



City of Joliet

Zoning Board of Appeals

Meeting Agenda

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

Thursday, August 21, 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 7-17-25

Attachments: [Zoning Board of Appeals Meeting Minutes 7-17-25.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.

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 2025-27: A Special Use Permit to allow a day care center, located at 1932 Essington Road. (COUNCIL DISTRICT #1)

PETITION 2025-28: A Variation to allow a day care center to be located less than 40 feet from any other lot in a residential zoning district, located at 1932 Essington Road. (COUNCIL DISTRICT #1)

Attachments: [ZBA 2025-27 2025-28 \(1932 Essington Road\) Staff Report Packet.pdf](#)

PETITION 2025-29: A Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 421 Abe Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-29 \(421 Abe Street \) Staff Report Packet.pdf](#)

PETITION 2025-30: A Variation to reduce the rear yard setback to allow a covered deck, located at 6616 Colaric Drive. (COUNCIL DISTRICT #3)

Attachments: [ZBA 2025-30 \(6616 Colaric Dr\) Staff Report Packet.pdf](#)

PETITION 2025-31: A series of Variations to allow an attached carport, located at 2815 Ruth Fitzgerald Drive. (COUNCIL DISTRICT #1)

Attachments: [ZBA 2025-31 \(2815 Ruth Fitzgerald Drive\) Staff Report Packet.pdf](#)

PETITION 2025-32: A Variation from the Non-Residential Design Standards to allow aluminum cladding in the B-3 (general business) district, located at 508 E. Cass Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-32 \(508 E Cass St\) Staff Report Packet.pdf](#)

PETITION 2025-33: A Special Use Permit to allow an early childhood education center and preschool, located at 221 Springfield Avenue, Unit 4. (COUNCIL DISTRICT #2)

Attachments: [ZBA 2025-33 \(221 Springfield Avenue Unit 4\) Staff Report Packet.pdf](#)

PETITION 2025-34: A Variation to reduce the corner side yard setback to allow a rear addition to the existing residence, located at 501 Albert Avenue. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2025-34 \(501 Albert Ave\) Staff Report Packet.pdf](#)

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

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-8810

Agenda Date:8/21/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, July 17, 2025

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Ralph Bias

Ed Hennessy

Bob Nachtrieb

Debbie Radakovich

Brigette Roehr

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

ROLL CALL

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

ALSO PRESENT: Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, 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 6-19-25

[TMP-8730](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 6-19-25.pdf](#)

A motion was made by Brigette Roehr, seconded by Bob Nachtrieb, to approve Zoning Board of Appeals Meeting Minutes 6-19-25. The motion carried by the following vote:

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

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-24: A Variation to reduce the front yard setback to allow a covered front porch, located at 217 Union Street. (COUNCIL DISTRICT #5)

[TMP-8726](#)

Attachments: [ZBA 2025-24 \(217 Union St\) Staff Report Packet.pdf](#)

Planning Director Jayne Bernhard read the staff report into the record. Leonel Aguilera and Jaqueline Aguilera appeared on behalf of the petition. In response to Mr. Bias's questions, Ms. Aguilera described the property as owner occupied for five years. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Debbie Radakovich, to approve PETITION 2025-24: A Variation to reduce the front yard setback to allow a covered front porch, located at 217 Union Street. (COUNCIL DISTRICT

#5) . The motion carried by the following vote:

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

PETITION 2025-25: A Special Use Permit to allow the sales, leasing, rental, and maintenance of new and used commercial vehicles including semi-trailer trucks, located at 3050 Channahon Road. (COUNCIL DISTRICT #5) [TMP-8727](#)

Attachments: [ZBA 2025-25 \(3050 Channahon Rd\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Kyle Schuhmacher with Ketone Partners appeared on behalf of the petition. In response to Mr. Bias's question, Mr. Schuhmacher explained the lot was on the southeast quadrant of Route 6 and Houbolt Road. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve PETITION 2025-25: A Special Use Permit to allow the sales, leasing, rental, and maintenance of new and used commercial vehicles including semi-trailer trucks, located at 3050 Channahon Road. (COUNCIL DISTRICT #5). The motion carried by the following vote:

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

PETITION 2025-26: A Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 361 Wilcox Street. (COUNCIL DISTRICT #4) [TMP-8728](#)

Attachments: [ZBA 2025-26 \(361 Wilcox Street \) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Jodi Wartenberg appeared on behalf of the petition. In response to the Board's comments and questions, Ms. Wartenberg described the property as owner occupied for thirty-eight years. Barry McCue spoke in favor of the petition. No one from the public spoke in opposition to the petition.

A motion was made by Ralph Bias, seconded by Debbie Radakovich, to approve PETITION 2025-26: A Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 361 Wilcox Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

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

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve adjournment. The motion carried by the following vote:

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

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-8811

Agenda Date:8/21/2025

STAFF REPORT

DATE: August 13, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-27 and 2025-28
Applicant: Maria Coleman
Status of Applicant: Contract Purchaser and Business Owner
Owner: Chasorah Properties, LLC
Location: 1932 Essington Road
Request: 2025-27: A Special Use Permit to allow a day care center
2025-28: 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 B-3 (general business) zoning district at 1932 Essington Road. 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 proposed outdoor play area would be approximately 20 feet from the lot line of a residential zoning district, so the petitioner is also requesting a variation from the 40-foot spacing requirement. The proposal will meet the other 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 a 38,000-square-foot lot on the east side of Essington Road that contains a 6,500-square-foot commercial building and a surface parking lot. The building was constructed around 1985 and contains two tenant spaces. The proposed daycare would be located in the larger tenant space at 1932 Essington Road, which is approximately 5,200 square feet. This tenant space was most recently occupied by

Conrad Co. Vacuum and Janitorial Superstore and is currently vacant. The other tenant space at 1934 Essington Road is around 1,300 square feet and contains a gift shop (Angel's Trumpet Gifts). The site has approximately 34 surface parking spaces on the west and south sides. The gift shop uses around six of the parking spaces on the north side of the site. There is a large open grass area behind the building. The property is zoned B-3 (general business) district.

The property is Lot 4 in West Wego Unit 2, which was recorded in 1983. The West Wego commercial subdivision also includes the properties to the north and south. There is a 24-foot access easement along the west side of the subdivision so that all three properties, which have connected parking lots, have access to the two existing driveways off Essington Road that serve the subdivision.

Surrounding Zoning, Land Use and Character

The property is located on the east side Essington Road, north of Thomas Hickey Avenue. The zoning and land use for the adjacent properties are as follows:

- North: B-3 (general business), commercial (office, retail, and service uses)
- South: B-3 (general business), commercial (office and service uses)
- East: R-4 (multi-family residential), residential (Calla Trace Subdivision)
- West: B-3 (general business), undeveloped; and R-2 (single-family residential), residential (Warwick Subdivision)

Applicable Regulations

- Section 47-13.1 (A) Special Uses – B-3 (General 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 on a commercial property at 1932 Essington Road. Day care centers are allowed as special uses within commercial districts with approval from the Zoning Board of Appeals. The petitioner has worked in early childhood education for over 25 years and is currently licensed to run a group home daycare for 14 children. Three letters of support, two from clients and one from a partner agency, are included in the staff report packet.

The proposed day care center would serve between 100 and 150 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 conceptual floor plans show that the tenant space would be remodeled to contain around eight classrooms, a multi-purpose room, a kitchen, bathrooms, offices, and storage. The center would employ around ten to fifteen staff members depending on enrollment and classroom sizes. The proposed hours of operation are Monday through Friday 6:30 AM to 5 PM, and the center may offer extended after-care hours as well. 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 petitioner plans to use the side entrance on the south side of the building for drop-off and pick-up (see Figure 3). Parents would park in the spaces directly adjacent to the south side of the building. Additional parking is available along the south and west property lines and in front of the building.

The outdoor play area would be located behind the building on the east side of the property. The fence would extend approximately 70 feet east from the building and approximately 50 feet north to create a play area of around 3,500 square feet. The play area would be accessed from a side door on the north side of the property that would be included within the fenced in area (see Figure 1). The eastern edge of the play area would be approximately 20 feet from the property line of the residential zoning district to the east. The Zoning Ordinance requires that day care centers be located at least 40 feet from residential zoning districts. Therefore, this request includes a variation from the 40-foot spacing requirement to allow the play area in the proposed location.

Staff finds that the request meets the criteria for variations because a setback of 40 feet would restrict the play area to an impractical shape based on the site's layout. The proposed play area setback of 20 feet creates a sizable buffer between the proposed use and the property line. Staff also finds that the granting of the variation would not alter the essential character of the area, as commercial and residential uses have co-existed in this area for decades.

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 with direct access from the tenant space. The petitioner has experience as a day care provider, and the facility 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 1932 Essington Road, 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 1: 1932 and 1934 Essington Road (2025) with proposed play area



Figure 2: 1932 Essington Road, view northeast from Essington Road (July 2025)



Figure 3: South side of 1932 Essington Road (July 2025) – proposed drop-off and pick-up entrance and parking



Figure 4: West and north sides of 1932 and 1934 Essington Road (July 2025) – with side door to be used for access to outdoor play area




Figure 5: Grass area on east side of building, view north from side driveway of 1914 Essington Road (July 2025)




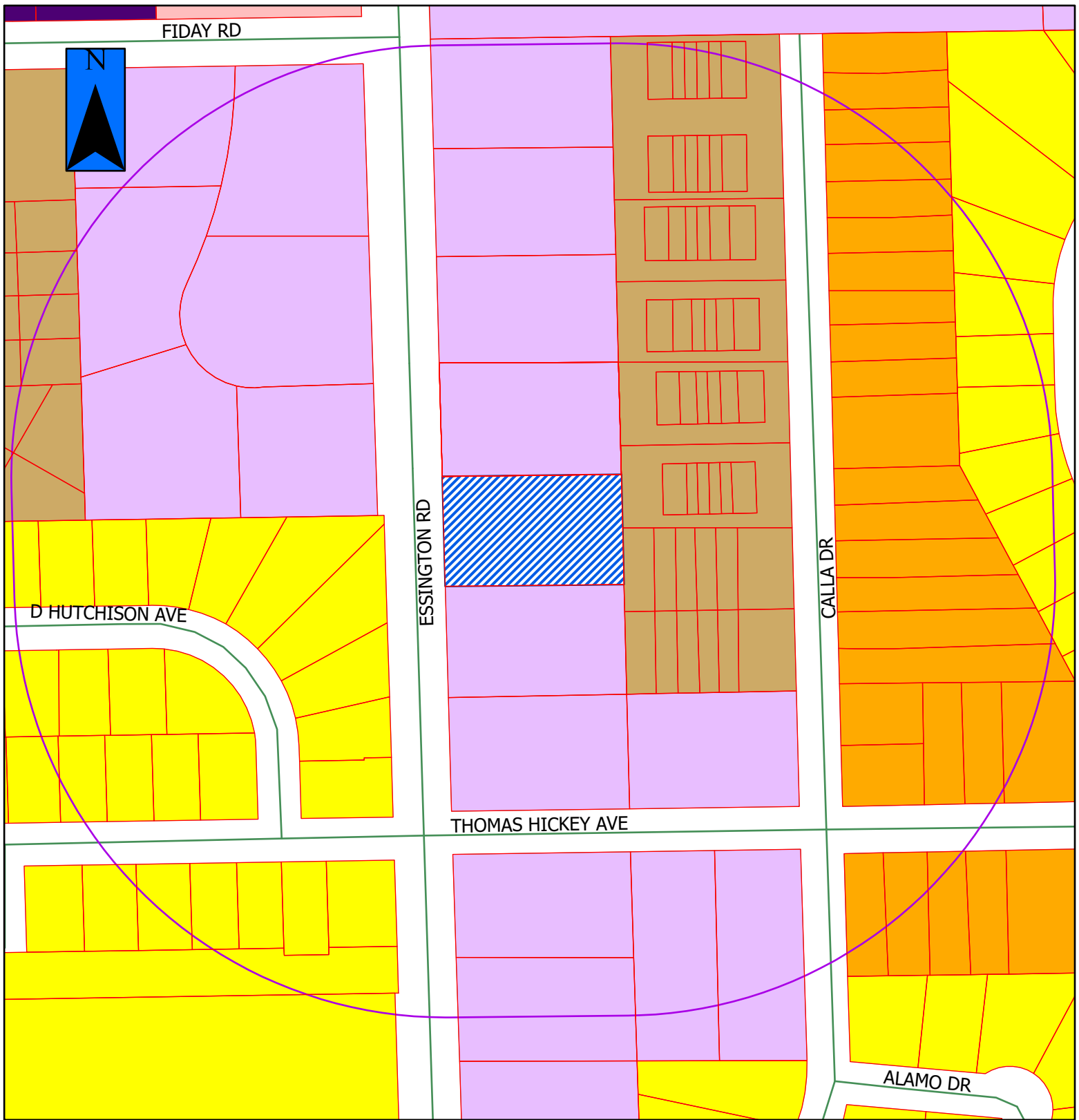


2025-27a & 2025-28a



 = Property in Question / Propiedad en cuestión

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



2025-27 & 2025-28



= 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

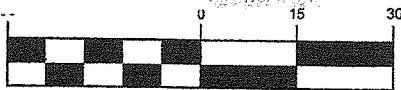
LOT 4 IN BLOCK 1, IN WEST WEGO UNIT 2, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1983 AS DOCUMENT No. R83-5364, IN WILL COUNTY, ILLINOIS.



Kristi Brewer
ESCROW OFFICER
Office: 630-928-2772
Fax: 630-706-6990
Cell: 708-743-5748

kbrewer@savtitle.com

900 Jorie Boulevard • Suite 194 • Oak Brook, Illinois 60523



(IN FEET)
1 inch = 30 ft.

STATE OF ILLINOIS)
COUNTY OF WILL)

I, ROBERT A. ROGINA, ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION THEREOF

DATED THIS 8th DAY OF July, 2011

ROBERT A. ROGINA I.P.L.S. 2017
LICENSE EXPIRES 11/30/2012

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
REFER TO DEED OR GUARANTEE TITLE POLICY FOR BUILDING LINE RESTRICTIONS OR EASEMENTS NOT SHOWN ON PLAT OF SURVEY.
TO INSURE AUTHENTICITY OF ANY COPIES, THEY MUST BEAR THE SURVEYOR'S IMPRESSED SEAL.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

F.B. PLAINFIELD TWP. 8
PAGES 82-84

ROAD

ESSINGTON

COMMON
ENTRANCE
SET
PK NAIL

N00°00'00"W(R&M)
154.98'(M) 155.00'(R)

CONCRETE WALK

PARKING

20' PUBLIC UTILITY ESMT.

24' ACCESS ESMT.

68.50'

68.08'

ASPHALT

45' BUILDING LINE

FOUND
IRON

SOUTH SIDE
BARRIER
IS ON

↓↑ = TRAFFIC FLOW

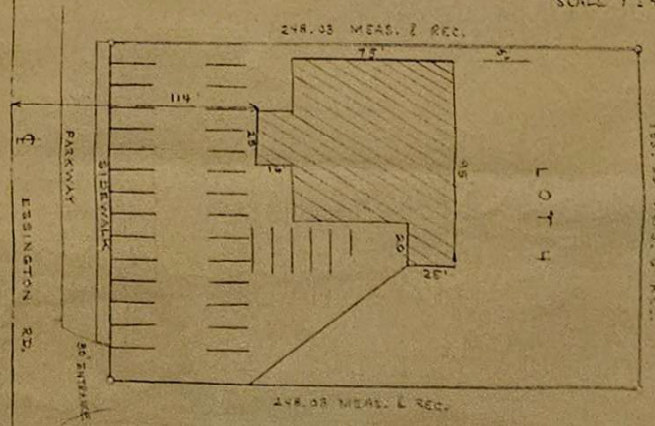
#XXXX = ADDRESS

LOT CONTAINS 38,430 sq. ft.,
MORE OR LESS.

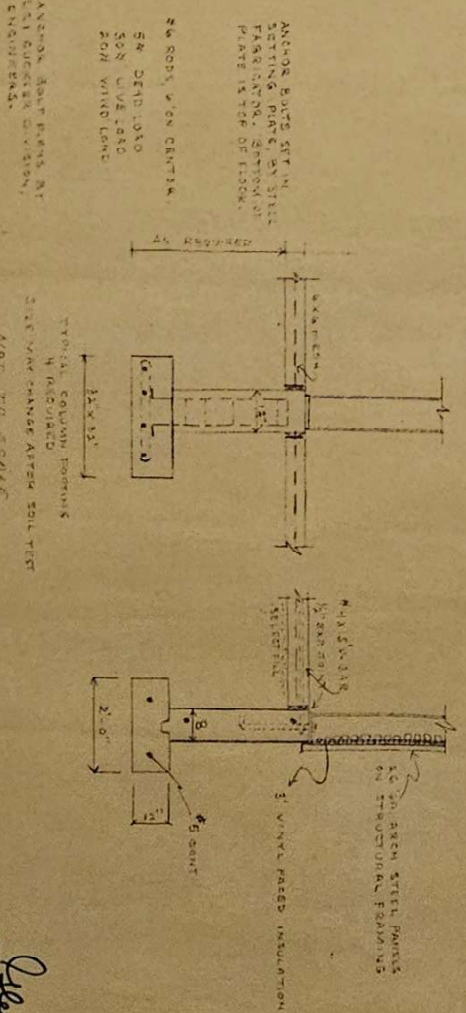
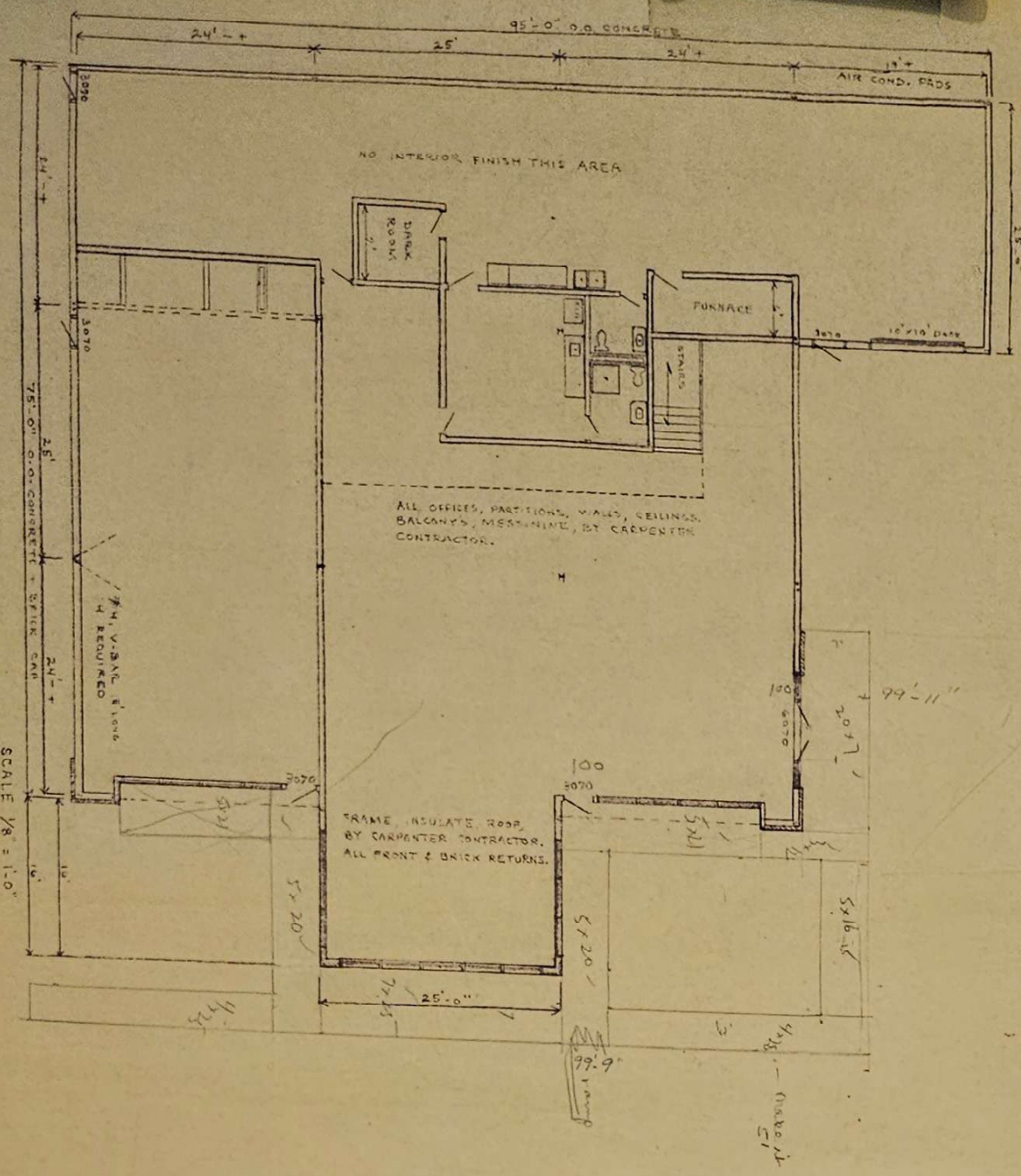
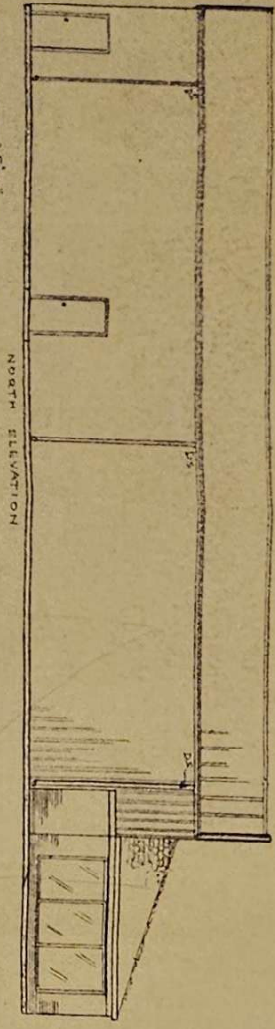
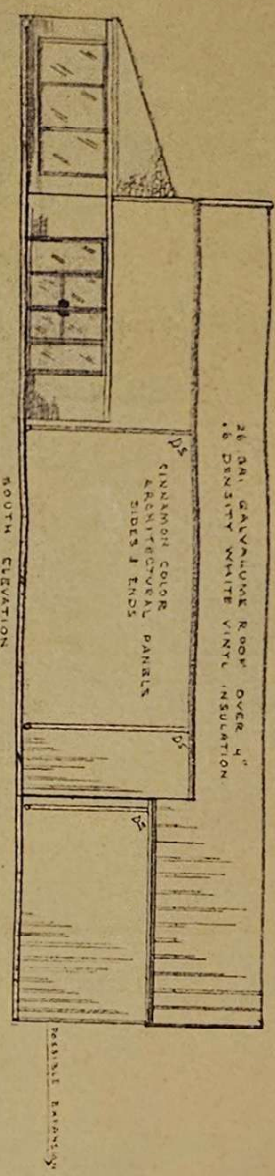
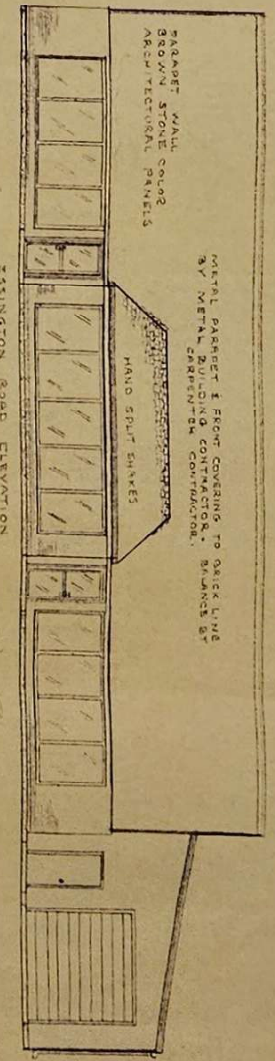
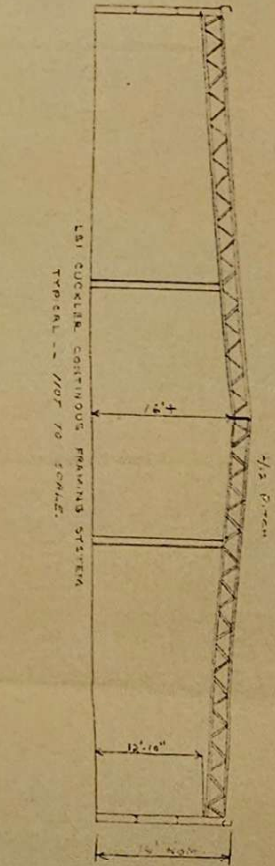
Plot Date: 7/8/2011 10:53 AM, by Larry W. Dodge

PLAT OF SURVEY

183.20 MEAS. 5' REC.
 SCALE 1" = 40'



OVER LOT 4 N. BLOCK ONE OF WEST ABERG UNIT 2 ACCORDING TO THE PLAT HEREIN RECORDED MARCH 1, 1983 AS DOCUMENT NO. 885, SECT. A, SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 26 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN PLAINFIELD TOWNSHIP, WILM. COUNTY, DELAWARE.



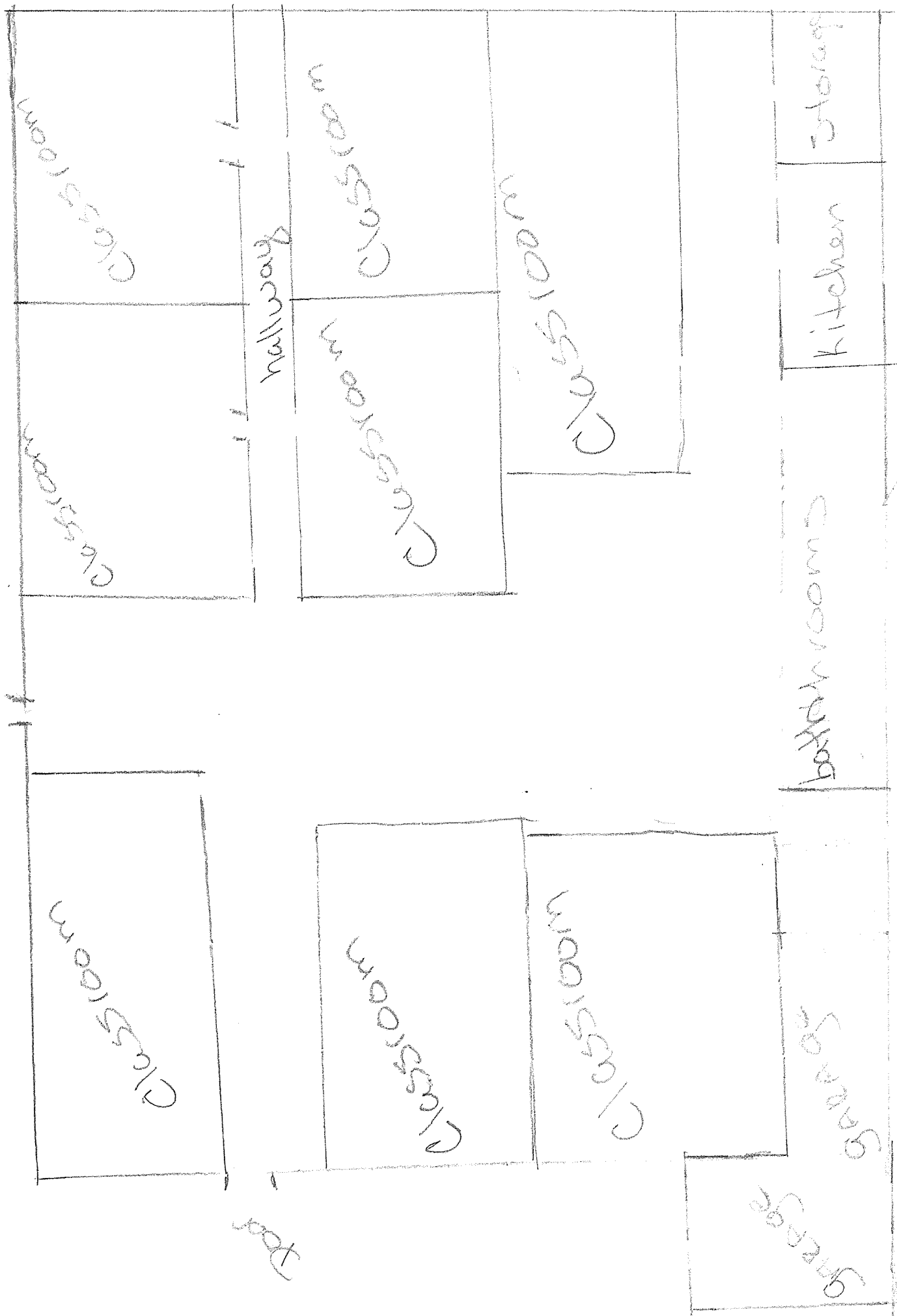
CONTRACT NO.	DATE	BY	CHECKED
ESLINGTON RD.	01-4714	4-25-84	
ESLINGTON RD.	01-4714	4-25-84	
ESLINGTON RD.	01-4714	4-25-84	

Robert J. Rube
 01-4714
 4-25-84

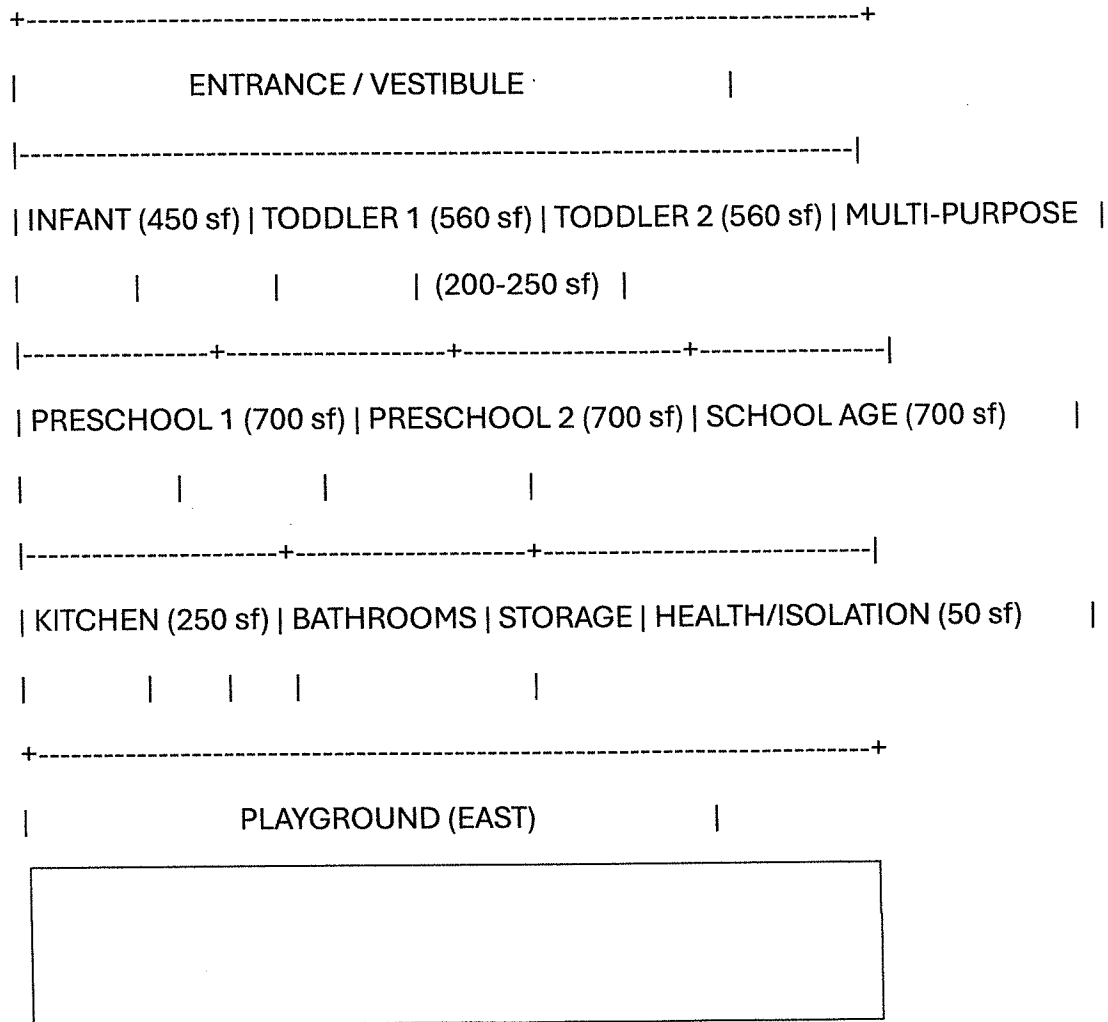
SITE PLAN



CONCEPTUAL FLOOR PLANS



PLAN Y GROUND



Room Details

- **Infant Room (450 sf)**
 - Near front entrance for parent convenience
- **Toddler Rooms (560 sf each)**
 - Adjacent to infant area
- **Preschool Rooms (700 sf each)**
 - Toward back for quieter zones
- **School Age Room (700 sf)**
 - Also rear zone, close to multipurpose if shared activities
- **Multipurpose Room (200-250 sf)**
 - Optional if space remains after essential rooms
- **Kitchen (250 sf)**
 - Central or rear location for easy meal distribution

- **Bathrooms**
 - Centrally located, split toddler/preschool access
 - **Storage & Janitor**
 - Near kitchen and hallways
 - **Health/Isolation Room (50 sf)**
 - Close to kitchen for supervision
 - **Playground (East)**
 - Direct outdoor exit from classrooms
-

- ☑ This layout shows **relative position** of each room.
- ☑ Exact room dimensions can be adjusted slightly for fit (e.g. longer vs. wider shapes).
- ☑ The loft space (1,200 sf) isn't shown in this ground floor sketch—it's dedicated to:

- Offices
 - Staff lounge
 - Conference/multipurpose
 - Staff restroom
-

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: 1932 Essington Joliet, IL

PETITIONER'S NAME: Maria Coleman Little Ruby Early Learning Center Inc.

HOME ADDRESS: 405 S. Stonebrook Dr. Romeoville, IL ZIP CODE: 60446

BUSINESS ADDRESS: 405 S. Stonebrook Dr. Romeoville, IL ZIP CODE: 60446

PHONE: (Primary) 815-790-2987 (Secondary) 815-793-2987

EMAIL ADDRESS: mrsmaria@sunflowerelc.com FAX: _____

PROPERTY INTEREST OF PETITIONER: Purchasing property.

