

## **STAFF REPORT**

**DATE:** December 10, 2025  
**TO:** Zoning Board of Appeals  
**FROM:** Francisco Jimenez, Planner  
**RE:** Petition Number: 2025-60  
Applicant / Owner: Jose Luis Andrade  
Location: 424 W. Washington St (Council District #5)  
Request: A series of Variations to allow a rear yard covered patio.

---

### **Purpose**

The applicant is requesting a series of Variations to allow a rear yard covered patio at the property located at 424 W. Washington Street. The Zoning Board of Appeals makes the final decision in this matter.

Requested variations from the Zoning Board of Appeals include:

- A variation to reduce the rear yard setback requirement from 25' to 4'.
- A variation from required lot coverage from 30% to 62%.

### **Site Specific Information**

The subject property is approximately 3,300 square feet in size and is zoned R-2 (Single-family Residential). The property contains a two-story single-family house built in 1913, along with a small, attached garage.

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

Properties in this vicinity are zoned as follows:

- North – R-2 (Single-Family Residential)
- East, South, and West – R-3 (One and Two Family Residential)

### **Applicable Regulations**

- Section 47-19.8 Finding of Facts Supporting Variation
- Section 47-6.4 Yard and Lot Requirements

### **Discussion**

The applicant, who is the property owner, is seeking a variation to exceed the allowed lot coverage and to encroach into the required rear yard setback for an attached rear yard covered patio. The allowed lot coverage is not to exceed 30% in residential districts and the required rear yard setback is 25' for primary structures. The proposed lot coverage

would be 62% and the setback would be 4' from the property line. The rear yard covered patio was previously built without a permit, and the applicant was told that their only recourse to retain the covered patio structure was to receive approval of a variance.

The subject property and adjacent lots have been non-conforming lots since their inception. The current dimensions are 52' of frontage and a 63' lot depth, which totals 3,300 square feet. The current standards for a conforming R-2 lot is a 60' lot width and a minimum of 125' in lot depth that would create a minimum lot size of 7,500 square feet. Due to the non-conformity, any rear yard accessory structure (attached or detached) would require the property owner to request relief from the City of Joliet zoning ordinance.

