



City of Joliet

Zoning Board of Appeals

Meeting Agenda

Board Members
Ralph Bias
Ed Hennessy
Bob Nachtrieb
Debbie Radakovich
Jane McGrath Schmig
Jesse Stiff

Thursday, June 18, 2026

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

Approval of May 21, 2026 Zoning Board of Appeals Minutes

Attachments: [ZBA Meeting Minutes 05.21.2026 - Pending Approval](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

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

OLD BUSINESS: PUBLIC HEARING

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

PETITION 2026-07: A Special Use Permit to allow a duplex, located at 1216 Fairview Avenue. (COUNCIL DISTRICT #4)

PETITION 2026-08: A Variation of Use for an R-3 (one- and two-family residential) use in the R-2 (single-family residential) zoning district, located at 1216 Fairview Avenue. (COUNCIL DISTRICT #4)

PETITION 2026-09: A series of Variations to deviate from Zoning Ordinance standards for a lot located within an R-2 (single-family residential) zoning district, located at 1216 Fairview Avenue. (COUNCIL DISTRICT #4)

Attachments: [1216 FairviewPacket.pdf](#)

NEW BUSINESS: PUBLIC HEARING

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

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-9895

Agenda Date: 6/18/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, May 21, 2026

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Ralph Bias

Ed Hennessy

Bob Nachtrieb

Debbie Radakovich

Jane McGrath Schmig

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, Debbie Radakovich, Jane McGrath
Schmig and Jesse Stiff

Absent Bob Nachtrieb

APPROVAL OF MINUTES

[TMP-9790](#)

Attachments: [ZBA Meeting Minutes 04.16.26](#)

A motion was made by Ralph Bias, seconded by Debbie Radakovich, to approve: Approval of April 16, 2026 Zoning Board of Appeals Minutes. The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, McGrath Schmig and Stiff

Absent: Nachtrieb

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

None

[TMP-9791](#)

Attachments: [ZBA 2700 Ellis Road Staff Report Packet.pdf](#)

Ms. Jayne Bernhard read the staff report into the record. Mr. Matthew Goode, representing Venture One Real Estate, LLC, appeared on behalf of the petition. Commissioner Jesse Stiff inquired if double-row trailer parking would affect emergency vehicle access. Mr. Goode responded. Commissioner Ralph Bias inquired about the use of the property. Mr. Goode responded. No public comments were made in favor of or in opposition to the petition. Commissioners decided to vote on the petition's two variations separately.

A motion was made by Ralph Bias, seconded by Jane McGrath Schmig, to approve: PETITION 2026-23: A Variation to allow truck trailer parking on the short side of a building, located at 2700 Ellis Road. (COUNCIL DISTRICT #5).

A motion was made by Debbie Radakovich, seconded by Ralph Bias, to

approve: PETITION 2026-23: A Variation to allow truck trailer parking with a double-row, located at 2700 Ellis Road. (COUNCIL DISTRICT #5).

Both motions carried by the following vote:

Aye: Bias, Hennessy, Radakovich, McGrath Schmig and Stiff

Absent: Nachtrieb

[TMP-9792](#)

Attachments: [ZBA 2026-24 25 26 27 \(23656 S Houbolt Rd\) Staff Report Packet Redacted.pdf](#)

Ms. Bernhard read the staff report into the record. Mr. John Argoudelis, representing the petitioner Whimsy Trucking, appeared on behalf of the petitions. Commissioner Ralph Bias confirmed the location of the site and inquired if the property was leased or owned. Commissioner Debbie Radakovich inquired if Whimsy was stacking trailers on the existing adjacent property. Commissioner Jayne McGrath Schmig commented on the length of time trailers would be stacked and inquired about Fire Marshal approval as well as the size of the mobile refueling trucks. Commissioners inquired about setback distances between CNG equipment and adjacent properties. Mr. Argoudelis responded to all comments and questions. Ms. Kathleen Garthus appeared to make a public comment in opposition to the petitions. Commissioners decided to vote on the petitions separately.