OWNER OF PROPERTY: Chasorah Properities, LLC.

HOME ADDRESS: 24500 Lakewoods Ln. Shorewood, IL ZIP CODE: 60404

BUSINESS ADDRESS: 1932 Essington Rd. Joliet, IL ZIP CODE: 60435

EMAIL ADDRESS: mrsmaria@sunflowerelc.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):

Shayla Powell 4222 Carrington Ln. Plainfield, IL 60586 630-618-8668

Essence Greenhill 25515 W. Ryan Ln. Plainfield, IL 60586 708-407-1373

Nicolette Schmitt 1752 Richfield Trl. Romeoville, IL 60446 847-207-2235

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 06-03-36-302-002-0000 ;
_____ ; _____ ; _____.

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):

LOT SIZE: WIDTH: 150 DEPTH: 255 AREA : 38,333

PRESENT USE(S) OF PROPERTY: Janitorial Company

PRESENT ZONING OF PROPERTY: B3

SPECIAL USE REQUESTED: Daycare for children

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 proposed daycare will enhance public health, safety, and welfare by providing licensed childcare and high quality early education. The center will offer local families a vital service, promoting family stability, workforce participation, and community well-being.

2. How will the special use impact properties in the immediate area? The daycare will be attractively designed and professionally maintained, with minimal disruption to neighbors. Rather than causing harm, it is expected to enhance neighborhood appeal and property values by offering families convenient access to trusted childcare and educational services.

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

No, the daycare center is compatible with community and residential areas and will not interfere with future development. Instead, it will serve as a positive community asset, supporting families and contributing to neighborhood vitality.

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

Yes. The proposed site already has sufficient utilities, paved roads, and drainage systems. Any required improvements will be made to ensure safe and efficient operations.

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

Yes. The site plan includes dedicated drop-off/pick-up areas, safe circulation routes, and ample parking, minimizing traffic impacts and ensuring smooth, safe access during busy periods.

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?

Yes. The proposed daycare meets zoning and regulatory requirements and complies with all applicable laws, including. Illinois DCFS licensing standards. There are no known conflicts preventing its legal and safe operation.

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)?

Yes. There has been no denial of a special use permit for this daycare at this location within the past year.

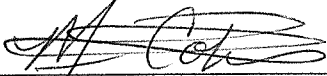
REQUIRED SUPPORTING ATTACHMENTS

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

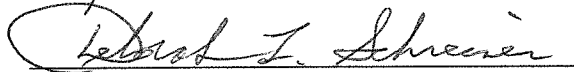
NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Maria Coleman, 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.



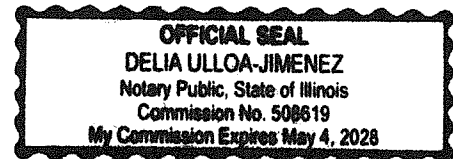
Petitioner's Signature



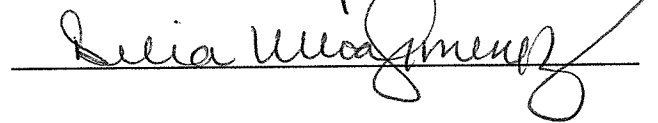
Owner's Signature

(If other than petitioner)

Chasorah Properties LLC



Subscribed and sworn to before me
this 2nd day of July, 2025



1932/1934 Essington Rd.

PARCEL 1: LOT 4 IN BLOCK 1 OF WEST WEGO SUBDIVISION UNIT NO. TWO, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1983, AS DOCUMENT NO. R83-05364.

PARCEL 2: NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1 IS HEREBY CONVEYED FOR PUBLIC OR QUASI-PUBLIC UTILITIES AND DRAINAGE OR STORM SEWERS OVER, UNDER AND ACROSS THE WEST 20.00 FEET OF LOTS 2, 3 AND 5 IN BLOCK 1 OF WEST WEGO SUBDIVISION UNIT NO. TWO AFORESAID.

PARCEL 3: NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1 IS HEREBY CONVEYED FOR INGRESS, EGRESS AND PASSAGEWAY OVER AND ACROSS THE EAST 24 FEET OF THE WEST 44 FEET OF LOTS 2, 3 AND 5 AND THE NORTH 20 FEET OF THE WEST 44 FEET OF LOT 3, ALL IN BLOCK 1 OF WEST WEGO SUBDIVISION TWO AFORESAID; ALL IN WILL COUNTY, ILLINOIS.

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: 1932 Essington Joliet IL

PETITIONER'S NAME: Maria Coleman

HOME ADDRESS: 405 S. Stonebrook Dr. ZIP CODE: 60446

BUSINESS ADDRESS: 405 S. Stonebrook Dr. ZIP CODE: 60446

PHONE: (Primary) (815) 793-2987 (Secondary) (815) 790-2987

EMAIL ADDRESS: mrs maria @sunflower.net FAX: _____

PROPERTY INTEREST OF PETITIONER: Daycare, purchasing property

OWNER OF PROPERTY: Chasarah Properties, LLC

HOME ADDRESS: 24500 Lakewoods Lane Shorewood IL ZIP CODE: 60404

BUSINESS ADDRESS: 1932 Essington Joliet, IL ZIP CODE: _____

EMAIL ADDRESS: Chasarah@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 or email):

OTHER PROJECTS AND/OR DEVELOPMENTS:

Daycare playground

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

****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/APEAL REQUESTED: exceed 40 ft to comply with
DCFS licensing requirements for a playground

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?

DCFS requires 75 ft per child to meet proper
spacing we need to exceed the 40 ft

2. What unique circumstances exist which mandate a variance?

Daycare playground requires additional space
in order to be in compliance

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 positive is it would allow me to comply with DCFS
regulations, give children adequate outdoor play space and
room to engage physical, social and emotional skills. The
negative is it would be closer to residential home.

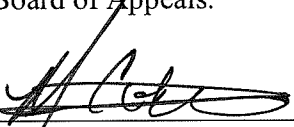
REQUIRED SUPPORTING ATTACHMENTS

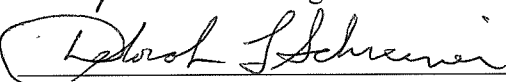
- ☐ Site plan / concept plan / floor plan / building elevation plan
- ☐ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

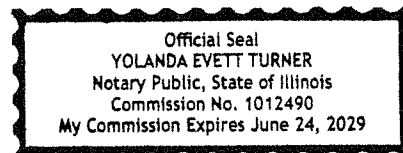
I, Maria Coleman, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.


Petitioner's Signature


Owner's Signature

(If other than petitioner)

Chesrah Properties LLC



Subscribed and sworn to before me
this 2nd day of July, 2025

Yolanda Evett Turner

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:

1932 Essington Rd. Joliet, IL 60435

PIN(s): 06-03-36-302-003-0000

III. PROPERTY OWNERSHIP

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

- | | |
|---|--|
| <input type="checkbox"/> Individual: | State the names, addresses, and phone #'s of the individual owner(s) |
| <input type="checkbox"/> 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 |
| <input checked="" type="checkbox"/> 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 |
| <input type="checkbox"/> Land Trust: | State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries |
| <input type="checkbox"/> Partnership: | State the names, addresses, and phone #'s of all partners |
| <input type="checkbox"/> 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 |

Chasorah Properties LLC.- 1932 Essington Joliet, IL

E-MAIL: chasorah@gmail.com

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

Little Ruby Early Learning Center Inc. 405 S. Stonebrook Dr.
Romeoville, IL 60446

E-MAIL: mrsmaria@sunflowerelc.com 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: Maria Coleman

DATE: 07/01/2025

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

Maria Coleman Owner of Little Ruby Early Learning Center Inc. (815) 790-2987

PRINT

Friday, August 1, 2025

Dear Zoning Board members,

I write today to make a strong recommendation that you allow Maria Coleman to operate Little Ruby Early Learning Center in Joliet.

My husband and I placed our three children in Maria's care beginning with my oldest in 2015 and ending when my youngest began kindergarten in 2023. Not only did her daycare meet our expectations as a safe and fun place for our children to begin their education and socialization, my children were treated as family and continue to be years later. And our family's experience is hardly unique: I know of many other families who also maintain strong ties despite being years out of daycare. It is that care and dedication that has helped shape my children into the people they are becoming today. They began kindergarten prepared for the demands of the school environment, but more importantly, they emerged from their daycare experience as kind, helpful people who want to make the world a better place.

Little Ruby will be an asset not only as a place where parents are happy to send their children for high-quality care, but also as a place where the parents, workers and leaders of the future learn what they'll need to know to make their community stronger. Joliet is lucky to have the opportunity to be such a community.

Sincerely,
Erika Grotto

Joliet Zoning Board,

I am writing to express my full support and recommendation for Mrs. Maria Coleman who has been an incredible asset to our community as the owner and operator of Sunflower Daycare and Preschool where my children currently attend. She is a knowledgeable, dedicated, and trustworthy professional who has created a safe, nurturing, and enriching environment for children and families.

Mrs. Maria consistently goes above and beyond to ensure that the children in her care are not only well looked after, but also learning and growing every day. Her commitment to excellence, strong work ethic, and genuine love for children are evident in everything she does.

I truly believe that moving her daycare from a home-based setting to a building will allow her to expand her impact and continue to serve our community in even greater ways. She is more than deserving of this opportunity, and I fully support her in this next step.

Sincerely,

Essence Greenhill

BluePrint Agency



210 N Hammes Ave
Suite 204
Joliet, IL 60435
815-782-2322
support@blueprintagency.org

To Whom It May Concern,

It is with great confidence and respect that I write this letter of reference on behalf of Little Ruby Early Learning Center. As a partnering agency, BluePrint Agency (BPA) has had the privilege of collaborating with Ruby's to support families in the Joliet community, and we have witnessed firsthand the positive impact of their services.

Little Ruby Early Learning Center has served as a vital referral partner for our clients—many of whom are women and families navigating the challenges of trauma, instability, and limited access to resources. Reliable and compassionate childcare is a critical need for the clients we serve, and Ruby's has consistently provided a safe, nurturing, and culturally responsive environment for children.

This partnership has made it possible for our clients to engage more fully in the therapeutic, financial literacy, peer support, and recovery services offered by BPA. Ruby's commitment to excellence in care has helped alleviate one of the greatest barriers to healing for our clients: lack of childcare.

We firmly believe in the mission and values of Little Ruby Early Learning Center and consider them a trusted community resource. Their work is essential to the overall well-being and success of the families we serve, and we are confident that their continued presence will be a tremendous asset to the broader Joliet community. Please feel free to contact me directly should you need additional information or insight regarding our experience with Little Ruby Early Learning Center.

Sincerely,

Shayla Powell

BluePrint Agency

Executive Director, MSW

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
(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).		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8812

Agenda Date: 8/21/2025

STAFF REPORT

DATE: August 21, 2025
TO: Zoning Board of Appeals
FROM: Ray Heitner, Planner
RE: Petition Number: 2025-29
Applicant / Owner: Angela M. Gutierrez
Location: 421 Abe Street (COUNCIL DISTRICT #4)
Request: 2025-26: A Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district.

Purpose

The applicant is requesting a Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in an R-2 (single-family residential) zoning district located at 421 Abe Street. The requested Variation of Use petition will require City Council approval, with a recommendation from the Zoning Board of Appeals.

Site Specific Information

The main building on the subject property was built in the 1930's and has been used as a two-unit residence at various times throughout its history. The ground floor dwelling unit has two entrances, one on the building's east side, and one on the building's south side. The second-floor unit has a separate entrance off the building's north side. The subject property is approximately 4,364 square feet in size and contains a two-story building with a four-car parking pad to the immediate south. Section 47-6.6 of the City's Zoning Ordinance requires two off-street parking spaces for each dwelling unit for properties within the R-2 zoning district.

The subject property was downzoned to its current zoning designation of R-2 (single-family residential) zoning in 1997 along with numerous other properties in this area of the City. However, the surrounding area contains a higher density than is found in most R-2 zoned neighborhoods. Several houses in the area were either built as two-unit residences or have been converted to two-unit residences. The surrounding zoning map shows that six lots within the same block contain R-3 (one- and two-family residential) zoning. One block to the west along Henderson Avenue, 13 lots contain R-3 zoning.

Surrounding Zoning, Land Use and Character

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

- North: R-2 (single-family residential), single-family residence
- South: R-3 (one- and two-family residential), two-family residence
- East: R-2 (single-family residential), single-family residence
- West: R-2 (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 47-6 – R-2 (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 wishes to continue the existing two-dwelling unit use at the subject property. The property was purchased in 2022 with the understanding that the correct zoning to allow two dwelling units was already in place. The first-floor unit is currently owner occupied. The parking pad located south of the main building can adequately accommodate four off-street parking spaces, per R-2 zone requirements. Since the subject property has a history of operating with two dwelling units and is situated in a neighborhood with numerous two-dwelling structures, staff does not believe the requested Variation of Use will alter the essential character of the neighborhood.

Conditions

If the Zoning Board desires to approve this Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 421 Abe Street, staff recommends the following conditions be included:

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

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from:

Mario Gutierrez DBA
MGM Landscaping
815 Chase Avenue, Joliet, IL 60432

Petition #: 2025-

Common Address: 421 Abe

Date filed: 6/30

Meeting date assigned: 8/21

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: 421 ABE ST., JOLIET, IL 60432

PETITIONER'S NAME: ANGELA M. GUTIERREZ

HOME ADDRESS: 421 ABE ST., JOLIET, IL ZIP CODE: 60432

BUSINESS ADDRESS: 421 ABE ST., JOLIET, IL ZIP CODE: 60432

PHONE: (Primary) 815-603-3266 (Secondary) _____

EMAIL ADDRESS: AGUTIERREZ325@ICLOUD.COM FAX: _____

PROPERTY INTEREST OF PETITIONER: 421 ABE ST., JOLIET, IL 60432

OWNER OF PROPERTY: MARIO & ANGELA GUTIERREZ

HOME ADDRESS: 421 ABE ST., JOLIET, IL ZIP CODE: 60432

BUSINESS ADDRESS: 421 ABE ST., JOLIET, IL ZIP CODE: 60432

EMAIL ADDRESS: AGUTIERREZ325@ICLOUD.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 or email):

OTHER PROJECTS AND/OR DEVELOPMENTS:

The upstairs had previously been converted into an apt. It was a 2 unit home before we purchased in May '22

We'd like to continue to keep as a 2 unit home.

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-10-237-045-0000;
_____;

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 42 IN GEORGE P TROWBRIDGE'S SUBDIVISION OF A PART OF THE EAST 1/2 OF THE EAST 1/2
OF THE NORTHEAST 1/4 OF SECTION 10, THE TOWNSHIP 35 NORTH, RANGE 10, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

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

PRESENT USE(S) OF PROPERTY: PRIMARY GUTIERREZ RESIDENCE

PRESENT ZONING OF PROPERTY: D2

VARIATION OF USE REQUESTED: SINGLE FAMILY HOME WITH 2 UNITS. We'd like to comply
with getting our home zoned with the correct zoning code.

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?

I do not foresee any misuse or conditions that would not yield a reasonable return. The property
was previously zoned as a 2 unit residence. The previous home owner complied with the City of

Joliet, adhering to regular unit inspections. The previous owner was not aware that the area and home
were blanket re-zoned. This has been ongoing for at least 30 years & no one seemed aware that this area
was re-zoned. Had it not been for a recent home evaluation, this issue would have not been discovered.

2. What unique circumstances exist which mandate a variance?

The home has been used as a 2 unit home for at least the last 30 years without any issues.

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're probably the only owners on all of Ave that have regular rental inspections. I feel that we're attempting to comply with city ordinance. If the variance is not approved, we will have a vacant apt & will have to relocate the family member that currently resides there.

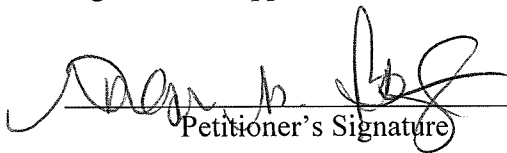
REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

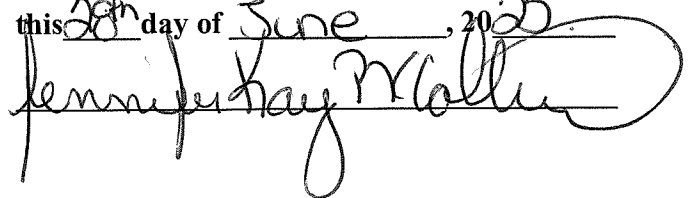
STATE OF ILLINOIS) ss
COUNTY OF WILL)

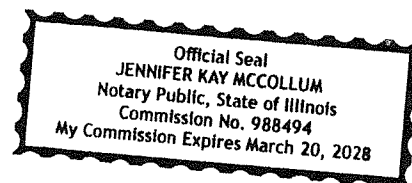
I, Angela M. Butcher depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.


Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 28th day of June, 2025.





CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- ☐ Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- ☐ Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- ☐ Building Permit (Complete Sections II and III)
- ☐ Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

PIN(s): 30-07-10-237-045-0000

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

Angela & Mario Gutierrez
401 ABE ST
Joliet, IL 60430

E-MAIL: Agutierrez325@icloud.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

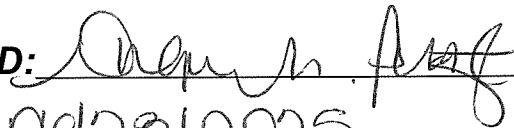
Angela & Mario Gutierrez
401 Abe St.
Joliet, IL 60438

E-MAIL: agutierrez@icloud.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:



DATE:

06/28/2025

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

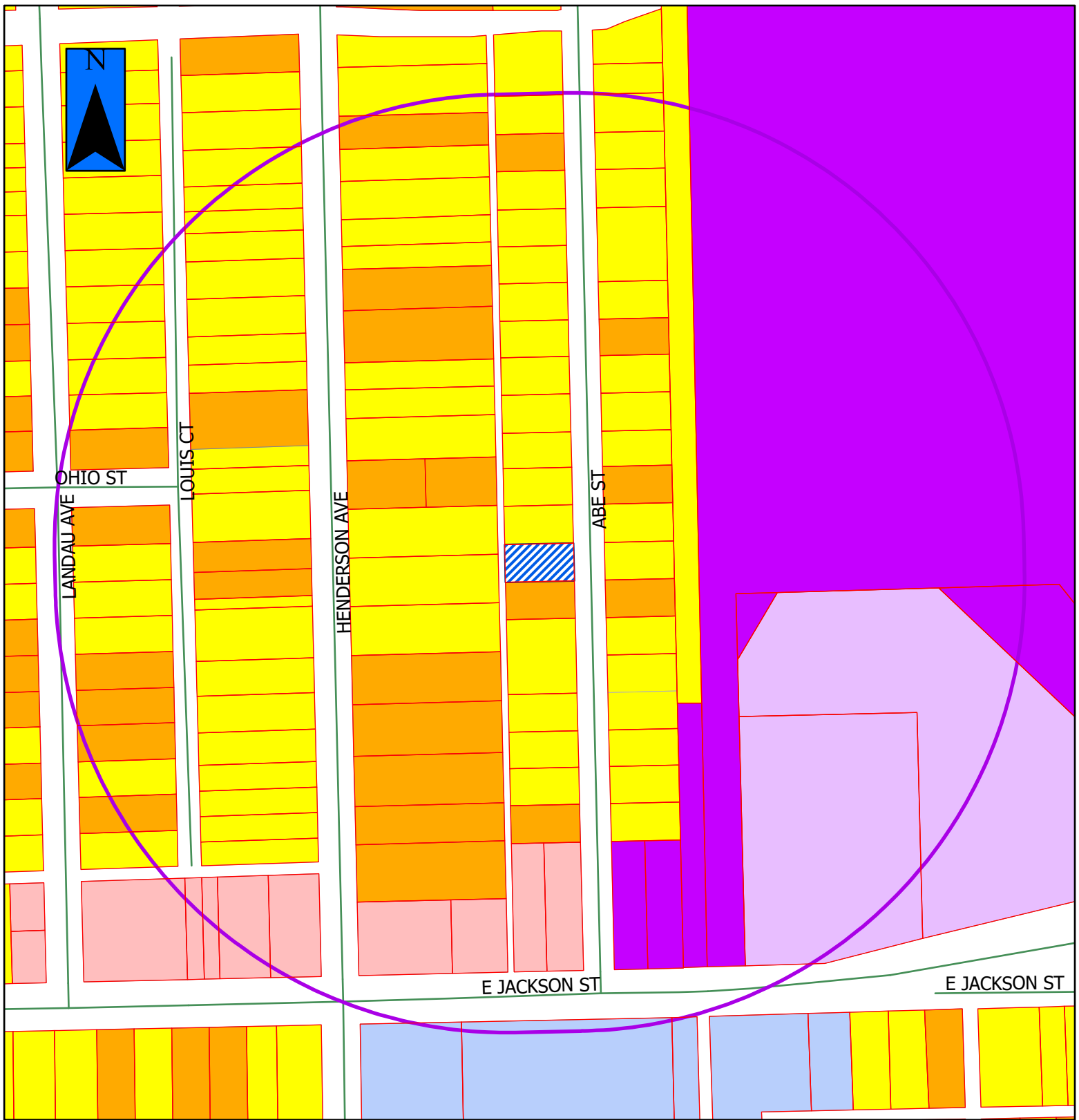
Angela M. Gutierrez, owner
815.603.3200

PRINT









2025-29



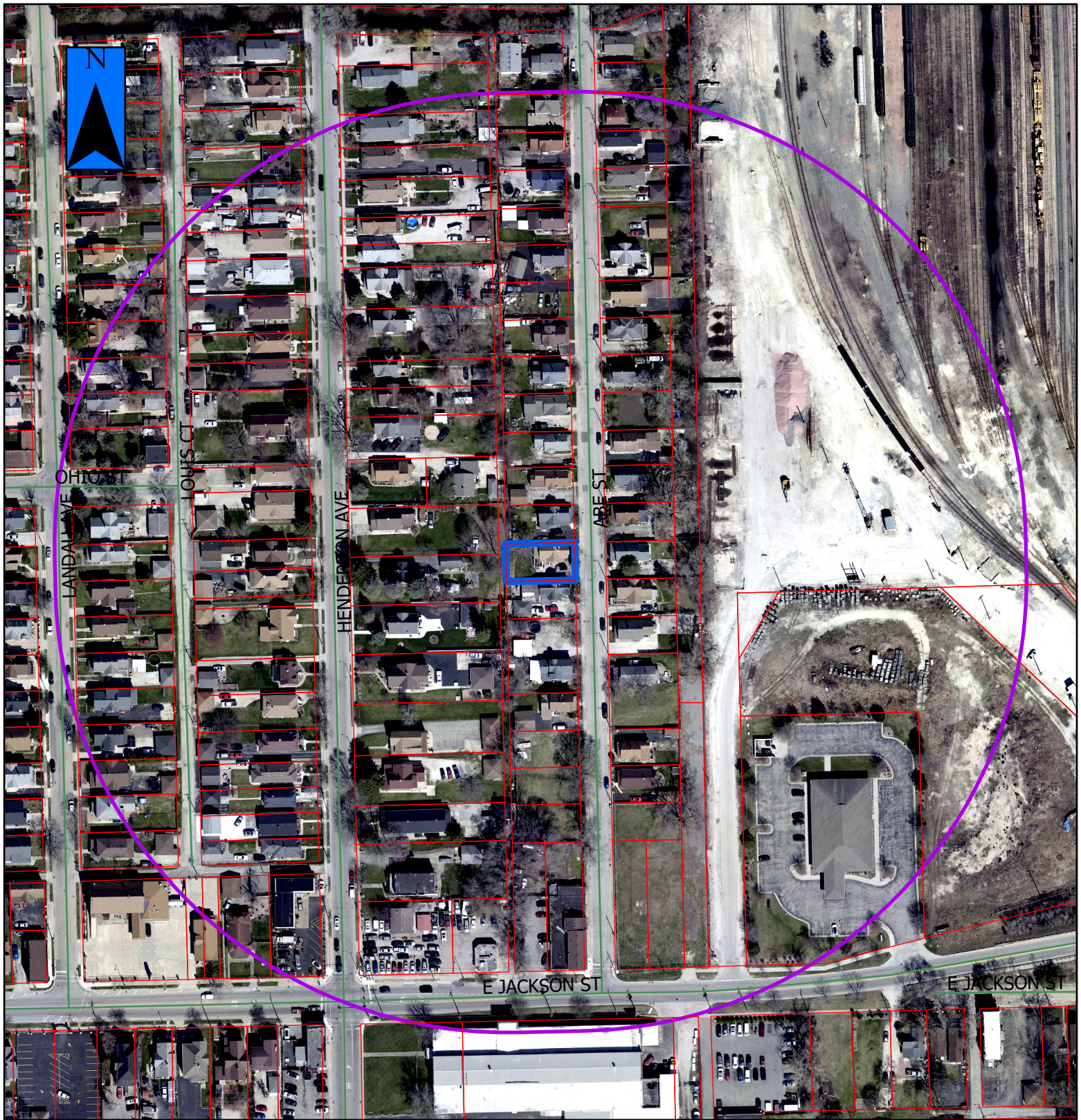
= Property in Question



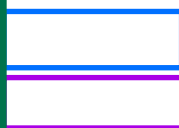
= 600' Public Notification Boundary

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



2025-29 a



= 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-8813

Agenda Date:8/21/2025

STAFF REPORT

DATE: August 13, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-30
Applicant: Bob Gebel with United Architects
Status of Applicant: Architect
Owner: Trey Durden
Location: 6616 Colaric Drive (Council District #3)
Request: Variation to reduce the rear yard setback to allow a covered deck

Purpose

The applicant is requesting the following variation to allow construction of a covered deck on the rear of their existing residence at 6616 Colaric Drive:

- Variation to reduce the required rear yard setback from 25 feet to 23.5 feet

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

Site Specific Information

The subject site is 67 feet by 120 feet (8,040 square feet) and contains a two-story residence built around 2012. The property is zoned R-1A (single-family residential). The house has an existing rear yard setback of around 31.5 feet. The lot has a 15-foot public utility and drainage easement along the rear property line.

Surrounding Zoning, Land Use and Character

The property is located in the Legacy Pointe residential subdivision and surrounded by other residential properties with R-1A (single-family residential) zoning.

Applicable Regulations

- Section 47-5A.4 R-1A District Yard and Lot Requirements
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

Discussion

The owner proposes to construct a second-story deck along the full width of the rear of their house. The deck would be 12 feet deep on the east side and 8 feet deep on the west side, with a proposed roof over the 16-foot by 8-foot west portion. The deck would have a rear yard setback of 23.5 feet and the same 13.8-foot side yard setback as the house.

Attached roof structures must meet the same setback requirements as the primary structure, which include a 25-foot rear yard setback. The petitioner needs a variation to build a covered deck with a setback of 23.5 feet. The petitioner requests this variation to allow the roofed portion to have a more comfortable and useful depth. The roofed deck would meet the required side yard setback and does not encroach on the easement along the rear property line. The proposal does not exceed the maximum allowed lot coverage of 30 percent of the total lot area. A plat of survey, site plan, and elevations are included in the staff report packet.

An unroofed deck does not need to meet the setbacks for the primary structure, but instead has a required minimum side and rear yard setback of 3 feet. The petitioner would be able to build an unroofed deck with the same dimensions without approval of a variation.

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. The deck is at the rear of the property and is over 23 feet from the rear property line. A deck without a roof could be constructed in this location by-right.

Conditions

None

Figure 1: 6616 Colaric Drive (2024), proposed deck in red

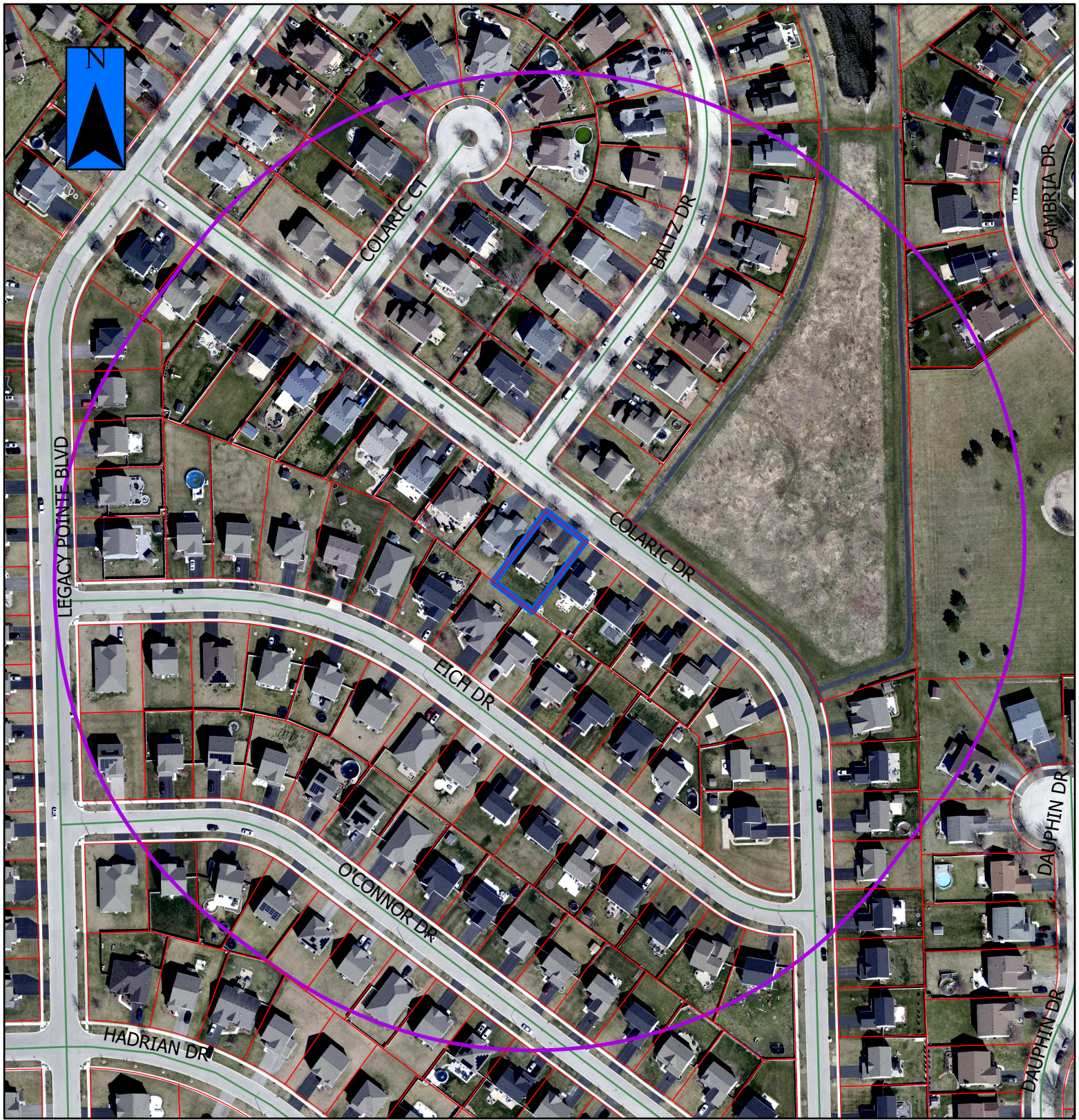


Figure 2: 6616 Colaric Drive, view southwest from Colaric Drive (May 2023)





Figure 3: Rear side of the residence at 6616 Colaric Drive (2025)

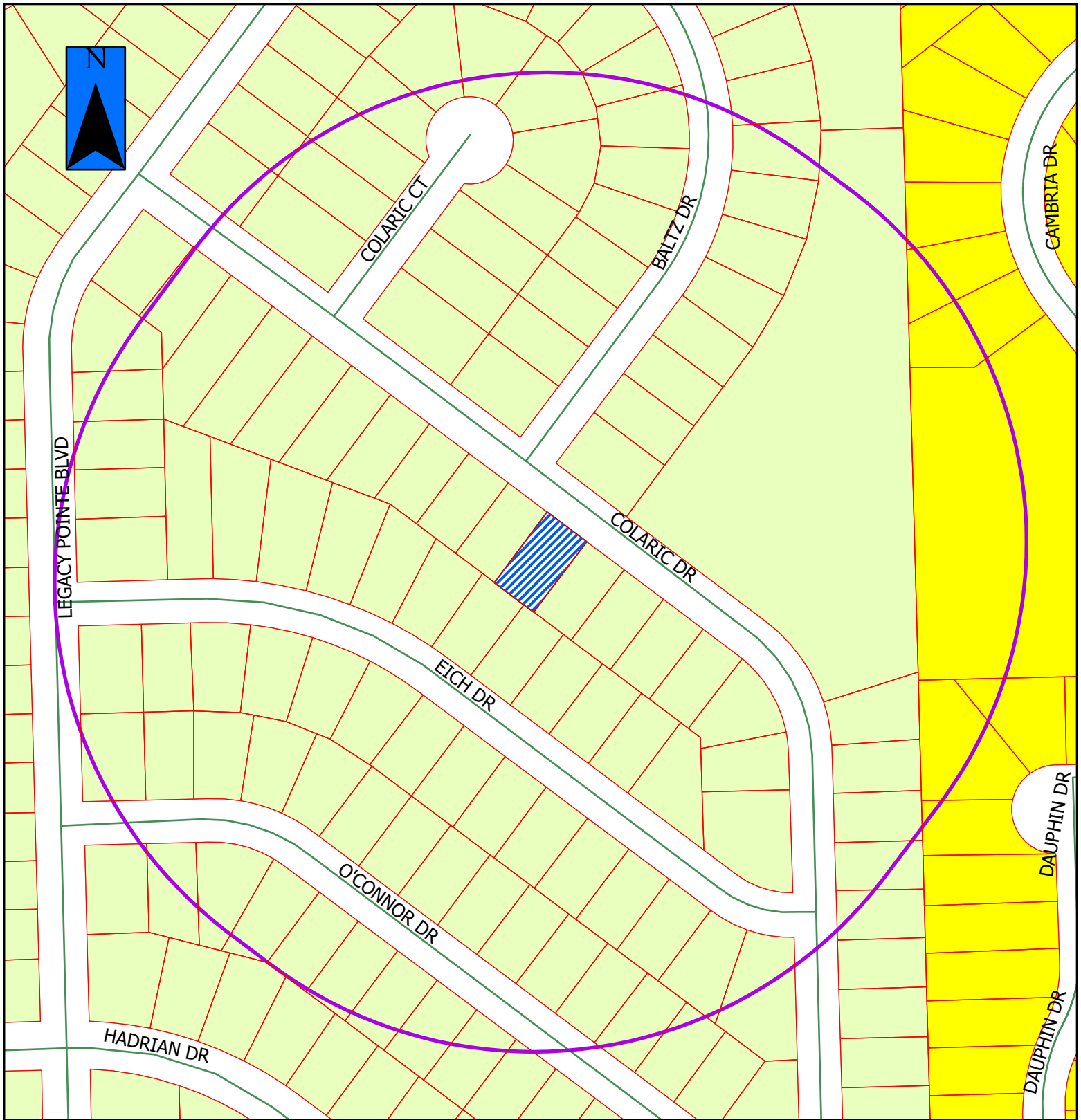




2025-30a



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



2025-30



= 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

P.I.N. 05-06-06-208-011
6616 COLARIC DRIVE
JOLIET, IL

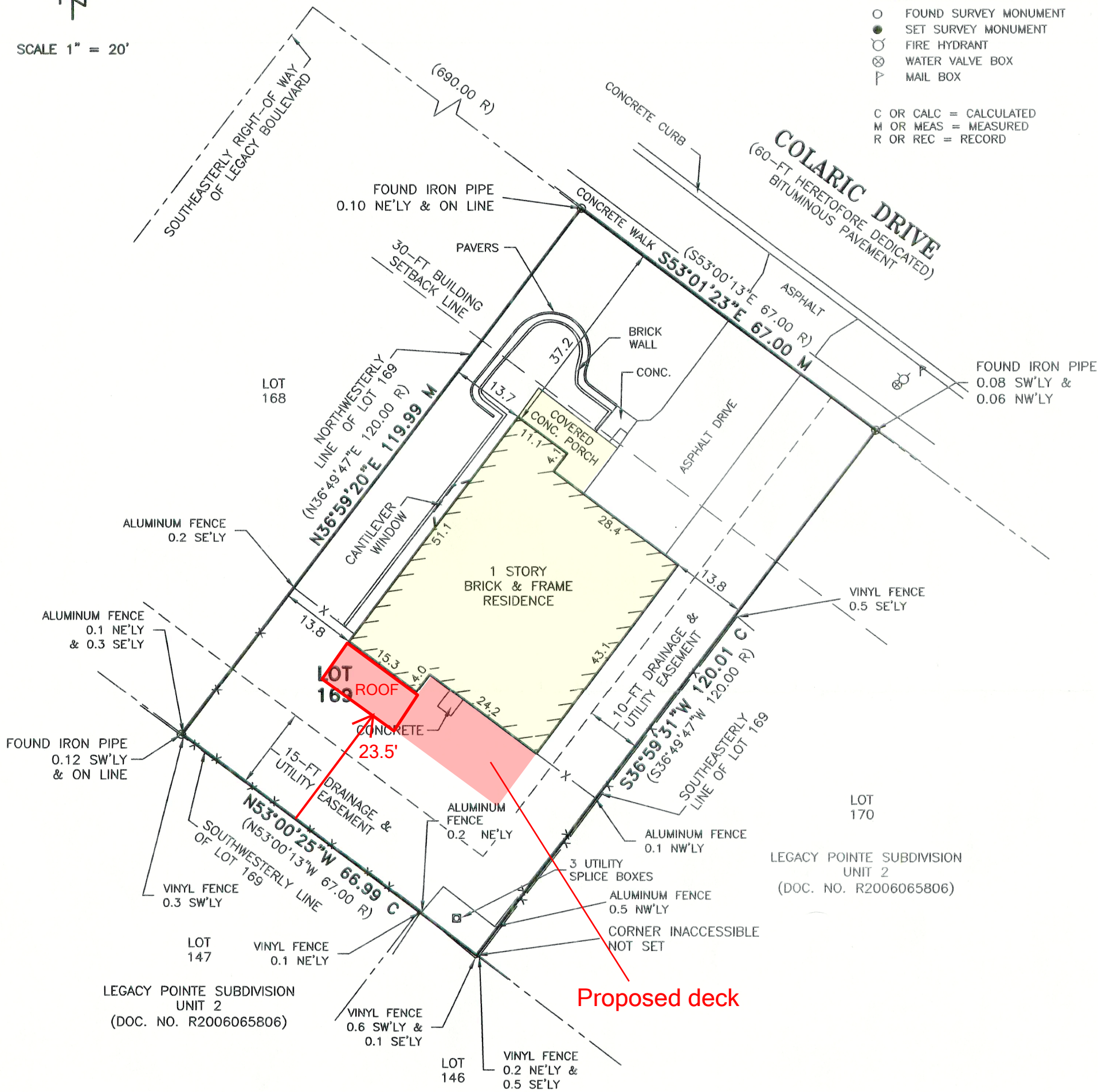
LOT 169 IN LEGACY POINTE SUBDIVISION UNIT ONE, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 2004 AS DOCUMENT NUMBER R2004146522, WILL COUNTY, ILLINOIS.

