within the landscape easements. The petitioner will be required to install a fence to fully enclose the play area. The proposed fence would extend from the building, at the southeast and northwest corners of the tenant space, to the existing perimeter privacy fence (see Figure 1).

Figure 1: Proposed play area and fence at 2551 Division Street Suites 101 and 102



The Zoning Ordinance requires that day care centers be located at least 40 feet from residential zoning districts. The existing building is 25 feet from the rear (north) lot line adjacent to residences in the R-2 (single-family residential) zoning district. The proposed play area would be located 20 feet from the rear lot line and side (east) lot line adjacent to residential zoning. Therefore, this request includes a variation from the 40-foot spacing requirement. Staff finds that the request meets the criteria for variations because the building setback is existing and therefore the site could not be used as a day care facility without a variation. Staff also finds that the granting of the variation would not alter the essential character of the area.

Staff finds that the request meets the special use criteria in that the proposal will not be detrimental to public health and safety, the special use will not impede development of the area, and adequate access is provided. The site has adequate parking and can accommodate a play area adjacent to the tenant space. The petitioner will be required to meet all state day care licensing standards.

Conditions

If the Zoning Board desires to approve the Special Use Permit to allow a day care center, located at 2551 Division Street Suites 101 and 102, the following conditions would be included:

1. That an outdoor play area shall be provided that includes not less than 75 square feet per each child using the area at any one time;
2. That the outdoor play area shall be enclosed by a fence at least three feet in height;
3. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained;
4. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

Figure 2: Six-unit building at 2551 Division Street (May 2025)



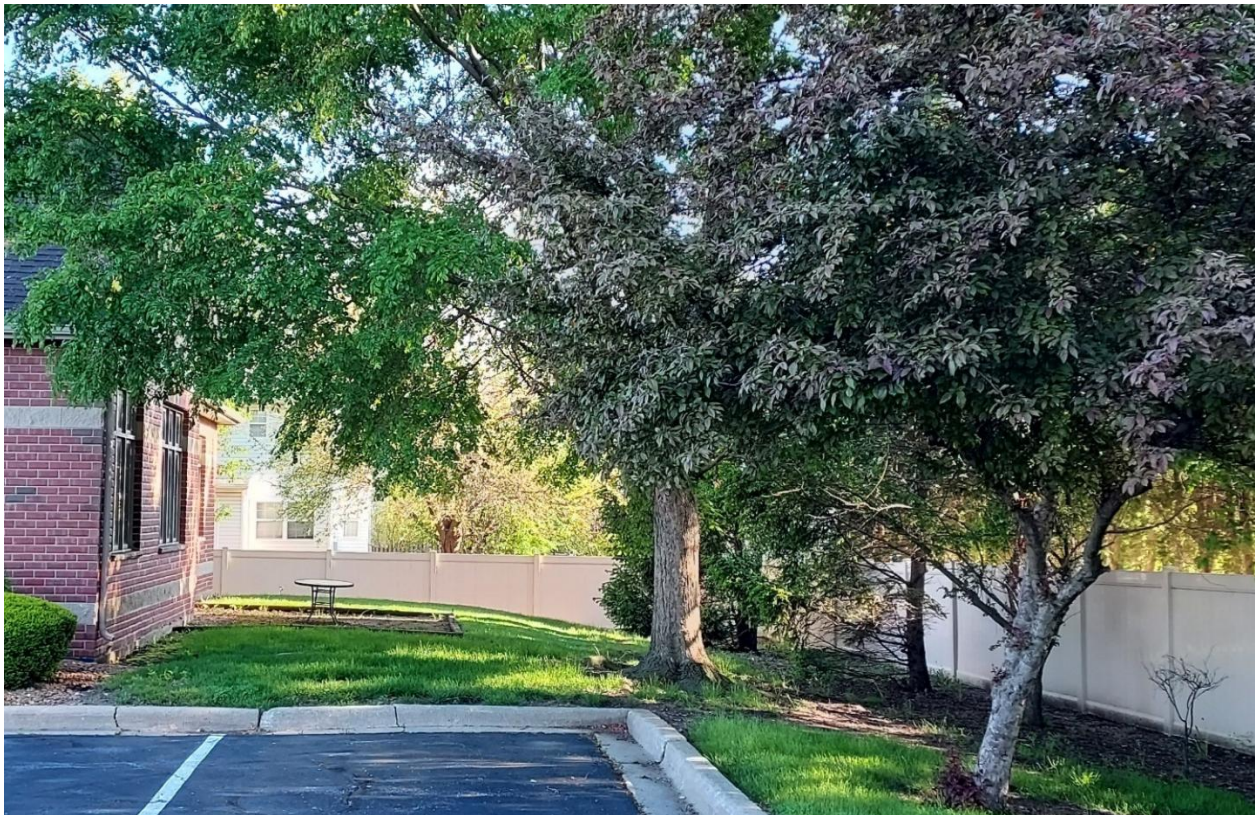
Figure 3: Suites 101 and 102 at 2551 Division Street (May 2025)

