

DATE: June 19, 2025
TO: Zoning Board of Appeals
FROM: Ray Heitner, Planner
RE: Petition Number: 2025-17
Applicant/Owner: William Passaglia
Location: 309 Stryker Avenue
Request: 2025-17: A Variation of Use to allow a two-unit residence in the R-2A (Single-Family Residential) zoning district and a series of Variations to allow a two-unit residence, located at 309 Stryker Avenue.

Purpose

The applicant is requesting a Variation of Use to allow a two-unit residence, an R-3 (One- and Two-Family Residential) use, in the R-2A (Single-Family Residential) zoning district at 309 Stryker Avenue. The requested Variation of Use petition, if approved, would allow for the use of two dwelling units on the subject property. The applicant is also requesting a Variation to reduce the minimum lot area per family from 4,800 square feet to 3,500 square feet. This Variation is needed to allow two dwelling units to operate on the subject property, given the lot's preexisting size of approximately 7,000 square feet. The Variation of Use petition will require City Council approval, while the Variation pertaining to lot area per family only requires approval from the Zoning Board of Appeals.

Site Specific Information

The subject property was built in the early 1970's and it contains a split-level building with a dwelling unit on each floor. Staff research has determined that the building has fluctuated between use as a single and two-unit dwelling throughout its history. The building's main entrance is centrally located on the south elevation and an interior stairwell leads to separate points of access to each unit. The ground level unit has access to a patio and the second level unit to a deck on the west elevation.

The property contains off-street parking for four vehicles. The R-2A zoning district requires each dwelling unit to have no less than two (2) off-street parking spaces on the lot on which the dwelling is situated.

Surrounding Zoning, Land Use and Character

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

- North: R-2A (Single-Family Residential), single-family residence
- South: R-2A (Single-Family Residential), single-family residence

- East: R-2 (Single-Family Residential), single-family residence
- West: R-2A (Single-Family Residential), single-family residence

Applicable Regulations

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

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

Discussion

While the surrounding neighborhood is largely single-family residential in character, duplexes within split-level structures are common. The proposed use would not alter the essential character of the neighborhood. No changes to the exterior are planned and the building will maintain a single main entrance. The property can also accommodate the required number of off-street parking with two spaces available in the garage and two spaces available to the rear of the building along the west property line.

A variation to reduce the minimum lot area per family (or per dwelling unit) is required to avoid a nonconformity with the underlying zoning district. In this instance, the variation would reduce the required minimum lot area per family from 4,800 square feet, which is the minimum requirement for an R-2A (Single-Family Residential) zoning district, to 3,500 square feet per dwelling unit. Staff believes that the requested variation will only result in a modest increase in density relative to the allowable lot size per family of 4,800 square feet and will not alter the essential character of the locality.

Conditions

If the Zoning Board desires to approve the Variation of Use to allow a two-unit residence, in the R-2A (Single-Family Residential) zoning district, staff recommends the following conditions be included:

1. That the property shall enroll in and 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: _____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIATION OF USE

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

ADDRESS FOR WHICH VARIATION IS REQUESTED: 309 Stryker Ave., Joliet, IL

PETITIONER'S NAME: WILLIAM PASSAGLIA

HOME ADDRESS: 1201 ILLINI Dr., Lockport, IL ZIP CODE: 60441

BUSINESS ADDRESS: 1201 Illini Dr., Lockport, IL ZIP CODE: 60441

PHONE: (Primary) 312-203-9956 (Secondary) 815-341-2662

EMAIL ADDRESS: AndreaJaneLLC@gmail.com FAX: _____

PROPERTY INTEREST OF PETITIONER: Partial Owner

OWNER OF PROPERTY: The Andrea Jane, LLC

HOME ADDRESS: 1201 Illini Dr., Lockport, IL ZIP CODE: 60441

BUSINESS ADDRESS: same ZIP CODE: _____

EMAIL ADDRESS: AndreaJaneLLC@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*):

THE ANDREA JANE, LLC

1201 ILLINI DR.

LOCKPORT, IL 60441

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-18-207-043;

_____;

****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 28 IN BLOCK 4 IN IDYLSIDE, A SUBDIVISION OF THE EAST 60 ACRES OF THE
NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH , RANGE 10 EAST OF THE THIRD
PRINCIPLE MERIDIAN , IN WILL COUNTY, ILLINOIS

LOT SIZE: WIDTH: 35 DEPTH: 190 AREA: 6,650

PRESENT USE(S) OF PROPERTY: RESIDENTIAL

PRESENT ZONING OF PROPERTY: RESIDENTIAL

VARIATION OF USE REQUESTED: VARIATION OF USE for a second basement kitchen in a single family
residence

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?
THERE IS AN ADDITIONAL KITCHEN INSTALLED IN THE BASEMENT LEVEL

FOR USE BY RELATED LIVING SITUATION. THE PROPERTY CANNOT BE SOLD WITHOUT
THE VARIANCE AS IT CURRENTLY STANDS

2. What unique circumstances exist which mandate a variance?

Property sale cannot be completed without permission for the second kitchen

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.