SCALE 1" = 20'

SYMBOLS & ABBREVIATIONS

- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- ⊙ FIRE HYDRANT
- ⊗ WATER VALVE BOX
- ⌘ MAIL BOX

C OR CALC = CALCULATED
M OR MEAS = MEASURED
R OR REC = RECORD



NOTES:

- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- GEOTECH INCORPORATED IS PROFESSIONAL DESIGN FIRM NUMBER 184-000165.
- FOR A SURVEY TO BE CONSIDERED TO BE AN ORIGINAL IT MUST BE SIGNED AND HAVE EITHER AN EMBOSSED SEAL OR A RUBBER STAMP SEAL IN THE COLOR RED OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- UNLESS OTHERWISE NOTED ON THE DRAWING, ALL PROPERTY CORNERS SET ARE 9/16-IN X 30-IN GALVANIZED IRON STEEL RODS.
- THIS PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE LEGAL DESCRIPTION OF THE SURVEYED PROPERTY IS BASED ON THE WARRANTY DEED RECORDED AS DOCUMENT NUMBER R2022065828.
- THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS THE STATE PLANE OF ILLINOIS, ZONE EAST [NAD83 (2011)], BASED ON GNSS OBSERVATIONS UTILIZING THE TRIMBLE NOW VRS NETWORK.
- THE AREA OF THE SURVEYED PARCEL IS 0.185 ACRE.
- FIELD WORK COMPLETED ON NOVEMBER 25, 2024.

STATE OF ILLINOIS)SS
COUNTY OF WILL)

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE SURVEYED, STAKED, AND LOCATED THE IMPROVEMENTS ON, AND PLATTED THE LAND DESCRIBED IN THE FOREGOING CAPTION AND SHOWN ON THIS PLAT, AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS.

THIS 6th DAY OF December, 2024, A.D.

Christopher M. Papesh

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
LICENSE EXPIRATION DATE: 11/30/2026
cpapesh@geotechincorp.com



GEOTECH INC.

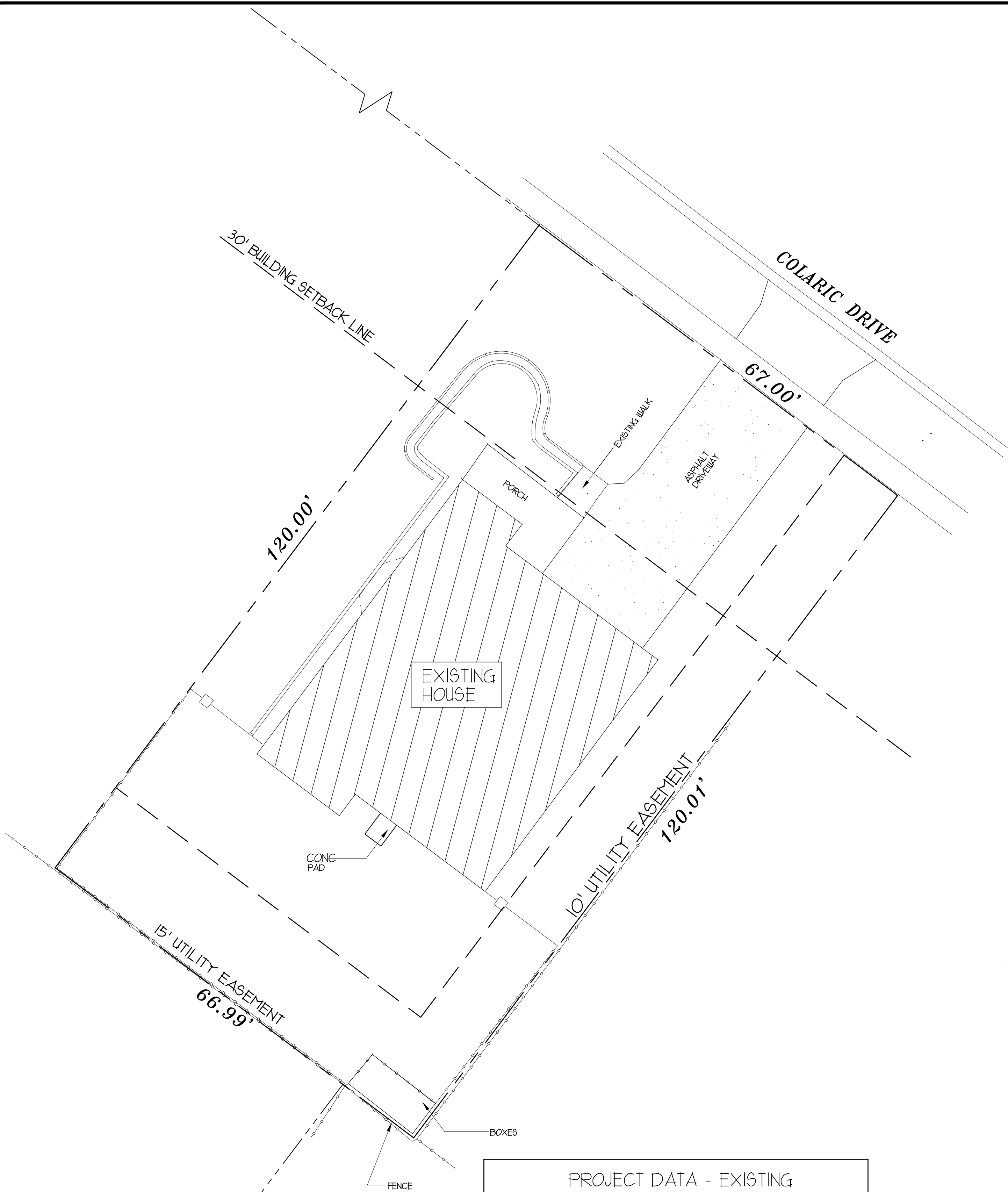
CONSULTING ENGINEERS - LAND SURVEYORS

1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT: BOB GEBEL FIELD BOOK #: DQ 35-9 PG 13

DRAWN BY: MC DATE: 12.06.24 SCALE: 1"=20' JOB NO. 21785

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES



EXISTING SITE PLAN

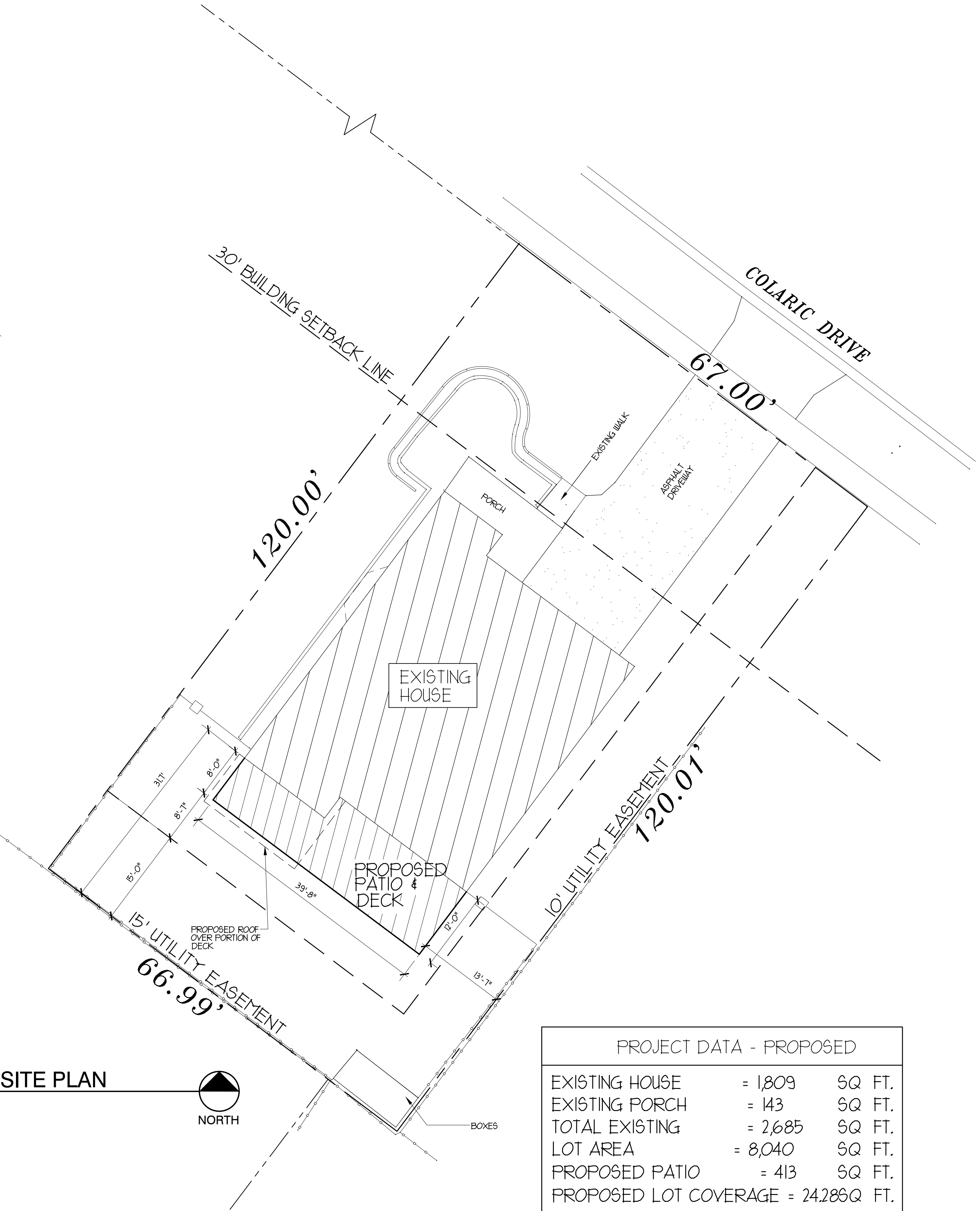
SCALE : 1" = 10'-0"



PROJECT DATA - EXISTING			
EXISTING HOUSE	=1,809	SQ. FT.	
EXISTING PORCH	=143	SQ. FT.	
TOTAL EXISTING	=1,952	SQ. FT.	
LOT AREA	=8,040	SQ. FT.	
EXISTING LOT COVERAGE	=24.28%	SQ. FT.	

PROPOSED SITE PLAN

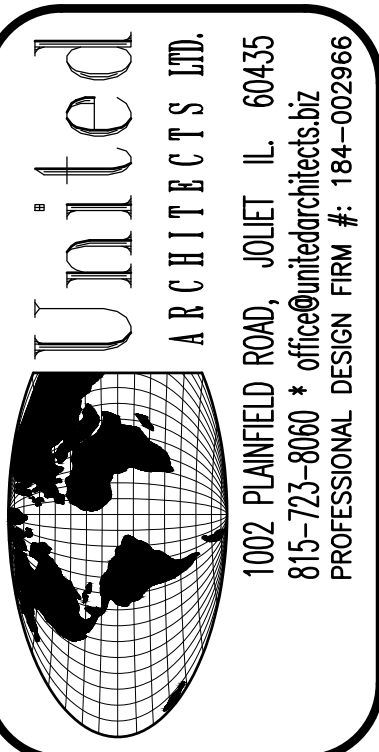
SCALE : 1" = 10'-0"



PROJECT DATA - PROPOSED			
EXISTING HOUSE	= 1,809	SQ. FT.	
EXISTING PORCH	= 143	SQ. FT.	
TOTAL EXISTING	= 2,685	SQ. FT.	
LOT AREA	= 8,040	SQ. FT.	
PROPOSED PATIO	= 413	SQ. FT.	
PROPOSED LOT COVERAGE	= 24.286%	FT.	

UNITED ARCHITECTS RESERVE COPYRIGHT AND OTHER RIGHTS RESTRICTING THESE DRAWINGS FOR THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR OTHER ASSIGNMENTS ARE PROHIBITED. © 2025

ISSUED FOR OWNERS REVIEW MAY 6, 2025

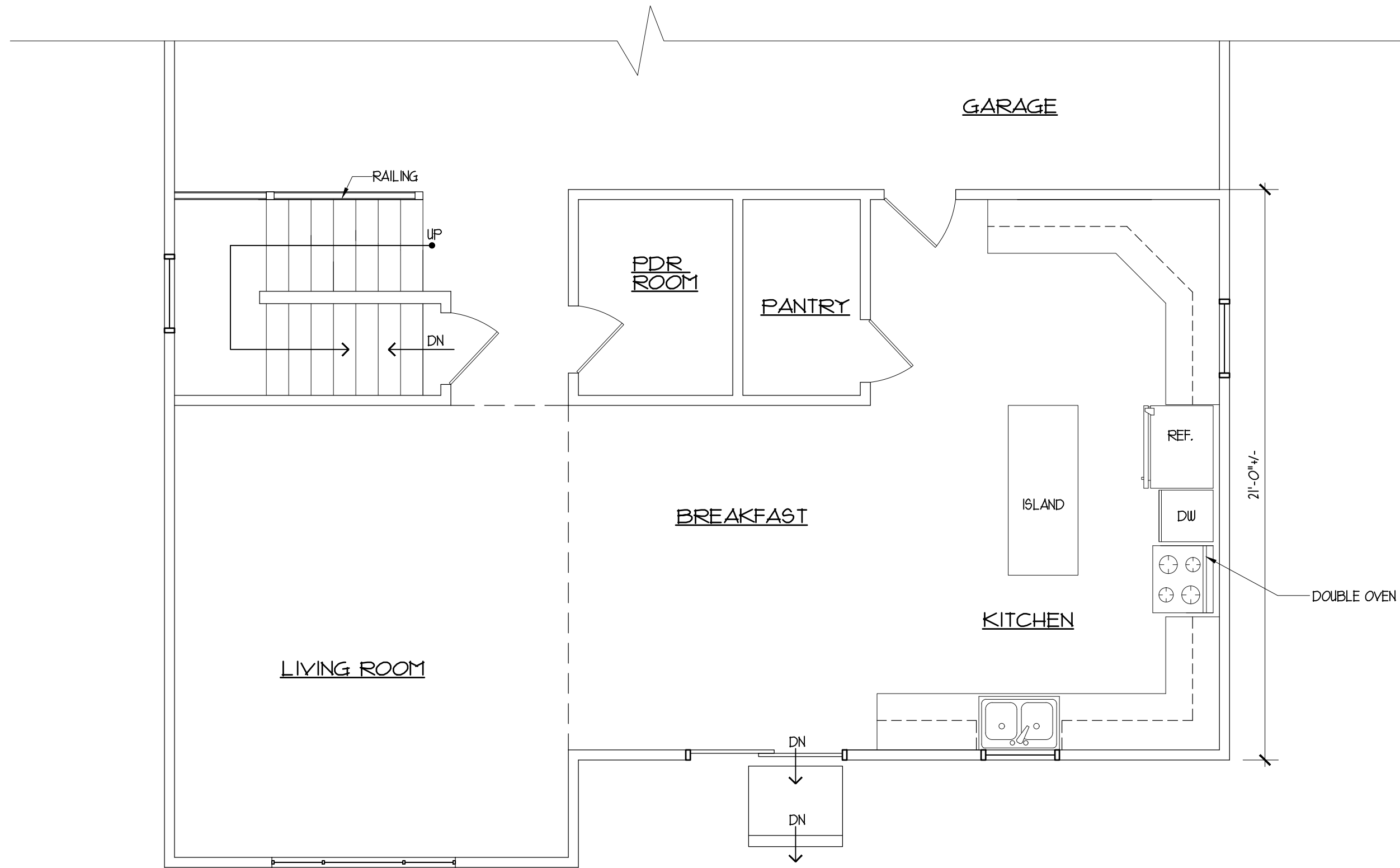


REVISION NO.	DATE	REMARKS

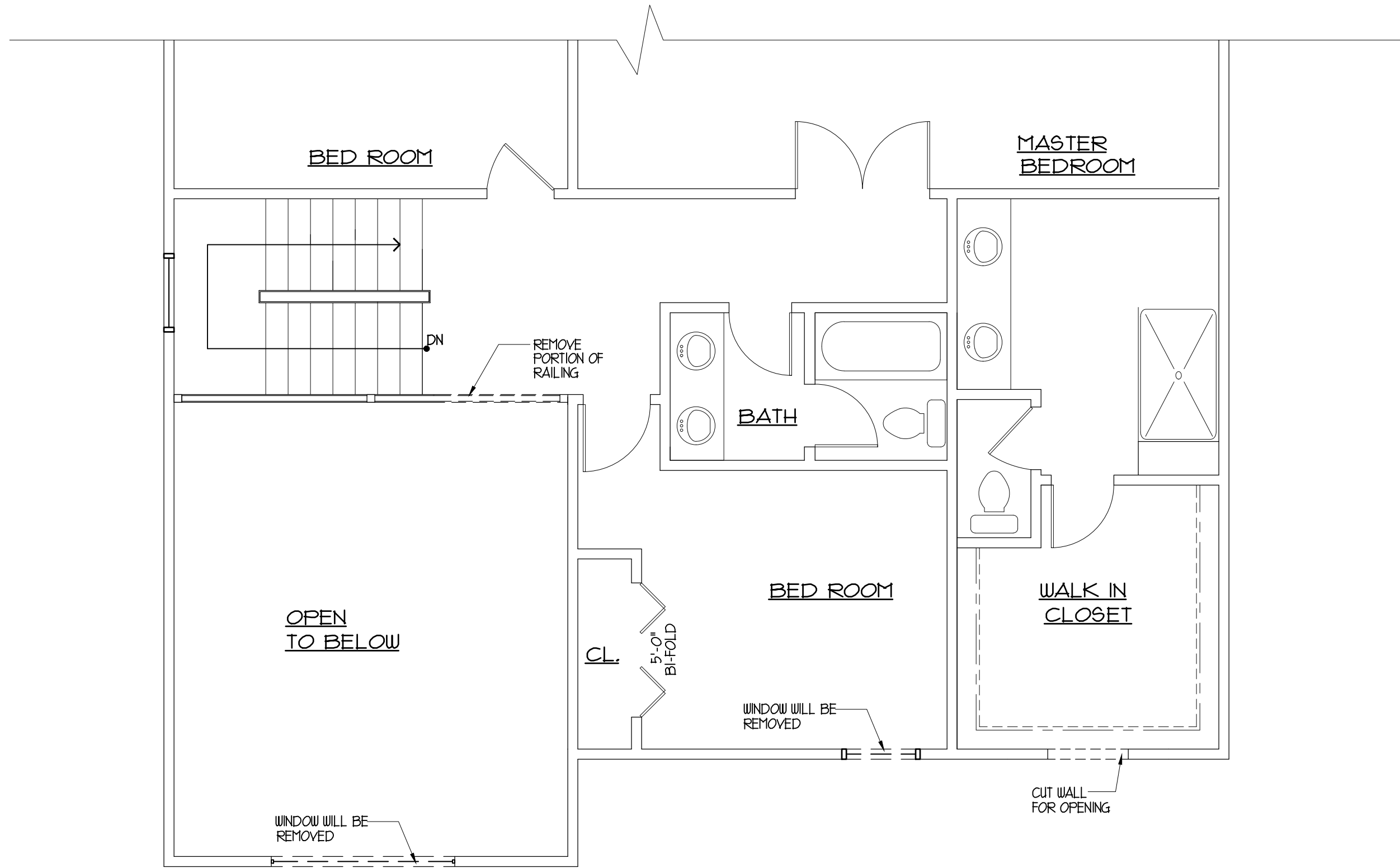
PROPOSED DECK & PATIO
FOR : TREY DURDEN
6616 COLARIC DR., JOLIET, IL

DRAWN BY: Z.A.	CHECKED BY: BOB GEBEL
DATE : MAY 6, 2025	PROJECT NO: 24-G24
TITLE: EXISTING & PROP. SITE PLAN	

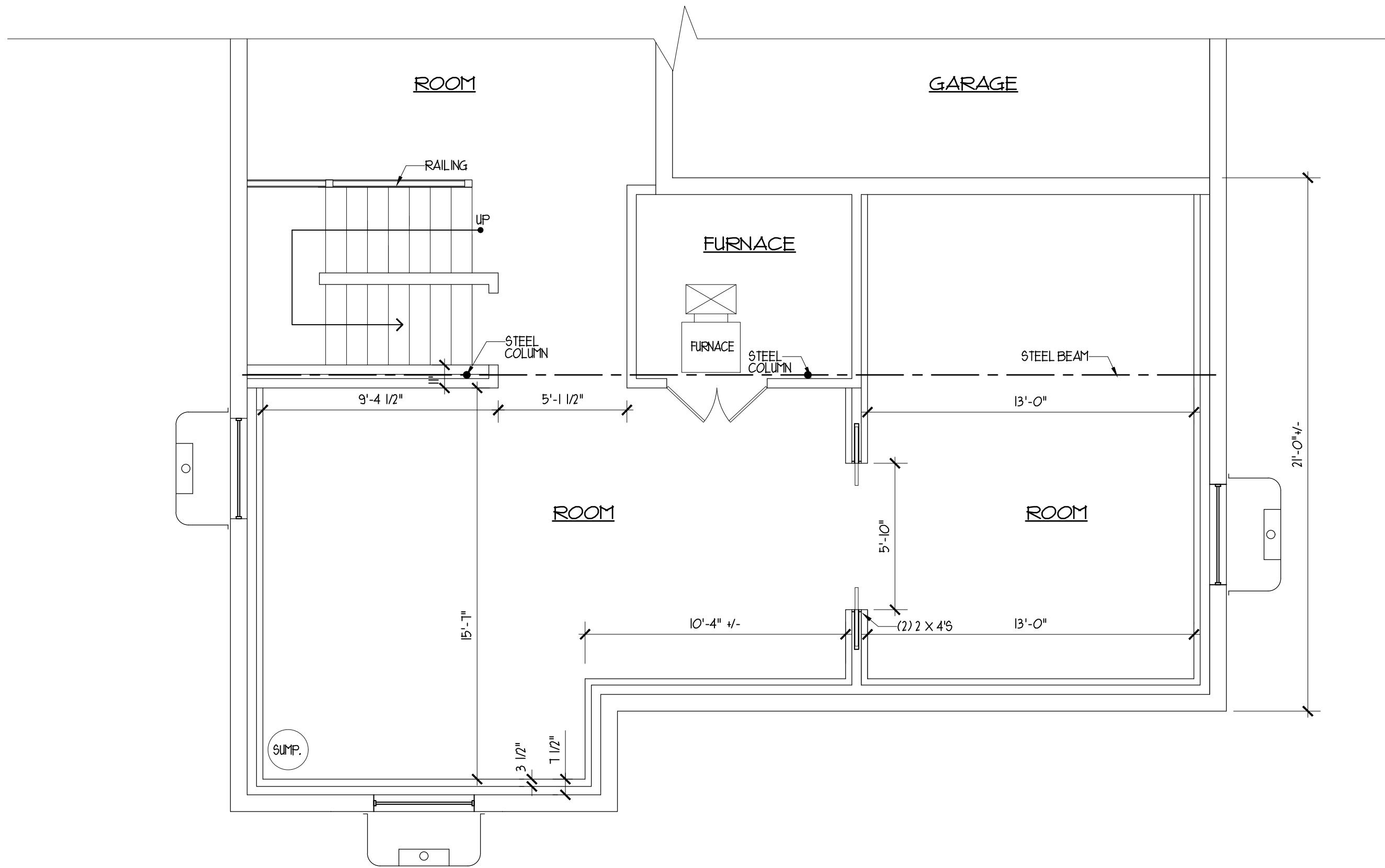
SHEET
S-1



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



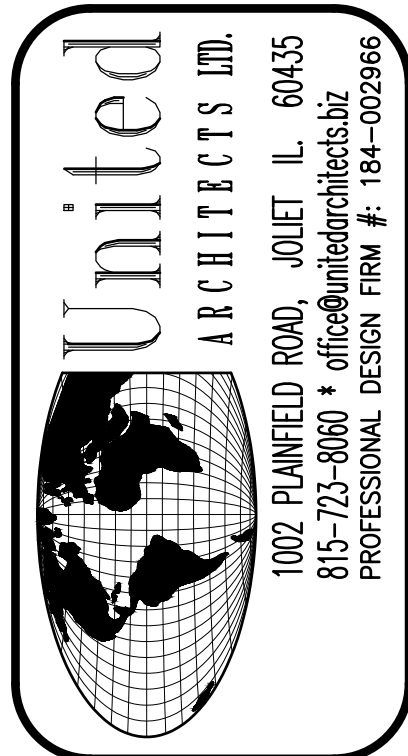
EXISTING SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"
NORTH



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

UNITED ARCHITECTS RESERVE COPYRIGHT AND OTHER RIGHTS RESTRICTING THESE DRAWINGS FOR THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS CHANGES OR OTHER ASSIGNMENTS ARE PROHIBITED. © 2025

ISSUED FOR OWNERS REVIEW MAY 6, 2025

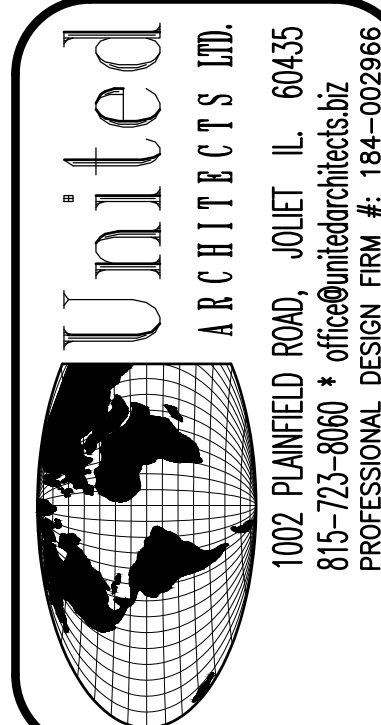


REVISION NO.	DATE	REMARKS

PROPOSED DECK & PATIO
FOR : TREY DURDEN
6616 COLARIC DR., JOLIET, IL

DRAWN BY: Z.A.
CHECKED BY: BOB GEBEL
DATE : MAY 6, 2025
PROJECT NO: 24-G24
TITLE: EXISTING PLANS

SHEET
A-1

[illegible]