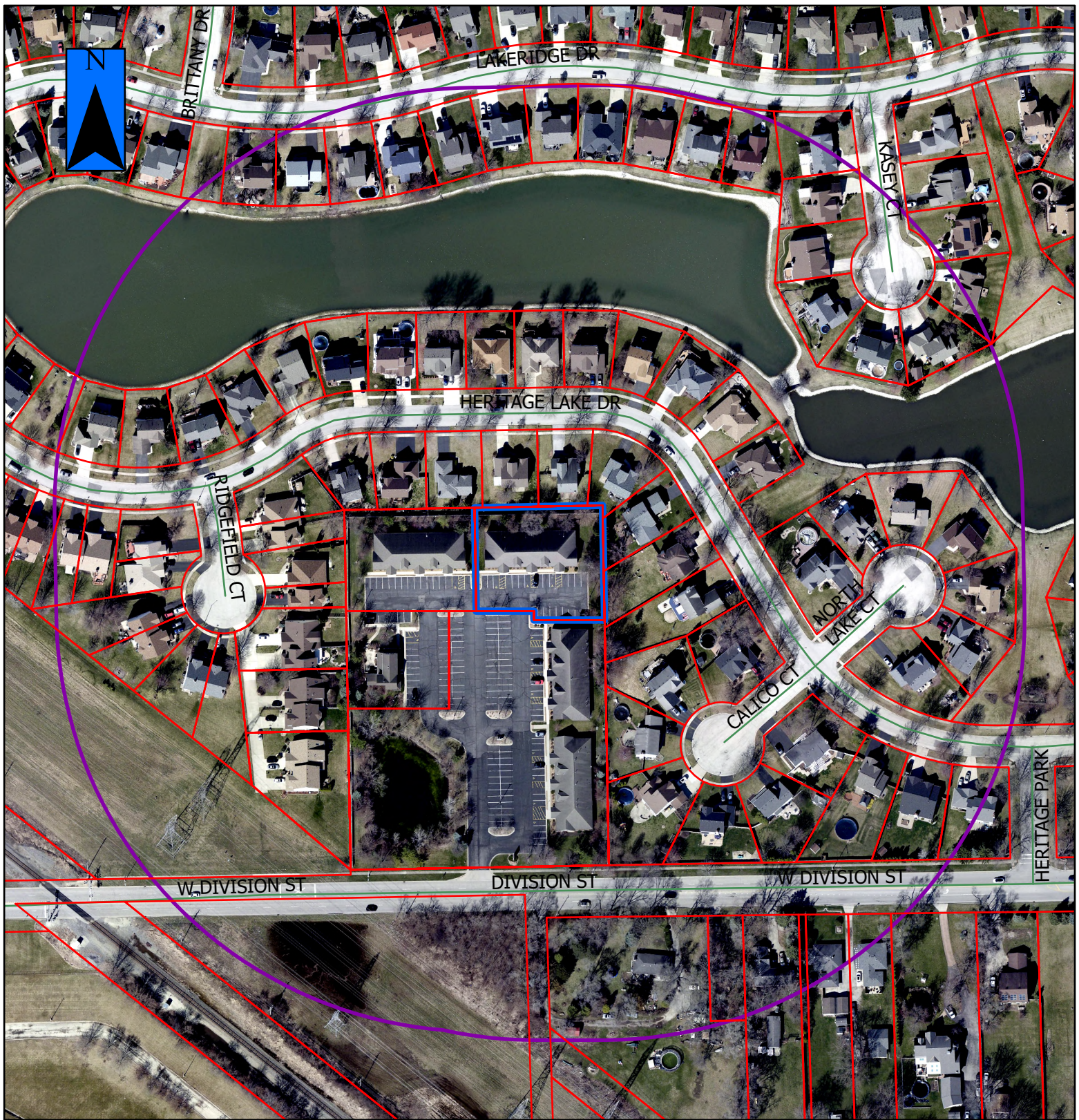


Figure 4: Suites 101 and 102 and adjacent outdoor space (May 2025)



Figure 5: Location of proposed outdoor play area adjacent to the east side of the building, and landscape easement located to the east (right) of the edge of the parking lot (May 2025)