A motion was made by Jesse Stiff, seconded by Ralph Bias, to approve: PETITION 2026-24: Special Use Permit to allow a truck parking facility with mobile compressed natural gas (CNG) fueling as an accessory component, located at 23656 S. Houbolt Road. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy and Stiff

Nay: Radakovich and McGrath Schmig

Absent: Nachtrieb

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve: PETITION 2026-25: Variation of Use to allow above-ground fuel tanks for compressed natural gas fueling in the I-1 (light industrial) district, located at 23656 S. Houbolt Road. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy and Stiff

Nay: Radakovich and McGrath Schmig

Absent: Nachtrieb

A motion was made by Jane McGrath Schmig, seconded by Debbie Radakovich, to deny: PETITION 2026-26: Special Use Permit to allow container

storage and stacking up to three-high, located at 23656 S. Houbolt Road. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, McGrath Schmig and Stiff

Absent: Nachtrieb

A motion was made by Debbie Radakovich, seconded by Jane McGrath Schmig, to deny: PETITION 2026-27: Variation of Use to allow container storage and stacking up to three-high in the I-1 (light industrial) district, located at 23656 S. Houbolt Road. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, McGrath Schmig and Stiff

Absent: Nachtrieb

[TMP-9793](#)

Attachments: [556 Ward Complete Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Mr. Brian Contreras, petitioner and property owner, appeared on behalf of the petition. Mr. Bias inquired how long the structure has been vacant and if the petitioner was the owner. Mr. Contreras responded. No public comments were made in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Debbie Radakovich, to approve: PETITION 2026-28: Repeal of a Variation of Use to allow a 4 unit residence, an R-4 (multifamily residential use), in an R-3 (one-and-two-family residential) zoning District, located at 556 Ward Avenue (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, McGrath Schmig and Stiff

Absent: Nachtrieb

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, Radakovich, McGrath Schmig and Stiff

Absent: Nachtrieb

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-9912

Agenda Date: 6/18/2026

STAFF REPORT

DATE: June 10, 2026
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2026-07, 2026-08, and 2026-09
Applicant / Owner: Robert Casey
Location: 1216 Fairview Ave (COUNCIL DISTRICT #4)
Request: 2026-07: A Special Use Permit to allow a duplex
2026-08: A Variation of Use for an R-3 (one-and two-family residential) use in the R-2 (single-family residential) zoning district
2026-09: A Series of Variations to deviate from Zoning Ordinance standards for a lot located within an R-2 (single-family residential) zoning district

Purpose

The applicant is requesting a Variation of Use to allow a new two-unit residence, an R-3 (one-and two-family residential) use, within the R-2 (single-family residential) zoning district at 1216 Fairview Avenue. The applicant is also requesting a Special Use Permit for this two-unit use because two-unit dwellings that are not located within a planned unit development require Special Use Permit approval per Section 47-7.2 of the City's Zoning Ordinance. Finally, the applicant is requesting a series of Variations:

- A Variation to reduce the required front yard setback from 30 feet to 12 feet.
- A Variation to reduce the required side yard setback (north side) from 8 feet to 6 feet
- A Variation to reduce the required lot width from 60 feet wide to 50 feet wide
- A Variation to reduce the required lot area from 7,500 square feet to 6,565 square feet.
- A Variation to reduce the required lot area per family from 7,500 square feet to 3,282.5 square feet per family.

The Variation of Use request and Special Use Permit requests must be considered by the City Council following the recommendation of the Zoning Board of Appeals. The Zoning Board of Appeals makes the final decision on these Variation requests.

Site Specific Information

The subject property is a vacant lot within the Forest Park neighborhood. The property previously had a single-family house but has been a vacant lot for the past few decades. The property is zoned R-2 (Single Family Residential) as are the surrounding properties.

The vacant lot is approximately 6,565 square feet in size and has a 50-foot lot width. It is therefore a non-conforming lot as R-2 zoned lots require a minimum lot area of 7,500 square feet as well as a lot width of 60 feet.

Surrounding Zoning, Land Use and Character

All nearby properties are zoned R-2 (Single Family Residential) zoning. The property directly across from the subject site is zoned R-3 (One and Two Family Residential).

Applicable Regulations

- Section 47-6 R-2 (Single-Family Residential) District
- Section 47-7 R-3 (One-and Two-Family Residential) District
- Section 47-17.28 Variation of Use

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 the Ordinance regarding the classification, regulation, and restriction of the location where trades, industries, businesses, and residences may exist.

Discussion

The petitioner wishes to construct a two-story duplex on the existing vacant lot. The proposed structure would have a front yard setback of 12 feet, which is subject to this variation request, and 58 foot rear yard setback, which exceeds the 25 foot rear yard setback requirement. The proposed structure would have a side yard setback of 6 feet, which is subject to this variation request as the minimum required side yard setback is 8 feet for a two story structure. His proposal includes four off-street tenant parking spaces at the rear of the property.