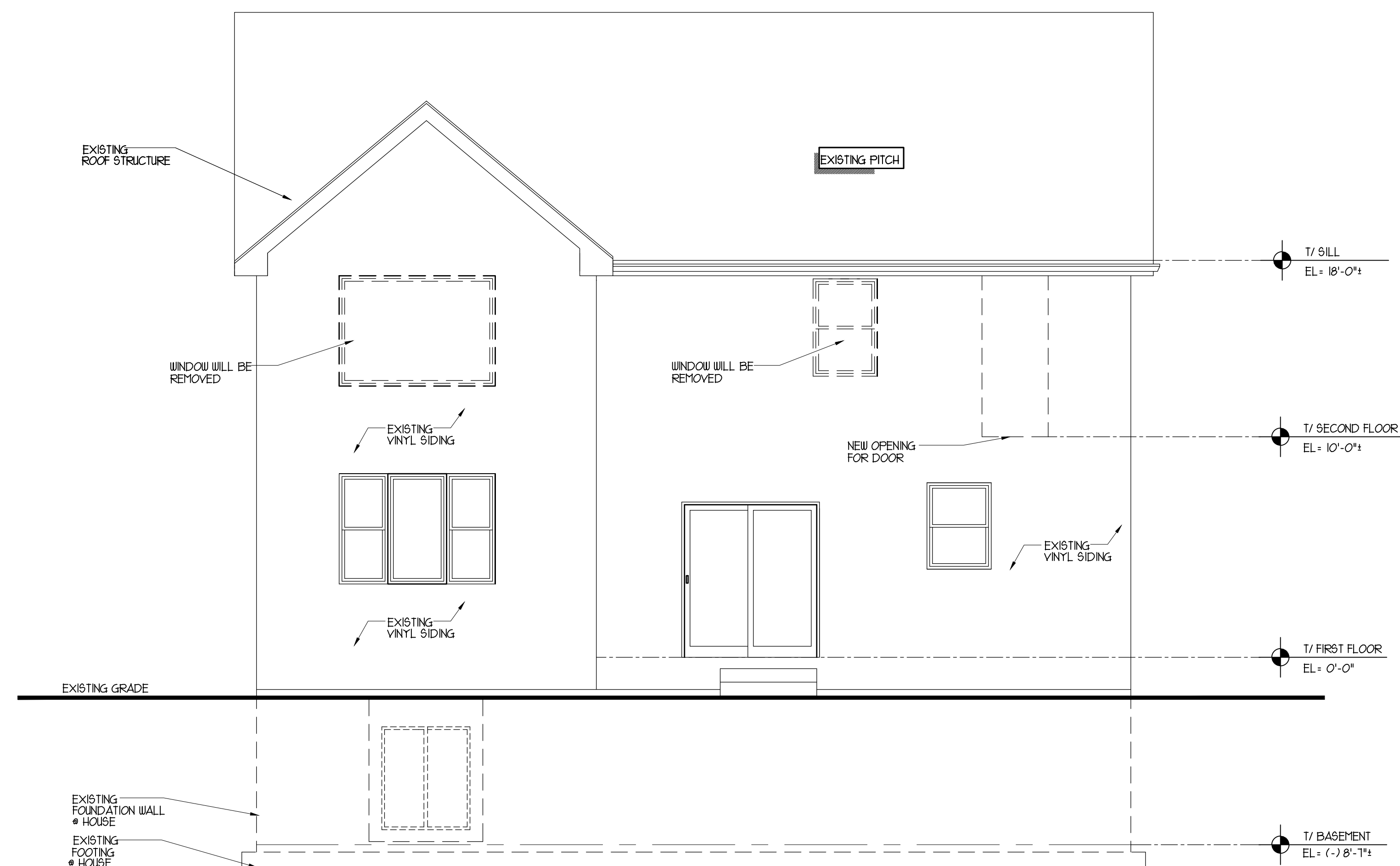
PROPOSED DECK & PATIO

FOR : TREY DURDEN
6616 COLARIC DR.,JOLITET, IL

DRAWN BY: Z. A.
CHECKED BY: BOB GEBEL
DATE: MAY 6, 2025
PROJECT NO: 24-G24
TITLE: EXISTING ELEVATIONS

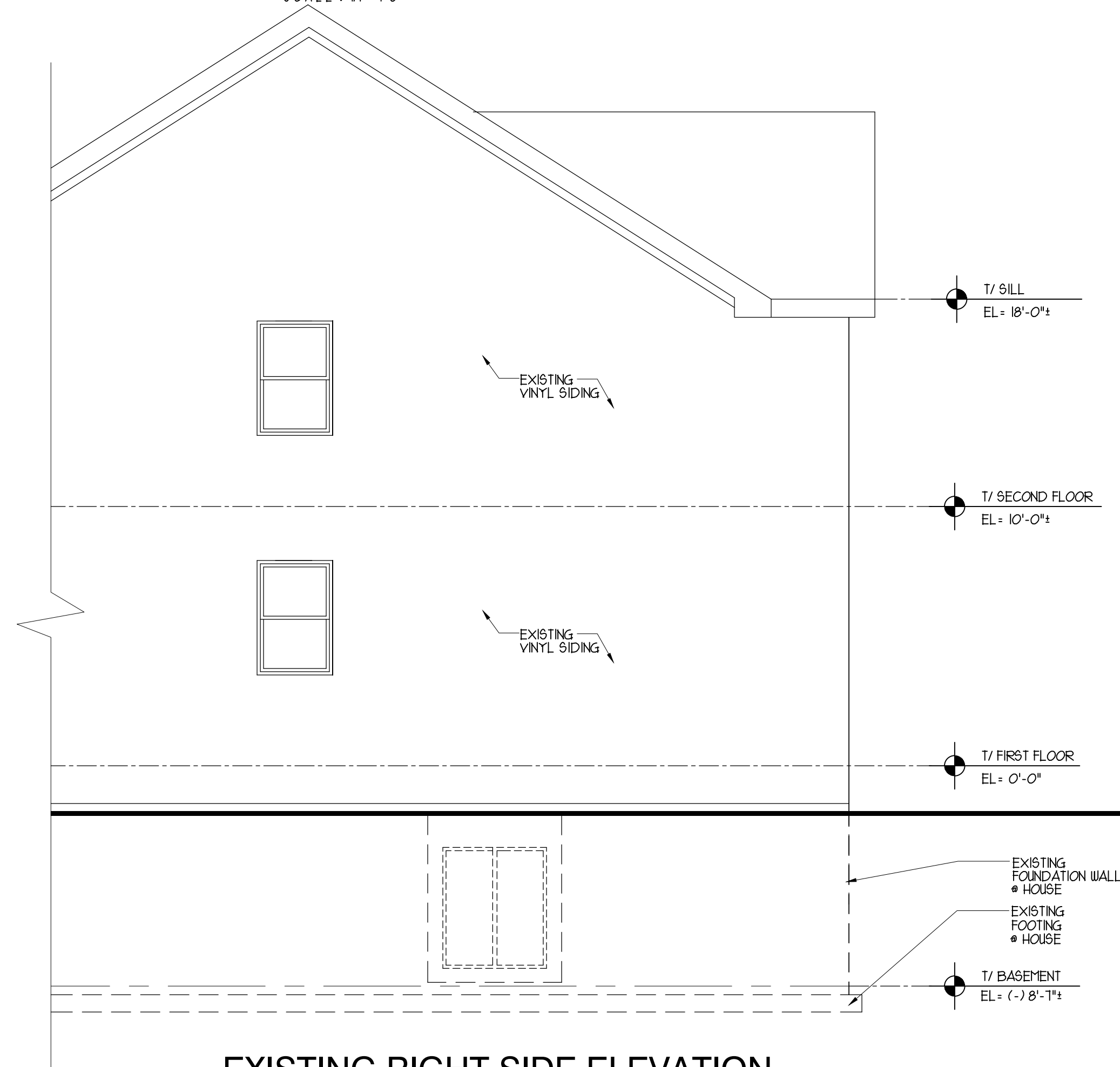
SHEET
A-2

5/6/2025 2:32:31 PM



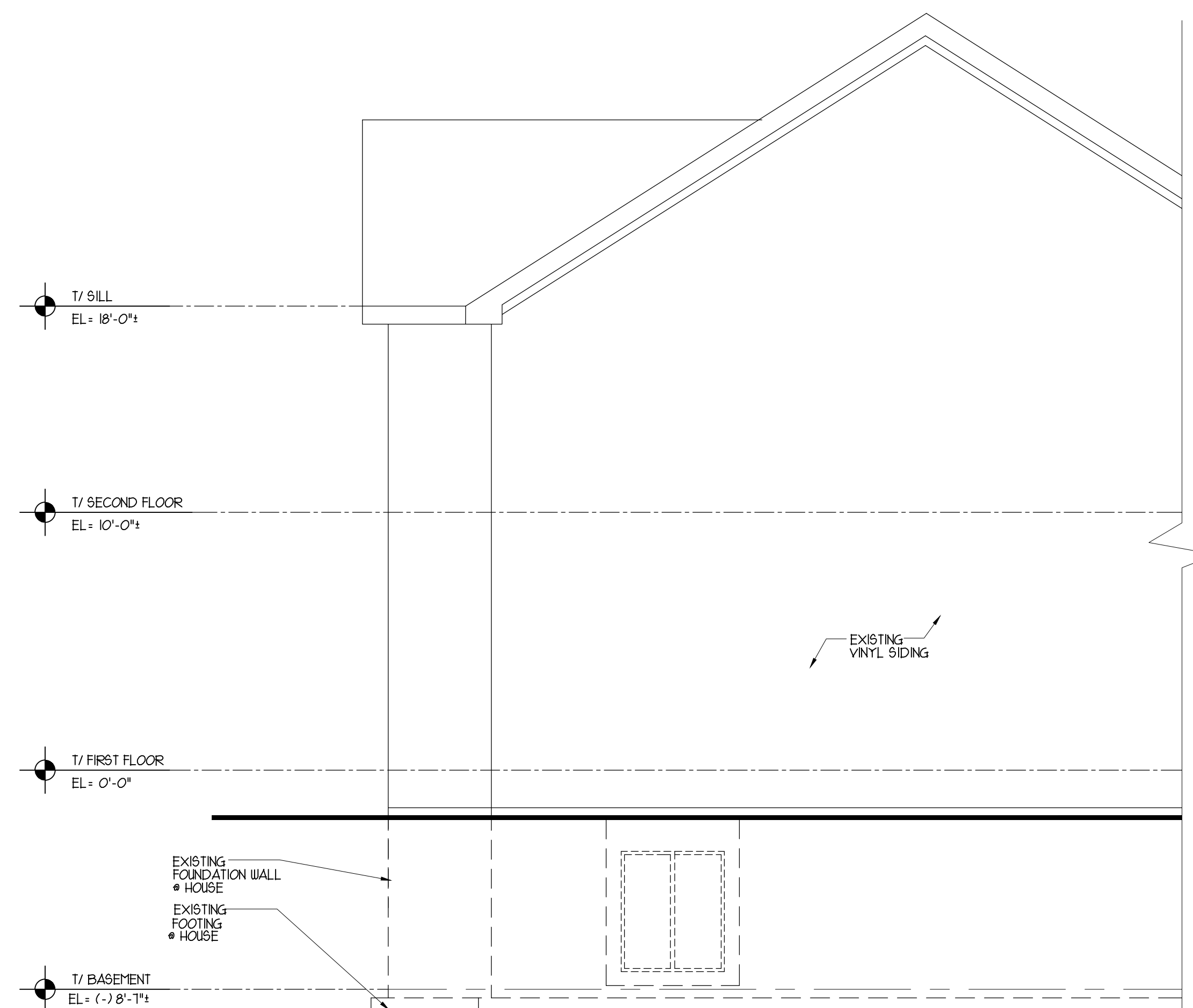
EXISTING REAR ELEVATION

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



EXISTING RIGHT SIDE ELEVATION

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



EXISTING LEFT SIDE ELEVATION

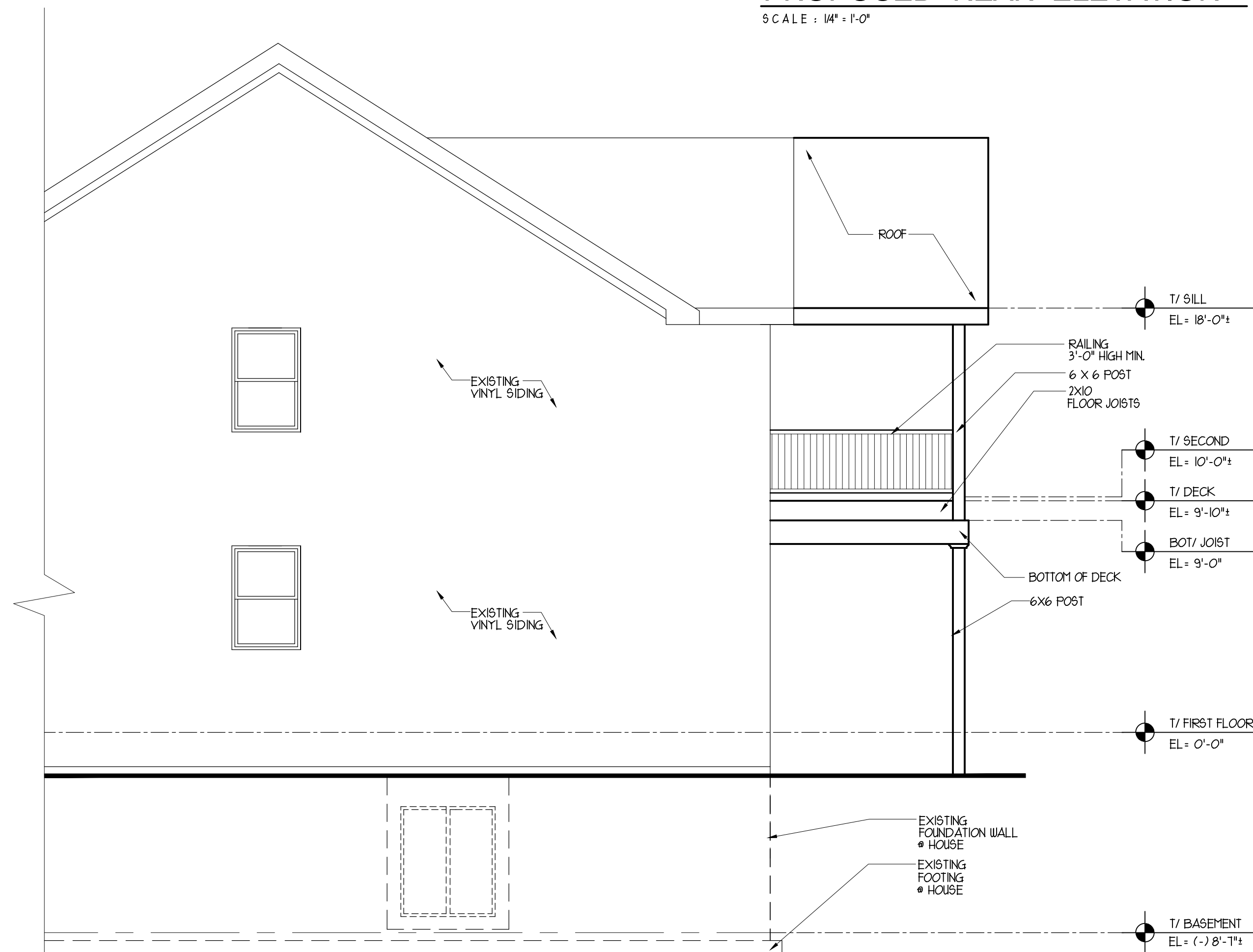
SCALE : 1/4" = 1'-0"

UNITED ARCHITECTS RESERVE COPYRIGHT AND OTHER RIGHTS RESTRICTING THESE DRAWINGS FOR THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS CHANGES OR OTHER ASSIGNMENTS ARE PROHIBITED © 2023



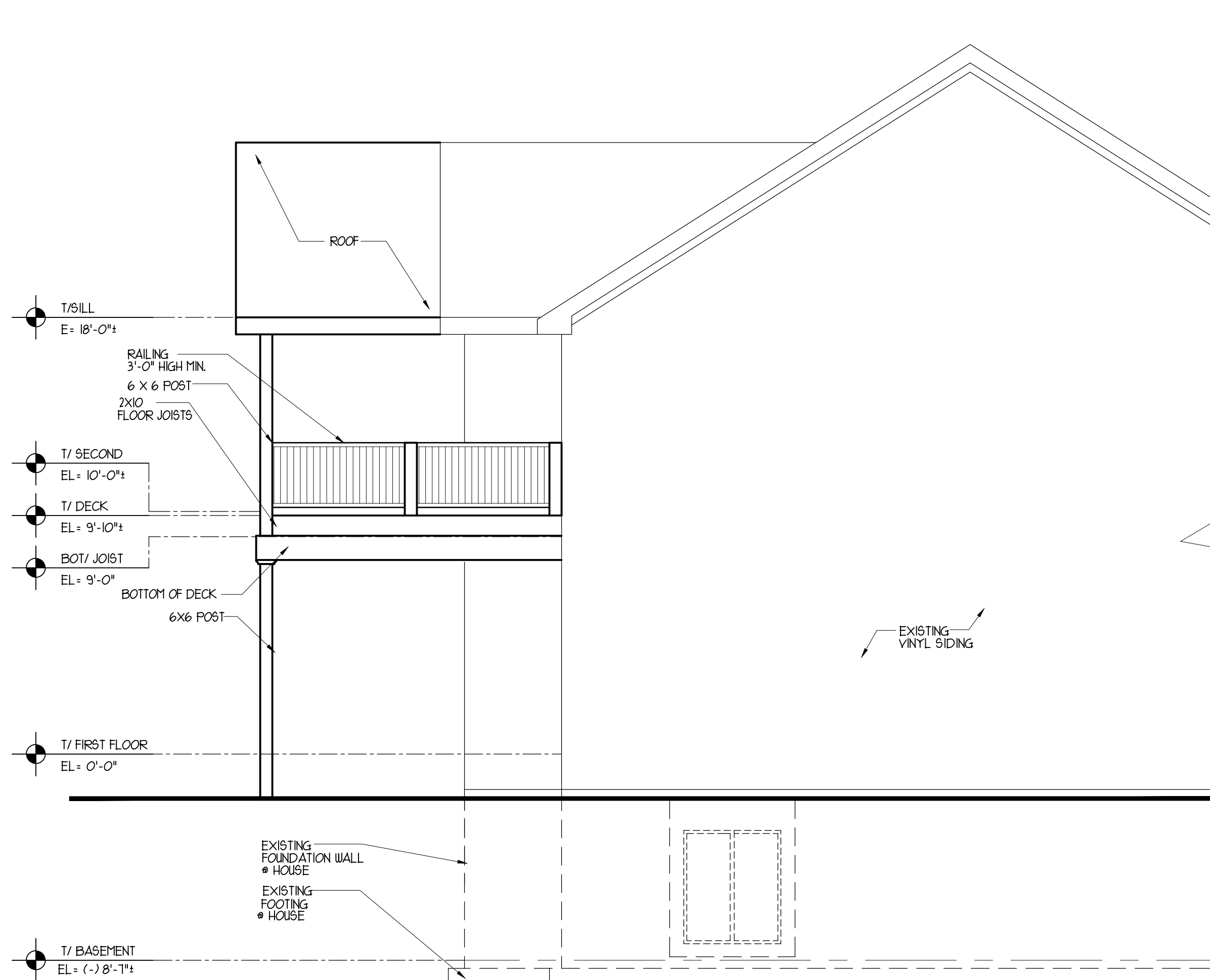
PROPOSED REAR ELEVATION

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



PROPOSED RIGHT SIDE ELEVATION

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

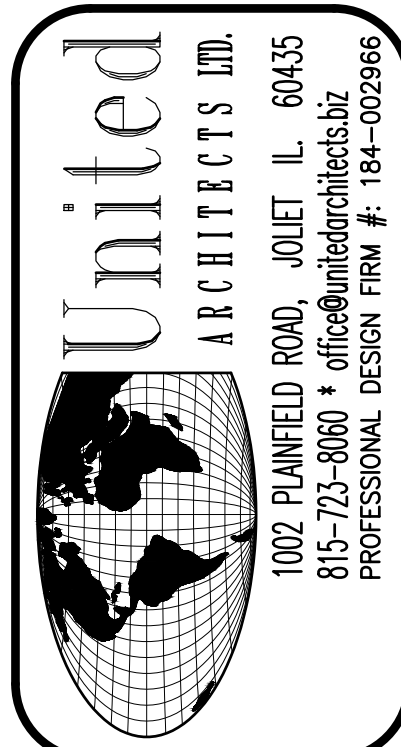


PROPOSED LEFT SIDE ELEVATION

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

UNITED ARCHITECTS RESERVE COPYRIGHT AND OTHER RIGHTS RESTRICTING THESE DRAWINGS FOR THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS CHANGES OR OTHER ASSIGNMENTS ARE PROHIBITED. © 2025

ISSUED FOR OWNERS REVIEW MAY 6, 2025

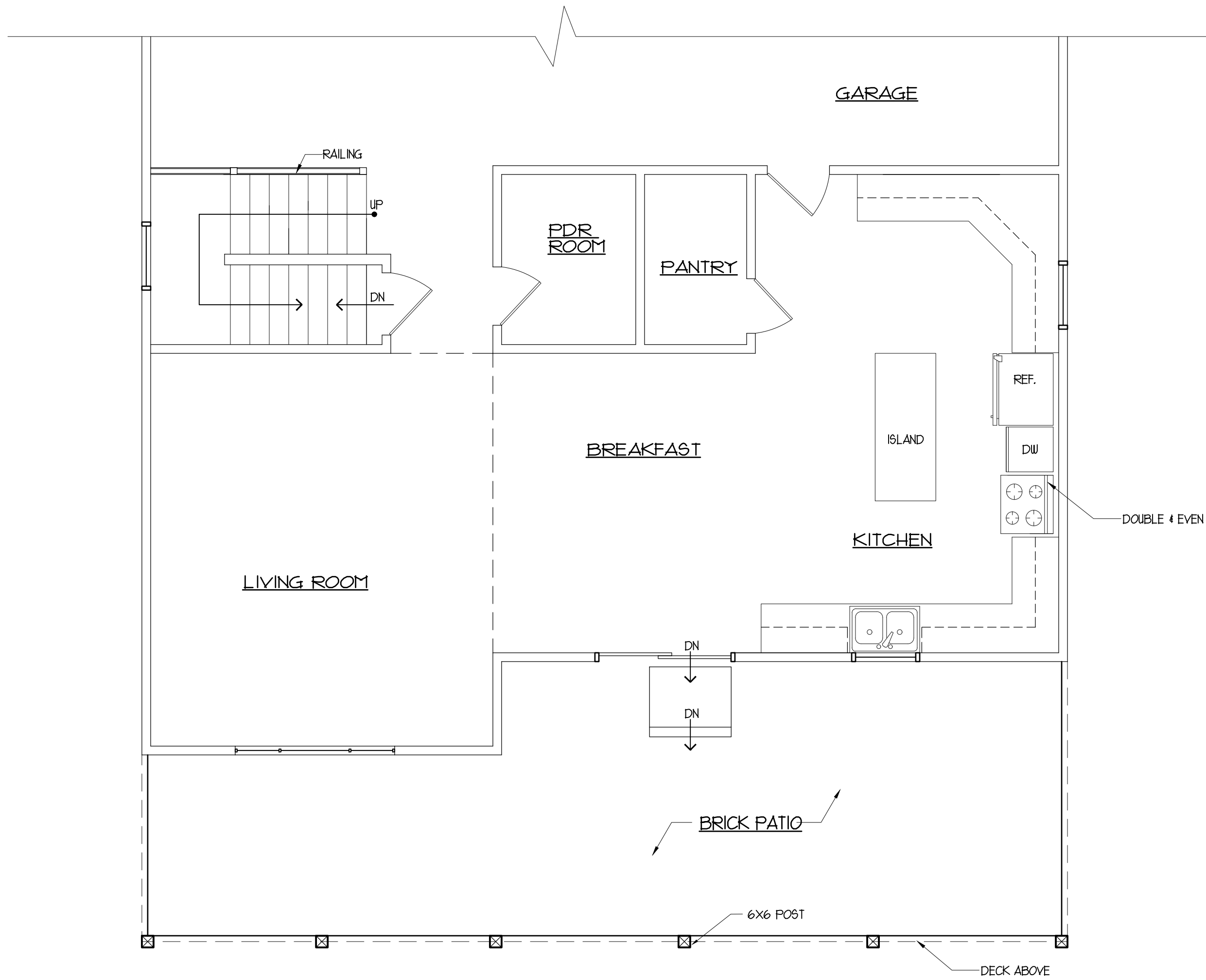


REVISION NO.	DATE	REMARKS

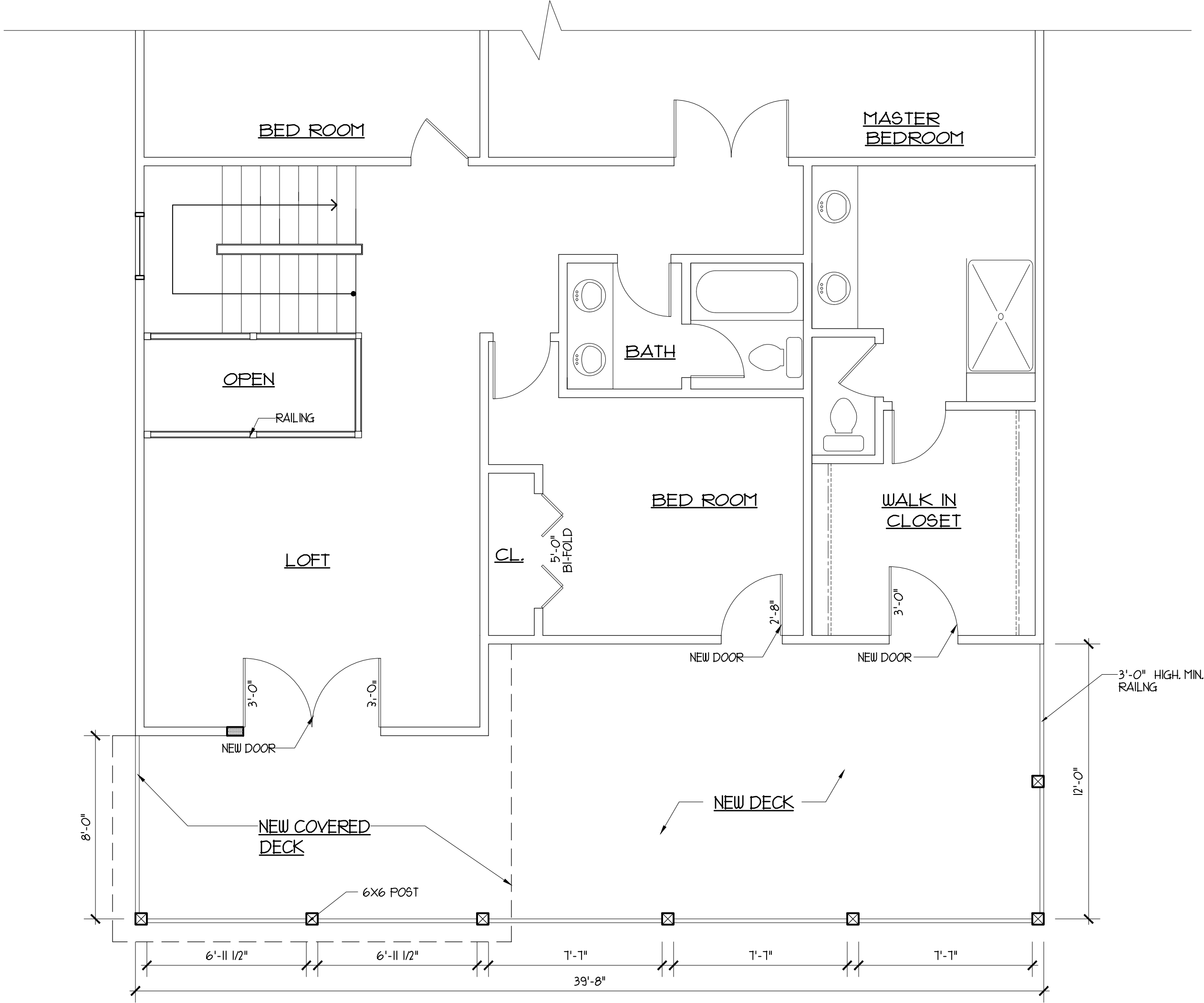
PROPOSED DECK & PATIO
FOR : TREY DURDEN
6616 COLARIC DR., JOLIET, IL

DRAWN BY: Z.A.	CHECKED BY: BOB GEBEL	DATE : MAY 6, 2025	PROJECT NO: 24-G24	TITLE: PROPOSED ELEVATION
----------------	-----------------------	--------------------	--------------------	---------------------------

SHEET A-3



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



PROPOSED SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"
NORTH

UNITED ARCHITECTS RESERVE COPYRIGHT AND OTHER RIGHTS RESTRICTING THESE DRAWINGS FOR THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS CHANGES OR OTHER ASSIGNMENTS ARE PROHIBITED. © 2025

ISSUED FOR OWNERS REVIEW MAY 6, 2025

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

REVISION NO.	DATE	REMARKS

PROPOSED DECK & PATIO
FOR : TREY DURDEN
6616 COLARIC DR., JOLIET, IL

DRAWN BY: Z.A.
CHECKED BY: BOB GEBEL
DATE : MAY 6, 2025
PROJECT NO: 24-G24
TITLE: PROPOSED PLANS

SHEET
A-4

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from:

United Architects Ltd.
1002 Plainfield Rd.
Joliet, IL 60435

Petition #: _____

Common Address: 6616 Colaric Dr.

Date filed: 7/10/25

Meeting date assigned: 8/21/25

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIATION/APPEAL

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 6616 Colaric Drive, Joliet, IL 60431

PETITIONER'S NAME: Bob Gebel

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: United Architects, 1002 Plainfield Road, Joliet, IL ZIP CODE: 60435

PHONE: (Primary) 815-723-8060 (Secondary) 815-353-0977

EMAIL ADDRESS: office@unitedarchitects.biz FAX: none

PROPERTY INTEREST OF PETITIONER: Architect

OWNER OF PROPERTY: Trey Durden

HOME ADDRESS: 6616 Colaric Drive, Joliet, IL ZIP CODE: 60431

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: treydurdurden@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 or email):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 05-06-06-208-011;
_____; _____; _____.

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

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):
see attached survey

LOT SIZE: WIDTH: 67 DEPTH: 120 AREA: 8,040sf .18 Ac

PRESENT USE(S) OF PROPERTY: single family house

PRESENT ZONING OF PROPERTY: residential

VARIATION/APPEAL REQUESTED: variation for rear yard setback to be reduced from 25 feet to 23.7 feet for a
proposed second floor deck with a roof over it

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 25 feet setback prevents the proposed deck from being built out to a comfortable dimension.

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

The unique circumstance is the 25 feet setback limits the dimension of the deck and covered deck area

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.*

there should be no negative impacts, since this is in the rear of the house.

The positive impact would be an addition to the value of the house

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)

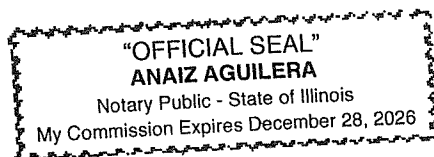
I, TULMAN D DURDA, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Tulman D Durdar
Petitioner's Signature

Tulman D Durdar
Owner's Signature
(If other than petitioner)

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

Anaiz Aguilera



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:

6616 Colaric Drive, Joliet IL 60431

PIN(s): 05-06-06-208-011

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

Trey Durden

6616 Colaric Drive

Joliet, IL 60431

630-361-7434

E-MAIL: treydurden@gmail.com FAX: none

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:

Trey Durden, Owner, 630-361-7434

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).		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8814

Agenda Date:8/21/2025

STAFF REPORT

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

Purpose

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

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

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

Site Specific Information

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

Surrounding Zoning, Land Use and Character

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

Applicable Regulations

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

Discussion

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

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

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

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

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

Conditions

None.

ZONING BOARD OF APPEALS
CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

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

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

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from: _____

Petition #: 2025-
Common Address: 2815 Ruth Fitzgerald Dr.
Date filed: _____
Meeting date assigned: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIATION/APPEAL

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 2815 Ruth Fitzgerald Dr. Plainfield IL

PETITIONER'S NAME: Maria G Lopez De Torres

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

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) 623 261 5629 (Secondary) _____

EMAIL ADDRESS: lupitalopez1972@jcloud.com FAX: _____

PROPERTY INTEREST OF PETITIONER: OWNER

OWNER OF PROPERTY: Same as above

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: _____ FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (name, address, phone or email):

OTHER PROJECTS AND/OR DEVELOPMENTS:

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

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

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

see attached

LOT SIZE: WIDTH: 70' DEPTH: 120' AREA: 8,400 sq. ft.

PRESENT USE(S) OF PROPERTY: Single Family Home

PRESENT ZONING OF PROPERTY: R-2 Single Family

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

RESPONSE TO VARIATION CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

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

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?
The required side yard setback is 10.3 ft., the carport is 1.9 ft. away
from the property line.

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- ☒ Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
☐ Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
☐ Building Permit (Complete Sections II and III)
☐ Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

2015 Ruth Fitzgerald Dr., Plainfield, IL 60506

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

III. PROPERTY OWNERSHIP

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

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

E-MAIL: _____ FAX: _____

IV. BUSINESS OWNERSHIP

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

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

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

E-MAIL: _____ FAX: _____

NOTE:

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

• **SIGNED:** Paula

• **DATE:** 7-24-2025

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

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

OF

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



© COPYRIGHT NEKOLA SURVEY INC. 2021 "ALL RIGHTS RESERVED"

77219

Office Use Only



CITY OF JOLIET

Building & Inspection Services

150 W Jefferson Street, Joliet, IL 60432

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

Email: permitapplication@joliet.gov

1-17-25 Residential Permit Application

New Builds, Remodels and Solar

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

Project Address <u>2815 RUTH FITZGERAL DR PAINFIELD IL</u>					PIN				
Lot # <u>917</u>		Model			Subdivision				
Type of Construction: <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Alteration/Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Interior Demo <input type="checkbox"/> Neighborhood Services Violations									
Description of Use: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family # of Units _____ Is this property registered in the Rental Program with Neighborhood Services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Description of Work: <u>CANOPY ADDITION ON TOP DRIVE WAY ASPHALT</u>									
Proposed Use Grid: For Additions & New Construction Only									
Height in Feet	No. of Stories	Overall Dimensions	Dwelling Units	Number of Rooms	Material of Foundation	Material of Walls	Material of Roof	Footing (inches)	Overhang (inches)
<u>12 FEET</u>					<u>CONCRETE</u>	<u>1 WALL WOOD SAIREN</u>	<u>CHINGOLS</u>	<u>36 INCHES</u>	<u>192 INCHES</u>
<i>Building Department must be notified of any changes after submittal.</i>									
Estimated Valuation of Construction: \$ <u>4,700⁰⁰</u>									
Contractor & Homeowner Information									
Architect					Plumbing Contractor				
Address					Address				
Phone/Email					Phone/Email				
Owner's Name <u>MARIA G. LOPEZ</u>					HVAC Contractor				
Address <u>2815 RUTH FITZGERAL PAINFIELD IL</u>					Address				
Phone/Email <u>LUPITA LOPEZ 1972@ICLOUD.COM</u>					Phone/Email				
General Contractor <u>PHONE (623) 261-5629</u>					Electric Contractor				
Address					Address				
Phone/Email					Phone/Email				
Roof Contractor					Concrete Contractor				
Address					Address				
Phone/Email					Phone/Email				

RECEIVED

JAN 17 2024

BY: _____

Submittal Information

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

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

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

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

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

MARIA G. LOPEZ

Name (print)

Title

RAFAEL M. CH.