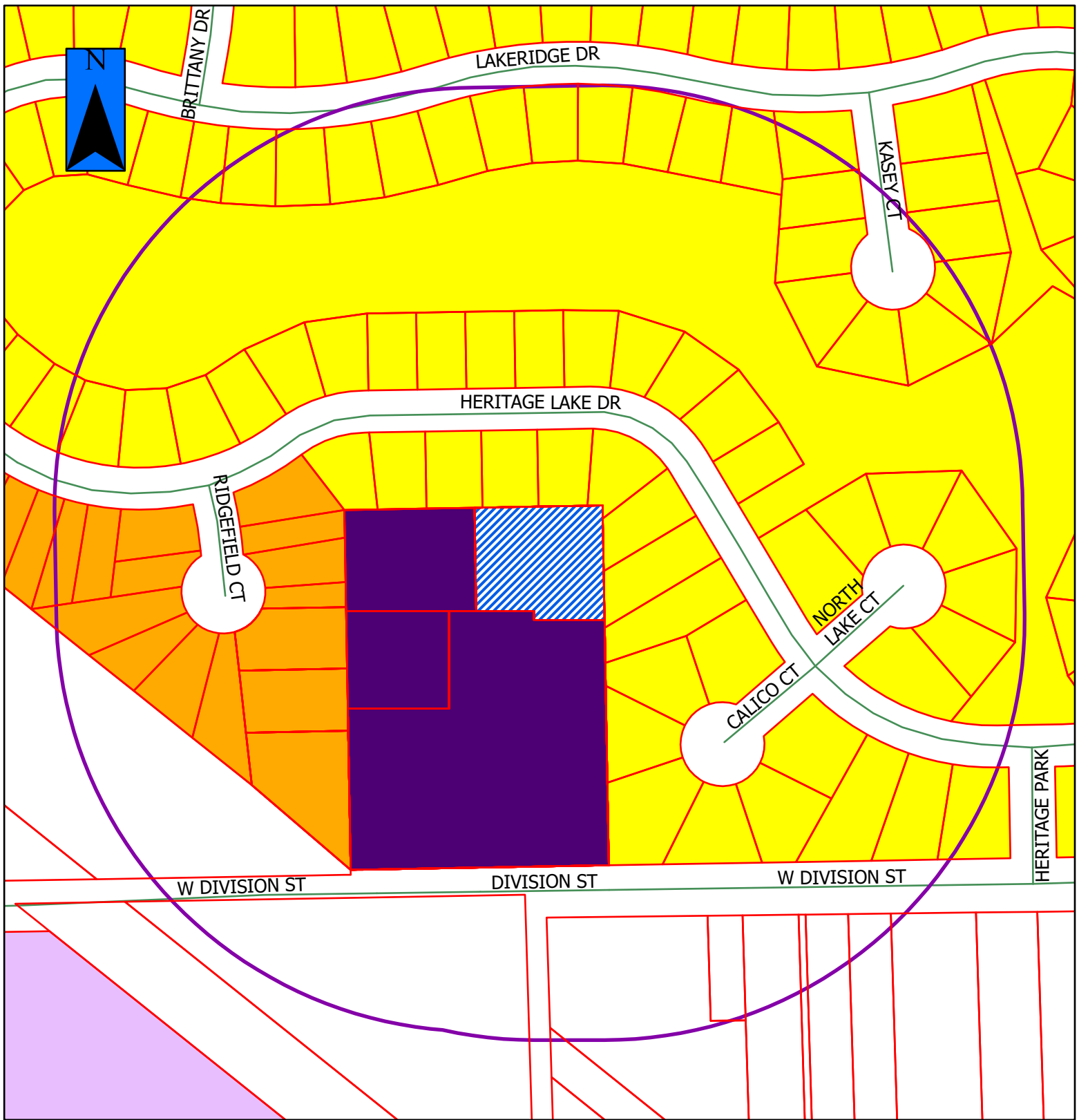




2025-14a & 2025-15a


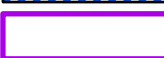


- = Property in Question / Propiedad en cuestión
- = 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)





















2025-14 & 2025-15



 = 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

PC1 Date 11/08/2005 Time 08:36:16
Recording Fees: 58.00
IL Rental Hsng Support Prog: 10.00

PLAT OF SURVEY

HERITAGE COMMONS CONDOMINIUM

A COMMERCIAL CONDOMINIUM

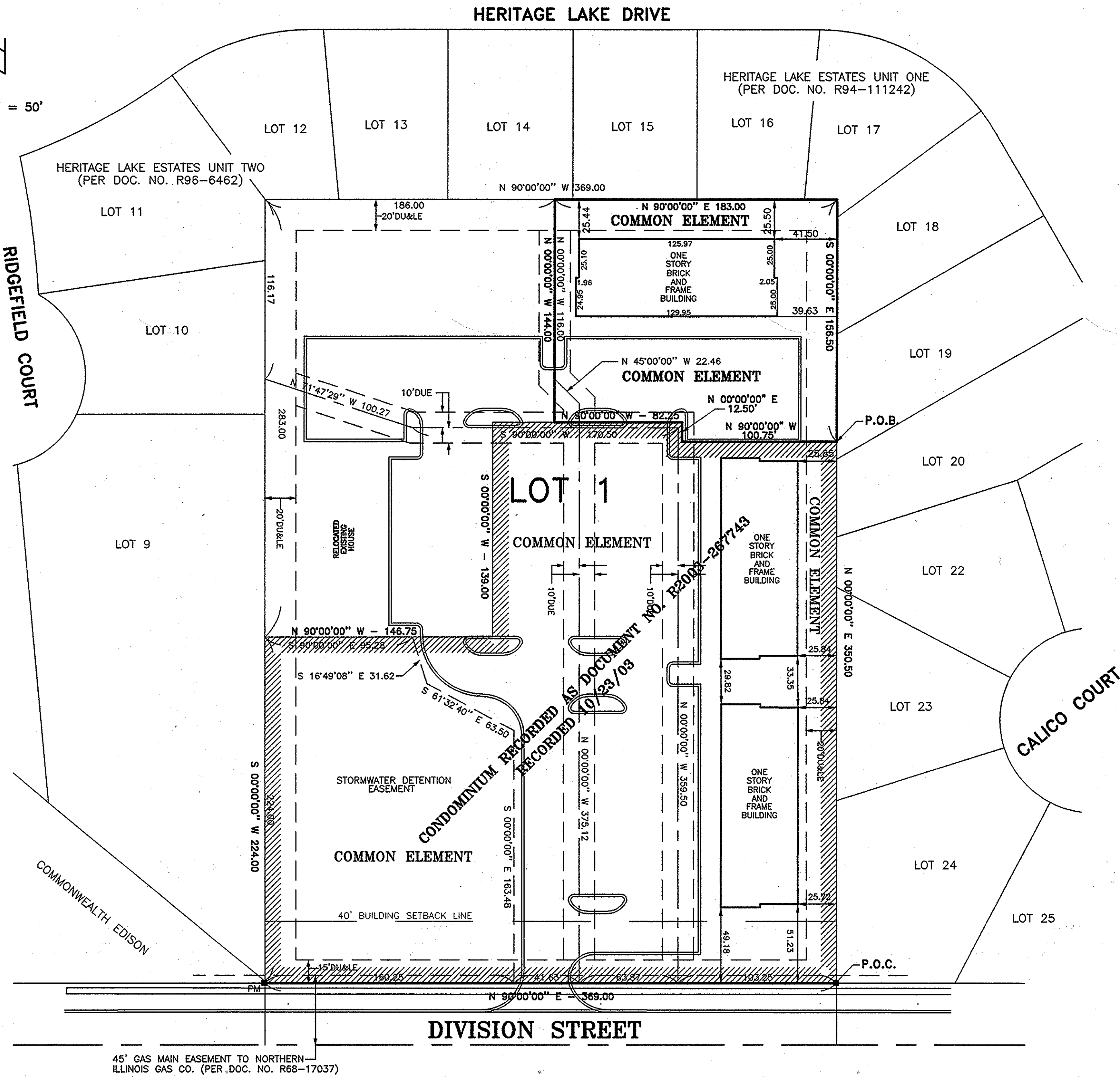
ADDITIONAL LAND:

PART OF LOT 1, HERITAGE FARM COMMONS P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED JUNE 19, 2003, AS DOCUMENT NO R2003-141117, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.

DESCRIPTION OF CONDOMINIUM:

THAT PART OF LOT 1, HERITAGE FARM COMMONS P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED JUNE 19, 2003, AS DOCUMENT NO R2003-141117, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, 350.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 100.75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 12.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 82.25 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 144.00 FEET TO THE NORTH LINE OF AFORESAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 183.00 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 1; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 156.50 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, WILL COUNTY, ILLINOIS.

SCALE 1" = 50'



STATE OF ILLINOIS }
COUNTY OF WILL } ss

I, JAMES D. BOLDT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE SURVEYED, LOCATED THE IMPROVEMENTS THEREON AND PLATTED THE LAND DESCRIBED IN THE FOREGOING CAPTION. I DO FURTHER CERTIFY THAT I HAVE DIVIDED BOTH HORIZONTALLY AND VERTICALLY THE STRUCTURES AND COMMON ELEMENTS AS HEREON SHOWN AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF, DATED AT JOLIET, ILLINOIS THIS

7th DAY OF November, 2005, A.D.

James D. Boldt
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2271
EXPIRATION DATE 11/30/06



EXHIBIT C
SHEET 1 OF 2

GEOTECH INC. CONSULTING ENGINEERS - LAND SURVEYORS			
1207 CEDARWOOD DRIVE		JOLIET, ILLINOIS 60435	
815/730-1010			
PROJECT: RON SCHELLING		FIELD BOOK #:	
DRAWN BY: JAW	DATE: 10/15/03	SCALE: 1"=50'	JOB NO. 15322
COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES			