IT WOULD HAVE NO IMPACT AT ALL ON THE GENERAL CHARACTER OF THE AREA

THERE ARE NO EXTERIOR CHANGES THAT NEED TO BE MADE

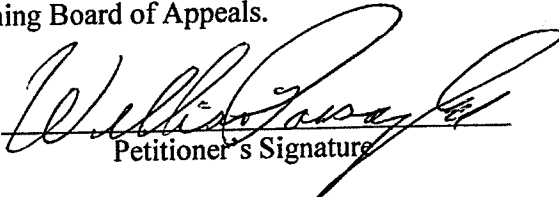
REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

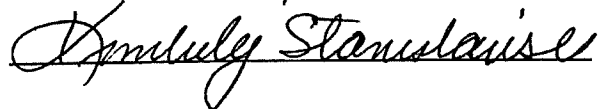
STATE OF ILLINOIS) ss
COUNTY OF WILL)

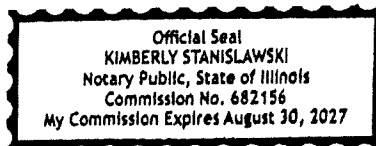
I, William Passaglia, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.


Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 23 day of April, 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:

309 STRYKER AVE., JOLIET, IL

PIN(s): 30-07-18-207-043

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

WILLIAM PASSAGLIA, 1201 ILLINI DR., LOCKPORT, IL 60441 815-341-2661 35%

JANE PASSAGLIA 1201 ILLINI DR., LOCKPORT, IL 60441 708-997-8524 35%

ANDREA MORICE 1205 MILNE DR., LOCKPORT, IL 60441 312-203-9956 30%

E-MAIL: AndreaJaneLLC@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

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.