Each unit in the proposed duplex will be 1,100 square feet in size. Each unit will maintain a separate entrance with Unit One’s entrance at the front and Unit Two at the rear. Each unit will have living space, including a half-bath, on the first floor and three bedrooms and full bathroom on the second floor. The petitioner intends for the units to be renter-occupied, and both units will be enrolled in the rental inspection program.

The site plan, building renderings, along with elevations, are included in the staff report packet.

Recommended Action

Staff recommends considering the Variation of Use, Special Use and Variation requests separately and voting on these requests as separate items.

Staff does not find that the Variation of Use request for a two-unit in a single-family zoning district meets the criteria for hardship or practical difficulties. However, the proposed two-

story duplex would not alter the essential character of the area as the area has a mix of one and two-story buildings. The property will also accommodate the required number of off-street parking spaces. Staff finds that the proposal meets the criteria for a Special Use Permit. The establishment of two-story would not be detrimental to the health or general welfare of the public nor will it impede the use and enjoyment of neighboring properties. The approval of the Variation of Use, Special Use, and Variation on Lot Area per family would allow one additional dwelling unit within the neighborhood.

Staff supports the variation request to reduce the required front yard setback of the proposed structure from 30 feet to 12 feet as it would enable the proposed structure to better align with the existing setbacks of the adjacent properties and allow more useable rear lot space for off-street parking and tenant enjoyment. Staff also supports the variation requests for lot width reduction and lot area reduction as it enables the possibility for a future residential structure on this lot. While staff does not find a hardship for the variation to reduce the side yard setback from 8 feet to 6 feet, staff does not find that it would alter the essential character of the area as there are other examples of this side yard setback in the neighborhood.

Conditions



If the Zoning Board desires to approve the Special Use Permit and Variation of Use to allow a duplex, an R-3 (one-and two-family residential) use, in the R-2 (single-family residential) zoning district, staff recommends that the following conditions would be included:

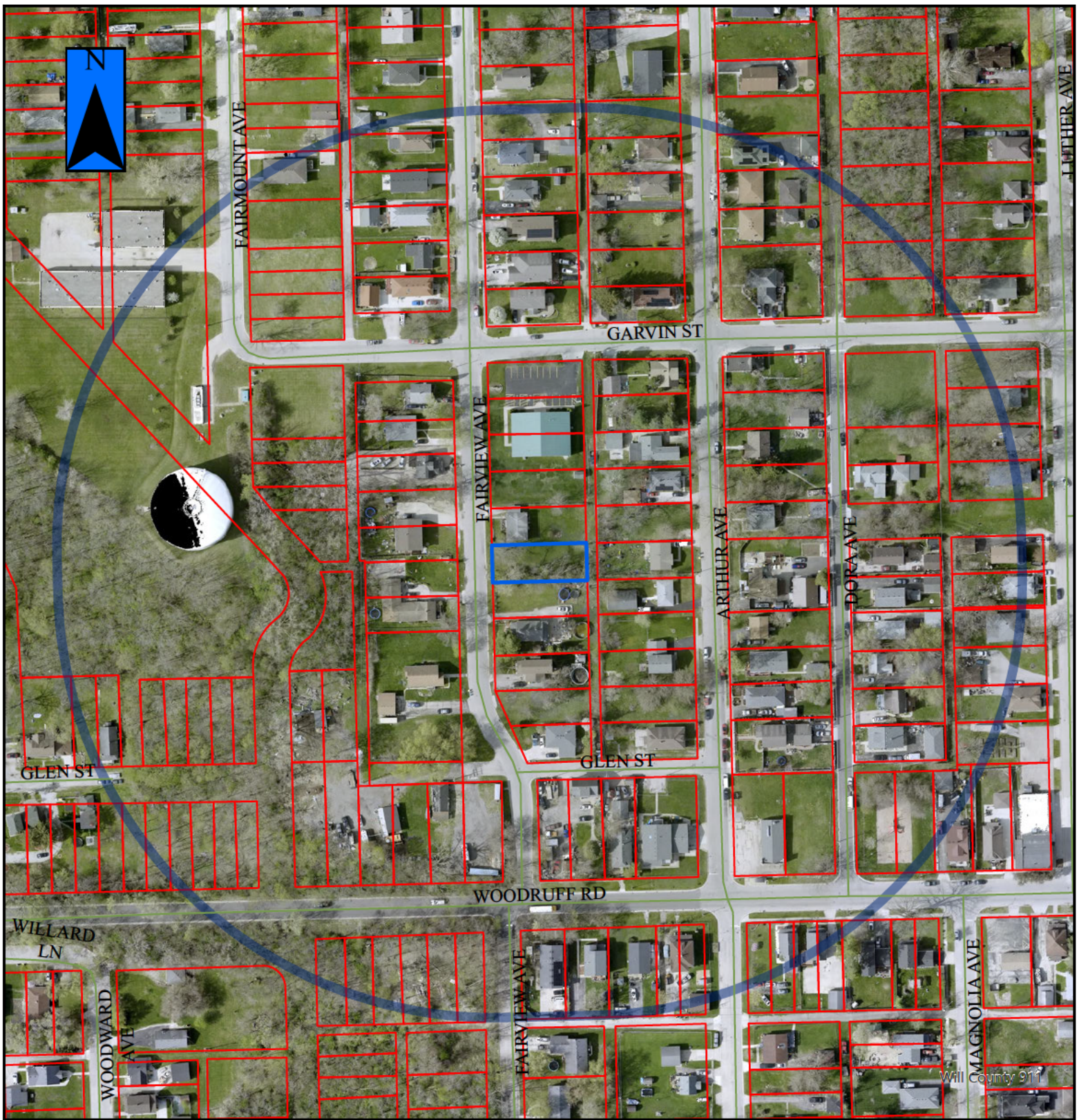
1. That a building permit shall be applied for and approved prior to any construction commencing.
2. That the property shall be enrolled in and comply with the City's Rental Inspection Program.
3. That the use of the property shall not be expanded in the future.