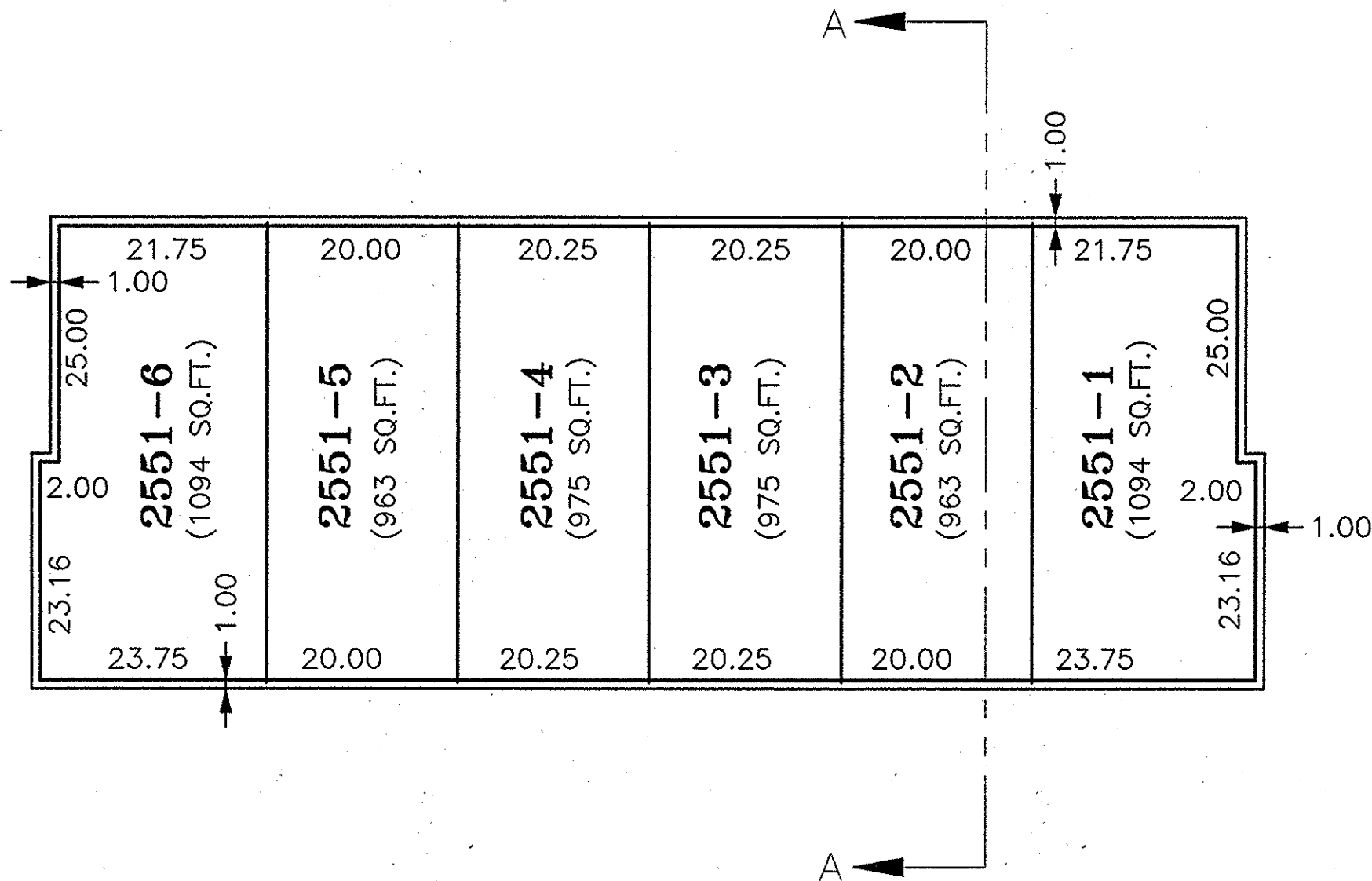
PLAT OF SURVEY

HERITAGE COMMONS CONDOMINIUM

A COMMERCIAL CONDOMINIUM



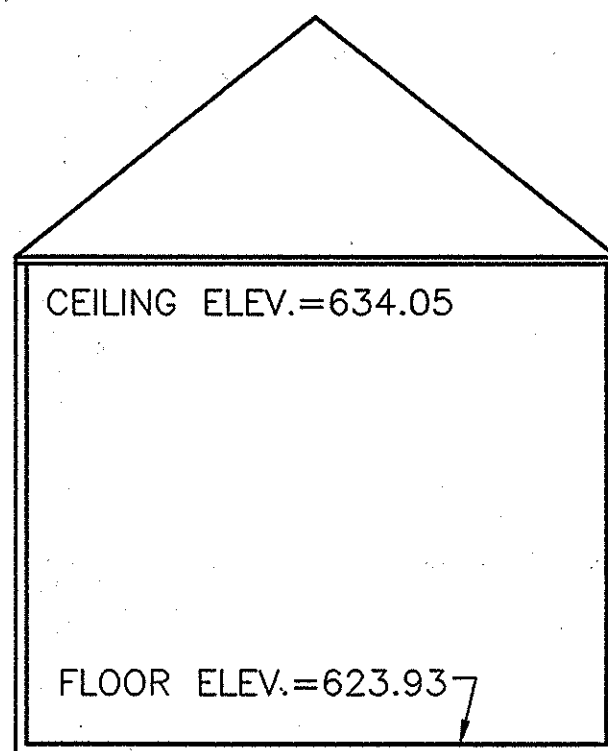
SCALE 1" = 20'



FIRST FLOOR
(SCALE 1"=20')

LAURIE MCPHILLIPS 6P R 2005195929
Will County Recorder Page 6 of 6

PC1 Date 11/08/2005 Time 08:36:16
Recording Fees: 58.00
IL Rental Hsng Support Prog: 10.00



SECTION A-A
(NOT TO SCALE)

NOTES:

1. THE VERTICAL BOUNDARIES OF THE UNITS ARE THE PLANES FORMED BY THE INTERIOR FACE OF THE PERIMETER WALL FRAMING STUDS AND LATERAL EXTENSIONS THEREOF, AND THE CENTERLINE OF THE DIVISION WALLS BETWEEN THE UNITS..

2. THE HORIZONTAL BOUNDARIES OF THE UNITS ARE THE PLANES FORMED BY THE TOP SURFACE OF THE CONCRETE FLOOR, AND THE PLANE OF THE BOTTOM FACE OF THE CEILING FRAMING JOISTS AND HORIZONTAL EXTENSIONS THEREOF.

3. THOSE PARTS OF THIS DEVELOPMENT OTHER THAN THE UNITS ARE DESIGNATED AS "COMMON ELEMENTS" AND MAY BE USED FOR LAWNS, PARKING, ACCESS, AND THE COMMON USE OF THE UNIT OWNERS, AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, PLACED OR TO BE PLACED UPON THE LANDS INCLUDED IN THIS DEVELOPMENT. THE COMMON ELEMENTS ARE ALSO HEREBY DESIGNATED AS "EASEMENTS" FOR DRAINAGE AND UTILITY LINES.