Signature

Date

1-17-25

Director of Building Services Date

Neighborhood Services Date

Building Approval Date

Plumbing Approval Date

Electric Approval Date

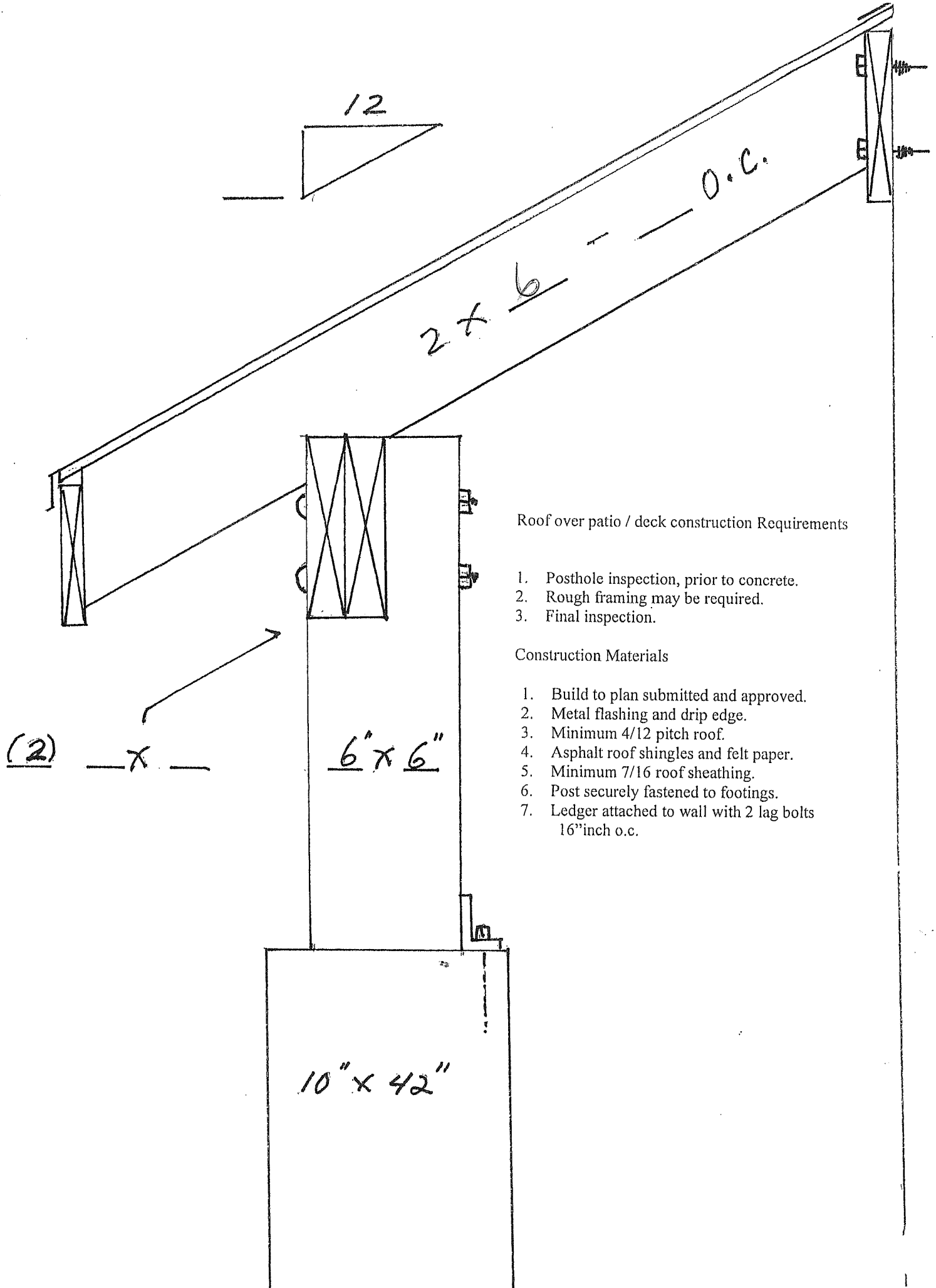
HVAC Approval Date

Building Safety Date

Zoning Approval Date

Application Submittal Notes:

(Office Use Only)



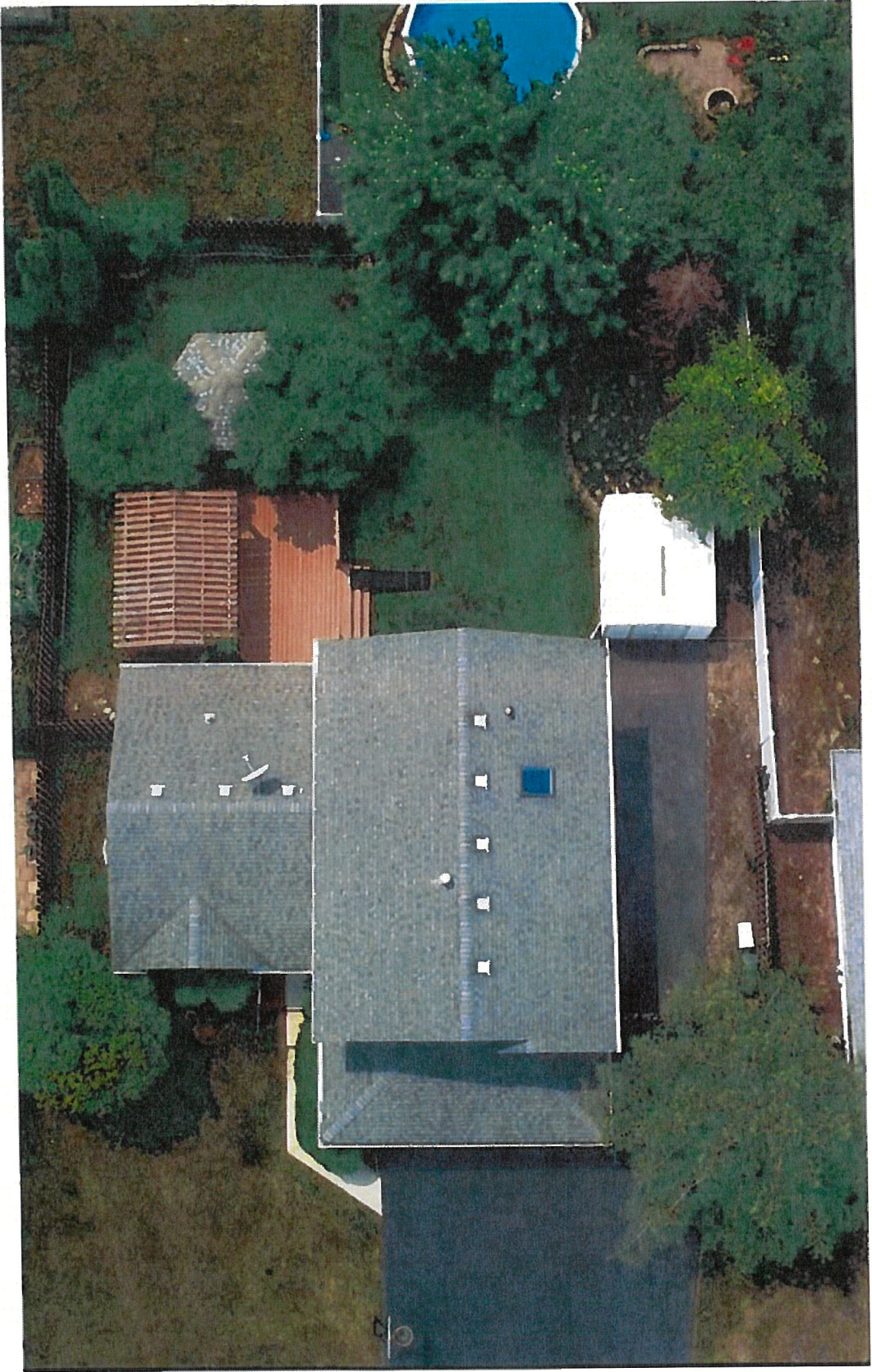
Roof over patio / deck construction Requirements

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

Construction Materials

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



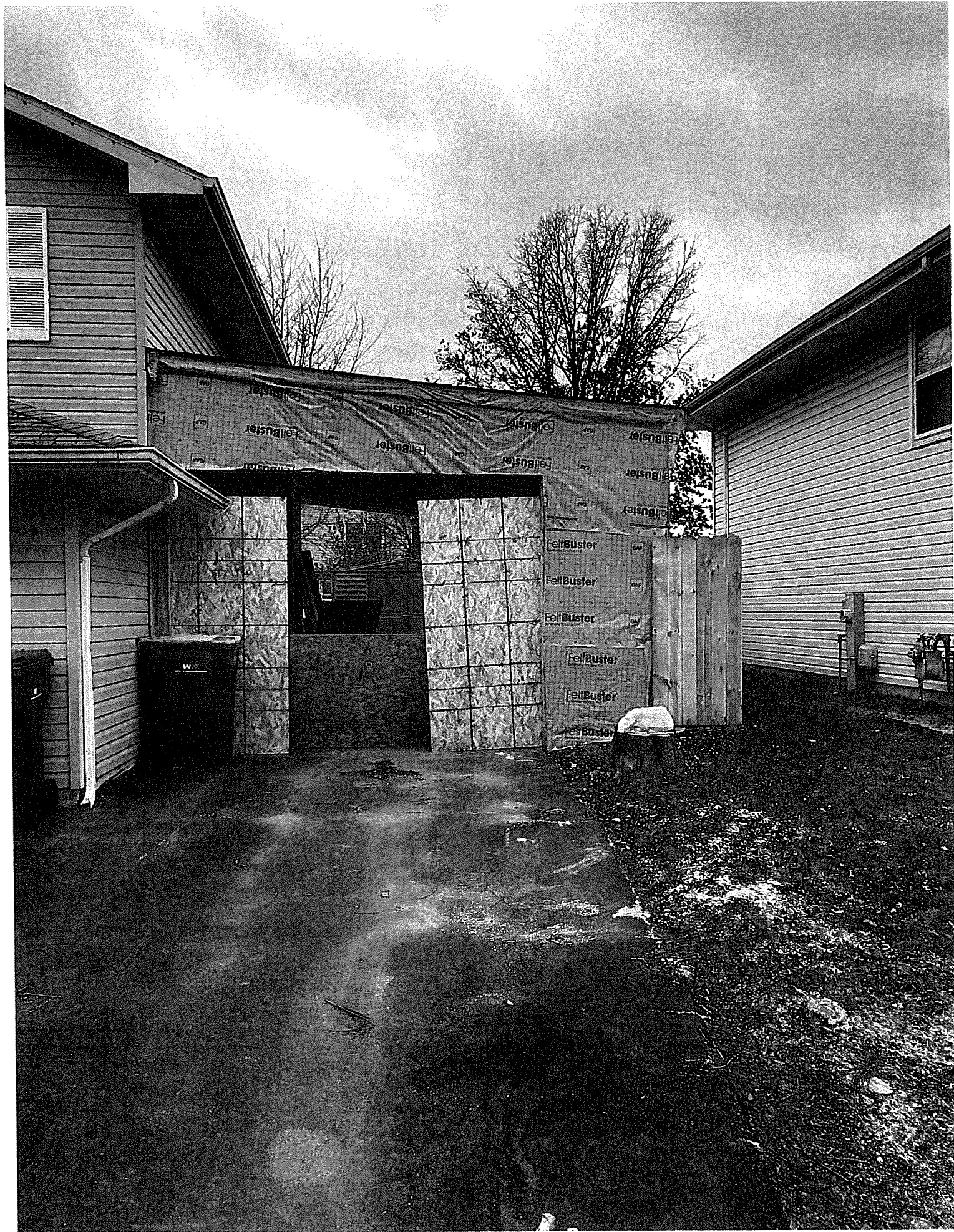














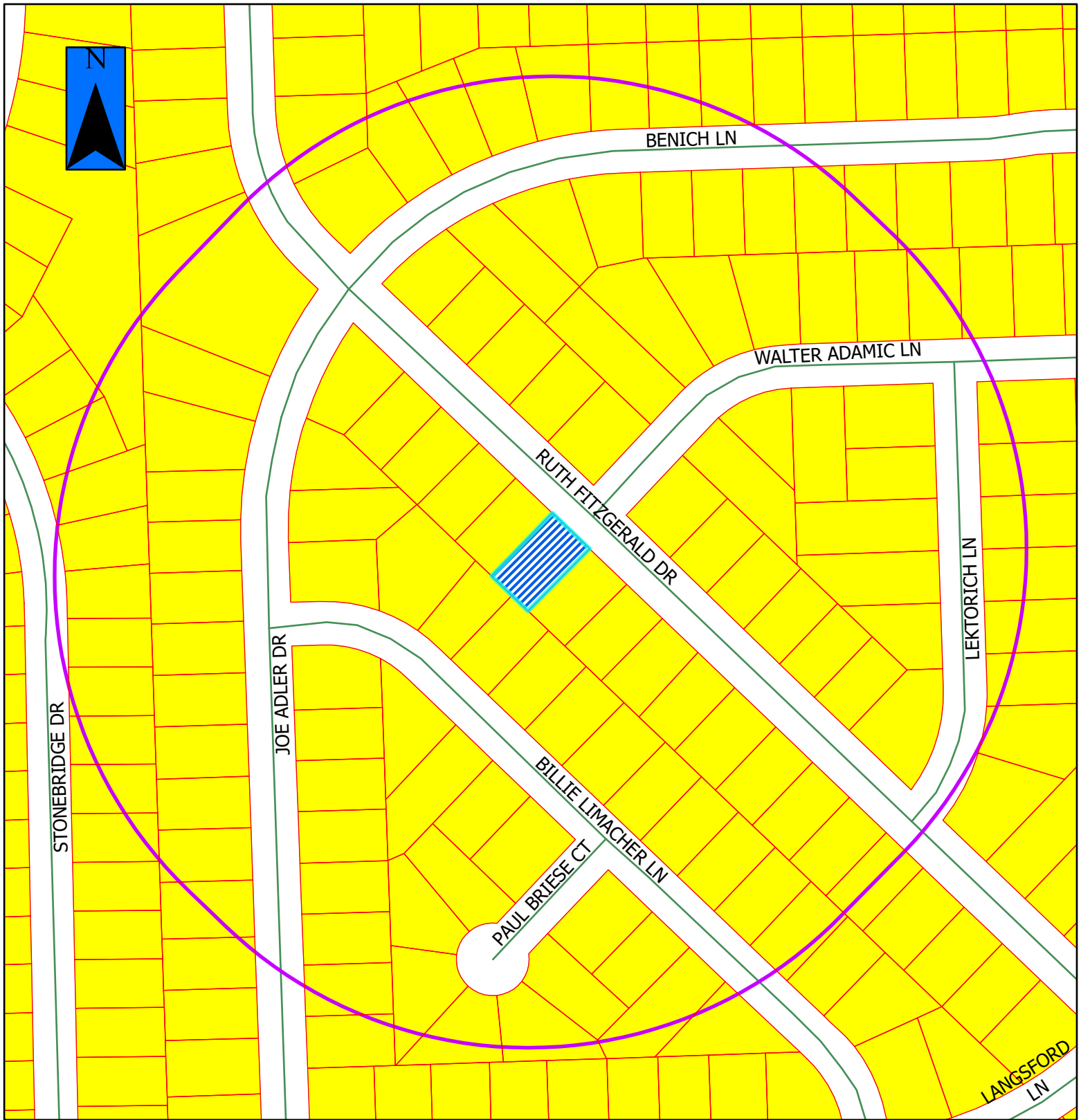






©2020 Google

©2020 Google



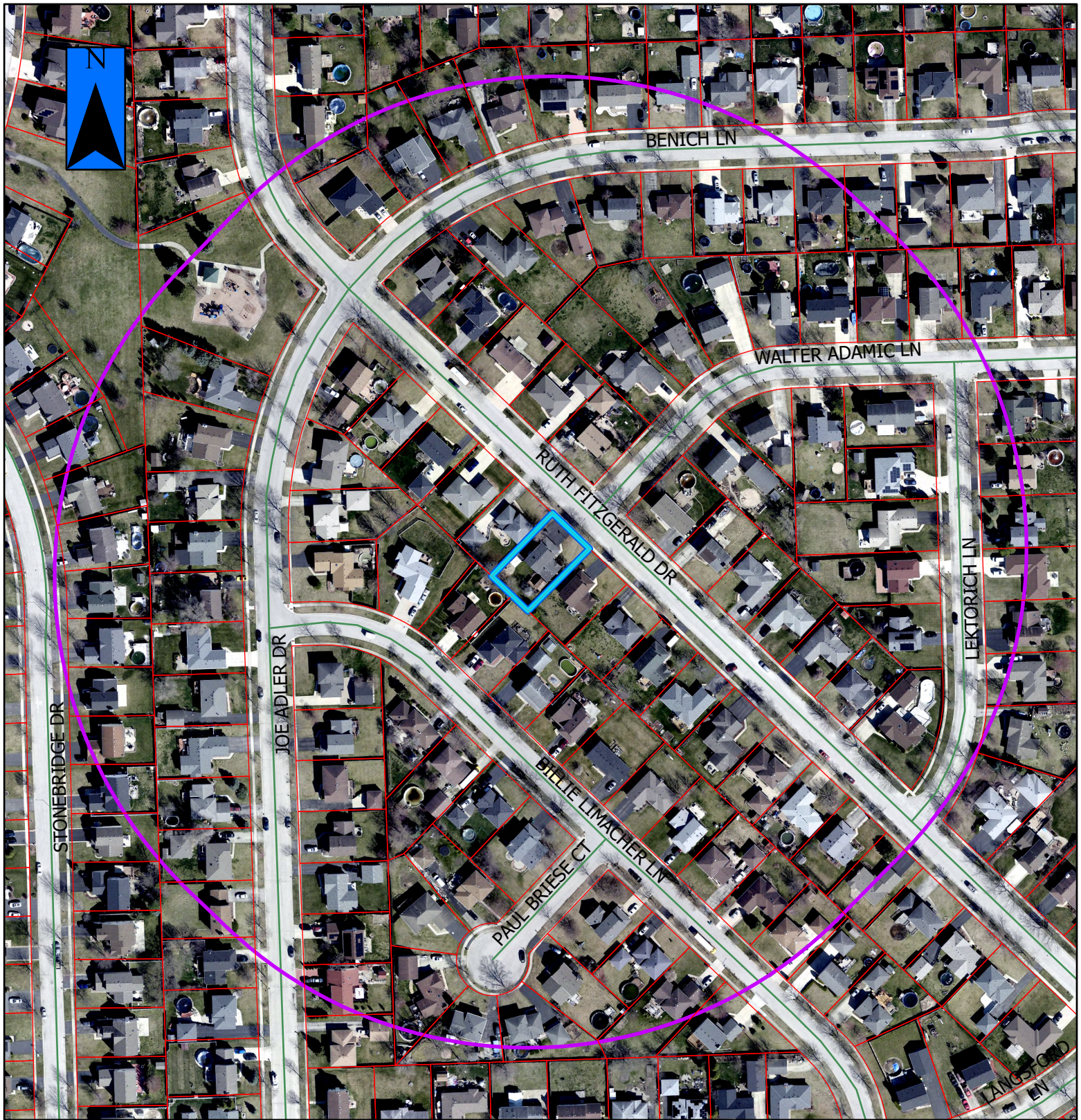
2025-31



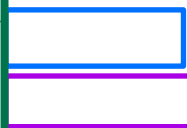
= Property in Question
= 600' Public Notification Boundary

Legend

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



2025-31a



= Property in Question / Propiedad en cuestión

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



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8816

Agenda Date:8/21/2025

STAFF REPORT

DATE: August 13, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-32
Applicant: McDonald's Corporation
Status of Applicant: Owner
Location: 508 E. Cass Street (Council District #4)
Request: Variation from the Non-Residential Design Standards to allow aluminum cladding in the B-3 (general business) district

Purpose

The applicant is requesting a variation from the City's Non-Residential Design Standards to allow aluminum cladding as one of the main exterior materials on an existing McDonalds restaurant at 508 E. Cass Street, within the B-3 (general business) zoning district. The Non-Residential Design Standards govern the permitted primary and subsidiary exterior materials that can be used for commercial and industrial buildings. Metal is not listed as a permissible predominant or subsidiary material in the B-3 district, though it can be used for accent details and banding.

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

Site Specific Information

The subject site is a 1.1-acre lot that is zoned B-3 (general business) and contains a McDonalds drive thru restaurant with surrounding surface parking. The restaurant was remodeled around 2018 to its current appearance, which includes painted brick on the first-floor level and EIFS above, with a metal band around the topmost part of the walls.

The owner is in the process of remodeling this McDonalds location and proposes to clad the exterior in a combination of the existing brick, fiber cement panels, wood composite siding, and aluminum cladding (see attached Exterior Elevations). Figure 1 shows the location of the proposed aluminum cladding on the west and south sides of the building.

Surrounding Zoning, Land Use and Character

The property is located at the southwest corner of Cass Street and Youngs Avenue along the Cass Street commercial corridor. The site is surrounded by a mix of commercial,

institutional, and residential uses with B-3 (general business) zoning. The specific land uses adjacent to the property are as follows:

- North: Auto glass shop and residences
- South: Parking lot for Joliet Township High School athletic fields
- East: Multi-tenant commercial center
- West: Restaurant and residences

Applicable Regulations

- Section 47-15H.3(A)(4) Non-Residential Design Standards – Materials and Colors within the B-1 and B-3 Districts
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

Discussion

The approval of the requested variation would allow aluminum cladding as an exterior material on an existing McDonalds restaurant on Cass Street. The aluminum cladding will be installed on about two-thirds of the west elevation and along most of the rear elevation. It will feature a “wave” design created by the aluminum batten accents (see siding sample in Figure 4). According to the petitioner, the cladding is a high-quality product selected to add texture, depth, and visual interest to the building’s design while complementing the other materials. The petitioner states that the aluminum is a key design element of their current architectural and brand identity. The Joliet location would be the first McDonalds in the country to display the new design. The design would then potentially be implemented in remodels and new restaurants nationally.

The Non-Residential Design Standards were adopted in February 2007 in order to increase the quality of non-residential building stock and promote aesthetically pleasing developments throughout the City. The Standards apply to new commercial and industrial developments as well as additions and renovations to existing structures. The Standards do not include metal on the list of permissible predominant and subsidiary materials for buildings within the B-3 (general business) zoning district. Approved predominant exterior materials include standard brick, face-brick, and veneer. Approved subsidiary materials include cut-faced block, EIFS, glass, limestone, other native stone and veneers, stucco, and wood or fiber cement siding. The Standards state that materials not included in those lists may be used for detailing and banding.

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. The proposed design is intended to be high quality and visually interesting by incorporating several complementary materials. The Non-Residential Design Standards were adopted 18 years ago and have not been updated since then to reflect new types of materials. Staff also

finds that the granting of the variation will not alter the essential character of the area since the front and east facades of the building will still meet the requirements of the current Non-Residential Design Standards.

Conditions

None

Figure 1: 508 E. Cass Street (2024) – proposed location of aluminum cladding in red



Figure 2: McDonalds at 508 E. Cass Street, view of front and west elevations from Cass Street (May 2023)

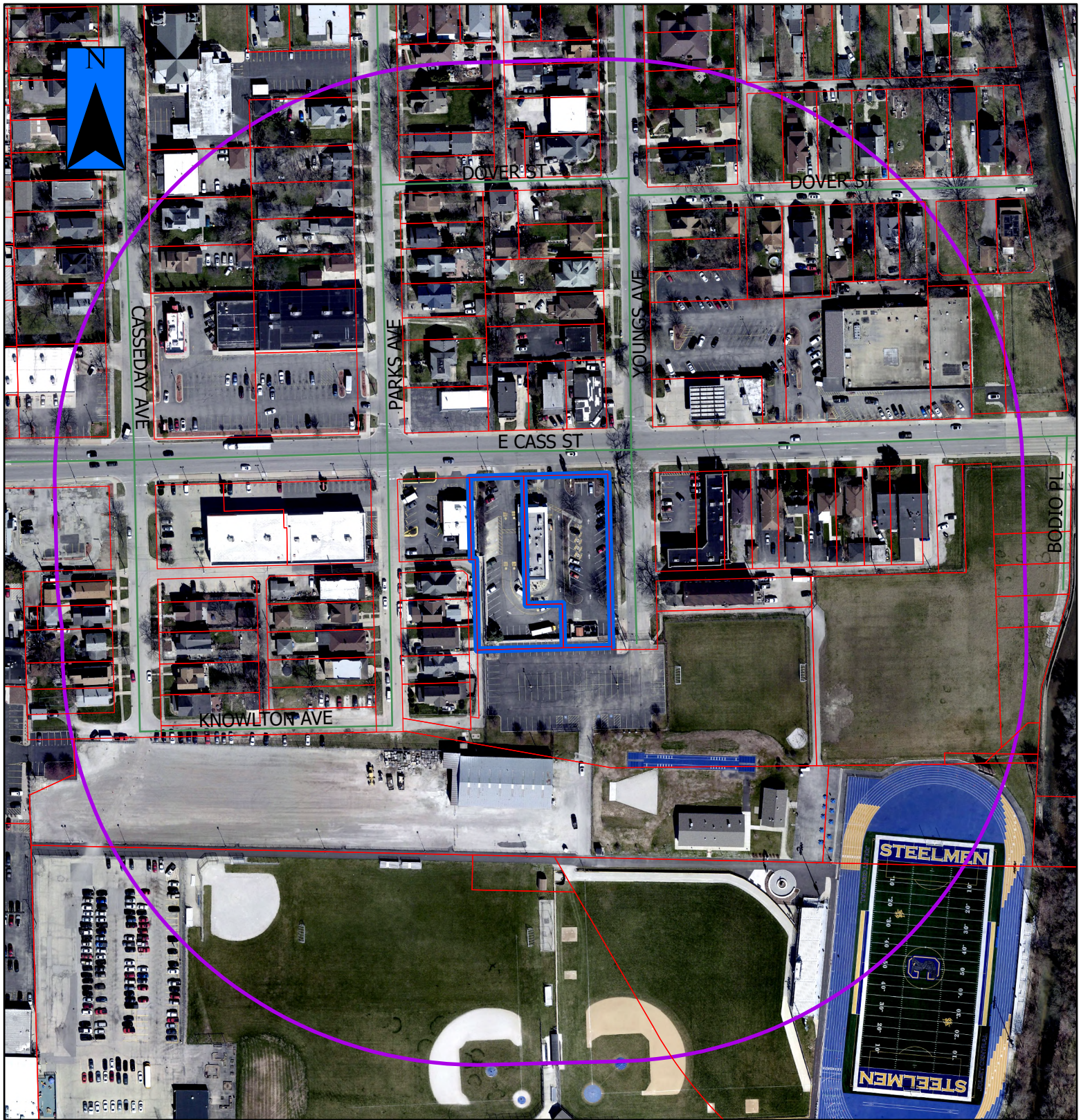


Figure 3: McDonalds restaurant at 508 E. Cass Street, view of front and east elevations from Cass Street (April 2025)

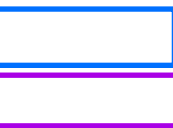


Figure 4: Sample of aluminum cladding with aluminum batten accents

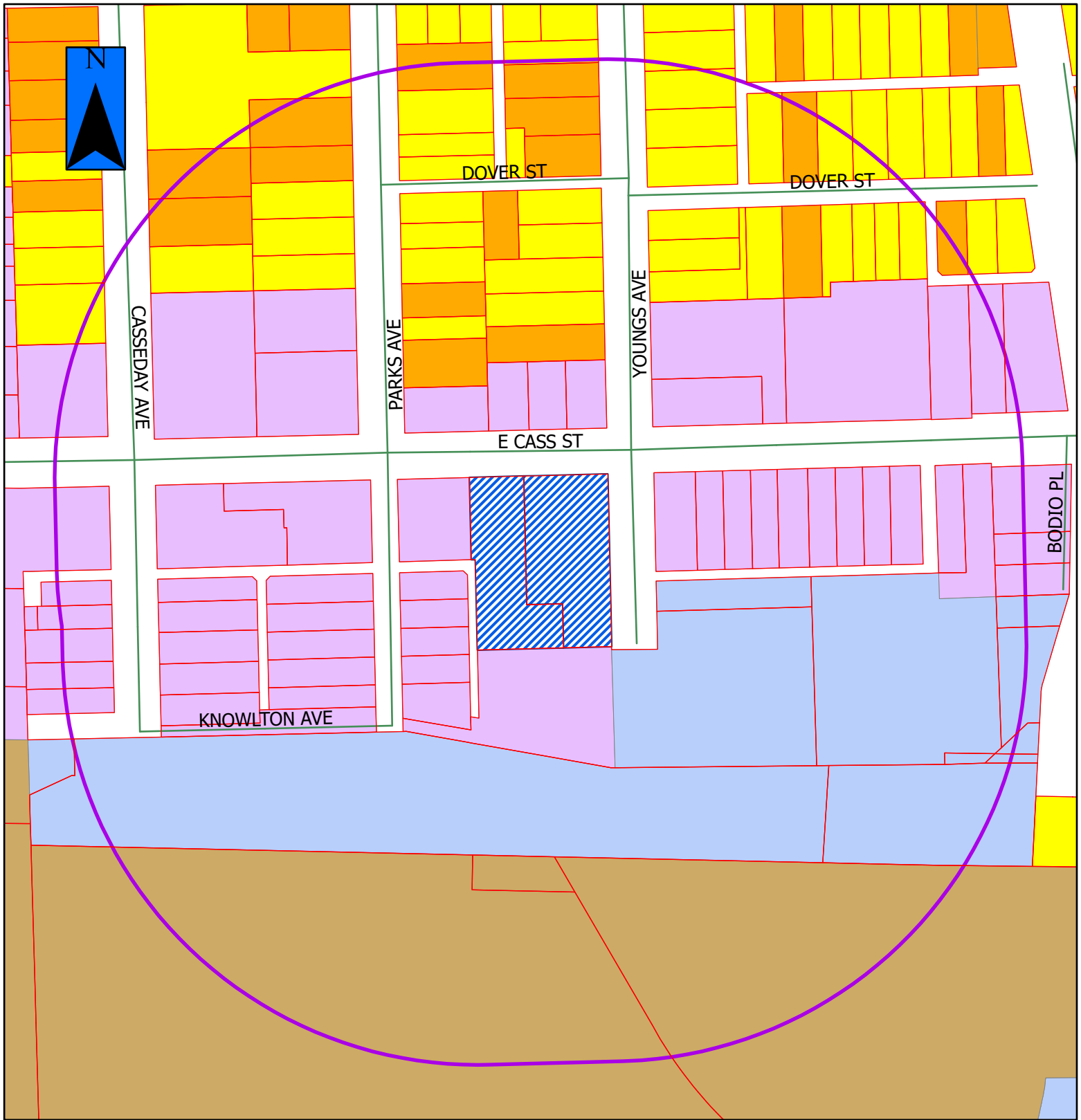




2025-32a



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



2025-32



= 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

GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #25.0045 DATED 2/21/2025) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

GEOMETRIC PLAN NOTES:
1. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
2. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.
4. WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.

ON SITE PARKING DATA

EXISTING:
REGULAR SPACES 51
ADA ACCESSIBLE SPACES 3
TOTAL SPACES 54

PROPOSED:
REGULAR SPACES 51
ADA ACCESSIBLE SPACES 3
TOTAL SPACES 54

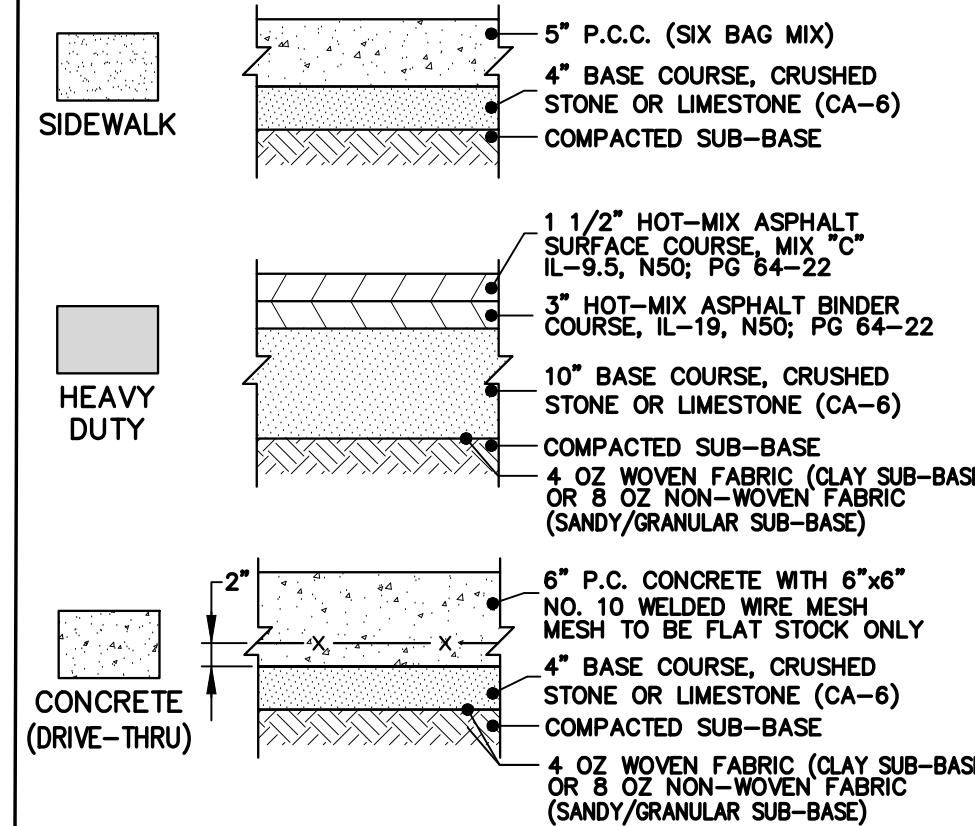
NO CHANGE

SITE DATA

LOT AREA = 48,368 S.F. (1.110 AC.)

EXISTING:
IMPERVIOUS AREA = 37,552 S.F. (0.862 AC.) (78%)
PERVIOUS AREA = 10,816 S.F. (0.248 AC.) (22%)
PROPOSED:
IMPERVIOUS AREA = 37,939 S.F. (0.871 AC.) (78%)
PERVIOUS AREA = 10,429 S.F. (0.239 AC.) (22%)
NET CHANGE:
IMPERVIOUS AREA = +387 S.F. (+0.009 AC.)
PERVIOUS AREA = -387 S.F. (-0.009 AC.)

PAVEMENT LEGEND



- NOTES:**
- REFERENCE I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 406 FOR BINDER & SURFACE COURSES AND SECTION 351 FOR AGGREGATE BASE COURSE.
 - THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.
 - SEE PROJECT SPECIFICATIONS FOR SUB-BASE AND BASE COURSE COMPACTION.
 - ALL CONCRETE FLATWORK TO INCLUDE A JOINTING PATTERN SUBMITTAL TO THE CONSTRUCTION MANAGER. CONTRACTOR TO STAY AS CLOSE TO 9'x9' SQUARE PANELS IN LARGE CONCRETE FLATWORK AREAS AS POSSIBLE.
 - FOR SIDEWALKS, PROVIDE TOOLED JOINTS AT 5' O.C., CONTRACTION JOINTS AT 15' O.C., EXPANSION JOINTS AT 45' O.C.
 - PROVIDE AN EXPANSION JOINT ADJACENT TO ALL STRUCTURES. THESE JOINTS SHOULD BE SEALED WITH A TOOL-FINISHED SILICONE SEALANT PER I.D.O.T. STANDARD.