2026-07, 2026-8, 2026-9



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



2026-07a, 2026-8a, 2026-9a



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

PLAT OF SURVEY

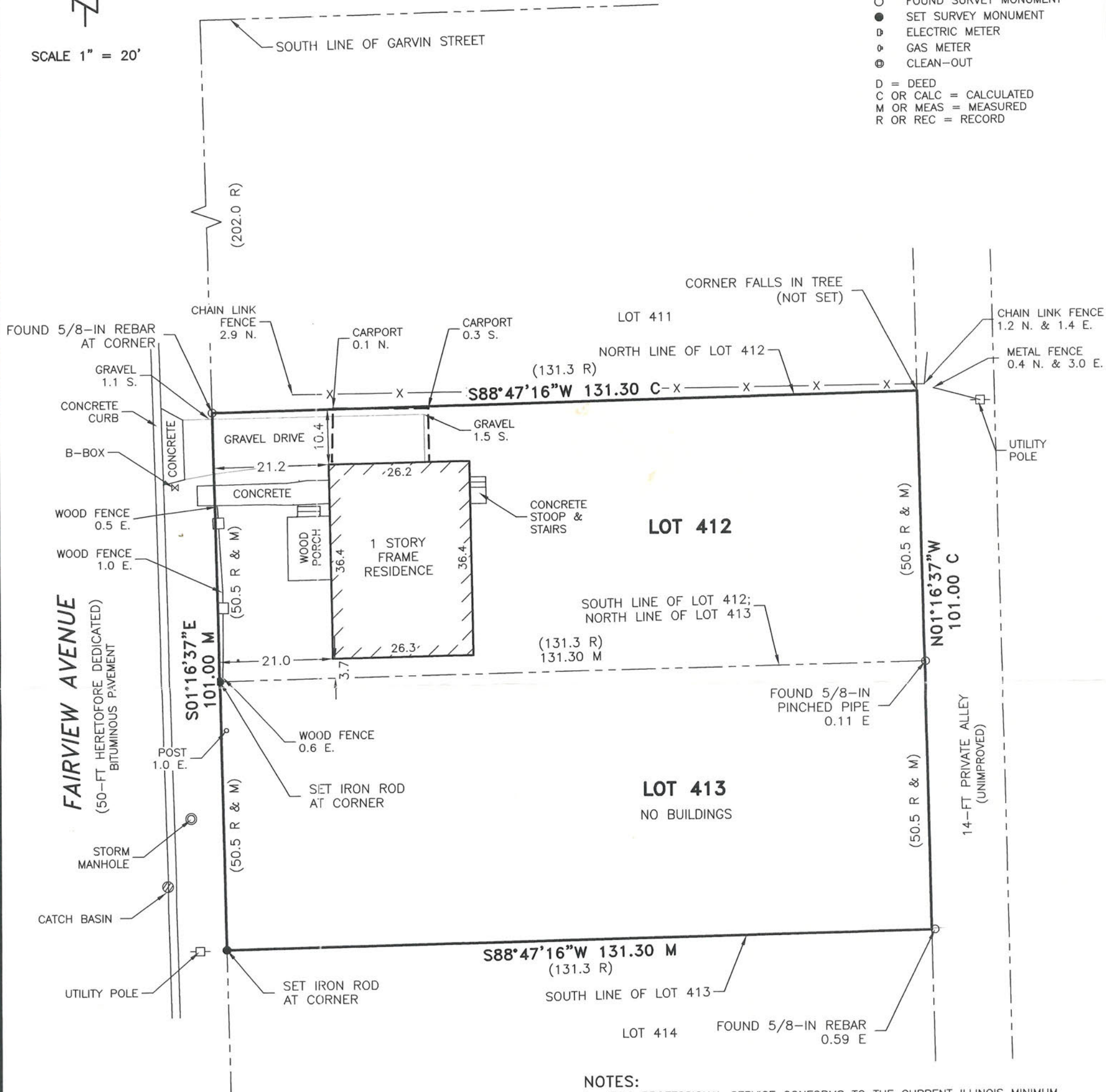
P.I.N. 30-07-02-115-005
30-07-02-115-006
1218 FAIRVIEW AVE.
JOLIET, IL