4. ELEVATIONS ARE REFERENCED TO U.S.G.S. DATUM AS ESTABLISHED FROM THE FOLLOWING BENCHMARK:

NORTH SIDE OF CONCRETE LIGHT BASE NEAR SOUTHWEST CORNER OF LOT 1. ELEV. 622.24

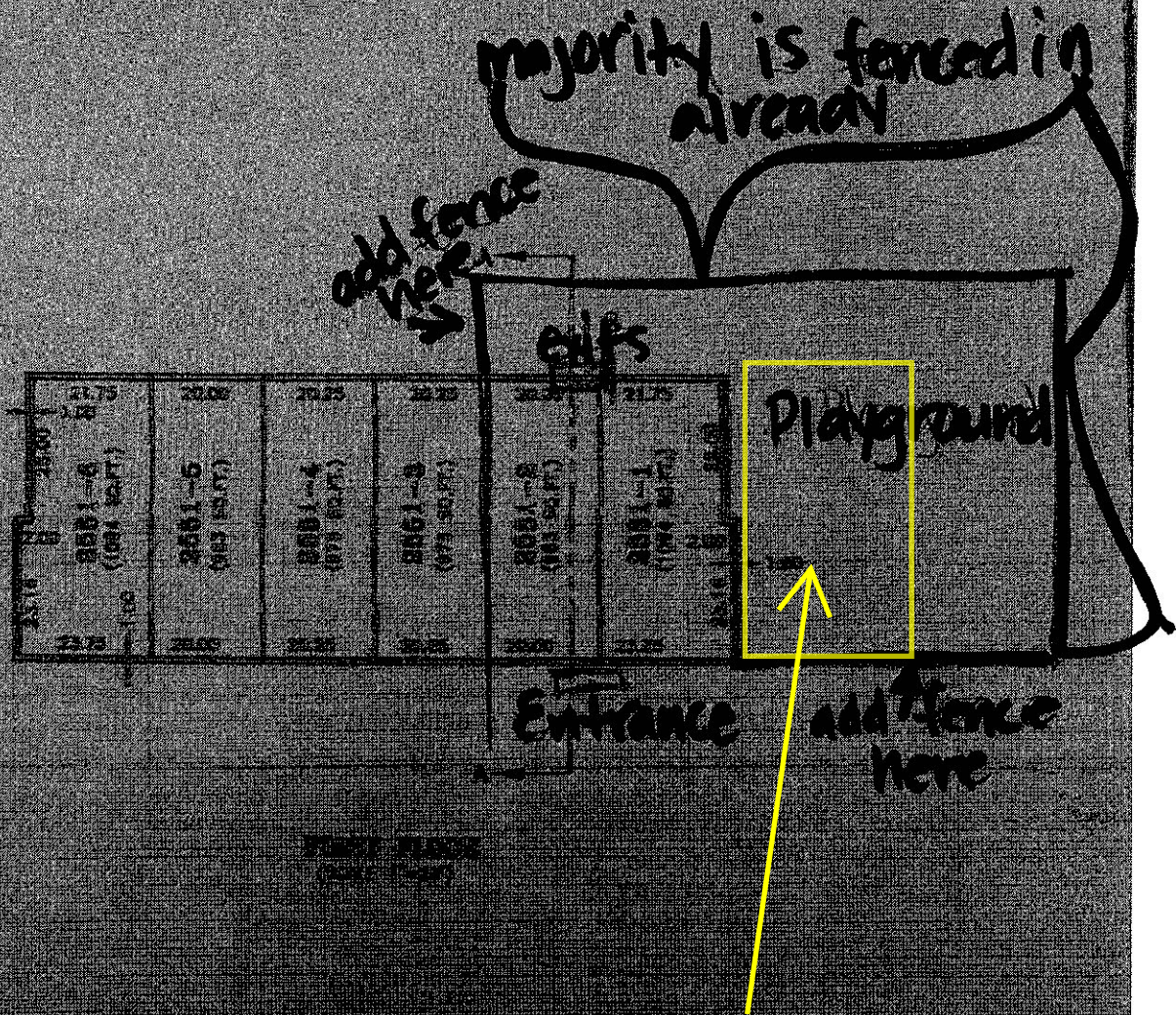
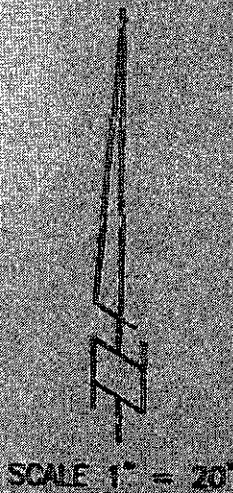
EXHIBIT C
SHEET 2 OF 2

GEOTECH INC.			
CONSULTING ENGINEERS - LAND SURVEYORS			
1207 CEDARWOOD DRIVE		JOLIET, ILLINOIS 60435	815/730-1010
PROJECT: RON SCHELLING		FIELD BOOK #: BD25	
DRAWN BY: JAW	DATE: 11/18/05	SCALE: 1"=20'	JOB NO. 15322
COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES			

