

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: 317 South Reed Street

PETITIONER'S NAME: Brian Patel

HOME ADDRESS: [REDACTED] ZIP CODE: [REDACTED]

BUSINESS ADDRESS: 311 South Reed Street - Joliet, IL ZIP CODE: 60436

PHONE: (Primary) 815-744-3500 (Secondary) [REDACTED]

EMAIL ADDRESS: [REDACTED] FAX: 815-744-3504

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: United Cerebral Palsy-Center for Disability Services, Inc.

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 311 South Reed Street - Joliet, IL ZIP CODE: 60436

EMAIL ADDRESS: [REDACTED] 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*):

This use does not require a business license. Our school is licensed through the Illinois State Board of Education
Our Community Day Services Program and Home-Based Services Program are licensed through the Illinois Department
of Human Services. The people working at this location will solely support those programs.

OTHER PROJECTS AND/OR DEVELOPMENTS:

We own the adjacent property at 311 S. Reed Street in Joliet, IL.

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-17-221-040-0000 ;
_____ ; _____ ; _____ .

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 281 & 284 IN WEST PARK ADDN TO JOLIET, BEING A SUB OF PRT OF THE NW1/4 OF THE SE1/4
& THE S 30 ACRES OF THE W1/2 OF THE NE1/4 OF SEC. 17, T35N-R10E.

LOT SIZE: WIDTH: 80 DEPTH: 131 AREA: 10,840 sq. ft.

PRESENT USE(S) OF PROPERTY: Single-Family Home

PRESENT ZONING OF PROPERTY: R-2 Single Family Residential District

VARIATION OF USE REQUESTED: Variation of Use to permit the use of the existing single-family residential structure for low-impact
administrative office space for a small number of non-programmatic staff of UCP—Center for Disability Services, adjacent to the Applicant's headquarters
at 311 S Reed St. No clients or individuals receiving services will be present at any time. Exterior residential appearance will be maintained.

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?
Please see the attachment.

2. What unique circumstances exist which mandate a variance?

Please see the attachment.

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.

Please see the attachment.

REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

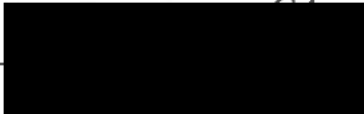
STATE OF ILLINOIS) ss
COUNTY OF WILL)

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


Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 20th day of May, 20 26


OFFICIAL SEAL
GUADALUPE ALVARADO
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 819411
MY COMMISSION EXPIRES JUNE 30, 2027

Response to Variation of Use Criteria

317 South Reed Street — Joliet, Illinois

Applicant: United Cerebral Palsy—Center for Disability Services

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

The existing residential zoning classification prevents the subject property from yielding a reasonable return due to the property's demonstrated history of failed residential viability and its unique location immediately adjacent to an established institutional campus.

Prior to acquisition by the Applicant, the property experienced extended vacancy, significant deterioration, and unauthorized occupancy by squatters. These conditions persisted under the current residential zoning classification, demonstrating that the residential market alone was insufficient to sustain productive use or reasonable economic return at this location. No private residential buyer or investor successfully stabilized the site.

A licensed home inspection conducted prior to closing confirmed significant deferred maintenance, structural deterioration, safety deficiencies, and environmental conditions consistent with extended vacancy and failed residential stewardship — further demonstrating that the property was unable to sustain productive residential use under its current zoning classification.

The property's immediate adjacency to the longstanding headquarters and educational campus of United Cerebral Palsy—Center for Disability Services at 311 South Reed Street — which has operated continuously at that location since 1985 — materially affects the property's marketability as a single-family residence. Prospective residential buyers and tenants are unlikely to assign full market value to a home situated directly adjacent to an institutional facility, narrowing the buyer pool and depressing potential return under the current zoning.

The Applicant does not contend that no residential use is theoretically possible. Rather, the property's documented history of vacancy, deterioration, and failed residential stewardship — combined with its unique adjacency to an institutional campus — establishes that the current zoning classification prevents the property from achieving a reasonable return in practice. The Applicant's acquisition has already stabilized a previously distressed property, improved neighborhood safety, and returned the site to productive use — outcomes the residential market alone was unable to achieve.

Absent the requested variation, the property remains limited to a use classification under which it has already failed to yield a reasonable return, while being prevented from serving the low-impact administrative function for which its location uniquely qualifies it.

2. What unique circumstances exist which mandate a variance?

Several unique circumstances support and justify the requested Variation of Use.

First, the subject property is directly adjacent to the Applicant's long-established headquarters and educational/service facility at 311 South Reed Street. Few residential properties possess such a uniquely integrated relationship with an adjacent nonprofit educational and disability-services campus. This physical relationship makes the property uniquely suited for the proposed low-impact administrative use in a way that no other property in the neighborhood could replicate.