LOTS 412 AND 413 IN STERN GARDENS ADDITION, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 1922, AS DOCUMENT NUMBER 343991, IN WILL COUNTY, ILLINOIS.

SYMBOLS & ABBREVIATIONS

- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ CLEAN-OUT
- D = DEED
- C OR CALC = CALCULATED
- M OR MEAS = MEASURED
- R OR REC = RECORD

SCALE 1" = 20'



NOTES:

1. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
2. GEOTECH INCORPORATED IS PROFESSIONAL DESIGN FIRM NUMBER 184-000165.
3. 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.
4. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
5. UNLESS OTHERWISE NOTED ON THE DRAWING, ALL PROPERTY CORNERS SET ARE 9/16-IN X 30-IN GALVANIZED IRON STEEL RODS.
6. THIS PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE LEGAL DESCRIPTION OF THE SURVEYED PROPERTY IS BASED ON THE QUIT CLAIM DEEDS RECORDED AS DOCUMENT NUMBERS R2024062996 AND R2024066781.
7. 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.
8. THE AREA OF THE SURVEYED PARCEL IS 0.305 ACRE.
9. FIELD WORK COMPLETED ON AUGUST 19, 2025.

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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 9th DAY OF September, 2025, A.D.

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

REV 1 9/09/25 MC FOUND TWO MONUMENTS ON EAST LINE

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS

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

PROJECT: ROBERT CASEY FIELD BOOK #: BL 35-10 PG 11
DRAWN BY: MC DATE: 8/26/25 SCALE: 1"=20' JOB NO. 21945

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

1216 FAIRVIEW AVE

Front Elevation

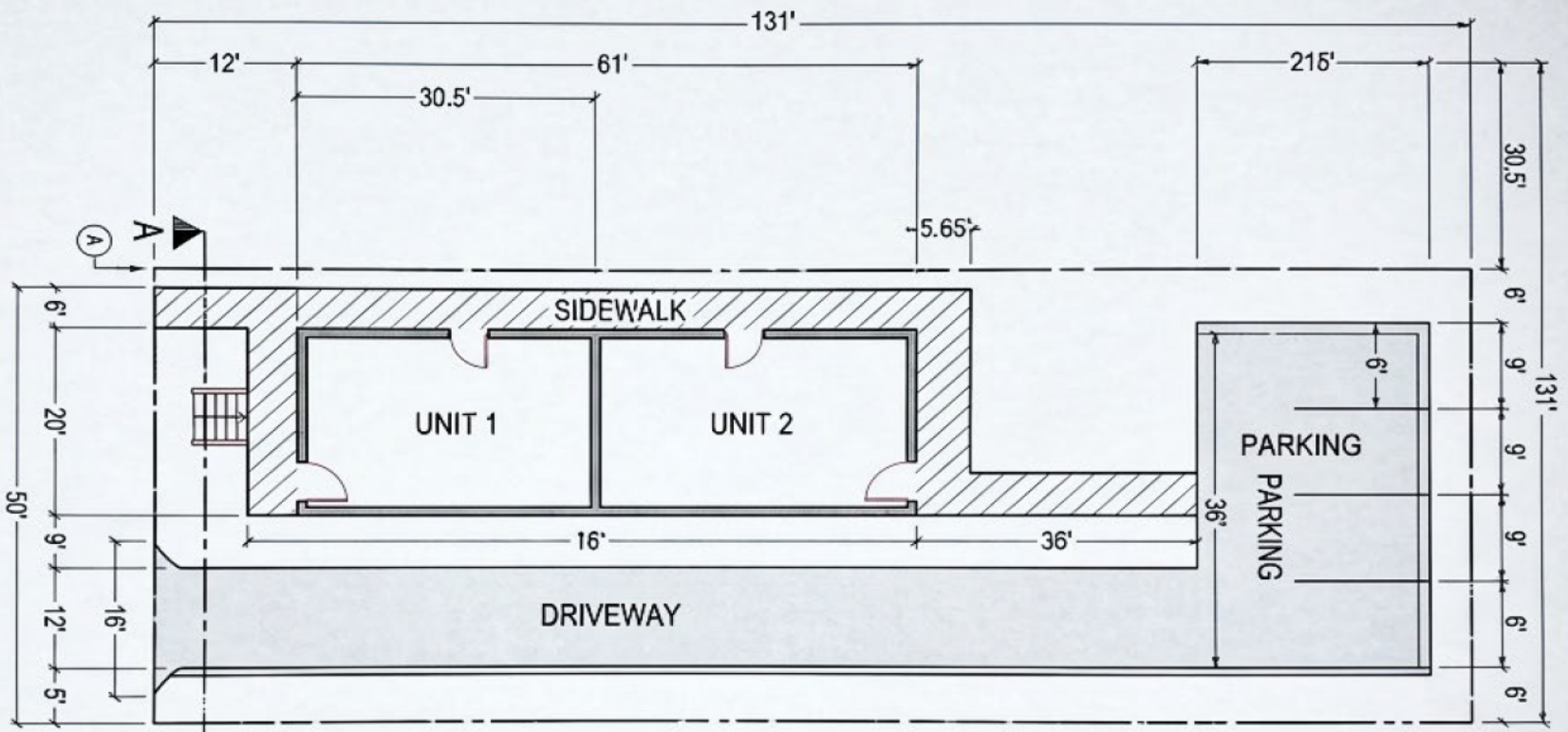


Angled Front Elevation

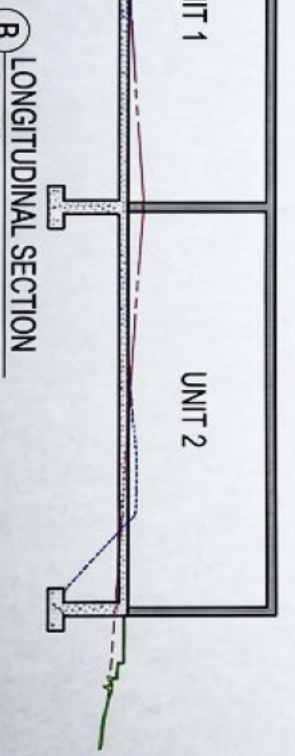


Angled Left Elevation

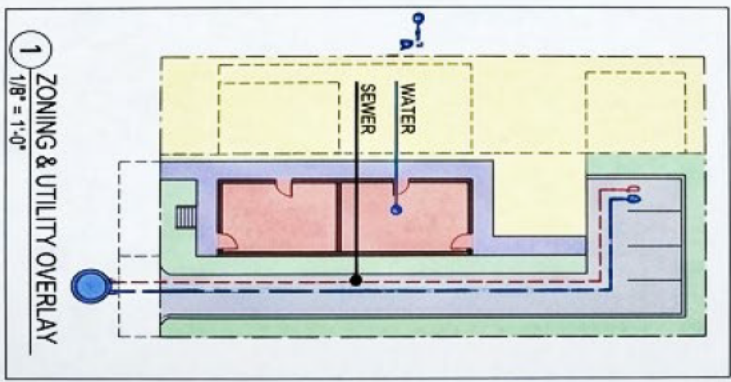




(A) FOUNDATION PLAN
1/8" = 1'-0"






(B) LONGITUDINAL SECTION
1/8" = 1'-0"