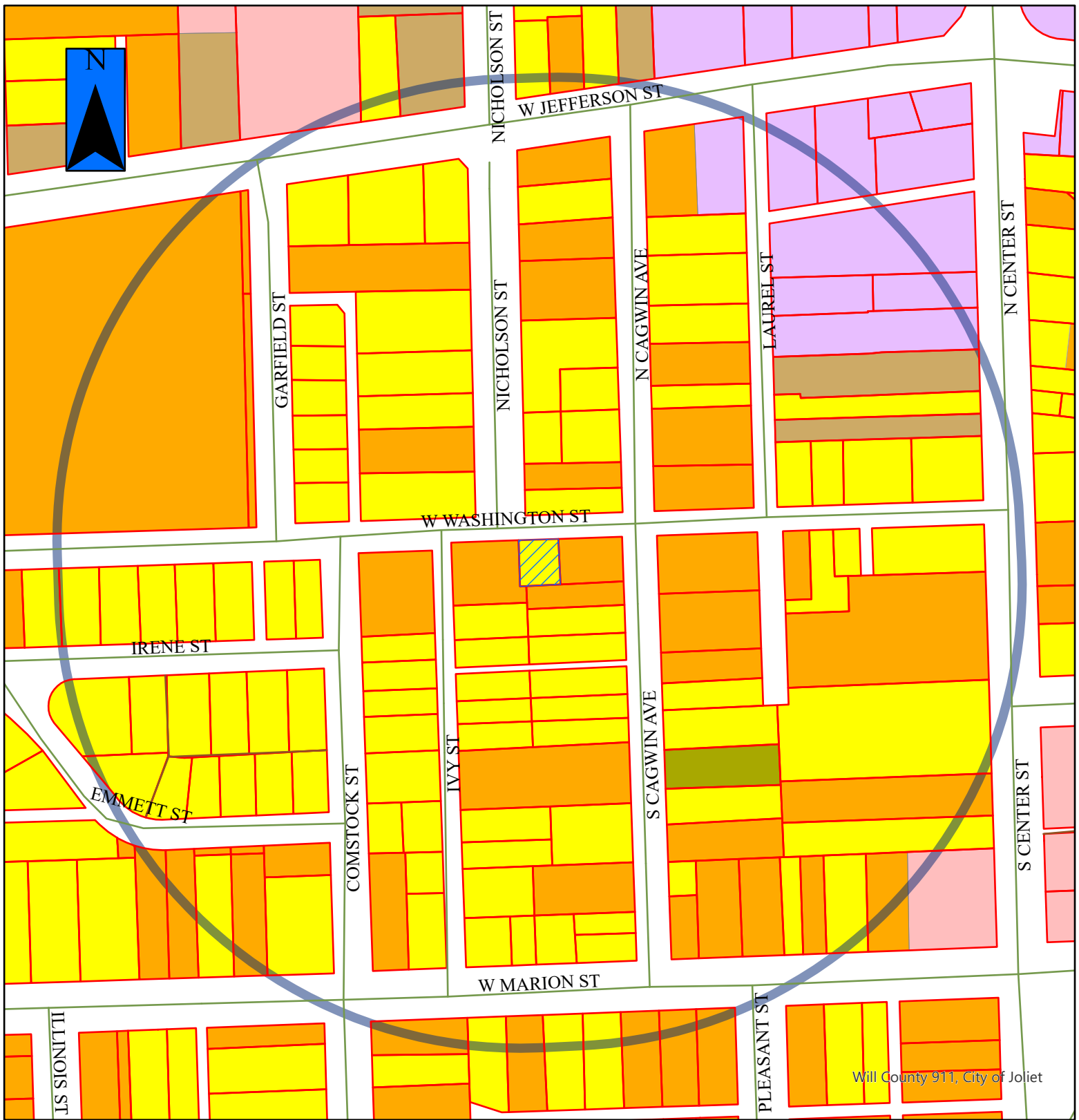
### **Recommended Action**

Staff finds that the unique parcel causes hardship and that the property owner has no control over this. The application of the Zoning Ordinance, in its strictest sense, limits the extent to which the property can be enjoyed. The existing paver patio in the backyard along with the covering would not be a detriment to surrounding properties as this structure faces the backyards of neighboring properties. Staff recommends the Zoning Board of Appeals recommend approval of the Variation request.

### **Conditions**

If the Zoning Board desires to approve these Variation requests to allow the covering over an existing patio, the following conditions should be included:

1. That a building permit shall be applied for and approved.



Will County 911, City of Joliet

2025-60



= Property in Question

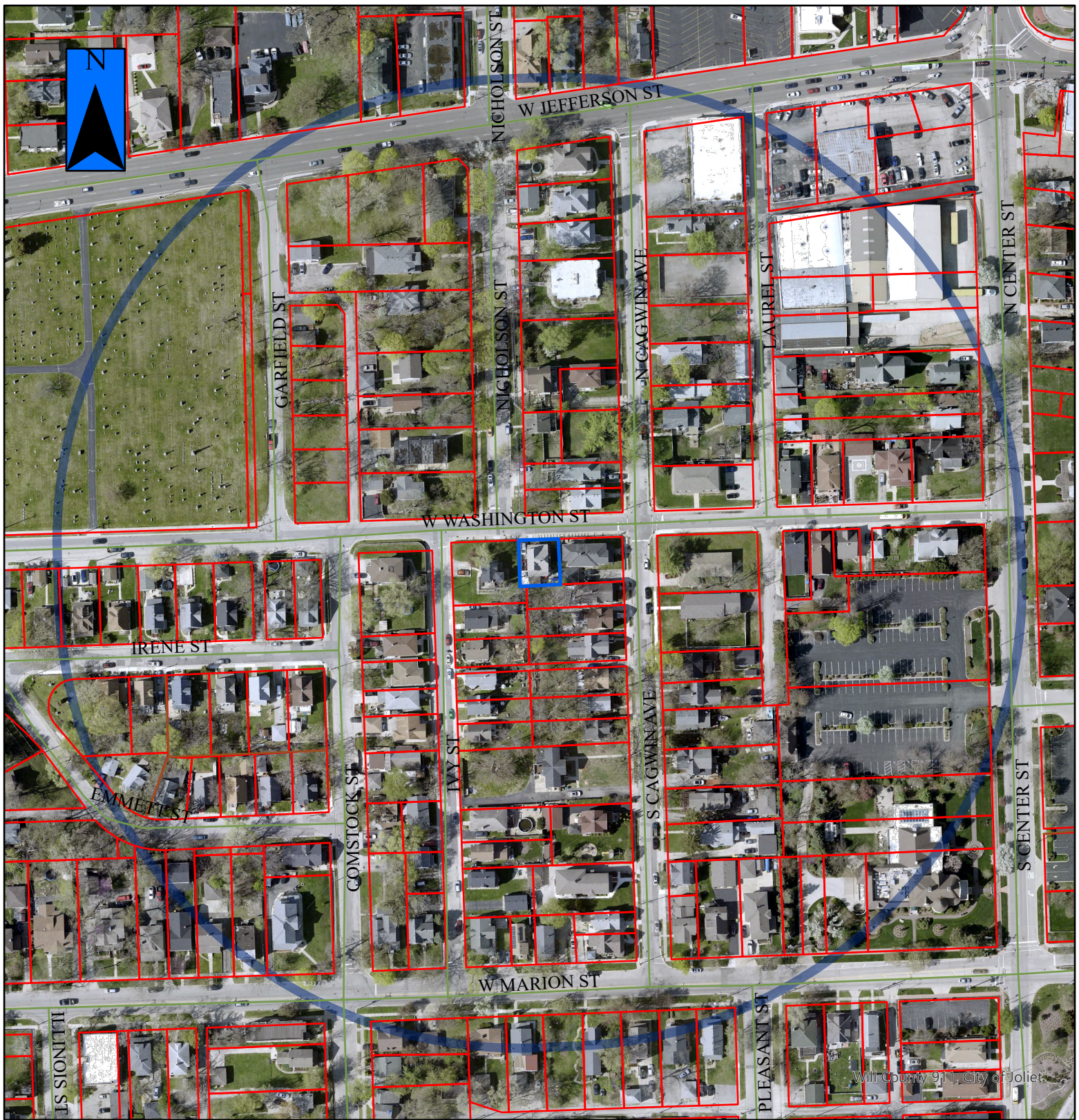


= 600' Public Notification Boundary

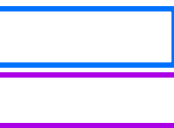
## Legend

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





2025-60a



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



DORIS

8" W.P.  
N=0 EXPOSURE  
TH

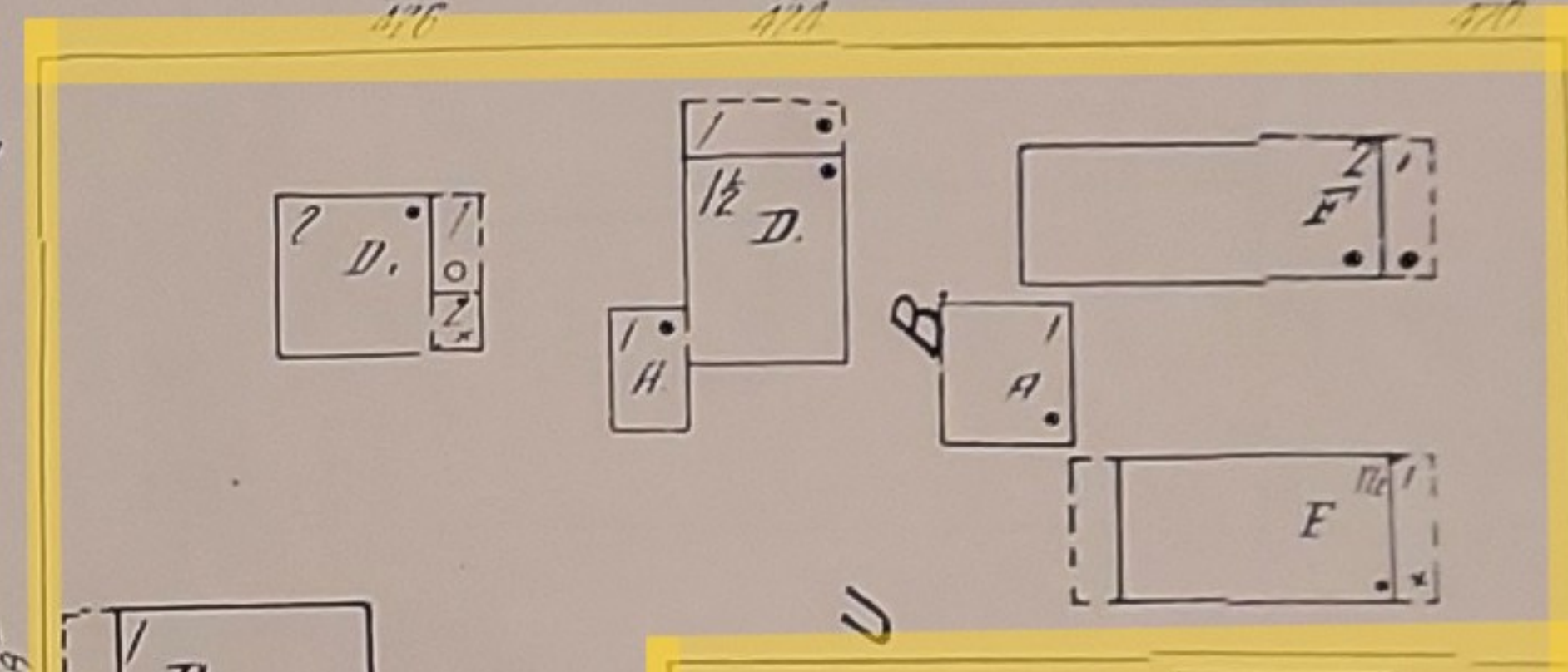
W. WASHINGTON

IRENE

COMSTOCK IO

IVY

CAGWIN AV.