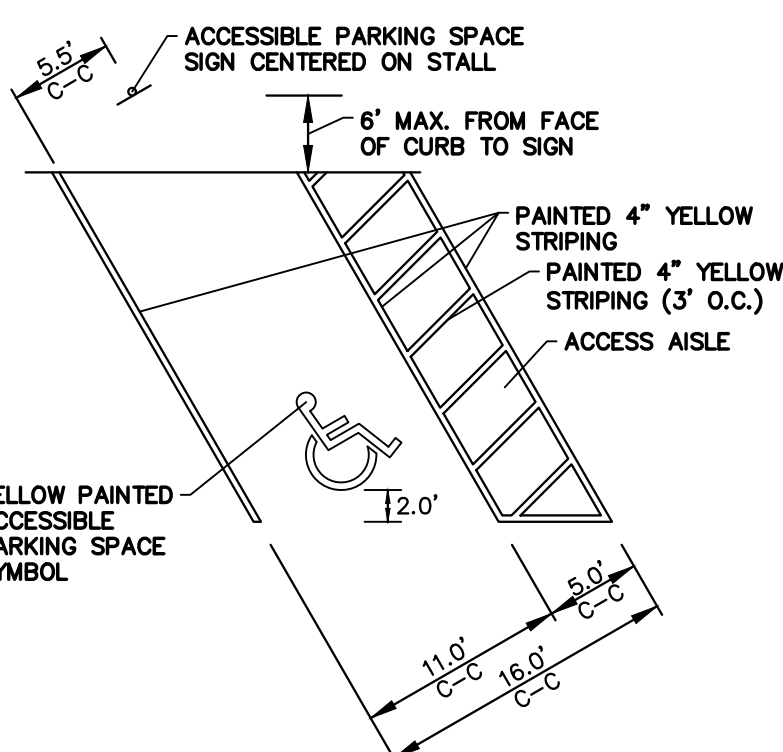


GEOMETRIC PLAN

DIMENSION LEGEND

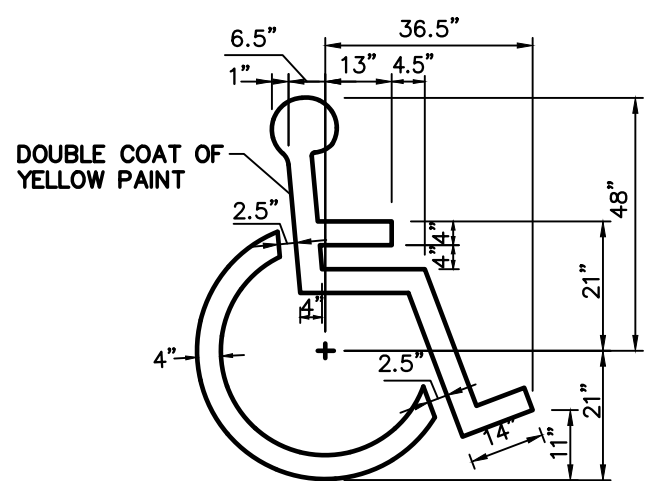
F = FACE	FNC = FENCE
FND = FOUNDATION	R = RADIUS
B = BACK	C = CENTER
E = EDGE	PL = PROPERTY LINE

ACCESSIBLE PARKING SPACE DETAIL



ACCESSIBLE PARKING SPACE SYMBOL

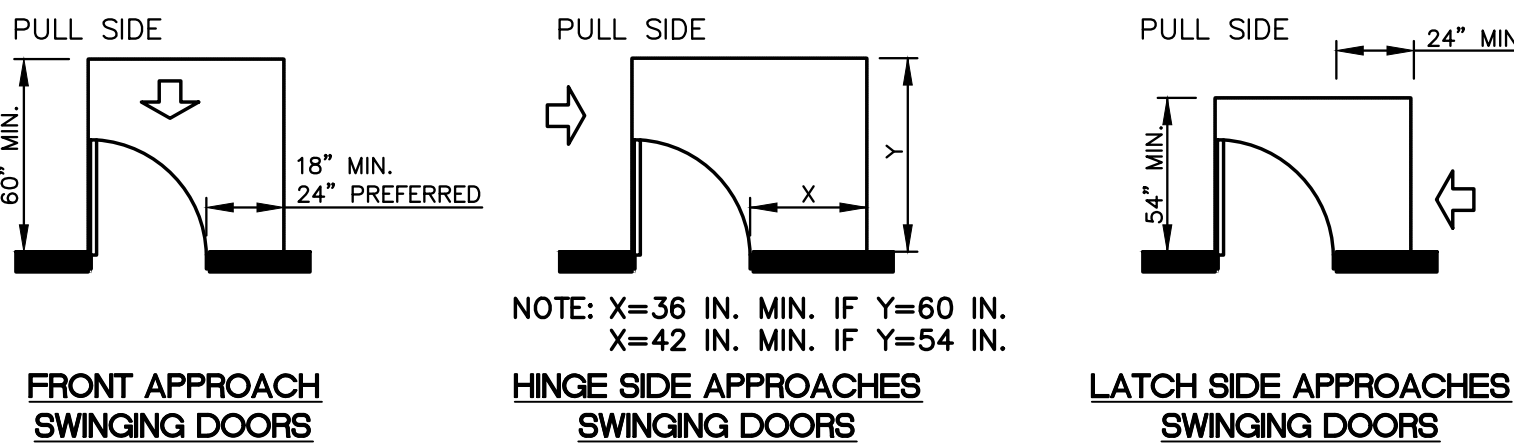
1. SYMBOL IS CENTERED ON WIDTH OF PARKING STALL AND 2' FROM THE END OF THE STALL.



PARK AVENUE

YOUNGS AVENUE

ALLEY

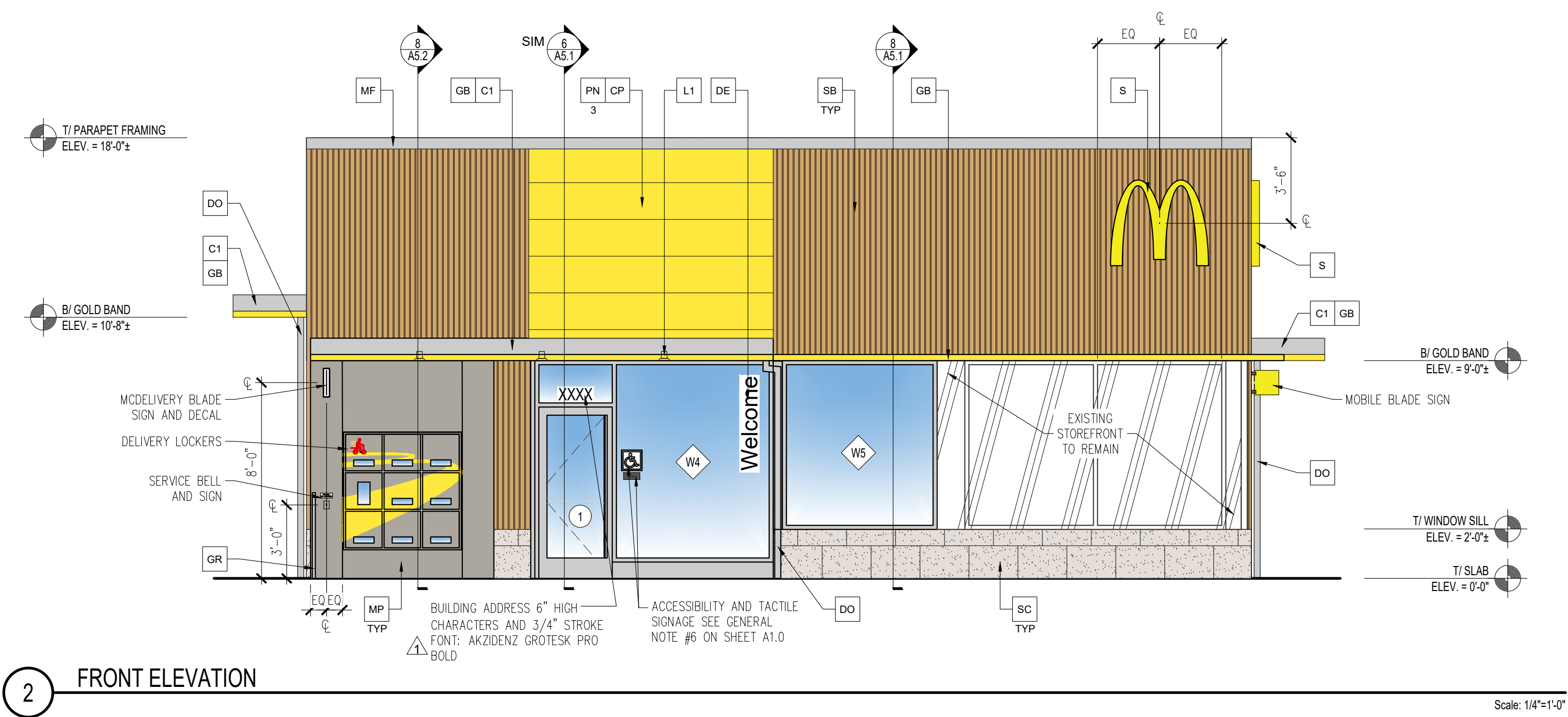


TYPICAL ACCESSIBLE LANDING AREA DETAIL

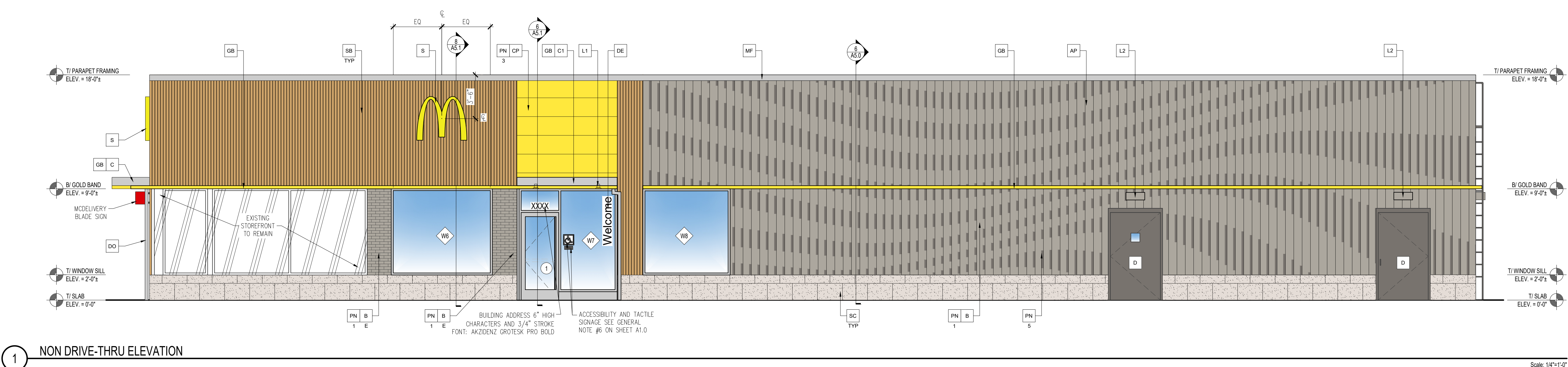
DATE	NOV/25	NOV/25	NOV/25
REVISIONS	NONE	PER CITY REVIEW	
NO.	1	2	3
Prepared For:			
McDonald's 110 N. Carpenter St. Chicago, IL 60607			
McDonald's - JOLIET, IL 508 E. Cass St. Joliet, IL 60432			
Prepared By:			
watermark-engineering.com 2631 Ginger Woods Pkwy Aurora, IL 60502 (630) 375-1800			
CHECKED BY: J. MILLER	DESIGN BY: R. NELSON	DRAWN BY: R. NELSON	DATE: APRIL 25, 2025
			SCALE: 1" = 20'
			PROJECT NO.: 25-005
C-2			LC #12-0208

GEOMETRIC PLAN

2 FRONT ELEVATION



1 NON DRIVE-THRU ELEVATION



ELEVATION KEY NOTES:

AP ALUMINUM PLANK CLADDING, METAL ERA AL13 6" PLANK SYSTEM W/ SWIRL FINISH: GRAPHITE AND SLATE GRAY	GB INTERNALLY LIT GOLD BAND	RL EXISTING ROOF LADDER, PAINT PN-2
B BRICK - PAINT AS SCHEDULED # = E = EXISTING BRICK N = NEW BRICK, MATCH EXISTING SIZE AND FINISH	GR GUARDRAIL - STAINLESS STEEL	S McDONALD'S SIGNAGE BY OTHERS UNDER SEPARATE PERMIT
BM BREAK METAL - COLOR: GOLD (MATCH PN3)	L1 RECESSED DOWN LIGHT FIXTURE COLOR: GOLD	SB SIDING BOARD ULTRASHIELD COMPOSITE WOOD SIDING SYSTEM BY NEWTECHWOOD AMERICA, INC. TYPE: V = VERTICAL COMPOSITE CLADDING EUROPEAN STYLE BELGIAN BOARD CLADDING UH58 COLOR: PERUVIAN TEAK FINISH: STRAIGHT GRAIN
C1 36" ALUMINUM CANOPY SYSTEM (AWNEX) COLOR: SILVER	L2 RADIAL SCONCE LIGHT FIXTURE MATCH DORIAN GRAY SW 7017	SC STONE CLADDING - ECHELON - FRANKLIN STONE VENEER SIZE: 16x24 COLOR: MONUMENT WHITE
C2 18" ALUMINUM CANOPY SYSTEM (AWNEX) COLOR: SILVER	MC METAL WALL CLADDING # - TYPE: 1 = "GOLD" W/ RIBBON 2 = "GRAY" W/ RIBBON	UT EXISTING UTILITIES
CP FIBER CEMENT PANEL BY NICHHA ILLUMINATION SERIES (JOINT CAULK: OSI QUAD)	MF METAL FASCIA, 5 1/2", 24 GA. METAL ERA - FINISH: CLEAR ANODIZED	WB EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE COLOR: ANODIZED MILL FINISH ASSEMBLY NOTE & A6.0 FOR WINDOW TYPES.
D EXISTING HOLLOW METAL DOOR PAINT: GAUNTLET GRAY SW 7019 BY SHERWIN WILLIAMS	MP METAL PANEL-BY METAL ERA (LOOKER SURROUND) COLOR: CARLISLE GRANITE (MATCH PN1)	XX DRIVE-THRU WINDOWS BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE COLOR: ANODIZED MILL FINISH SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT C = FROM CENTER
DE DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS: VOMELA (865) 330-7337, om.bowen@vomela.com GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@vxl.com	PN PAINT - SHERWIN WILLIAMS # - PAINT: 1 = DORIAN GRAY SW7017 2 = GAUNTLET GRAY SW7019 3 = GUSTO GOLD SW6904 4 = PAINTED CHEVRON - DORIAN GRAY SW7017 5 = PAINTED SWIRLS - GAUNTLET GRAY SW 7019	
DO DOWNSPOUT - 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER COORDINATE WITH CIVIL TO TIE INTO STORM DRAIN. COLOR: DORIAN GRAY SW7017		

GC TO PROVIDE SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN SIGNAGE PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FRANKIE SUPPLY 1-800-423-5247, FAX: 1-877-538-6882, WWW.FRANKIESUPPLY.COM, EMAIL: fs@frankiesupply.us@franke.com

RAL 7022 COLOR CHART (FOR REFERENCE)
(SEE ELEVATION KEY NOTES AP, C2, C3, MF-1-C2)
HEX CODE: #4C4444
RGB CODE: RED 76 (30%), GREEN 74 (29%), BLUE 68 (27%)
CMYK CODE: CYAN 40%, MAGENTA 30%, YELLOW 40%, BLACK 80%

- NOTE:
1. STAIN TRASH CORAL MASONRY TO MATCH BUILDING.
 2. PAINT TRASH CORRAL DOORS, BOLLARDS ETC. TO MATCH MAIN BUILDING COLOR.
 3. REPLACE TRASH CORRAL MASONRY CAP WITH NEW STAINLESS STEEL METAL CAP FLASHING TO MATCH BUILDING METAL FACIA - WEATHERED ZINC.
 4. GC TO GRIND SMOOTH EXISTING BRICK AS NEEDED TO PROPERLY INSTALL CANOPIES, LIGHTS, METAL WALL PANELS, ETC.

- GLAZING NOTES:
1. ALL GLAZING SHALL MEET SAFETY GLAZING REQUIREMENTS PER CURRENT INTERNATIONAL BUILDING CODE CHAPTER 24.
 2. HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS:
 - 2.1. DOORS
 - 2.2. GLAZING ADJACENT TO DOORS: ADJACENT TO A DOOR WITH 24" AND WHERE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE
 - 2.3. WINDOWS:
 - 2.3.1. EXPOSED AREA OF INDIVIDUAL PANE IS GREATER THAN 9 SF
 - 2.3.2. BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR
 - 2.3.3. TOP EDGE OF GLAZING IS GREATER THAN 36" ABOVE THE FLOOR
 - 2.3.4. ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PANE OF GLAZING
 3. MIN CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 16 CFR PART 1201. (IBC TABLE 2406.2)
 - 3.1. CLASS 1, UNO
 - 3.2. CLASS 2:
 - 3.2.1. EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE IS MORE THAN 9 SF
- SAFETY GLAZING IDENTIFICATION:
1. AS INDICATED THE GLAZING IN HINGED DOORS SHALL BE SAFETY GLAZING. EACH PANE OF SAFETY GLAZING SHALL BE PERMANENTLY LABELED. IBC, SECTION 2406.3(1)



© ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF THE LINGE DESIGN GROUP, INC. THEY MAY NOT BE REVISED, COPIED, REUSED, OR DISCLOSED IN ANY MANNER WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.



05/12/25

STATE ID: 120208	PROJECT #: 25-010
NATIONAL #: 2733	DRAWN BY: RG
	CHECKED BY: JK

DATE:
05/12/25 - PERMIT REVIEW SET

REVISIONS

- △
- △
- △
- △
- △
- △
- △

CLIENT

McDonald's USA, LLC

ADDRESS

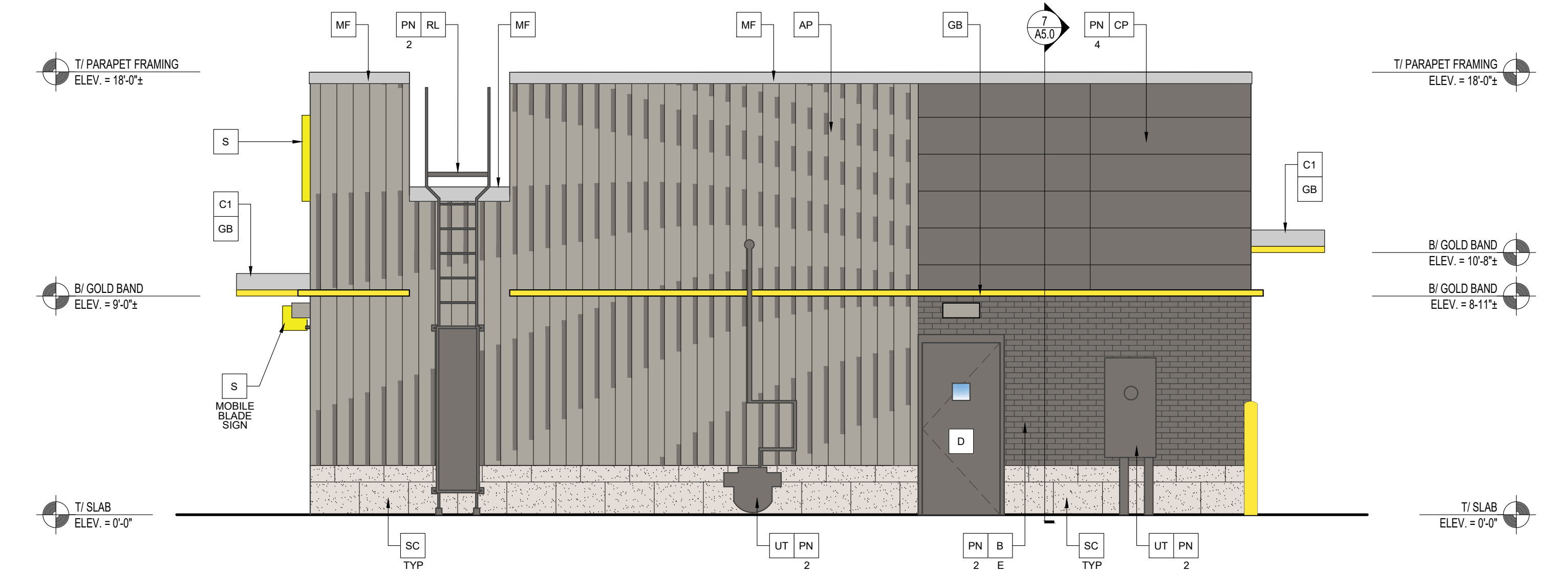
508 EAST CASS STREET
JOLIET, IL 60432

SHEET TITLE

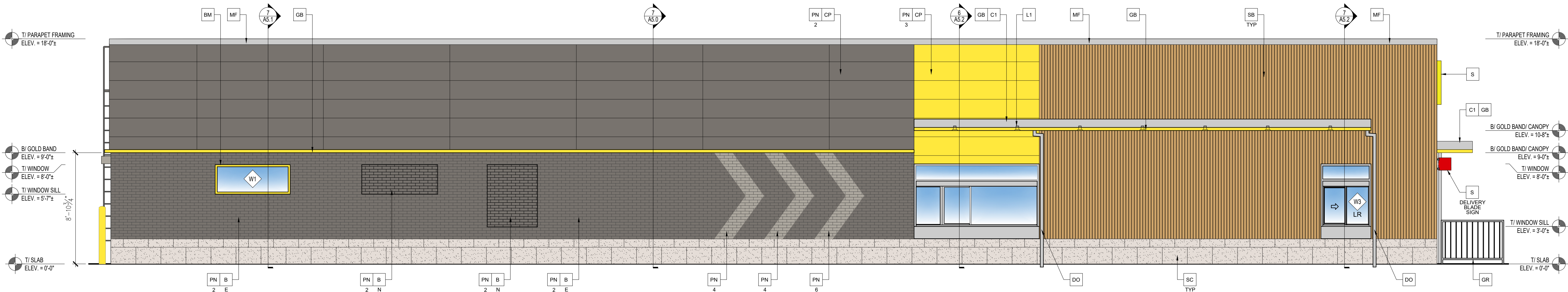
EXTERIOR ELEVATIONS

SHEET NUMBER:

A2.0



1 REAR ELEVATION



2 DRIVE-THRU ELEVATION

ELEVATION KEY NOTES:		
AP ALUMINUM PLANK CLADDING, METAL ERA AL13 6" PLANK SYSTEM W/ SWIRL FINISH: GRAPHITE AND SLATE GRAY	GB INTERNALLY LIT GOLD BAND	RL EXISTING ROOF LADDER, PAINT PN-2
B BRICK - PAINT AS SCHEDULED # E = EXISTING BRICK N = NEW BRICK, MATCH EXISTING SIZE AND FINISH	GR GUARDRAIL - STAINLESS STEEL	S McDONALD'S SIGNAGE BY OTHERS UNDER SEPARATE PERMIT
BM BREAK METAL - COLOR: GOLD (MATCH PN3)	L1 RECESSED DOWN LIGHT FIXTURE COLOR: GOLD	SB SIDING BOARD ULTRASHIELD COMPOSITE WOOD SIDING SYSTEM BY NEWTECHWOOD AMERICA, INC. TYPE: V = VERTICAL COMPOSITE CLADDING EUROPEAN STYLE BELGIAN BOARD CLADDING UH58 COLOR: PERUVIAN TEAK FINISH: STRAIGHT GRAIN
C1 36" ALUMINUM CANOPY SYSTEM (AWNEX) COLOR: SILVER	L2 RADIAL SCENCE LIGHT FIXTURE MATCH DORIAN GRAY SW 7017	SC STONE CLADDING - ECHELON - FRANKLIN STONE VENEER SIZE: 16x24 COLOR: MONUMENT WHITE
C2 18" ALUMINUM CANOPY SYSTEM (AWNEX) COLOR: SILVER	MC METAL WALL CLADDING # - TYPE: 1 = "GOLD" W/ RIBBON 2 = "GRAY" W/ RIBBON	UT EXISTING UTILITIES
CP FIBER CEMENT PANEL BY NICHHA ILLUMINATION SERIES (JOINT CAULK: OSI QUAD)	MF METAL FASCIA, 5 1/2", 24 GA. METAL ERA - FINISH: CLEAR ANODIZED	W EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: ANODIZED MILL FINISH - SEE SHEET A5.0 FOR ASSEMBLY NOTE & A6.0 FOR WINDOW TYPES.
D EXISTING HOLLOW METAL DOOR PAINT: GAUNTLET GRAY SW 7019 BY SHERWIN WILLIAMS	MP METAL PANEL-BY METAL ERA (LOOKER SURROUND) COLOR: CARLISLE GRANITE (MATCH PN1)	XX DRIVE-THRU WINDOWS BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE COLOR: ANODIZED MILL FINISH SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT C = FROM CENTER
DE DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS: VOMELA (865) 330-7337, orn.bowen@vomela.com GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@fxi.com	PN PAINT - SHERWIN WILLIAMS # - PAINT: 1 = DORIAN GRAY SW7017 2 = GAUNTLET GRAY SW7019 3 = GUSTO GOLD SW6904 4 = PAINTED CHEVRON - DORIAN GRAY SW7017 5 = PAINTED SWIRLS - GAUNTLET GRAY SW 7019	
DO DOWNSPOUT - 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER COORDINATE WITH CIVIL TO TIE INTO STORM DRAIN. COLOR: DORIAN GRAY SW7017		

GC TO PROVIDE SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN SIGNAGE PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FRANKIE SUPPLY 1-800-423-5247, FAX: 1-877-538-6882, WWW.FRANKIESUPPLY.COM, EMAIL: fs-frankiesupplyus@franke.com

RAL 7022 COLOR CHART (FOR REFERENCE)
(SEE ELEVATION KEY NOTES AP, C2, C3, MF-1-C2)
HEX CODE: #4C4444
RGB CODE: RED 76 (30%), GREEN 74 (29%), BLUE 68 (27%)
CMYK CODE: CYAN 40%, MAGENTA 30%, YELLOW 40%, BLACK 80%

NOTE:
1. STAIN TRASH CORAL MASONRY TO MATCH BUILDING.
2. PAINT TRASH CORRAL DOORS, BOLLARDS ETC. TO MATCH MAIN BUILDING COLOR.
3. REPLACE TRASH CORAL MASONRY CAP WITH NEW STAINLESS STEEL METAL CAP FLASHING TO MATCH BUILDING METAL FACIA - WEATHERED ZINC.
4. GC TO GRIND SMOOTH EXISTING BRICK AS NEEDED TO PROPERLY INSTALL CANOPIES, LIGHTS, METAL WALL PANELS, ETC.

GLAZING NOTES:
1. ALL GLAZING SHALL MEET SAFETY GLAZING REQUIREMENTS PER CURRENT INTERNATIONAL BUILDING CODE CHAPTER 24.
2. HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS:
2.1. DOORS
2.2. GLAZING ADJACENT TO DOORS: ADJACENT TO A DOOR WITH 24" AND WHERE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE
2.3. WINDOWS:
2.3.1. EXPOSED AREA OF INDIVIDUAL PANE IS GREATER THAN 9 SF
2.3.2. BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR
2.3.3. TOP EDGE OF GLAZING IS GREATER THAN 36" ABOVE THE FLOOR
2.3.4. ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PANE OF GLAZING
3. MIN CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 16 CFR PART 1201. (IBC TABLE 2406.2)
3.1. CLASS 1, UNO
3.2. CLASS 2:
3.2.1. EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE IS MORE THAN 9 SF
SAFETY GLAZING IDENTIFICATION:
1. AS INDICATED THE GLAZING IN HINGED DOORS SHALL BE SAFETY GLAZING. EACH PANE OF SAFETY GLAZING SHALL BE PERMANENTLY LABELED. IBC, SECTION 2406.3(1)



© ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF THE LINGLE DESIGN GROUP, INC. THEY MAY NOT BE REVISED, COPIED, REUSED, OR DISCLOSED IN ANY MANNER WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.



STATE ID: 120208 PROJECT #: 25-010
NATIONAL #: 2733 DRAWN BY: RG
CHECKED BY: JK

DATE: 05/12/25 - PERMIT REVIEW SET

REVISIONS	
△	
△	
△	
△	
△	
△	
△	

CLIENT
McDonald's USA, LLC

ADDRESS
508 EAST CASS STREET
JOLIET, IL 60432

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER:

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: 508 E Cass St, Joliet, IL 60432

PETITIONER'S NAME: McDonald's Corporation

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 110 N. Carpenter Street Chicago, IL ZIP CODE: 60607

PHONE: (Primary) 312-833-2683 (Secondary) _____

EMAIL ADDRESS: Andy.Vitale@us.mcd.com FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: McDonald's Corporation

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 110 N. Carpenter Street Chicago, IL ZIP CODE: 60607

EMAIL ADDRESS: Andy.Vitale@us.mcd.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 or email*):

N/A - Business is currently in operation, variance is for material used on the exterior of the Building

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A - Business is currently in operation, variance is for material used on the exterior of the Building

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-10-418-013-0000 ;
30-07-10-418-014-0000 ; _____.

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

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

See Attached.

LOT SIZE: WIDTH: 200.75 DEPTH: 245 AREA: 48,368

PRESENT USE(S) OF PROPERTY: McDonald's Restaurant

PRESENT ZONING OF PROPERTY: B3

VARIATION/APPEAL REQUESTED: _____

Variation to 47-15H.3 to permit the use of Aluminum Cladding on the exterior of the building.

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?

See Attached.

2. What unique circumstances exist which mandate a variance?

See Attached.

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.

See Attached.

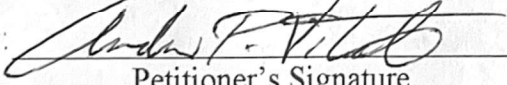
REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

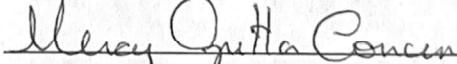
STATE OF ILLINOIS) ss
COUNTY OF WILL)

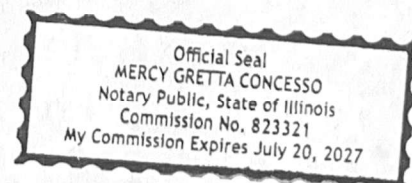
I, Andy Vitale, McDonald's Corporation, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

By: 
Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 14th day of July, 2025





McDonald's Corporation
Variation Criteria Responses
508 E. Cass Street

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

The strict application of the City's Non-Residential Design Standards, which are interpreted by planning staff to prohibit the use of the proposed aluminum cladding, places an undue hardship on the property and its ability to generate a reasonable return. A reasonable return is predicated on the ability to operate a modern, competitive, and appealing business that aligns with current brand standards.

- **Impediment to Modernization:** The variance is required to accommodate a key design element of McDonald's current architectural and brand identity. Prohibiting the use of this high-quality, modern material prevents us from fully reinvesting in the property and presenting a fresh, updated appearance to the public, which is essential for remaining competitive and attracting customers.
- **Increased and Unnecessary Costs:** The initial design was created in good faith based on our new brand standards. A denial would force a costly and time-consuming redesign to revert to a previous concept using painted brick, representing a significant and unnecessary financial burden. This directly impacts the economic feasibility and reasonable return on investment for this major remodel.
- **Limitation on High-Quality Materials:** The proposed AL13 aluminum cladding is a premium, high-quality material intended to add unique texture and visual interest. The ordinance's restrictions, as applied, limit our ability to use superior, modern materials, forcing the use of older, less dynamic alternatives and thereby diminishing the potential of the property.

2. What unique circumstances exist which mandate a variance?

There are two primary, unique circumstances related to this specific property and its history that justify the granting of a variance:

- **Established Precedent on the Subject Property:** The most significant unique circumstance is that the City of Joliet has previously permitted the use of metal siding on this very building. During our last major remodel in 2018, metal siding was approved and installed as an accent material. This approval established a specific precedent for this property, acknowledging that the use of metal accent materials is consistent with the character of the site and the surrounding area. The current proposal is merely a continuation of this accepted design approach, using a higher grade of material for the same purpose, as an accent finish.
- **Evolving Brand and Architectural Standards:** The applicant is part of a global brand with a specific and evolving architectural identity. The proposed aluminum cladding is a key feature of the new, high-quality design meant to create a building with a texture unlike any other McDonald's in the country. The unique circumstance is the need to apply this

updated, specific corporate identity to an existing building within the city, which is critical to brand consistency and marketability.

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 this variance is anticipated to have a positive impact on the essential character of the area, with no negative impacts foreseen.

Positive Impacts:

- **Enhanced Architectural Quality and Visual Interest:** The variance will facilitate a significant aesthetic upgrade to a prominent commercial property. By incorporating a mix of high-quality materials, including the existing brick and the proposed aluminum cladding, the renovated building will feature enhanced texture and visual interest, contributing positively to the architectural character of the commercial corridor.
- **Promotion of Economic Investment:** Approving the variance allows a major local employer and business to reinvest significantly in its facility. This modernization encourages further economic investment and demonstrates a commitment to maintaining a high-quality commercial environment in Joliet.
- **Minimal Visual Change:** The aluminum cladding is proposed for a relatively small portion of the building and is intended to serve as an accent, not as the predominant material. The primary exterior finish of the building will remain brick. Therefore, the essential character of the building and the area will be preserved and enhanced, not fundamentally altered.

Negative Impacts:

- **No Negative Impacts Anticipated:** There are no anticipated negative impacts. The material in question is a high-quality, premium product, not a low-grade alternative. Given that the city has previously approved metal accents on this building and that the proposed use is limited in scope, the variance will not introduce a jarring or incompatible element into the neighborhood. It will not be detrimental to the use and enjoyment of other properties or diminish property values.

McDonald's Corporation
Variation Application
508 E. Cass Street

LEGAL DESCRIPTION:

THAT PART OF BLOCK 3 IN YOUNG AND CAGWIN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 23035, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 3; THENCE SOUTH 00 DEGREES 11 MINUTES 39 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 3, A DISTANCE OF 245.00 FEET TO THE SOUTH LINE OF THE NORTH 245.00 FEET OF SAID BLOCK 3; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE, 194.22 FEET TO THE EASTERLY LINE OF MUNROE AND RULIEN'S SUBDIVISION, RECORDED AS DOCUMENT NUMBER 204584; THENCE NORTH 00 DEGREES 04 MINUTES 08 SECONDS EAST ALONG SAID EASTERLY LINE 125.12 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY LINE, 6.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN SAID MUNROE AND RULIEN'S SUBDIVISION; THENCE NORTH 00 DEGREES 04 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 119.89 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID NORTHEAST CORNER ALSO BEING ON THE NORTH LINE OF BLOCK 3 IN SAID YOUNG AND CAGWIN'S SUBDIVISION; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, 200.75 FEET TO THE POINT OF BEGINNING IN WILL COUNTY, ILLINOIS.