Second, the Applicant is not proposing an intensive commercial operation, retail use, manufacturing activity, or high-traffic business use. The property will be utilized solely for low-impact administrative office functions for a small number of non-programmatic staff — no more than eight (8) employees during standard business hours. No clients or individuals receiving services will be present at the property at any time. All programming, instruction, therapy, and direct services will continue to be provided exclusively at the main facility at 311 South Reed Street.

Third, the Applicant will utilize the existing rooms within the home as office space without altering the overall interior layout or the exterior character of the structure. Due to the condition of the property upon acquisition, certain interior improvements — including rehabilitation of bathrooms and bedrooms — are necessary to bring the space to a functional, safe, and code-compliant standard for daily occupancy. All interior improvements will be designed and completed in a manner that preserves the residential character of the home. The rooms will retain their existing residential configuration and will not be converted into commercial-style buildouts, open floor plans, or institutional spaces. The property will continue to appear as a single-family residence from the outside. No commercial signage, facade modifications, or exterior changes inconsistent with the residential character of the neighborhood are proposed. The Applicant does intend to upgrade a deteriorating enclosed porch/deck to meet current safety and building code standards and to install ADA-compliant ramps at the entrances to ensure accessibility — both of which represent improvements to the property's condition and safety that benefit the surrounding neighborhood.

Fourth, the proposed use will generate no additional demand for on-street parking. Staff relocating to 317 South Reed Street will continue to park in the existing parking lot at 311 South Reed Street, which has sufficient capacity to accommodate current and projected staffing levels. The residential driveway at 317 South Reed Street will not be used for daily employee parking.

Fifth, the requested variation directly advances an important public purpose by increasing the organization's capacity to serve Joliet residents with intellectual and developmental disabilities. By relocating non-programmatic administrative staff into the subject property, the Applicant will convert existing office space within the main facility into additional special education classrooms, therapeutic programming areas, and disability-related service space.

Sixth, the property's prior condition — including extended vacancy, deterioration, and unlawful occupancy — created documented neighborhood concerns that persisted under the current residential zoning classification. A licensed home inspection conducted prior to closing confirmed significant deferred maintenance, structural deterioration, safety deficiencies, and environmental conditions consistent with extended vacancy and failed residential stewardship. The Applicant's ownership provides long-term stewardship, stabilization, maintenance, and

oversight by a respected nonprofit organization with deep roots in the Joliet community dating to 1955.

Finally, the proposed use represents a logical and minimal expansion of an existing institutional use rather than the introduction of a new or incompatible land use into the neighborhood. The Applicant respectfully offers the following voluntary conditions to be made part of any approval:

- Use limited to administrative office functions only — no client services, programmatic activities, or public-facing operations at the property.
- No more than eight (8) employees on-site during standard business hours (Monday–Friday).
- No organizational signage on the property.
- All employee parking in the existing lot at 311 South Reed Street — no on-street parking.
- Exterior residential appearance maintained — no commercial modifications.
- If the Applicant ceases to use the property for this purpose, the variance terminates.

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

The granting of the requested Variation of Use will not alter the essential residential character of the neighborhood and is expected to produce several positive community impacts with minimal adverse effect.

Exterior Character. The Applicant will maintain the residential appearance of the property consistent with surrounding homes. No commercial-style facade modifications, organizational signage, exterior lighting changes, or intensive traffic-generating uses are proposed. Any renovations made to the interior or exterior of the property — including the planned upgrade of a deteriorating enclosed porch/deck to meet current safety and building code standards and the installation of ADA-compliant accessibility ramps at entrances — will be designed and constructed to preserve the residential character of the structure and remain architecturally compatible with the surrounding neighborhood. The home will continue to look like a home.

Interior Character. The Applicant will utilize the existing rooms within the home as administrative office space without demolition or structural modification to the layout. Due to the condition of the property upon acquisition, certain interior improvements — including rehabilitation of bathrooms and bedrooms — are necessary to bring the space to a functional, safe, and code-compliant standard for daily occupancy. All interior improvements will be designed and completed in a manner that preserves the residential character of the home. The rooms will retain their existing residential configuration and will not be converted into commercial-style buildouts, open floor plans, or institutional spaces.

Operational Impact. The proposed use will be limited to a small number of non-programmatic administrative staff — no more than eight (8) employees — during standard business hours, Monday through Friday. No clients or individuals receiving services will be present at the property at any time. All programming, instruction, therapy, and direct services will continue to be provided exclusively at the main facility at 311 South Reed Street. The administrative office use will generate substantially less activity, traffic, and noise than many other potentially permitted or higher intensity uses.

Parking and Traffic. All employees working at 317 South Reed Street will continue to park in the existing parking lot at 311 South Reed Street, which has sufficient capacity to accommodate current and projected staffing levels. No on-street parking will be utilized, and the residential driveway at 317 South Reed Street will not be used for daily employee commuter parking. The proposed use will generate no measurable increase in traffic to the neighborhood.