SUB LOT 2

W. D'ARCY

N

G A



W WASHINGTON ST

NICHOLS

S CAGWIN AVE

IVY ST

424

3007161070030000

1

3007161070040000

426

3007161070010000

3

3007161070050000

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: 424 W Washington St Joliet, IL 60435

PETITIONER'S NAME: JOSE LUIS ANDRADE

HOME ADDRESS: 424 W. WASHINGTON ST JOLIET IL ZIP CODE: 60435

BUSINESS ADDRESS: N/A ZIP CODE: N/A

PHONE: (Primary) [REDACTED] (Secondary) N/A

EMAIL ADDRESS: [REDACTED] FAX: N/A

PROPERTY INTEREST OF PETITIONER: 424 W. WASHINGTON ST JOLIET, IL 60435

OWNER OF PROPERTY: JOSE LUIS ANDRADE

HOME ADDRESS: 424 W WASHINGTON ST JOLIET IL ZIP CODE: 60435

BUSINESS ADDRESS: N/A ZIP CODE: N/A

EMAIL ADDRESS: [REDACTED] X: 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):

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-16-107-003-0000

\_\_\_\_\_ ; \_\_\_\_\_ ; \_\_\_\_\_

*\*\*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: 52 DEPTH: 63.70 AREA: \_\_\_\_\_

PRESENT USE(S) OF PROPERTY: OWNER OCCUPIED.

PRESENT ZONING OF PROPERTY: Residential - SINGLE FAMILY HOME.

VARIATION/APPEAL REQUESTED: Built a porch next to Garage. on  
Back of House.

### **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?

INVESTING IN BUILDING PORCH WILL HELP  
TO PROTECT FROM RAIN, SNOW, SUN, COLD.  
(NOT INTERESTED IN PROFITABILITY)  
N/A



2. What unique circumstances exist which mandate a variance?

FAILED TO ASK FOR A PERMIT.

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.

BACK PORCH BUILT ON BACK OF HOUSE NEXT TO GARAGE HELPS TO PROTECT FROM RAIN, SNOW SUN & COLD.  
I DON'T SEE ANY 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)

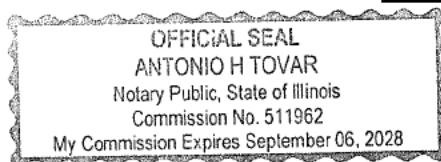
I, JOSEL ANDRADE, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

[Redacted Signature]

Owner's Signature  
(If other than petitioner)

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

[Redacted Notary 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:

424 W WASHINGTON ST JOLIET IL 60435  
PIN(s): 30-07-16-107-003-0000

### III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- ☒ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)  
☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders  
☐ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member  
☐ **Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries  
☐ **Partnership:** State the names, addresses, and phone #'s of all partners  
☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

E-MAIL: \_\_\_\_\_ FAX: \_\_\_\_\_



#### **IV. BUSINESS OWNERSHIP**

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☐ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

