

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

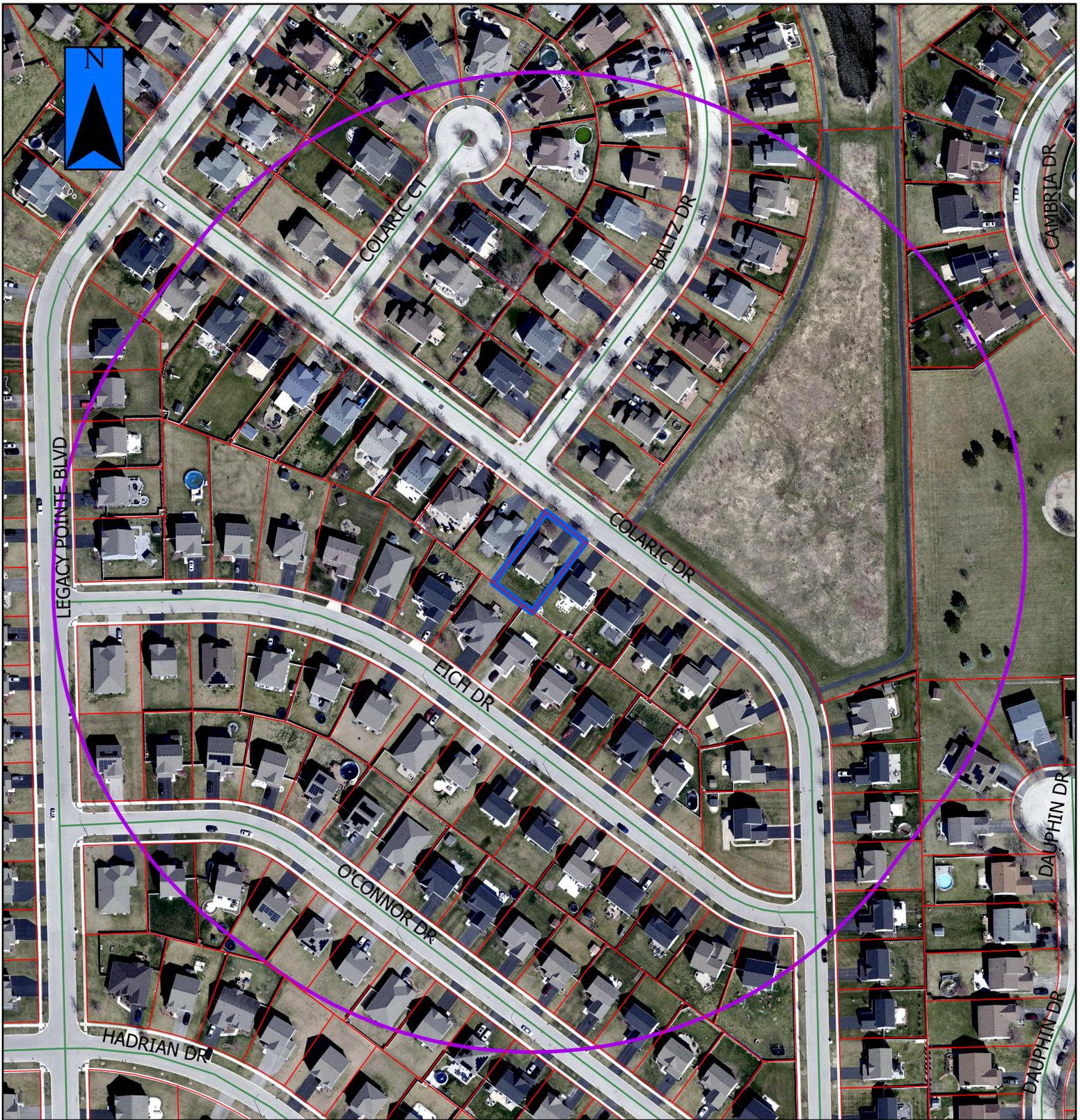


Figure 2: 6616 Colaric Drive, view southwest from Colaric Drive (May 2023)