(1) ZONING & UTILITY OVERLAY
1/8" = 1'-0"



-  = SIDEWALK
-  = HATCH = SIDEWALK
-  = VEHICLE ACCESS



LOCATION:
1216 FAIRVIEW AVE,
JOLIET, IL
SCALE: 1/8" = 1'-0"

AVE

| | |
|----------------------|----------------|
| PROJECT: | |
| MULTI-UNIT RESIDENCE | |
| CLIENT: | |
| LOT: | 413 |
| DATE: | [Current Date] |
| REVISION: | A |
| DRAWN BY: | |
| SHEET: | SHEET: |
| 1/8" = 1'-0" | A1.0 |



MAIN FLOOR PLAN



SECOND FLOOR PLAN

BUILDING DETAILS

HEATED SQ FT

TOTAL HEATED AREA:2,212 Sq Ft

BEDROOMS:6

BATHROOMS:2

HALF BATHS:2

FLOORS:2

WIDTH:20ft.

DEPTH:61ft.

HEIGHT:26ft.-10in.

FOUNDATION:

Crawlspace Monolithic Slab

Foundation

MAIN ROOF PITCH:6:12

EXTERIOR FRAMING:

2x6 Wood

FENCED IN YARD

ASSIGNED PARKING

SPACES IN REAR OF

PROPERTY

ENTRY WAY IN FRONT

SEPERATE IN REAR

ALL UTILITES RAN

UNDERGROUND

NEW MODERN CURB

APPEARAL

CEILING HEIGHTS

FIRST FLOOR:9 feet

SECOND FLOOR:9 feet



Zoning Board of Appeals Application Packet

Special Use Permit

This packet should contain all of the following documents:

- Application;
- Ownership disclosure form;
- Public notice sign posting requirements and sign template

If you have any questions please contact the Planning Division staff.

Joliet Planning Division - 150 West Jefferson Street,
First Floor-South Wing, Joliet, Illinois 60432

Phone Number: (815) 724-4050

Email Address: zoning@joliet.gov

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: LOT #413 (30-07-02-115-006-0000)

PETITIONER'S NAME: Robert Casey

HOME ADDRESS: _____ ZIP CODE: 60431

BUSINESS ADDRESS: _____ ZIP CODE: 60434

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Multi Family

OWNER OF PROPERTY: _____

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):

OTHER PROJECTS AND/OR DEVELOPMENTS:

New Construction Duplex. 3 Bedroom 2 bath with
1 car garage per unit.

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-02-115-000-0000 ;

_____ ; _____ ; _____
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 413 IN STERN Gardens ADDN, Being A Sub of Part
of the W 1/2 of the NW 1/4 of Sec 2, T35N-R10E

LOT SIZE: WIDTH: 51 DEPTH: 135 AREA: 6,885 sq ft

PRESENT USE(S) OF PROPERTY: Vacant land

PRESENT ZONING OF PROPERTY: R2

SPECIAL USE REQUESTED: Would like to build set of Duplex
for multifamily.

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?

Maintenance of the dwelling will be taken care of by the owner/tenant, as each will be a single family home, this will not impede on any public safety or health regulations.

2. How will the special use impact properties in the immediate area? This will all for new construction home to be erected, creating growth for the community as well as future revenue.

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

This will not effect development in any negative way.

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

All utilities are readily accessible.

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

Yes new approx and driveway will be created as well as an attached garage for each unit.

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 this complies with land use as all land in this area is zoned for residential use.

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)?

No there have been no denial ever for development.

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:

30-07-02-115-006-0000

PIN(s): _____

III. PROPERTY OWNERSHIP

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

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

E-MAIL: [REDACTED] FAX: _____

IV. BUSINESS OWNERSHIP

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

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

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

E-MAIL: _____ FAX: _____


NOTE:

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

SIGNED: _____

DATE: _____

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

owner/Buider Robert Casey 

PRINT

JOLIET PLANNING DIVISION

Zoning Board of Appeals Application Packet

Variation

This packet should contain all of the following documents:

- Application;
- Ownership disclosure form;
- Public notice sign posting requirements and sign template

If you have any questions please contact the Planning Division staff.