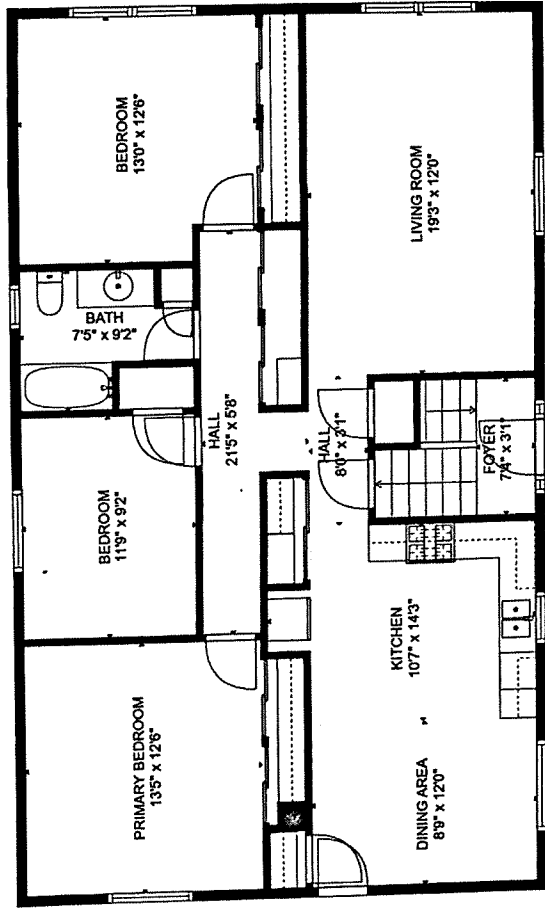
SIGNED: William Passaglia

DATE: April 23, 2025

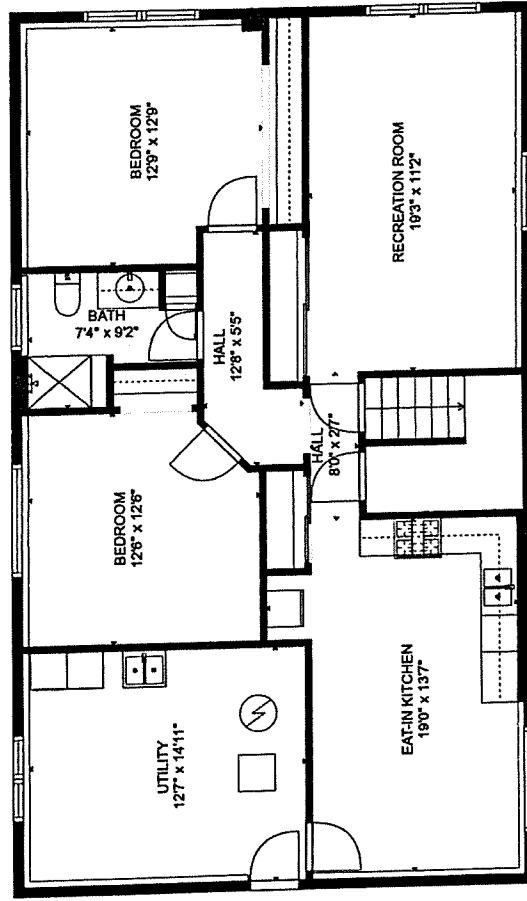
Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

William Passaglia, member, 312-203-9956, 815-341-2661

PRINT



FLOOR 2



FLOOR 1

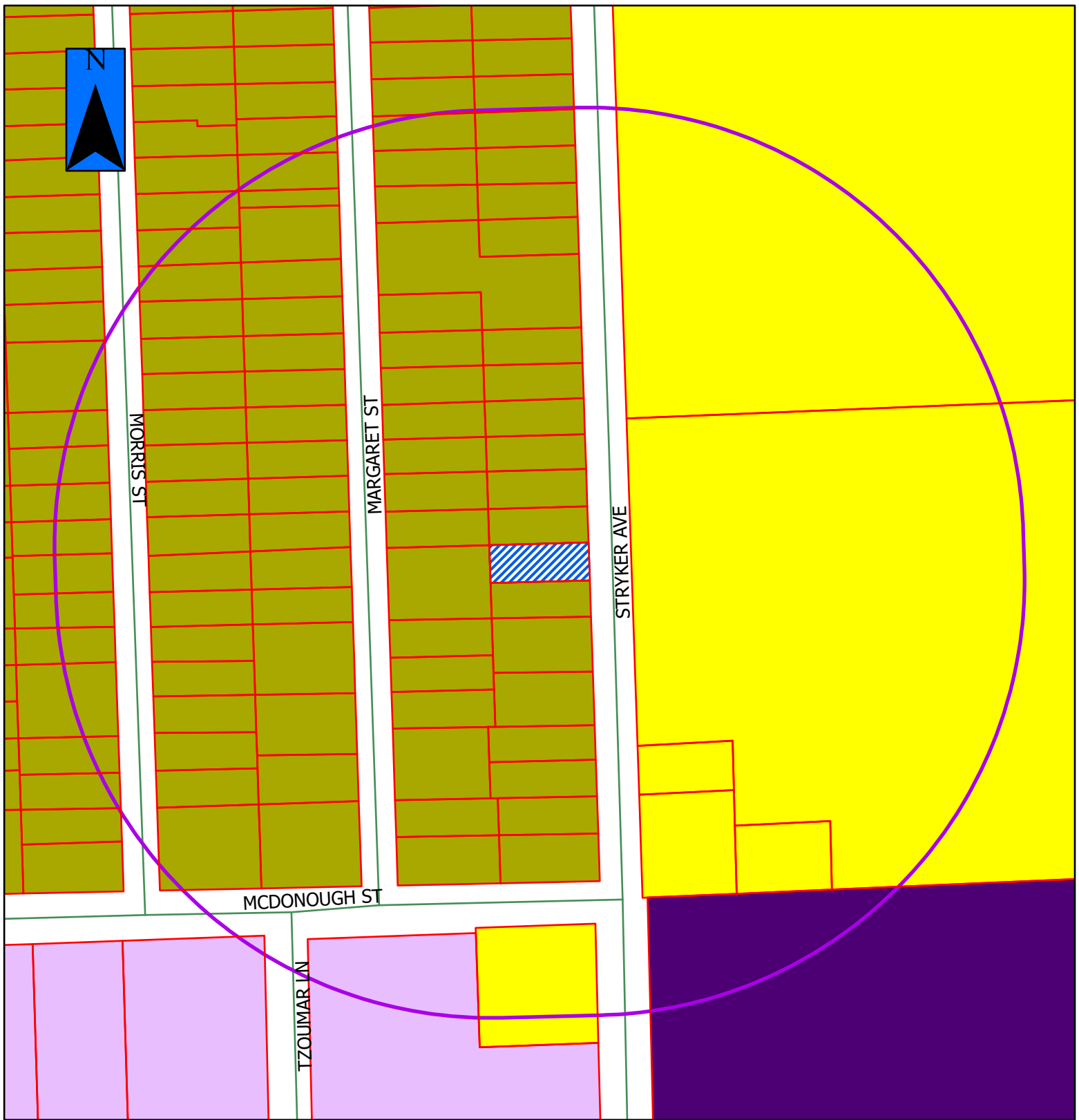
TOTAL: 2521 sq. ft
 BELOW GROUND: 1259 sq. ft, FLOOR 2: 1262 sq. ft

MEASUREMENTS ARE CALCULATED BY HCV IMAGE. THEY ARE ONLY MEANT TO BE SEEN AS APPROXIMATE MEASUREMENTS.