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

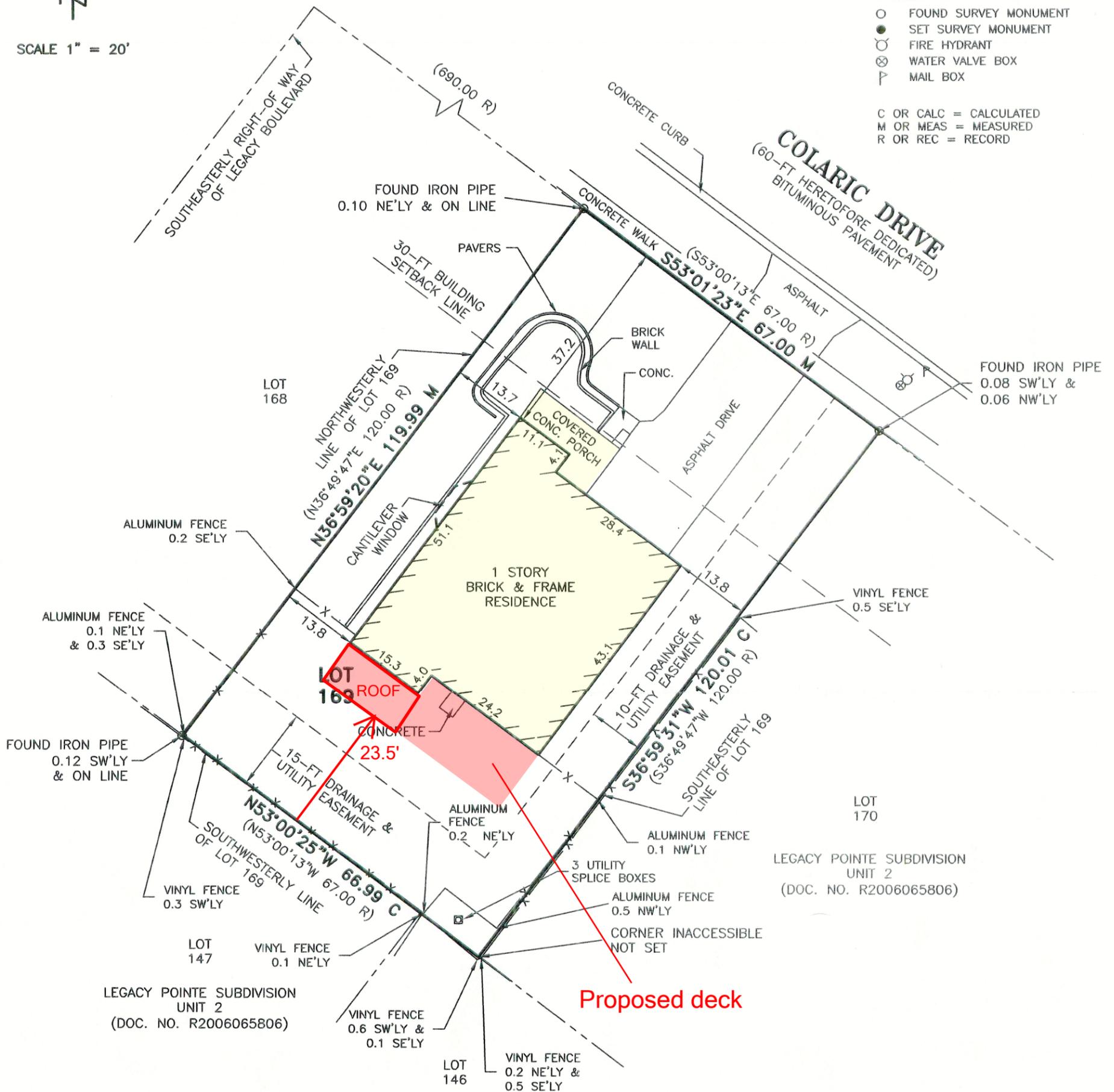
LOT 169 IN LEGACY POINTE SUBDIVISION UNIT ONE, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 2004 AS DOCUMENT NUMBER R2004146522, WILL COUNTY, ILLINOIS.