508 E. CASS ST., JOLIET, IL 60432

PINS: 30-07-10-418-013-0000 AND 30-07-418-014-0000

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:

508 E Cass St, Joliet, IL 60432

PIN(s): 30-07-10-418-013-0000 and 30-07-10-418-014-0000

III. PROPERTY OWNERSHIP

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

- | | |
|---|--|
| <input type="checkbox"/> Individual: | State the names, addresses, and phone #'s of the individual owner(s) |
| <input checked="" type="checkbox"/> 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 |
| <input type="checkbox"/> 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 |
| <input type="checkbox"/> Land Trust: | State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries |
| <input type="checkbox"/> Partnership: | State the names, addresses, and phone #'s of all partners |
| <input type="checkbox"/> 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 |

McDonald's is a publicly traded corporation. SEC regulations only require reporting
owners of 5% or more of stock. As of December 31, 2024 the following owned more
than 5%: The Vanguard Group, 100 Vanguard Boulevard, Malvern, PA 19355
BlackRock, Inc., 50 Hudson Yards, New York, NY 10001.

E-MAIL: Andy.Vitale@us.mcd.com

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

N/A

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.

McDonald's Corporation

SIGNED: By: Andrew P. Vitale

DATE: 07/14/2025

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

Andy Vitale, Construction Manager, McDonald's Corporation 312-833-2683

PRINT

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).		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8817

Agenda Date:8/21/2025

STAFF REPORT

DATE: August 21, 2025
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2025-33
Applicant: Kieara Washington
Status of Applicant: Tenant
Owner: Lakewood Redevelopment LLC
Location: 221 Springfield Avenue, Unit 4
Request: A Special Use Permit to allow an early childhood education center and preschool

Purpose

The applicant is requesting a Special Use Permit to allow an early childhood education center and preschool, located at 221 Springfield Avenue, Unit 4. The proposed use most closely resembles a public or private kindergarten, day care center or nursery, per Section 47-5.2(A)(3) of the City's Zoning Ordinance. The subject property contains B-1 (Neighborhood Business) zoning. Per the ordinance, day care centers may be allowed in B-1 (Neighborhood Business) zoning districts, provided that the use is not less than 40 feet from any lot in a residential zoning district, 75 square feet of outdoor play area is provided for each child, and that the outdoor play area is enclosed by a fence or wall at least 3 feet in height. The proposed use would meet these requirements. The Zoning Board of Appeals will make the final decision on this Special Use Permit request.

Site Specific Information

The subject property is approximately 0.6 acres in size and contains a commercial building with five units. The proposed use would occupy Unit 4, the second most northern unit. The Zoning Board of Appeals approved a similar Special Use Permit request for a day care center at the subject location in 2022. Minutes from the 2022 meeting have been included in the staff report packet for reference. The request in 2022 involved both Units 4 and 5. The subject request would only apply to Unit 4. The previously granted Special Use Permit expired on May 21, 2023. A variation to reduce the required amount of off-street parking for the day care center use from 14 spaces to 8 spaces was also approved in 2022. This variation runs with the land and is still applicable to the current proposed use.

The site is accessed by two separate access points from Springfield Avenue. Existing directional signage along the Springfield Avenue frontage directs visitors to enter the property from the northern access point, which then guides traffic southbound to the eastern parking area, before traffic exists at the southern access point onto Springfield

Avenue. The eastern parking area, which is located between the commercial building and Springfield Avenue, contains 23 parking spaces. The applicant intends to use four parking spaces for daily drop-off and pick-up of students. Additional overflow parking within the eastern parking area will likely be available during these times as well. If needed, the applicant is open to implementing a staggered arrival and dismissal schedule to improve ingress and egress from the eastern parking area.

Additional parking for building tenants is located west of the commercial building. The applicant's proposed outdoor play area would feature a five-foot tall chain link fence and occupy approximately 1,600 square feet of space that would consume the rear parking area behind Units 4 and 5. The applicant has stated that the current tenant for Unit 5 operates outside of standard business hours and will likely only need to use parking in the eastern parking area. Seven parking spaces will remain in the rear parking area for the building's other commercial tenants. This is the same volume that was proposed when the site was previously considered for a day care center use in 2022.

Surrounding Zoning, Land Use and Character

- | | |
|--------------------------|-------------------------|
| * North: B-1; Commercial | * East: R-B; Hospital |
| * South: B-1; Office | * West: I-1; Commercial |

Applicable Regulations

- Section 47-11.2A(A) – Special Uses – Neighborhood Business Districts
- Section 47-5.2(A)(3) – Special Uses – Day Care Centers
- Section 47-5.2(C) - Criteria for issuance of a Special Use Permit (see attached petition)
- Section 47-17.17(n)(8) – Off-Street Parking Regulations – Retail/Restaurant

Discussion

Approval of the requested Special Use Permit would allow development of an early childhood education center and preschool at 221 Springfield Avenue, Unit 4. The State of Illinois' Department of Children and Family Services requires day care center operators to meet an extensive number of conditions before a State-issued day care center license can be procured. The applicant will also need to meet the City's requirements for obtaining a general business license. Staff recommends the requested Special Use Permit be conditioned to require that the applicant meet all State Code requirements and obtain a State of Illinois day care license.

The applicant's petition states that the school would have a licensed capacity of 20 children from ages 3 to 5. One staff member for every 10 children would be present during

operating hours, which would be Monday through Friday, between 7:30 A.M. and 5:30 P.M.

Staff finds that the requested special use will not be detrimental to the public health, safety, or general welfare of the surrounding area. Since the subject property is surrounded by commercial and industrial uses, the outdoor play area and anticipated traffic to the facility are not seen to be injurious to the use and enjoyment of other property in the immediate vicinity. The applicant has presented a pick-up and drop-off plan and is open to implementing staggered arrival and dismissal times to help with traffic flow. The requested special use will conform to the applicable land use regulations of the B-1 zoning district.

Conditions

If the Zoning Board desires to approve the Special Use Permit, staff recommends the following conditions be included:

1. That the early childhood education and preschool business shall be registered with the City Clerk's Office.
2. That the applicant provides proof of any required licensing from the State of Illinois, before issuance of a certificate of occupancy.
3. That the petitioner submit a plan for fencing of the outdoor play area, with design style and specifications of fencing shown, prior to issuance of any necessary building permits.
4. That the operator implements staggered arrival and dismissal times as needed to improve the flow of traffic to and from the subject property.
5. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

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: 221 Springfield Ave, Unit 4, Joliet, IL ⁶⁰⁴³⁵

PETITIONER'S NAME: Kieara Washington

HOME ADDRESS: 17771 Sarah Lane Country Club Hills, IL ZIP CODE: 60478

BUSINESS ADDRESS: 221 Springfield Ave, Unit 4 Joliet, IL ZIP CODE: 60435

PHONE: (Primary) 870-340-6608 (Secondary) _____

EMAIL ADDRESS: Kieara1289@yahoo.com FAX: _____

PROPERTY INTEREST OF PETITIONER: Tenant

OWNER OF PROPERTY: Lakewood Redevelopment LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 16101 108th Ave 2nd floor, Orland Park, IL ZIP CODE: 60467

EMAIL ADDRESS: Alex@ChicagoSouthlandhomes.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):

OTHER PROJECTS AND/OR DEVELOPMENTS:

NONE

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-07-301-034-0050 ;
_____ ; _____ ; _____.

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):

A parcel of land 150ft wide in SW 1/4 of Section 7, Township
35N, Range 10E, adjacent to Lot 4 of Woodview Sub, Solist, IL

LOT SIZE: WIDTH: 100ft DEPTH: 260ft AREA: 0.60 acres

PRESENT USE(S) OF PROPERTY: Vacant Commercial Unit

PRESENT ZONING OF PROPERTY: Commercial (00600)

SPECIAL USE REQUESTED: To operate a licensed early childhood
education center and preschool under the name Destined By
Faith Little Scholars.

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.

See attached Document

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?

2. How will the special use impact properties in the immediate area? _____

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

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

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

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?

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)?

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

The establishment of Destined By Faith Little Scholars Preschool will have a positive impact on public welfare by providing safe, high-quality early childhood education in a nurturing environment. The center will follow all state and local licensing and safety standards, including secure entry protocols, age-appropriate facilities, and trained staff. This service supports working families in the community and contributes to child development and school readiness.

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

The preschool will have a beneficial impact on the surrounding area by offering a needed service that enhances neighborhood value. It is designed to operate within regular business hours, with minimal disruption to neighboring properties. Noise levels will be controlled and confined within the interior, and the property will be maintained to reflect a professional, family-oriented image.

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

No. The preschool will not impede development or improvements in the area. In fact, it complements surrounding commercial and residential uses by increasing foot traffic and contributing to a stable, community-serving local economy. The preschool fits well within the intended commercial use of the space.

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

Yes. The unit is part of a developed commercial property that already has access to all required municipal utilities, including water, sewer, electricity, and storm drainage. There is also sufficient access for delivery and emergency vehicles.

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

Yes. The preschool will have designated drop-off and pick-up procedures to reduce traffic congestion. There is sufficient parking on-site for staff and families, and the property is accessible from a side street, limiting disruption to nearby traffic flow.

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?

Yes. The proposed use as a licensed preschool is consistent with the goals of the zoning district and will conform to all applicable land use regulations. The center will also meet all DCFS, fire code, health, and city requirements for operation.

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 use (unless conditions in the area have changed substantially)?

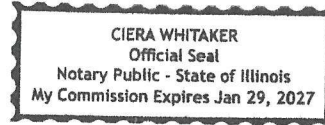
Yes. There have been no prior applications for a special use permit at this location within the past year, nor has any such application been denied.

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, Kieara Washington, 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.

Kieara Washington
Petitioner's Signature

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

Subscribed and sworn to before me
this 14 day of July, 20 25
[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:

221 Springfield Ave Unit 4, Joliet, IL 60435
PIN(s): 30-07-07-301-034-0000

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

Lakewood Redevelopment LLC
16101 108th Ave 2nd floor, Orland Park IL 60467

Alex@chicagoSouthlandhomes.com

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

221 Springfield Ave Unit 4, Joliet, IL 60435

E-MAIL: Kieara1289@yahoo.com 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: Kieara Washington

DATE: 7-14-2025

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

Kieara Washington, Tenant, 870-340-6608

PRINT

Architectural Plan for Change of Use to Daycare

Location: 221 Springfield Ave, Joliet, IL

Project Title: Change of Use - Daycare Build-Out

Use Change: From commercial/office use to childcare/daycare facility

1. General Space Layout

Proposed Entry (5' x 8'): Secured access vestibule with door access to office and classroom area.

Proposed Office (10' x 8'): Administration, parent meetings, and observation window to classroom.

Classroom (Existing Space) (Approx. 450500 sq ft): Main classroom/playroom area. Includes reading corner, cubbies, play area, and nap space.

Food Prep Area (9' x ~10'): Includes 3-compartment sink, hand sink, range, and grease interceptor.

Restroom (Existing) (~8' x 6'): Toilet and sink for staff use. Plumbing will be extended.

Toddler Restroom Addition (Within existing classroom): Toddler-size toilet and hand sink added.

2. Code & Safety Features

- Exits: Two exit doors front entry and rear access (if applicable).
- Smoke & CO Detectors: Installed per local fire code.
- Egress Windows: Not applicable meets fire safety compliance.
- Fire Extinguishers: Mounted near kitchen and entry.
- Childproofing: All outlets covered; storage out of toddler reach.
- Occupancy: Proposed capacity: ²⁰~~4500~~ children.

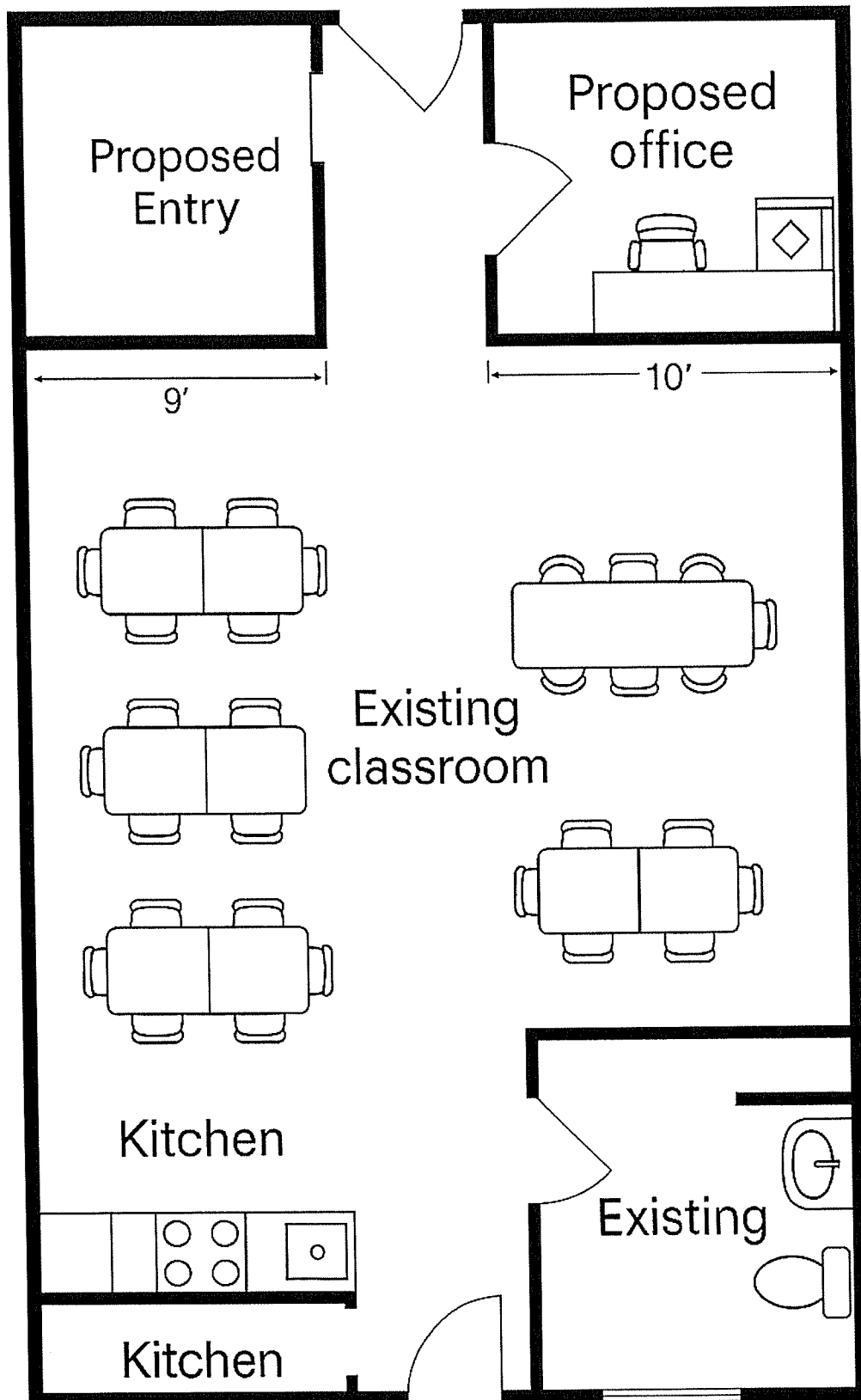
3. Plumbing Fixtures Count

3-Compartment Sink (Qty: 1) - For washing/sanitizing utensils.

Handwashing Sink (Kitchen) (Qty: 1) - Required for food prep.

Range (Qty: 1) - With hood (if cooking is involved).

Grease Interceptor (Qty: 1) - Connected to 3-compartment sink and range.



Site Use & Operational Plan Proposal

Destined By Faith Little Scholars Preschool

221 Springfield Ave, Unit 4, Joliet, IL 60435

1. Parking & Traffic Management

To ensure smooth and safe drop-off and pick-up procedures for families, the following parking accommodations and traffic plan have been developed:

- **Dedicated Parking:** The preschool has been allotted **two (2) designated parking spaces** directly in front of Unit 4. These will be used primarily for staff or short-term parent parking.
- **Drop-Off / Pick-Up Zone:** An additional **two (2) parking spaces behind the front spaces** will serve as a designated **drop-off/pick-up zone**. These spaces will allow parents to quickly and safely drop off or pick up children without obstructing traffic or requiring long-term parking.
- **Overflow Access:** The preschool will also have **access to the larger shared parking lot located behind the building**. This lot provides ample space for visitors, family meetings, or staff overflow, ensuring there is never a shortage of parking or congestion around the building.

A **staggered arrival and dismissal schedule** will be used, if necessary, to further minimize traffic flow and ensure smooth ingress and egress.

2. Outdoor Play Area

A safe and engaging **outdoor play area** will be developed to meet the needs of the enrolled children and adhere to Illinois DCFS child care regulations:

- A **secure privacy fence** will be professionally installed behind the building to enclose the designated outdoor space.
 - This area will include **age-appropriate playground equipment** and **soft surfacing** (e.g., grass, turf, or mulch) to promote physical activity and outdoor learning.
 - The playground will only be used during scheduled playtimes, and children will be supervised by qualified staff at all times.
-

3. Safety & Compliance

- All entrances and exits will remain clearly marked and accessible.
 - Fire and emergency safety regulations will be strictly followed, including required inspections and permits for outdoor structures.
 - Playground equipment will meet **ASTM and CPSC safety standards**.
 - The preschool will comply with all DCFS licensing standards and City of Joliet codes.
-

4. Benefits to the Community

- The use of this space as a preschool supports **local working families** by providing access to early childhood education in a convenient and safe location.
- The proposal maximizes use of the existing infrastructure and is designed to **enhance the building's value and use** without disrupting neighbors or traffic flow.
- The fenced play area and designated parking will help maintain an orderly, family-friendly environment that aligns with the City's community development goals.

Employee Staffing Plan

Destined By Faith Little Scholars Preschool

Proposed Staffing Pursuant to Illinois Administrative Code – Title 89, Part 407.90

Program Overview

- **License Capacity:** 20 children (ages 3 to 5)
- **Age Group:** Preschool
- **Hours of Operation:** Monday – Friday, 7:30 AM to 5:30 PM
- **Staff-to-Child Ratio (per DCFS 407.190):**
1 staff per 10 children for 3–5-year-olds

Staffing Requirements Per DCFS 407.90(b)

Role	Quantity	Shift Coverage	Qualifications
Director (also acts as teacher as needed)	1	Full-time (open–close)	Meets DCFS Director qualifications (per 407.130)
Preschool Teachers	2	Full-time	60 semester hours with 6 ECE credits (or CDA)
Teacher Aide / Assistant	1	Full-time	High school diploma + orientation/training
Kitchen / Food Service Staff	1	Morning/lunch	Must complete food handler safety training
Float/Substitute Staff (Optional/Relief)	1 (on-call)	As needed	Cross-trained in classroom and kitchen
Custodial / Cleaning Support	Outsourced or PT	After-hours	(If not performed by center staff)

Teacher-to-Child Ratio Implementation

Group	Age Range	Max Children	Required Staff	Staffing Plan
Preschool Room	3–5 years	20	2	2 Lead Teachers full-time

Kitchen Staff Responsibilities

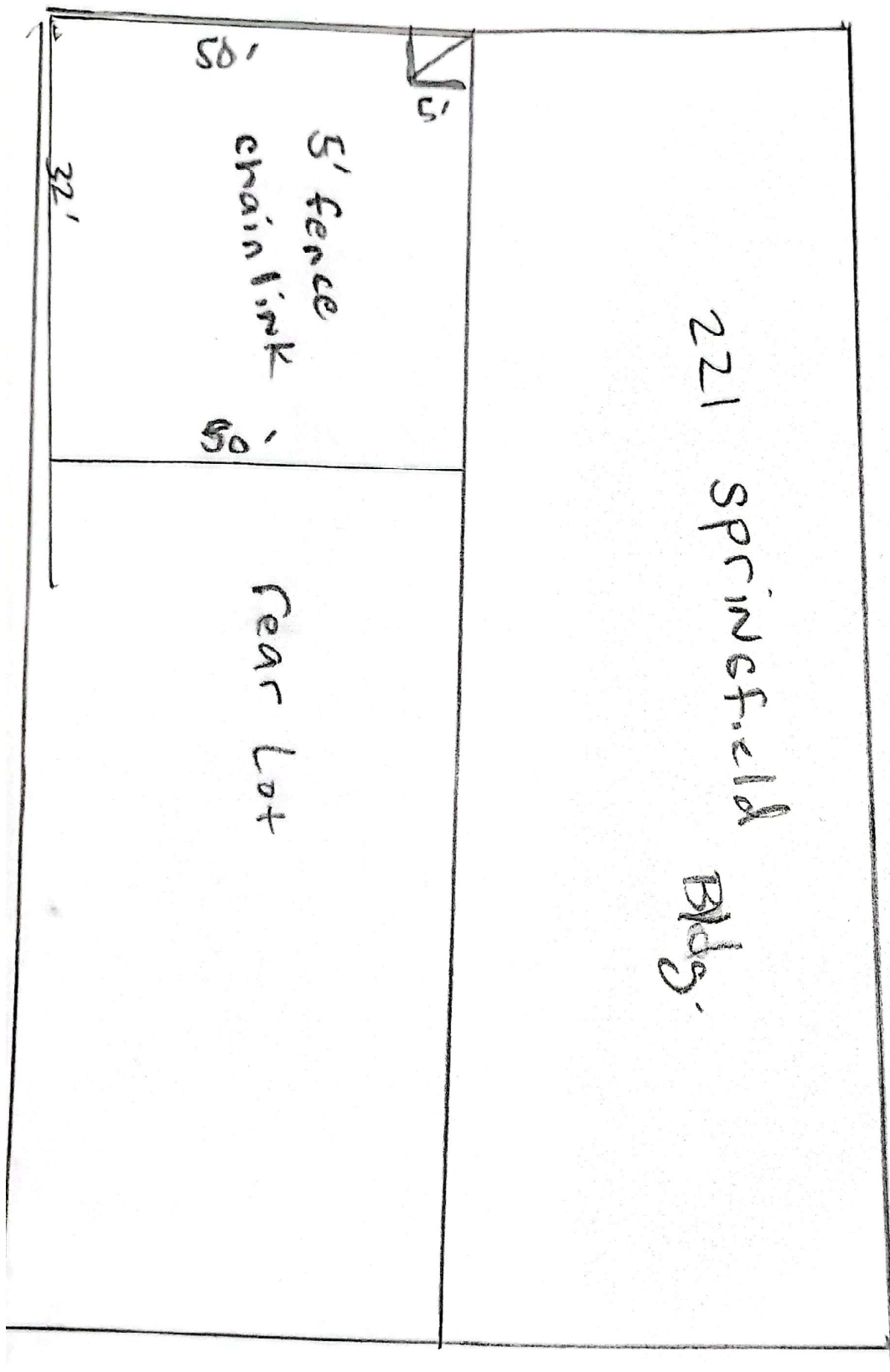
- Prepare and serve breakfast, lunch, and snacks according to DCFS meal requirements.
 - Maintain cleanliness and sanitation of kitchen per local health code.
 - Keep logs of food safety, temperature, and allergy records.
 - Assist with deliveries and inventory tracking.
-

Training & Compliance

- All staff will complete:
 - **DCFS Mandated Reporter Training**
 - **CPR/First Aid Certification**
 - **Health & Safety Orientation**
 - **Food Handler Certification** (kitchen staff)
 - **Background checks (Fingerprinting, CANTS, and SOR)**
 - Regular in-service trainings and staff meetings will be scheduled quarterly.
-

Record Keeping

- Staffing schedules, qualifications, training records, and background clearances will be maintained on-site in the licensing file per Section 407.70 and 407.90(e).



Proposed 5' chainlink fence in north west corner of rear lot.





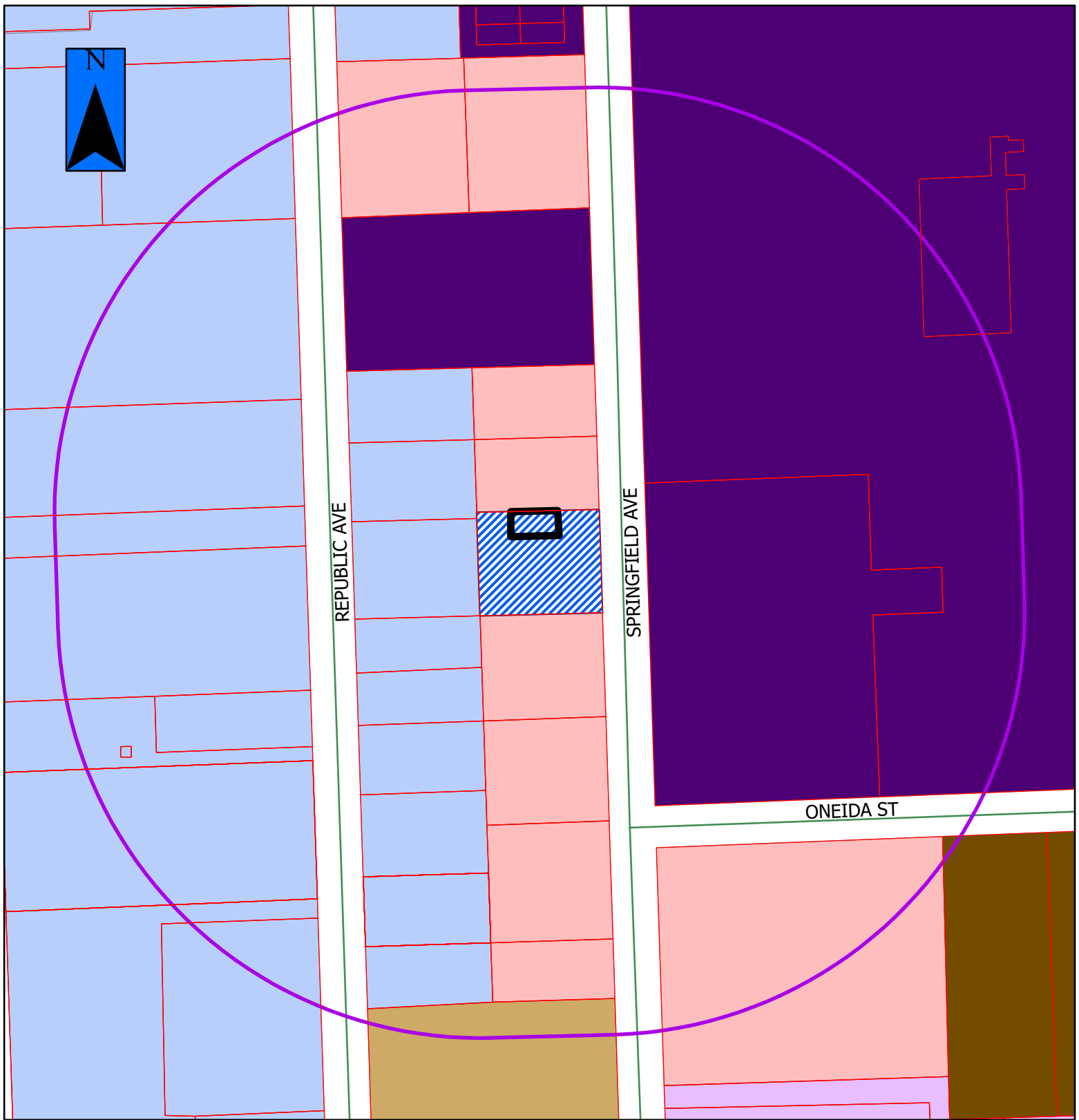
 **KODOCARE**
PHARMACY
MOVED TO 2401 W. JEFFERSON

209-221

EXIT
ONLY




195
People's Plaza
ed law offices
Lawyers
26.1616





2025-33



-  = Property in Question
-  = 600' Public Notification Boundary
-  = Site in Question

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



2025-33a



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



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8815

Agenda Date:8/21/2025

STAFF REPORT

DATE: August 13, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-34
Applicant: Leticia Quintero
Status of Applicant: Owner
Location: 501 Albert Avenue (Council District #5)
Request: Variation to reduce the corner side yard setback to allow a rear addition

Purpose

The applicant is requesting the following variation to allow construction of a rear addition to their existing residence at 501 Albert Avenue:

- Variation to reduce the required corner side yard setback from 20 feet to 11 feet

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

Site Specific Information

The subject site is a corner lot that is 61 feet by 116 feet (7,120 square feet) and contains a one-story residence built around 1890. The house contains around 1,120 square feet of living area. The property is zoned R-2 (single-family residential) and is located at the northeast corner of Albert Avenue and Wilson Avenue.

The house has existing nonconforming setbacks: the corner side yard setback is around 11 feet (the required setback is 20 feet) and the front yard setback to the porch is around 12 feet (the required setback is 30 feet). Section 47-17.22 (3) *Non-conforming Structures* of the Zoning Ordinance allows pre-existing nonconformities to remain as long as the structures are not enlarged or altered in a way that increases their nonconformity.

The owner is proposing to extend the west and rear walls to construct a 17.2-foot by 9.6-foot addition at the northwest corner of the house. The proposed addition will have the same 11-foot corner side yard setback as the existing structure.

In September 2021, the Zoning Board of Appeals approved a series of variations for this address to allow construction of a second-story addition on the existing one-story residence. The variations approved were to reduce the corner side yard setback to 11.5

feet and to reduce the front yard setback to 20.5 feet. The petitioner did not construct a second story.

Surrounding Zoning, Land Use and Character

The property is located in a residential neighborhood south of Washington Street, and surrounded by residential uses with either R-2 (single-family residential) or R-3 (one- and two-family residential) zoning. Albert Avenue is around 350 feet long and terminates at Hickory Creek at its east end.

Applicable Regulations

- Section 47-6.4 R-2 District Yard and Lot Requirements
- Section 47-17.3 Yards Required for Corner Lots
- 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 construct a 17.2-foot by 9.6-foot addition that is set back 11 feet from the corner side yard property line. The required corner side yard setback in the R-2 district is 20 feet. The house, which was built around 1890, has an existing corner side yard setback of 11 feet. The addition would extend this nonconforming setback along the west side of the property, which requires a variation.

The addition would allow the expansion of two bedrooms at the northwest corner of the house. The gable roof over the west part of the house would be extended over the addition, and the rear wall would be moved north to align with the other existing exterior wall. The siding and roof materials of the addition would match the existing house. A plat of survey, floor plan, and elevations are included in the staff report packet.

Staff finds that the request meets the following criteria for variations: there is a physical hardship due to the house's existing location on the lot. The house was built prior to the adoption of the Zoning Ordinance bulk requirements and has an existing nonconforming corner side yard setback. The petitioner would not be able to build an addition in this location and meet the current required setbacks. The neighborhood contains many older homes built between 1870 and 1920 that have nonconforming setbacks. The proposed addition will not be out of character with the existing residence nor with other properties in the neighborhood.