Joliet Planning Division - 150 West Jefferson Street,
First Floor-South Wing, Joliet, Illinois 60432

Phone Number: (815) 724-4050

Email Address: zoning@joliet.gov

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/APEAL

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: 1216 FairView AVE

PETITIONER'S NAME: Robert Casey

HOME ADDRESS: [REDACTED] ZIP CODE: 60431

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) [REDACTED] (Secondary) _____

EMAIL ADDRESS: [REDACTED] FAX: _____

PROPERTY INTEREST OF PETITIONER: Multi Family

OWNER OF PROPERTY: Robert Casey

HOME ADDRESS: [REDACTED] ZIP CODE: 60431

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: _____ FAX: _____

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

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

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-02-115-006-0000 ;
_____ ; _____ ; _____ .

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):

LOT SIZE: WIDTH: 50 DEPTH: 131.30 AREA: 6565

PRESENT USE(S) OF PROPERTY: Vacant

PRESENT ZONING OF PROPERTY: R-2

VARIATION/APPEAL REQUESTED: Reduce front and side yard, Variation to reduce required lot width, variation to reduce the required to area, variation to reduce lot area per family.

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?
Current standards don't conflict with existing parcel and proposed development would require a variation from existing requirements.

2. What unique circumstances exist which mandate a variance?

This lot does not meet standard 60' width requirements for building and the required lot area is not met.

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 dwelling would not conflict or create a variance from an characteristic stand point as it will coincide with the general of the other surrounding dwellings. (color, size, location)

REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

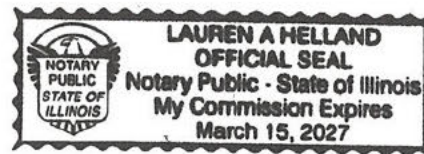
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Robert Casey, 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.



(If other than petitioner)

Subscribed and sworn to before me
this 15 day of June, 2026



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:

1216 Four View AVE Joliet IL

PIN(s): _____

III. PROPERTY OWNERSHIP

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

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

E-MAIL: _____ FAX: _____

IV. BUSINESS OWNERSHIP

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

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

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

E-MAIL: _____ FAX: _____

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

SIGNED:  _____

DATE: *June 15th* _____

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

PRINT



Zoning Board of Appeals Application Packet

Variation of Use

This packet should contain all of the following documents:

- Application;
- Ownership disclosure form;
- Public notice sign posting requirements and sign template

If you have any questions please contact the Planning Division staff.

Joliet Planning Division - 150 West Jefferson Street,
First Floor-South Wing, Joliet, Illinois 60432

Phone Number: (815) 724-4050

Email Address: zoning@joliet.gov

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: 1216 Fairview AVE

PETITIONER'S NAME: Robert Casey

HOME ADDRESS: _____ ZIP CODE: 60431

BUSINESS ADDRESS: _____ ZIP CODE: 60434

PHONE: (Primary) _____ Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner & Builder to construct Multi-family

OWNER OF PROPERTY: Robert Casey

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:

New Construction Duplex with 3 Bedrooms 2 full bath, 1 car attached garage.

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:

30-07-02-115-006-0000

PIN(s): _____

III. PROPERTY OWNERSHIP

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

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

Robert Casey



E-MAIL: _____

FAX: _____

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): 1216 Fairview AVE (pin # 30-07-02-115-006-0000)

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

Robert Casey

E-MAIL: [REDACTED] FAX: _____

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): Lot 413 (30-07-02-115-00670000;
_____;

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 413 IN STERN GARDENS ADDITION, BEING A SUB OF
PART OF THE WEST $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF SEC, T35N-R10E

LOT SIZE: WIDTH: 50.5 DEPTH: 131.3 AREA: ~~2691.65'~~ 6,885 ft

PRESENT USE(S) OF PROPERTY: Vacant lot

PRESENT ZONING OF PROPERTY: R2

VARIATION OF USE REQUESTED: Special use zoning

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?

Current lot is vacant and does not help appearance nor does it
bring possible redundancy. Where as new use zoning will
get more opportunity for multiple family housing.

2. What unique circumstances exist which mandate a variance?

The property has unique physical characteristics and dimensional limitations that make strict compliance with current zoning requirements difficult without variances. Granting the request variances will allow the property to be developed into a manner consistent to residential uses.

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.

Granting the variances is not expected to negatively impact the area. Positive impacts include improvement of current underutilized land, increasing housing availability, and increasing surrounding property value.

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

[Redacted Signature]

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 12 day of MARCH, 2020

[Redacted Notary Signature]



ZONING BOARD OF APPEALS
CRITERIA FOR SPECIAL USES

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

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

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

ZONING BOARD OF APPEALS
CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

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

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