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

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 WARRANTY DEED RECORDED AS DOCUMENT NUMBER R2022065828.
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 0.185 ACRE.
9. 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

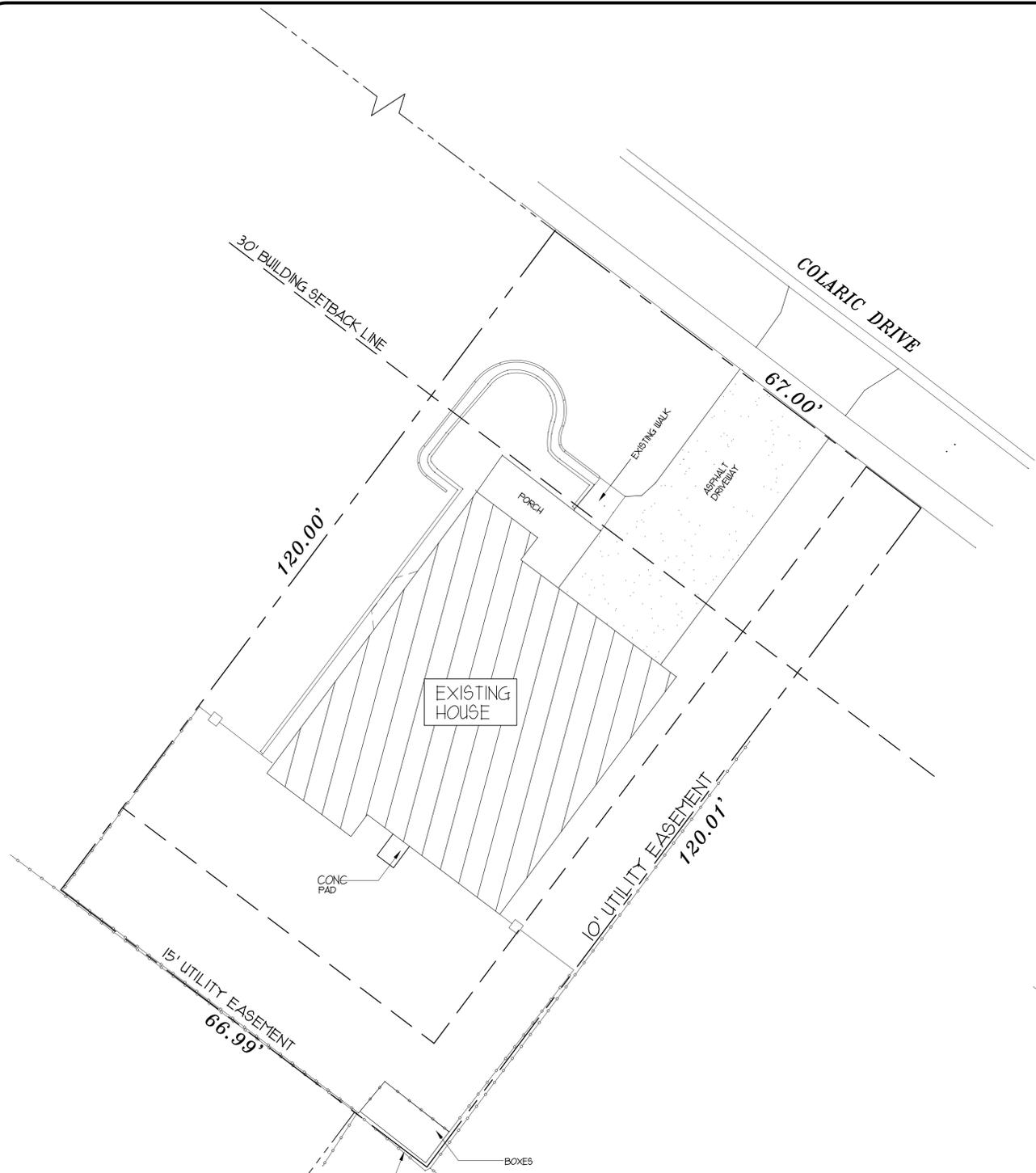
REVISION NO.	DATE	REMARKS

ISSUED FOR OWNERS REVIEW MAY 6, 2025

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

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

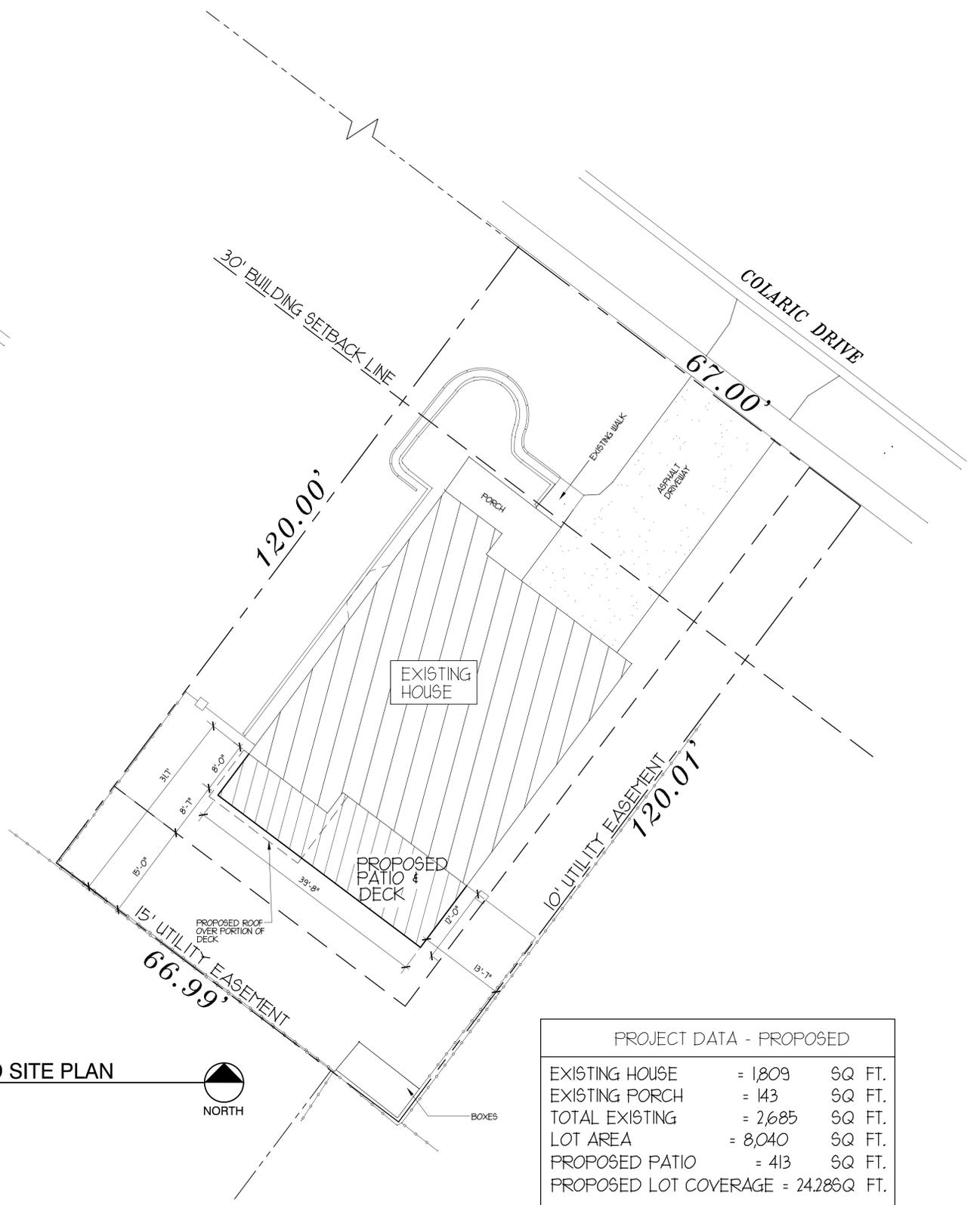
SHEET S-1



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"