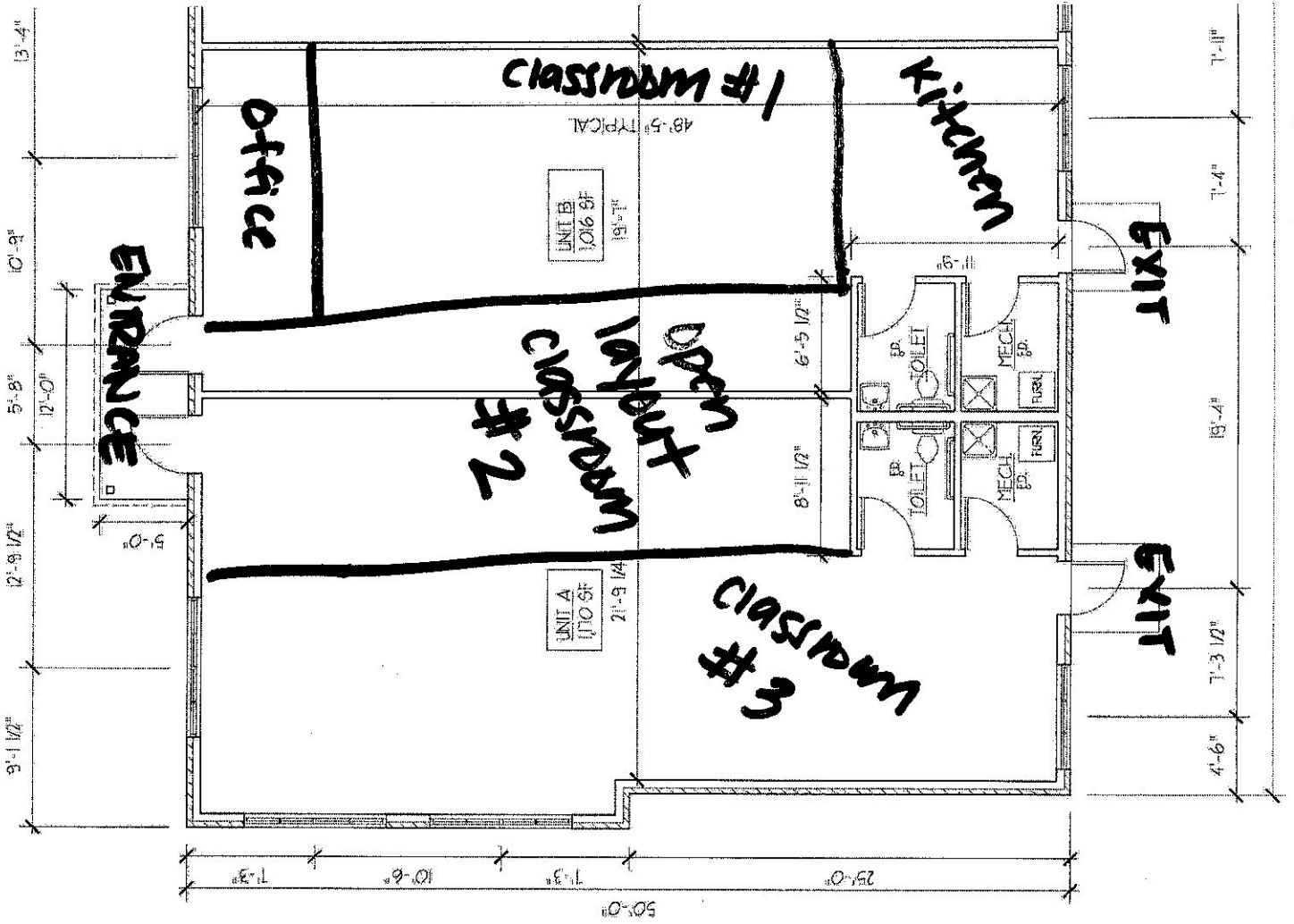
PLAT OF SURVEY

HERITAGE COMMONS CONDOMINIUM

A COMMERCIAL CONDOMINIUM



Staff note: due to existing landscape easements, the play area will be limited to this area



UNIT FLOOR PLAN

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from: _____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date requested: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR SPECIAL USE PERMIT

City of Joliet Planning Division, 150 W. Jefferson St., First Floor, South Wing, Joliet, IL 60432
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 2551 W Division St Ste 101 & 102 Joliet, IL 60435

PETITIONER'S NAME: Almir Skaljic

HOME ADDRESS: 7327 Northgate Way Unit 5 Downers Grove, IL ZIP CODE: 60516

BUSINESS ADDRESS: 7327 Northgate Way Unit 5 Downers Grove, IL ZIP CODE: 60516

PHONE: (Primary) 814-737-2088

(Secondary) _____

EMAIL ADDRESS: anita.skaljic@gmail.com

FAX: _____

PROPERTY INTEREST OF PETITIONER: tenant

OWNER OF PROPERTY: Jingeng (Jenkin) Zhu

HOME ADDRESS: 2284 Hillsboro Lane, Naperville IL

ZIP CODE: 60564

BUSINESS ADDRESS: 2284 Hillsboro Lane, Naperville IL

ZIP CODE: 60564

EMAIL ADDRESS: jingengzhu@gmail.com

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):

Early Connections CC, Inc

7327 Northgate Way Downers Grove, IL 60516

814-737-2088

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 41-2176121;

_____; _____; _____.

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

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

please see attached legal description

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA : _____

PRESENT USE(S) OF PROPERTY: office

PRESENT ZONING OF PROPERTY: office

SPECIAL USE REQUESTED: daycare center

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

- (1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- (4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and
- (7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

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

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

The daycare center will provide child care for families in the community.

2. How will the special use impact properties in the immediate area? N/A

3. Will the use impede the normal/orderly development/improvement of surrounding property?

No

4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?

yes

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?

Yes

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

The use conforms to applicable land use. It does not violate any pther applicable laws from our knowledge.

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

This is the 1st time in 9-10 years request for a special use for this particular property.

REQUIRED SUPPORTING ATTACHMENTS

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

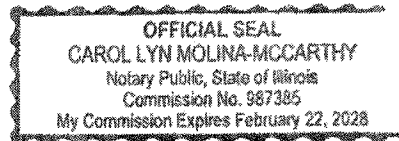
NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Carol Molina McCarthy, 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.