Positive impacts include:

- Expansion of special education, therapeutic, and disability-related services for Joliet residents through the conversion of existing administrative space at 311 South Reed Street into additional classrooms and program areas.
- Continued stabilization, rehabilitation, and responsible maintenance of a formerly distressed and vacant property that had been a source of neighborhood concern.
- Improved neighborhood safety and security through consistent daily occupancy and professional oversight by a responsible institutional owner.
- Upgrade of a deteriorating enclosed porch/deck and installation of ADA-compliant ramps — tangible physical improvements to the property's condition and safety.
- Preservation of the residential appearance of the structure in perpetuity.
- Strengthening of a longstanding nonprofit institution that has served individuals with disabilities in the Joliet community since 1955.

Negative impacts. The Applicant anticipates minimal negative impact. The only material change is a shift in occupancy type from residential to low-impact administrative office use. Because no clients will be served at the property, no organizational signage will be displayed, no on-street parking will be utilized, and the property's residential appearance will be maintained, the practical day-to-day impact on neighboring properties is expected to be negligible. Traffic, noise, and operational intensity will remain low and fully compatible with the surrounding residential area.

The organization has operated responsibly and harmoniously at the adjacent property for approximately four decades. The Applicant is committed to continuing that record of responsible stewardship and community partnership.

For these reasons, the requested Variation of Use is consistent with the public welfare, compatible with the essential character of the surrounding area, and represents an appropriate and reasonable use of the property.

Voluntary Conditions Offered by the Applicant

The Applicant respectfully offers the following voluntary conditions to be incorporated into any approval of the requested Variation of Use. These conditions are intended to provide the Zoning Board of Appeals and the City Council with enforceable protections that preserve the residential character of the neighborhood and address potential community concerns:

1. **Use Restriction:** The property shall be used exclusively for administrative office functions associated with United Cerebral Palsy—Center for Disability Services. No client services,

programmatic activities, therapeutic services, educational instruction, or public-facing operations shall be conducted at the property at any time.

2. **Staffing Limit:** No more than eight (8) employees shall be on-site during standard business hours (Monday through Friday). No weekend or evening operations are proposed.
3. **No Signage:** No organizational, commercial, or institutional signage shall be displayed on the property or visible from the street.
4. **Parking:** All employees assigned to 317 South Reed Street shall park in the existing parking lot at 311 South Reed Street. No on-street parking shall be utilized for daily employee parking.
5. **Exterior Appearance:** The exterior residential appearance of the property shall be maintained at all times. No commercial-style facade modifications, exterior lighting changes, or alterations inconsistent with the residential character of the neighborhood shall be made. Any exterior improvements — including the upgrade of the enclosed porch/deck and installation of ADA-compliant ramps — shall be designed to remain architecturally compatible with the surrounding residential properties.
6. **Interior Character:** All interior improvements — including the rehabilitation of bathrooms and bedrooms necessary due to the property's condition upon acquisition — shall preserve the residential character and configuration of the home. No commercial-style buildouts, open floor plan conversions, or institutional modifications shall be made.
7. **Termination:** In the event that the Applicant ceases to use the property for the approved administrative office purpose, the Variation of Use shall terminate and the property shall revert to its underlying residential zoning classification.



Organizational Overview

United Cerebral Palsy—Center for Disability Services

United Cerebral Palsy—Center for Disability Services is a nonprofit organization that has provided services to individuals with intellectual and developmental disabilities in the Joliet area for more than 70 years. Since its founding, the organization has remained committed to empowering children and adults with disabilities to live fulfilling, independent lives while promoting inclusion and opportunity within the broader community.

The organization operates a comprehensive system of programs designed to meet the needs of individuals across the lifespan. These programs include a therapeutic day school serving students with significant learning, behavioral, and developmental needs; community day services for adults focused on life skills, social engagement, and community integration; and home-based services that support individuals and families through individualized care, respite, and skill development. Through these programs, the organization serves children, adolescents, and adults with intellectual and developmental disabilities, including those with complex medical, behavioral, and educational needs, as well as their families throughout Joliet and the surrounding region.

United Cerebral Palsy—Center for Disability Services has operated its main facility at 311 South Reed Street since 1985, where it has established a longstanding presence as a responsible, stable, and trusted community partner. Over nearly four decades at this location, the organization has worked collaboratively with families, schools, and local agencies to expand access to high-quality services for individuals with disabilities. Beyond its formal programming, the organization maintains strong and ongoing relationships within the surrounding neighborhood. The Reedswood Neighborhood Association holds its monthly meetings in the organization's gymnasium, and neighborhood children regularly utilize the playground. These shared uses reflect a welcoming and integrated environment and demonstrate the organization's longstanding partnership with the community.

Through decades of consistent presence, responsible stewardship, and active community engagement, United Cerebral Palsy—Center for Disability Services has earned a reputation as a valued institution within Joliet. The organization remains committed to strengthening this role while expanding its capacity to serve individuals with disabilities and their families.