---

---

---

---

E-MAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

#### **NOTE:**

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

**SIGNED:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

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

---

---

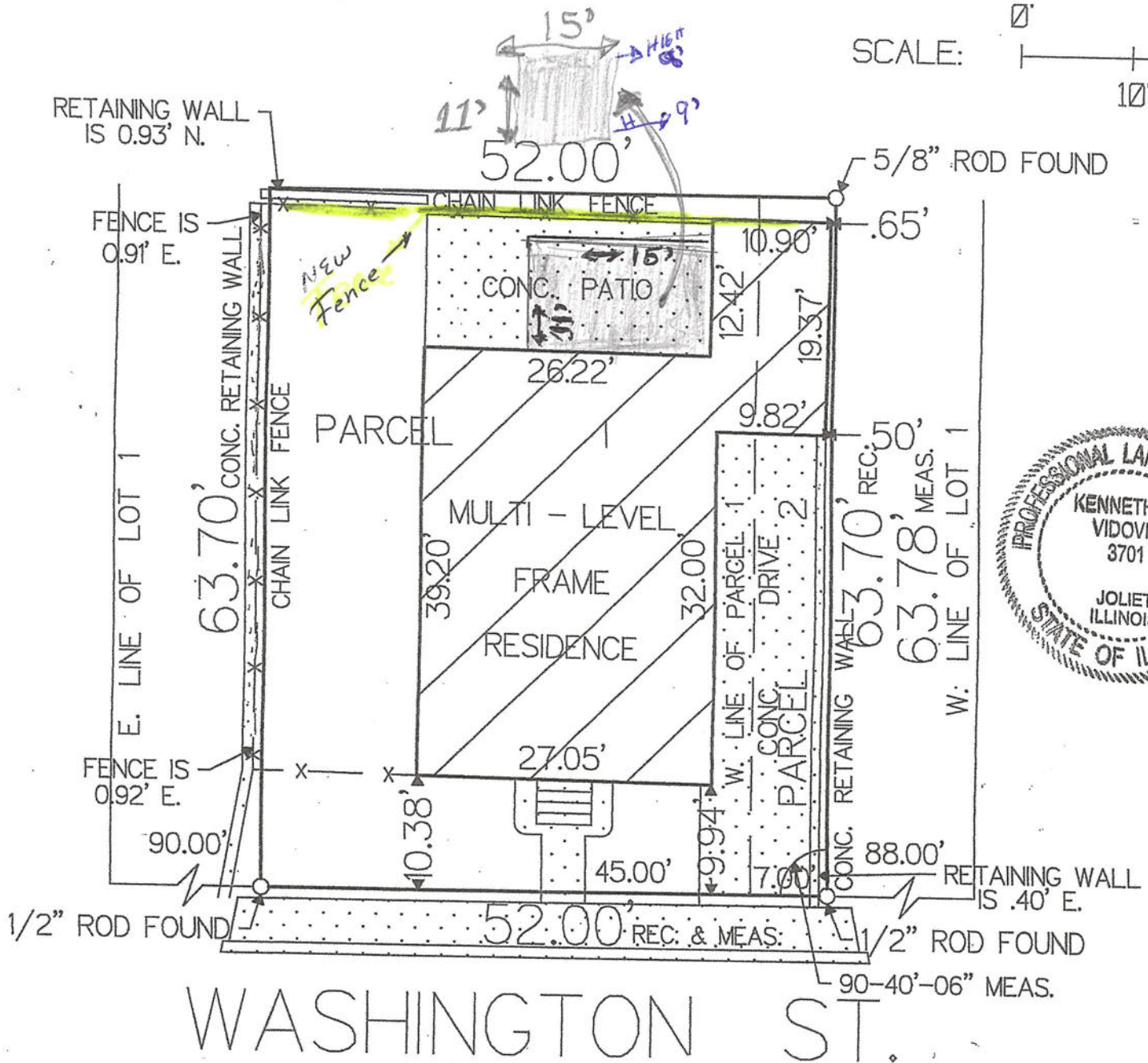
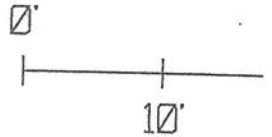
**PRINT**



424 W. WASHINGTON STREET  
JOLIET, IL



SCALE:



### COMMUNITY SURVEY INC.

81 N. CHICAGO STREET, SUITE 207  
JOLIET, IL 60432

(815) 722-9005 (815) 722-9019 - fax

EMAIL: kvcommunitysurvey@att.net

DESIGN FIRM NO. 184-002899

WE, COMMUNITY SURVEY INC., DO HEREBY CERTIFY THAT WE  
HAVE SURVEYED FOR SARA GRAY UNDER MY HAND AND SEAL  
ON THIS 28TH DAY OF FEBRUARY 2020.  
FIELD WORK 2/27/2020  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS  
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SURVEY NUMBER 20-26531





**ZONING BOARD OF APPEALS**  
**CRITERIA FOR VARIATIONS**

Section 47-19.8 of the Zoning Ordinance states:

A variation shall not be granted in any case unless the Board shall find and clearly state in its record of the case that:

	Does the evidence presented sustain this criteria?	Comments
(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows: (a) _____ (b) _____ (c) _____ (list of reasons)		
(2) Adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgment of the Board, a variation is permitted because the evidence sustained the existence of each of the three following conditions:  (a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone.  (b) The plight of the owner is due to unique circumstances.  (c) The variation, if granted, will not alter the essential character of the locality.		
(3) A public hearing was held on such variation of which at least 15 days and not more than 30 days notice was published in the _____ (name of newspaper) on _____ (date).		