[Signature]
Petitioner's Signature

[Signature]
Owner's Signature
(If other than petitioner)



Subscribed and sworn to before me
this 21st day of MARCH, 2025
[Signature]

2551 W Divisions St Suite 101 & 102 Joliet, IL 60435

Following our recent conversation, I am writing to provide the necessary information requested by the City of Joliet to support my application for opening a daycare center at the specified location. Please find the details below:

1. ****Parent Drop-off/Pick-up Plan:****

- Drop-offs will be facilitated inside the daycare facility as each family arrives, ensuring a safe and efficient handover process for children.

2. ****Capacity of Children:****

- The planned capacity is between 30 to 40 children, subject to the licensing approval from the Department of Children and Family Services (DCFS).

3. ****Staffing Plan:****

- The daycare will employ approximately 4 to 8 staff members, contingent on the number of children for which we receive licensure.

Please let me know if further information is required or if there are additional steps I should follow. I appreciate your assistance in processing this application and look forward to contributing positively to the community.

Thank you for your attention to this matter.

Sincerely,

Almir Skaljic
(814) 737-2088
Owner

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: 2551 W Division St Ste 101 & 102 Joliet, IL 60435

PETITIONER'S NAME: Almir Skaljic

HOME ADDRESS: 7327 Northgate Way Unit 5 Downers Grove, IL ZIP CODE: 60516

BUSINESS ADDRESS: 7327 Northgate Way Unit 5 Downers Grove ZIP CODE: 60516

PHONE: (Primary) 814-737-2088 (Secondary) N/A

EMAIL ADDRESS: anita.skaljic@gmail.com FAX: N/A

PROPERTY INTEREST OF PETITIONER: tenant

OWNER OF PROPERTY: Jingeng (Jenkin) Zhu

HOME ADDRESS: 2284 Hillsboro Lane Naperville, IL ZIP CODE: 60564

BUSINESS ADDRESS: 2284 Hillsboro Lane Naperville, IL ZIP CODE: 60564

EMAIL ADDRESS: jingengzhu@gmail.com FAX: N/A

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*):

Early Connections CC, Inc.

7327 Northgate Way Downers Grove, IL 60516

814-737-2088

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 41-2176121 ;
_____ ; _____ ; _____

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):

please see attached legal description

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA: _____

PRESENT USE(S) OF PROPERTY: office

PRESENT ZONING OF PROPERTY: office

VARIATION/APPEAL REQUESTED: daycare center

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?
Daycare center can't operate without getting the variation petition.

2. What unique circumstances exist which mandate a variance?

This is an existing building and residential property is already built as well that zoning ordinance states daycare center must be 40 feet of residential zoning district.

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.

No negative impacts. Positive impact would be that it would provide childcare and assist working parents in the community.

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, Carol Lyn Molina-McCarthy, 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 by the Zoning Board of Appeals.

X Carol Lyn Molina-McCarthy

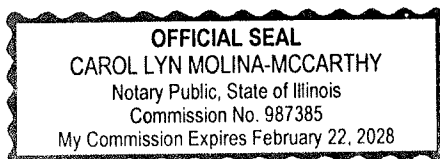
Petitioner's Signature

[Signature]

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 10th day of April, 2025

[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:

2551 W Division Street Suite 101 & 102 Joliet, IL 60435

PIN(s): 06-03-24-402-094-1001; 06-03-24-402-094-1002

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

Jingeng Zhu & Yahhong Shen

2284 Hillsboro Lane Naperville, IL 60564

630-251-1138; 630-251-1105

E-MAIL: jingengzhu@gmail.com

FAX: N/A

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

Almir Skaljic

7327 Northgate Way Unit 5 Downers Grove, IL 60516

814-737-2088

E-MAIL anita.skaljic@gmail.com

FAX N/A

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: X 

DATE: 4/9/2025

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

Almir Skaljic Business owner
814-737-2088

EXHIBIT A

LEGAL DESCRIPTION

UNITS 2551-1 AND 2551-2 IN THE HERITAGE COMMONS CONDOMINIUM, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR HERITAGE COMMONS CONDOMINIUM, A COMMERCIAL CONDOMINIUM, RECORDED OCTOBER 23, 2003 AS DOCUMENT NO.: R2003-267743, IN WILL COUNTY, ILLINOIS, AS DELINEATED ON A PLAT OF SURVEY OF A PART OF LOT 1, HERITAGE FARM COMMONS P.U.D., IN WILL COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO SAID DECLARATION, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N.:

06-03-24-402-094-1001 & 06-03-24-402-094-1002

Commonly known as:

2551-1 & 2551-2 Division Street, Joliet, IL 60435

E-RECORDED

ZONING BOARD OF APPEALS

CRITERIA FOR SPECIAL USES

Section 47-5.2 (C) of the Zoning Ordinance states:

A special use permit shall not be granted unless the applicant establishes by clear and convincing evidence:

	Does the evidence presented sustain this criteria?	Comments
(1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and		
(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and		
(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and		
(4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and		
(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and		
(6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and		
(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.		

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
<p>(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows:</p> <p>(a) _____</p> <p>(b) _____</p> <p>(c) _____</p> <p>(list of reasons)</p>		
<p>(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:</p> <p style="padding-left: 40px;">(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.</p> <p style="padding-left: 40px;">(b) The plight of the owner is due to unique circumstances.</p> <p style="padding-left: 40px;">(c) The variation, if granted, will not alter the essential character of the locality.</p>		
<p>(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).</p>		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8496

Agenda Date:5/15/2025