Conditions

None

Figure 1: 501 Albert Avenue (2024), with proposed addition in red

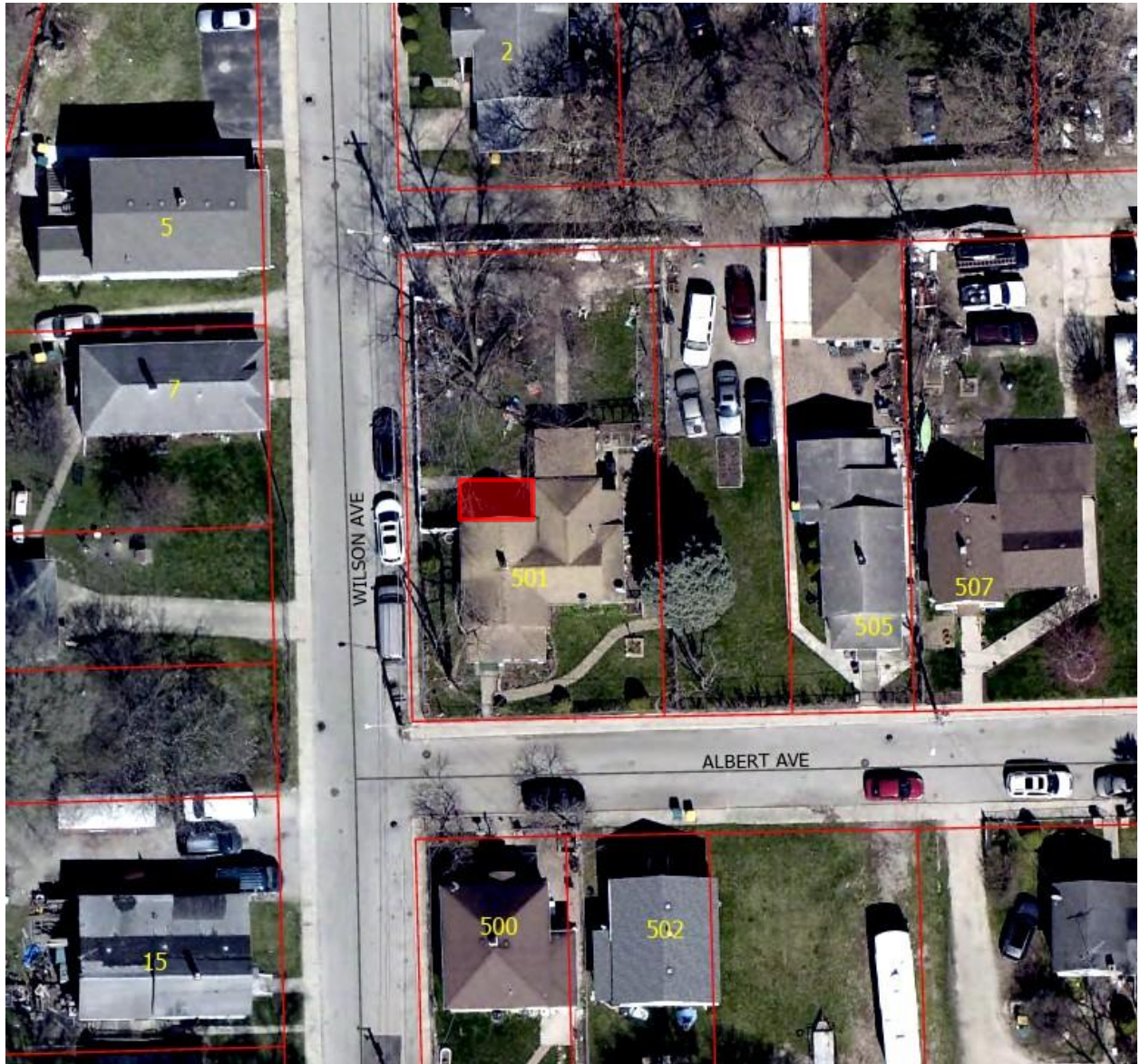


Figure 2: 501 Albert Avenue, view north from intersection of Wilson Avenue and Albert Avenue (July 2025)



Figure 3: West side (with 11-foot setback) of existing residence at 501 Albert Avenue, view east from Wilson Avenue (May 2023)





Figure 4: West and north sides of existing residence at 501 Albert Avenue, view southeast from Wilson Avenue (May 2023)

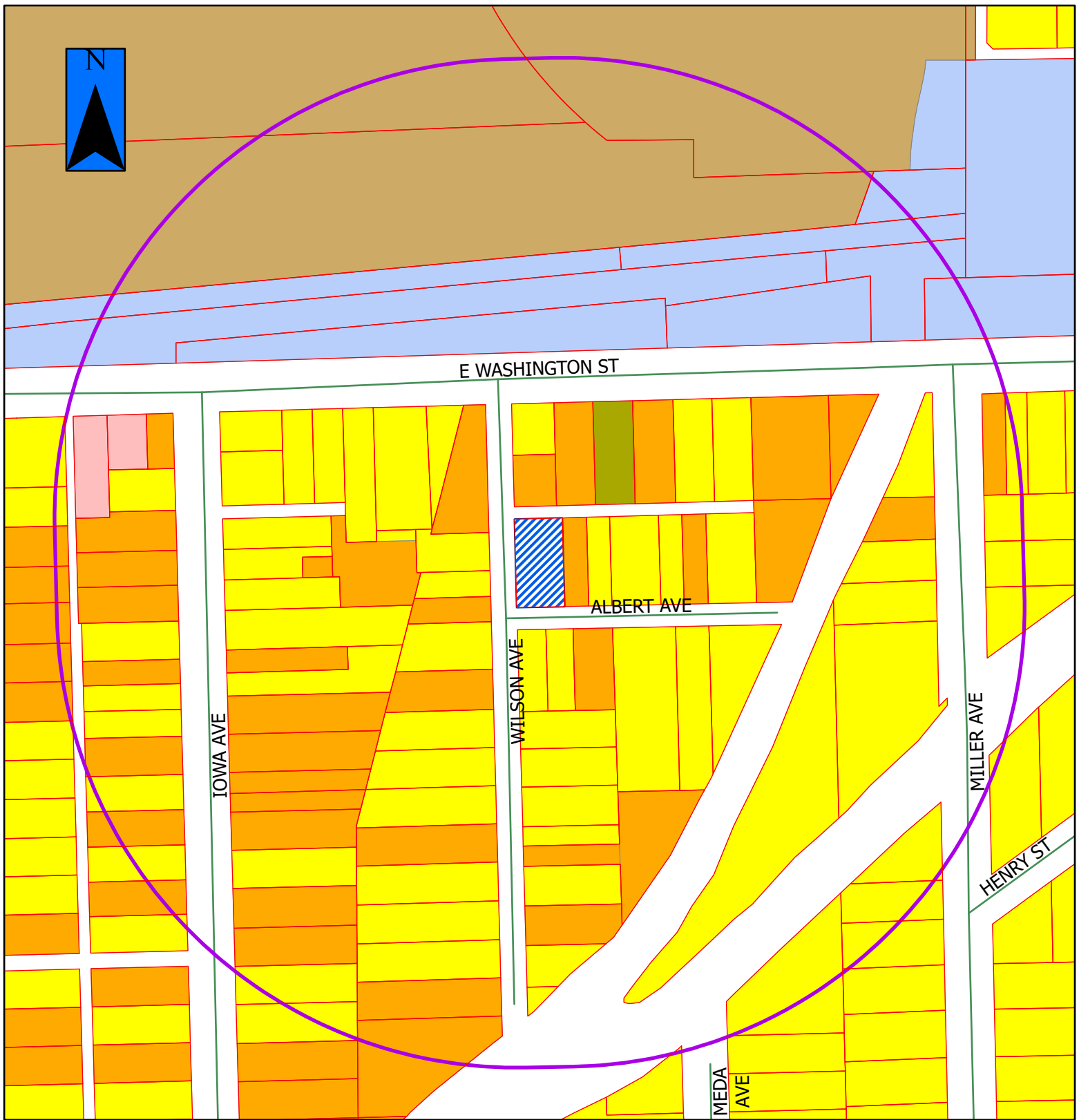




2025-34a



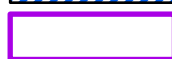
-  = Property in Question / Propiedad en cuestión
-  = 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



2025-34



= Property in Question



= 600' Public Notification Boundary

Legend

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

LOT 8, IN JAMES HORAN'S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 1873, IN PLAT BOOK 1, PAGE 90, AS DOCUMENT NO. 88888, IN WILL COUNTY, ILLINOIS; COMMONLY KNOWN AS 501 ALBERT AVENUE, JOLIET, ILLINOIS.

STATE OF ILLINOIS
COUNTY OF WILL

THIS IS TO CERTIFY THAT I, JAMES J. GIBBONS, AN ILLINOIS REGISTERED LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 24TH DAY OF MAY, 1990.

JAMES J. GIBBONS - ILLINOIS LAND SURVEYOR NO. 2283

- INDICATES IRON PIPE FOUND
- INDICATES IRON PIPE PLACED

JAMES J. GIBBONS
CIVIL ENGINEER - LAND SURVEYOR
2409 JOSEPH AVENUE, JOLIET, ILLINOIS 60436

SCALE: 1" = 20'

APPROVED BY:

DRAWN BY JJG

DATE: 05/24/90

REVISÉ

MR. RICHARD KAVANAGH, ATTORNEY

P.O. BOX 2068

JOLIET, ILLINOIS 60434

FR7D61

DRAWING NUMBER

REVISION NO.	DATE	REMARKS

PROPOSED SECOND FLOOR ADDITION
FOR LETICIA QUINTERO
501 ALBERT AVENUE, JOLIET, IL

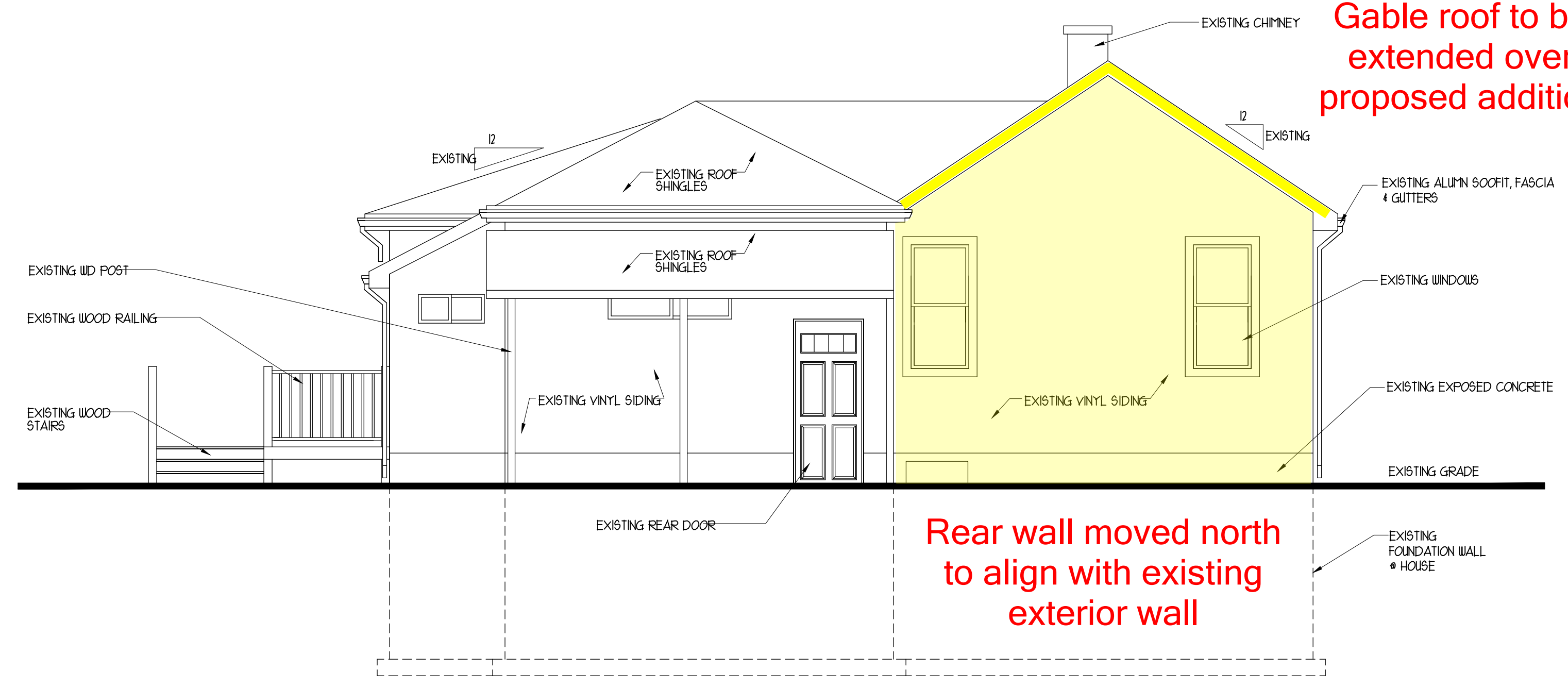
DRAWN BY: J.C.
CHECKED BY: BOB GEBEL
DATE: AUGUST 11, 2021
PROJECT NO: 21-014
TITLE: EXISTING PLANS

ISSUED FOR OWNER'S REVIEW AUGUST 11, 2021

Gable roof to be extended over proposed addition

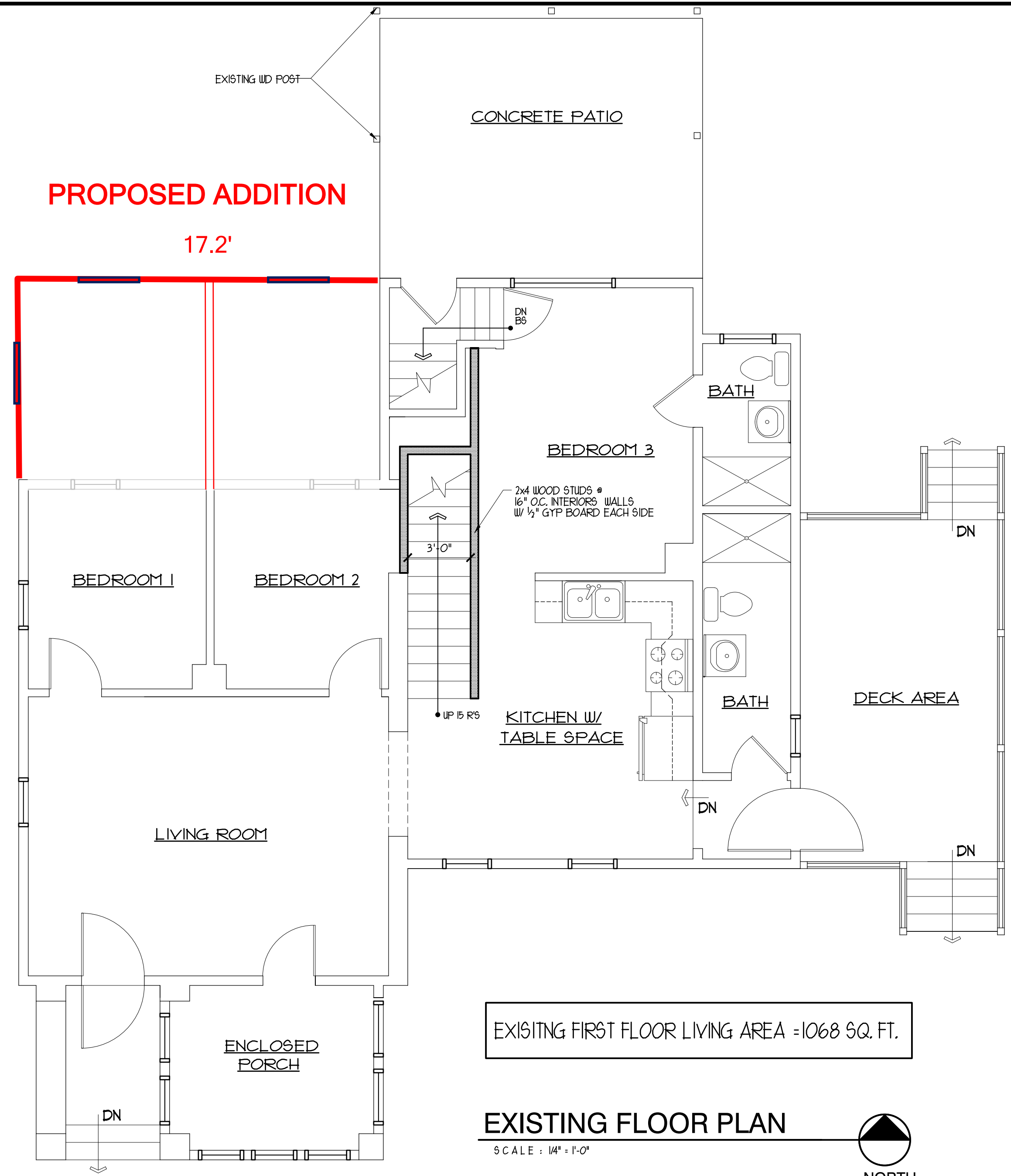
Rear wall moved north to align with existing exterior wall

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

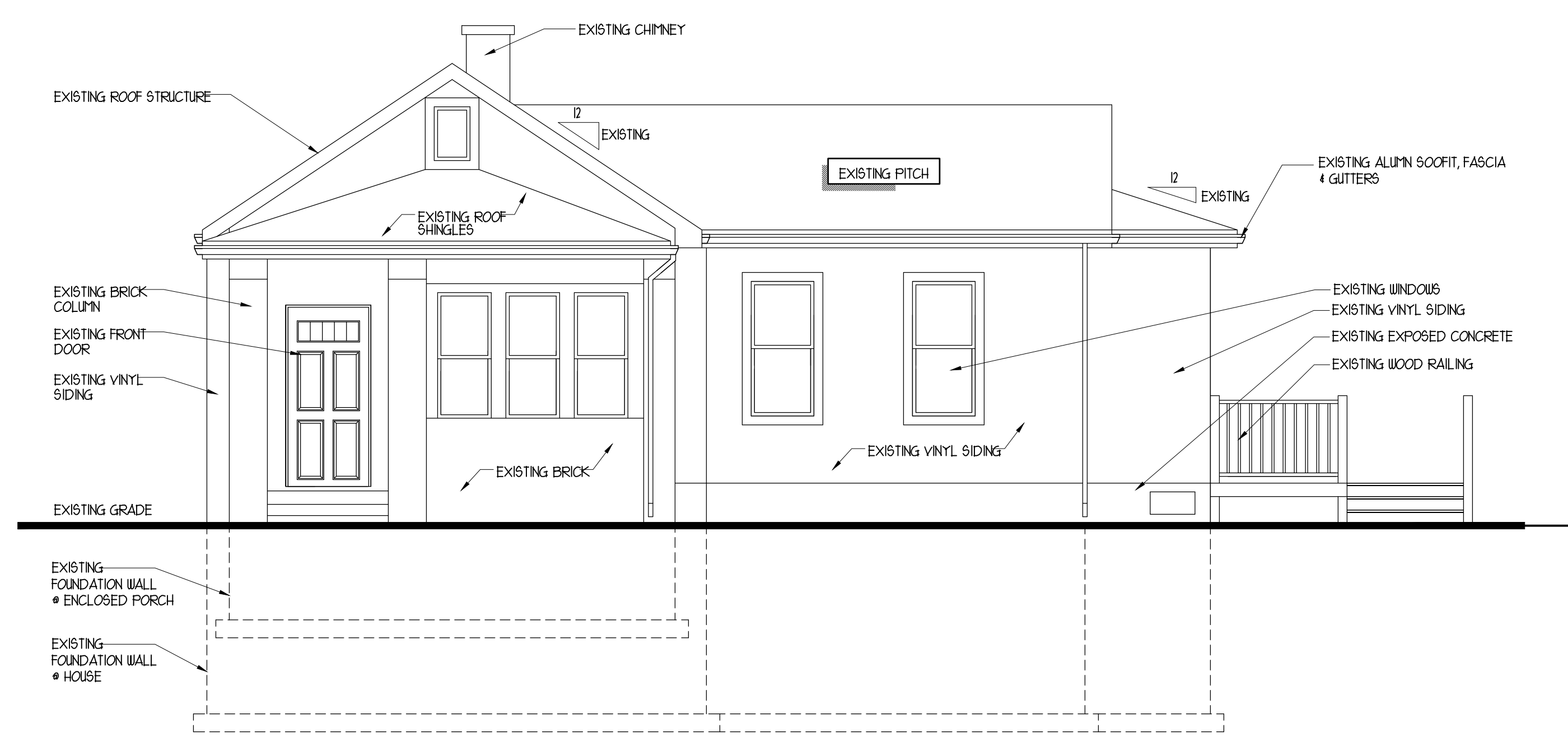


EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

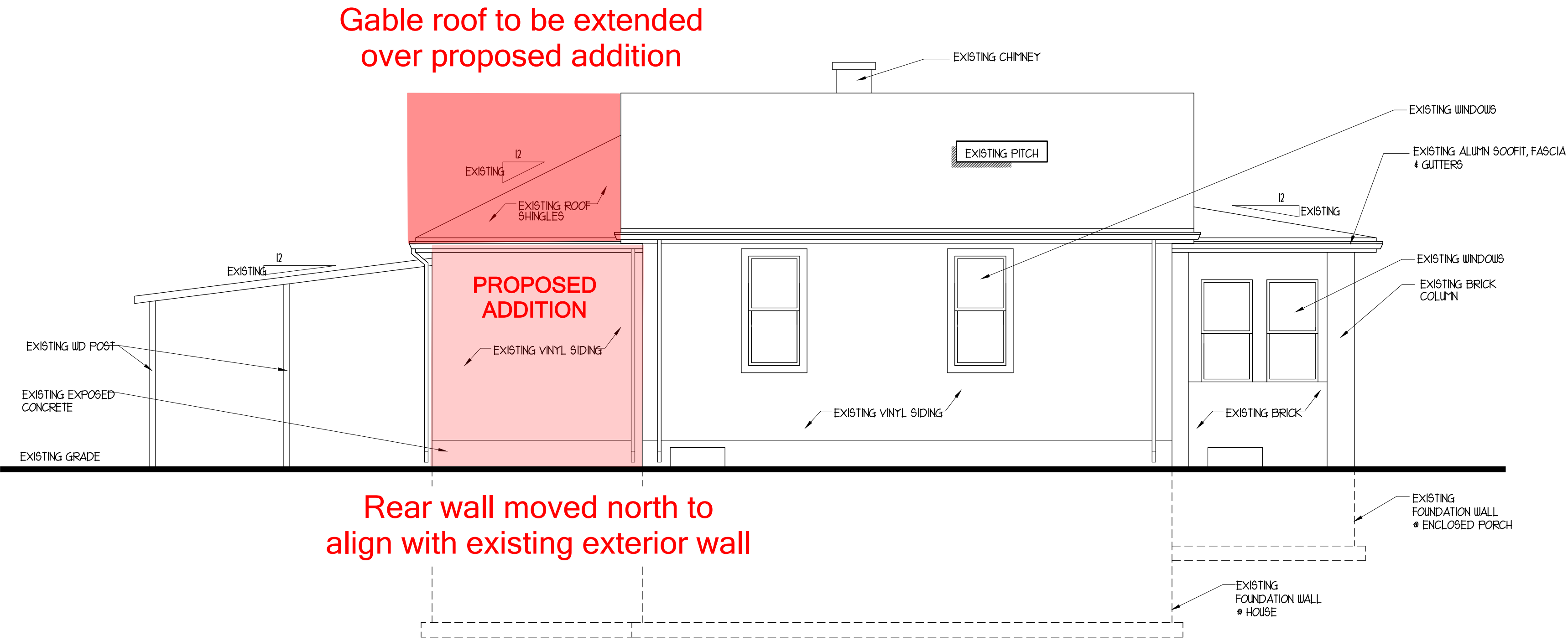
EXISTING FIRST FLOOR LIVING AREA = 1068 SQ. FT.



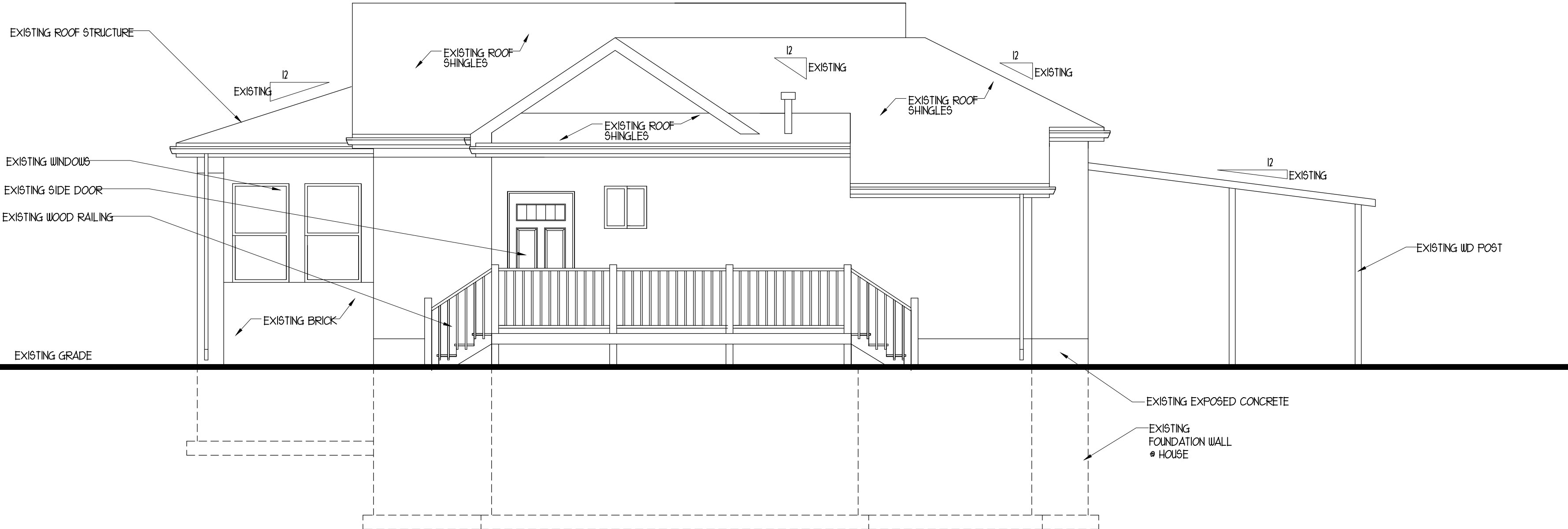
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



UNITED ARCHITECTS RESERVE COPYRIGHT AND OTHER RIGHTS RESTRICTING THESE DRAWINGS FOR THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS CHANGES OR OTHER ASSIGNMENTS ARE PROHIBITED. © 2021

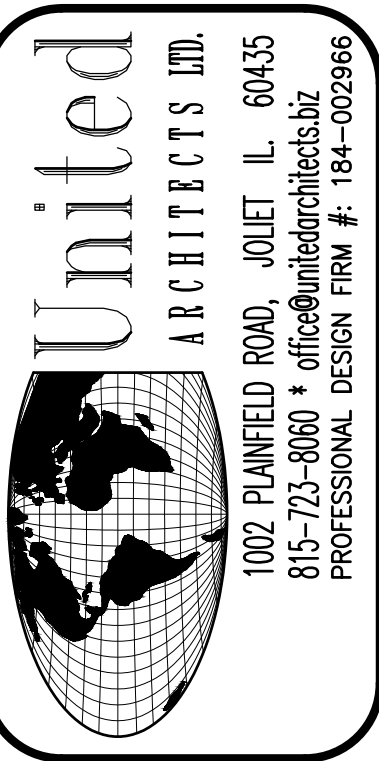


EXISTING LEFT SIDE ELEVATION
SCALE : 1/4" = 1'-0"



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

ISSUED FOR OWNER'S REVIEW AUGUST 11, 2021



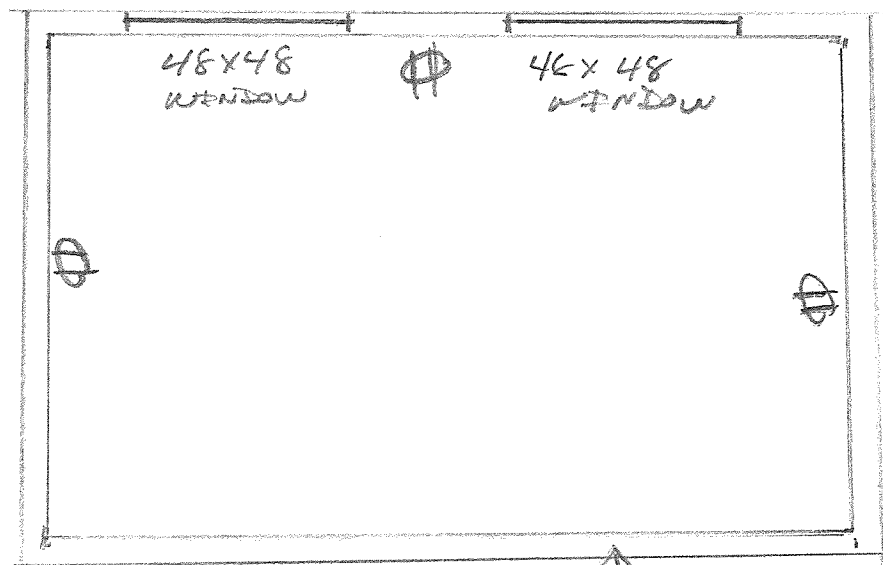
REVISION NO.	DATE	REMARKS

PROPOSED SECOND FLOOR ADDITION
FOR LETICIA QUINTERO
501 ALBERT AVENUE, JOLIET, IL

DRAWN BY: J.C.
CHECKED BY: BOB GEBEL
DATE: AUGUST 11, 2021
PROJECT NO: 21-014
TITLE: EXISTING ELEVATIONS

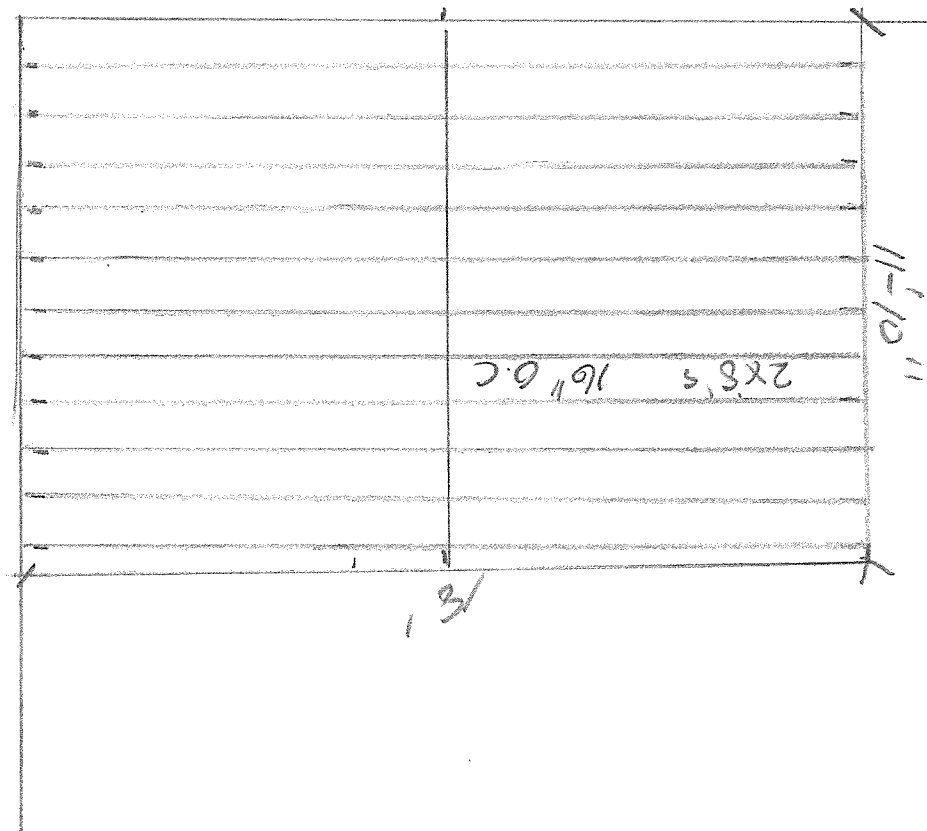
SHEET
A-3

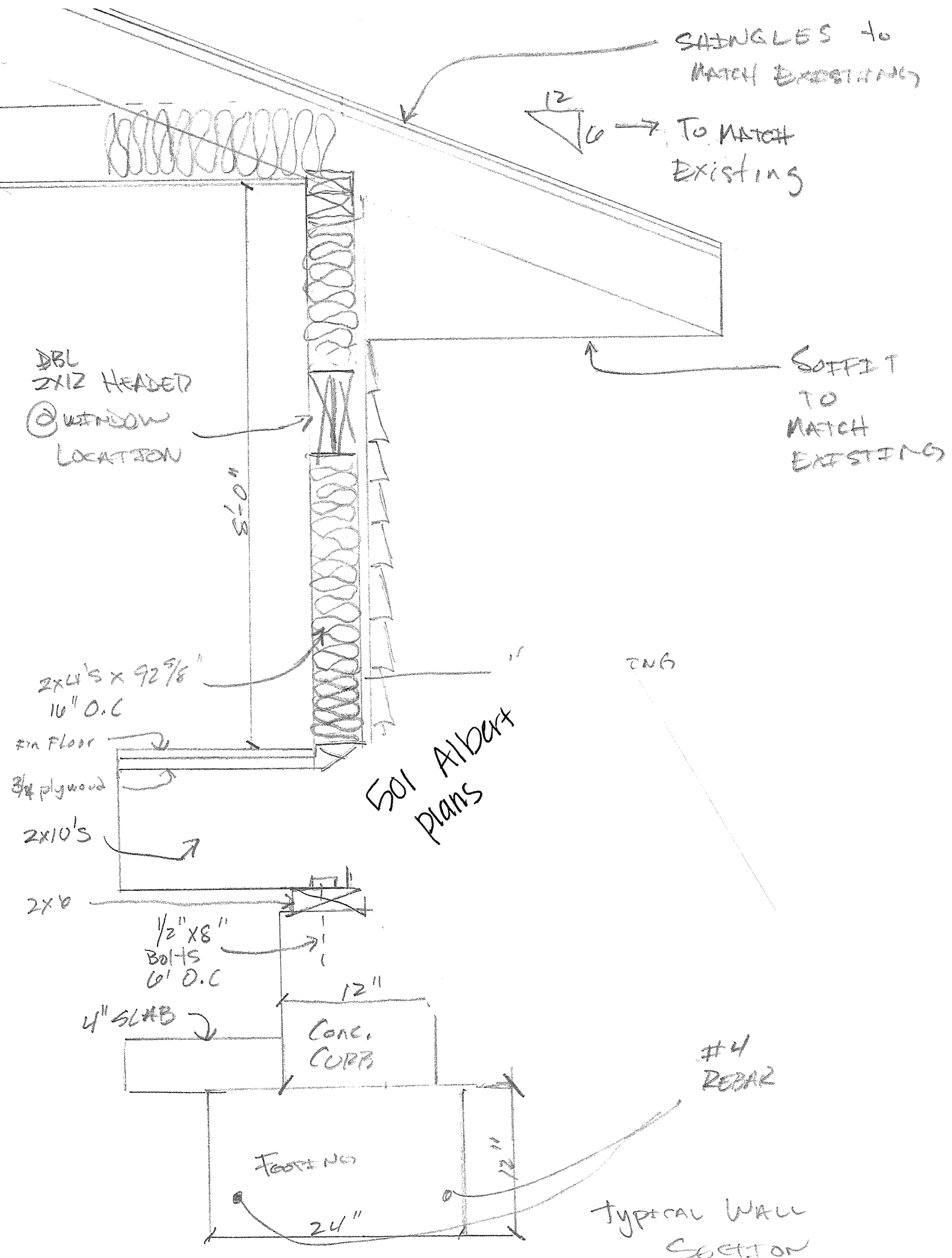
UNITED ARCHITECTS RESERVE COPYRIGHT AND OTHER RIGHTS RESTRICTING THESE DRAWINGS FOR THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR OTHER ASSIGNMENTS ARE PROHIBITED. © 2021



DBL LVL
11 7/8 x 18'
SET @ C.J. Ht + T

Foot Transition Plan





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: 501 Albert Ave

PETITIONER'S NAME: Leticia Quintero

HOME ADDRESS: 501 Albert Ave ZIP CODE: 60433

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) 815 603 8046 (Secondary) _____

EMAIL ADDRESS: leticia.pena@gmail.com FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Leticia Quintero

HOME ADDRESS: 501 Albert Ave ZIP CODE: 60433

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: leticia.pena@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 or email):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-15-203-010-0000
_____ ; _____ ; _____.

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: 61' DEPTH: 116.50 AREA: 7,106.5 SF

PRESENT USE(S) OF PROPERTY: Home Residence

PRESENT ZONING OF PROPERTY: Residential

VARIATION/APPEAL REQUESTED: Side and Front Variation

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 owner wishes to make the 2 Bedrooms
Bigger AS there is only Room for a Bed + dresser
And rooms have no closet space

2. What unique circumstances exist which mandate a variance?

The lot size & the house size are already established

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.

Positive - increase property value of lot & neighbor lots

Negative - None

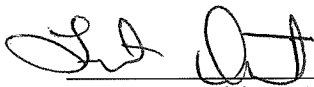
REQUIRED SUPPORTING ATTACHMENTS

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

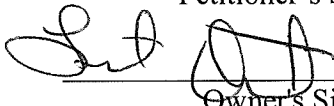
NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Leticia Quintana, 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 ____ day of ____, 20__

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

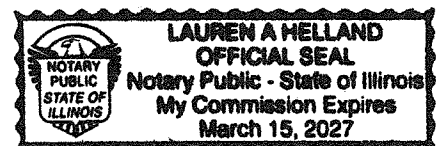
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Leticia Quintana, 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 13 day of June, 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:

501 Albert Ave Joliet IL 60433

PIN(s): 30-07-15-203-010-0000

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

Leticia Quintero
501 Albert Ave
Joliet IL 60433
815 603 8046

E-MAIL: ~~Leticia Quintero~~ FAX: _____

Leticia Peng 2@gmail.com

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: *Leticia Quintero*

DATE: 6-13-25

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

Leticia Quintero 815 603 8046
Owner

PRINT

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).		