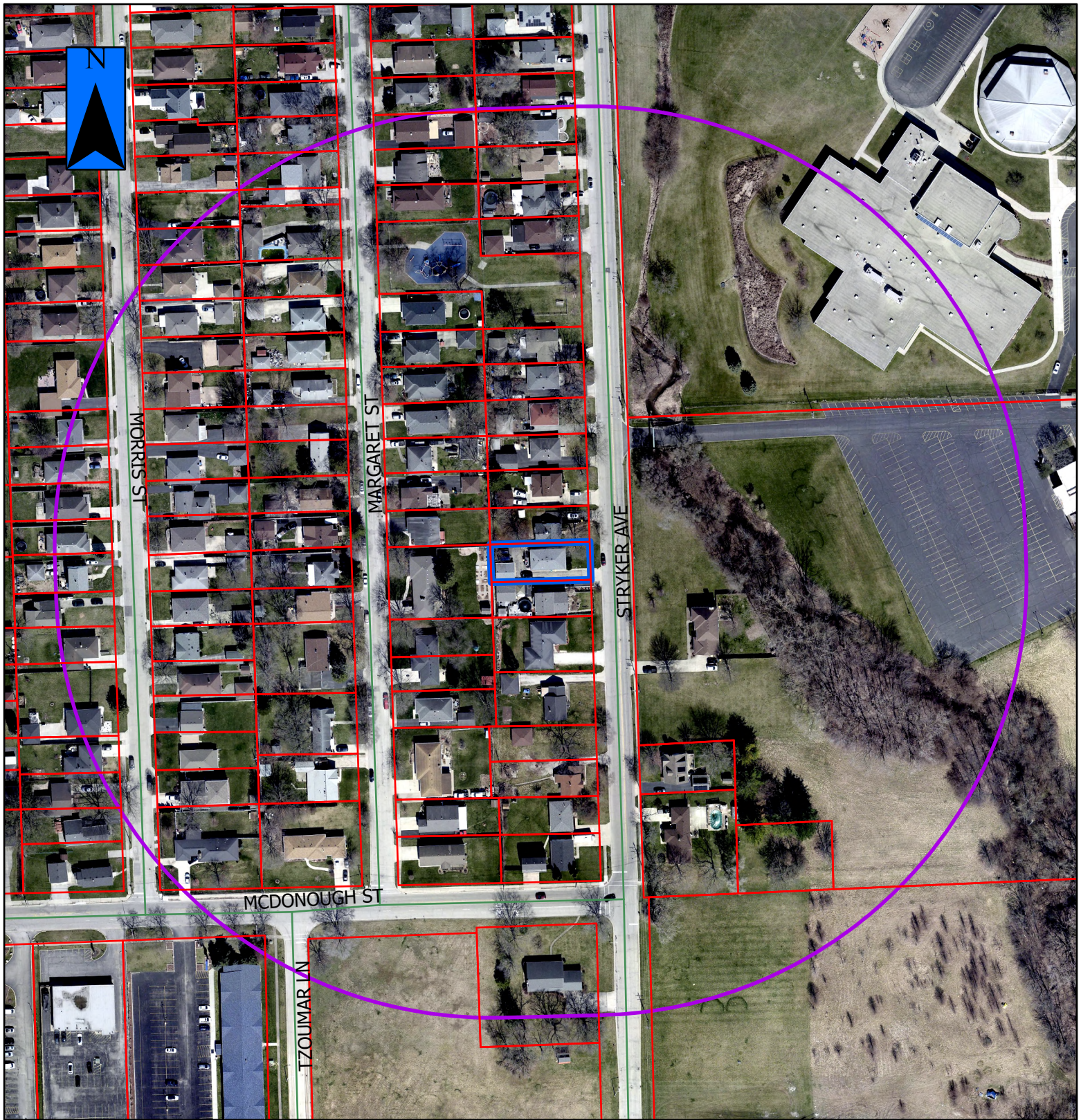


2025-17

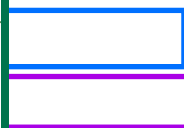


 = Property in Question
 = 600' Public Notification Boundary

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



2025-17a



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