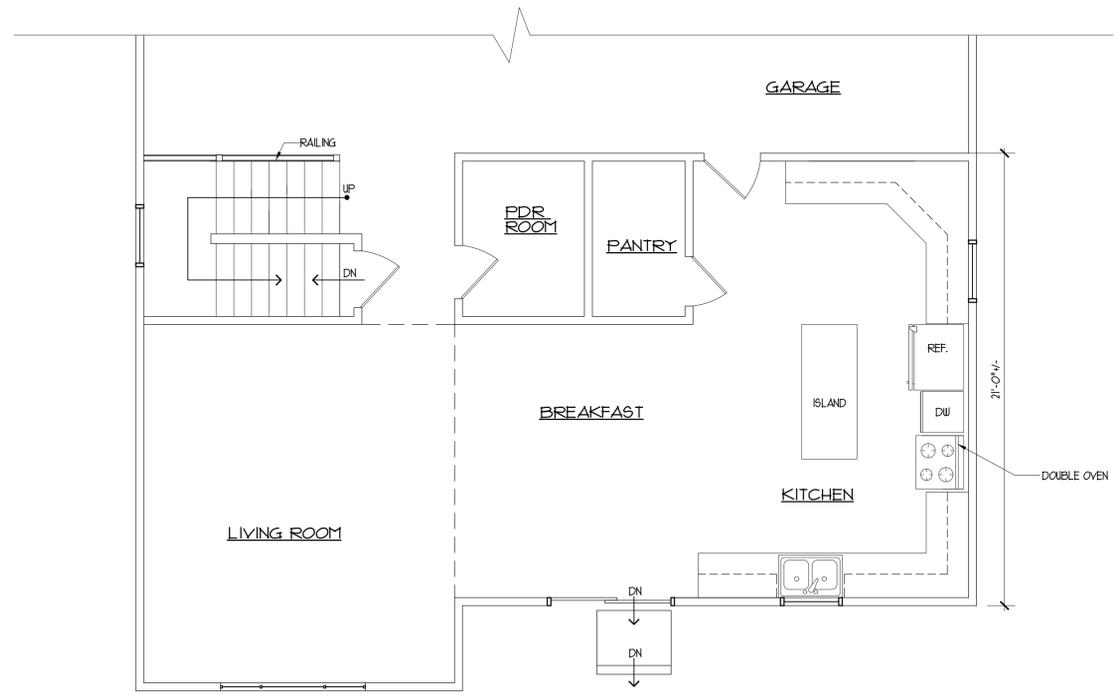


PROJECT DATA - PROPOSED

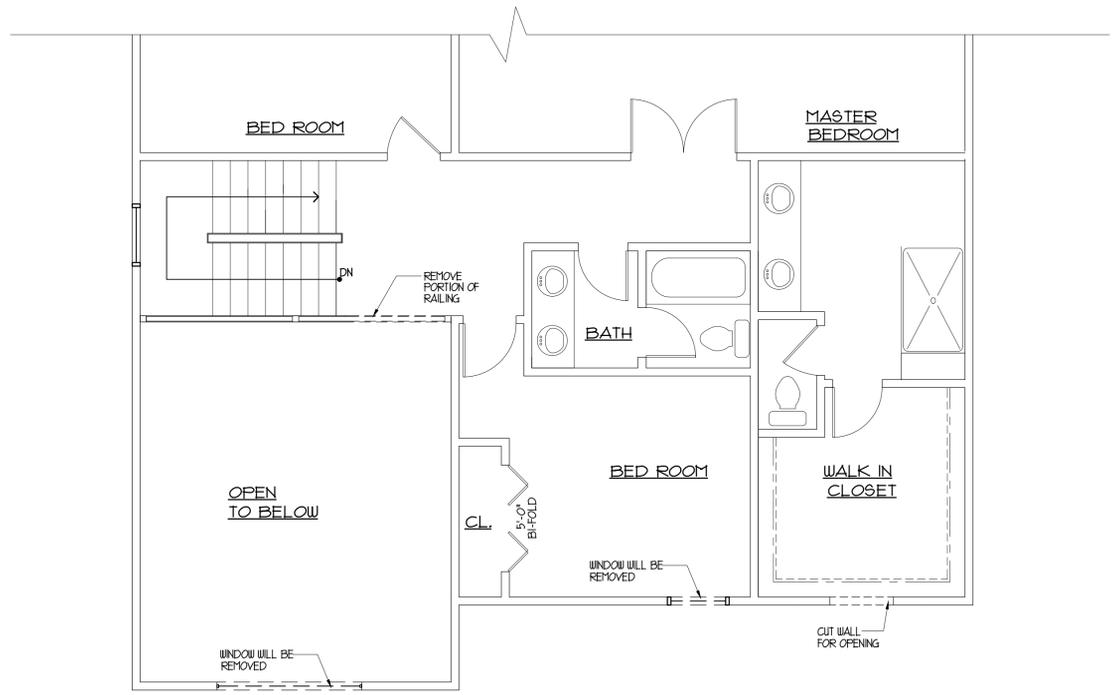
EXISTING HOUSE	= 1,809	SQ. FT.
EXISTING PORCH	= 143	SQ. FT.
TOTAL EXISTING	= 2,685	SQ. FT.
LOT AREA	= 8,040	SQ. FT.
PROPOSED PATIO	= 413	SQ. FT.
PROPOSED LOT COVERAGE	= 24.28%	FT.

EXISTING SITE PLAN
 SCALE : 1" = 10'-0"

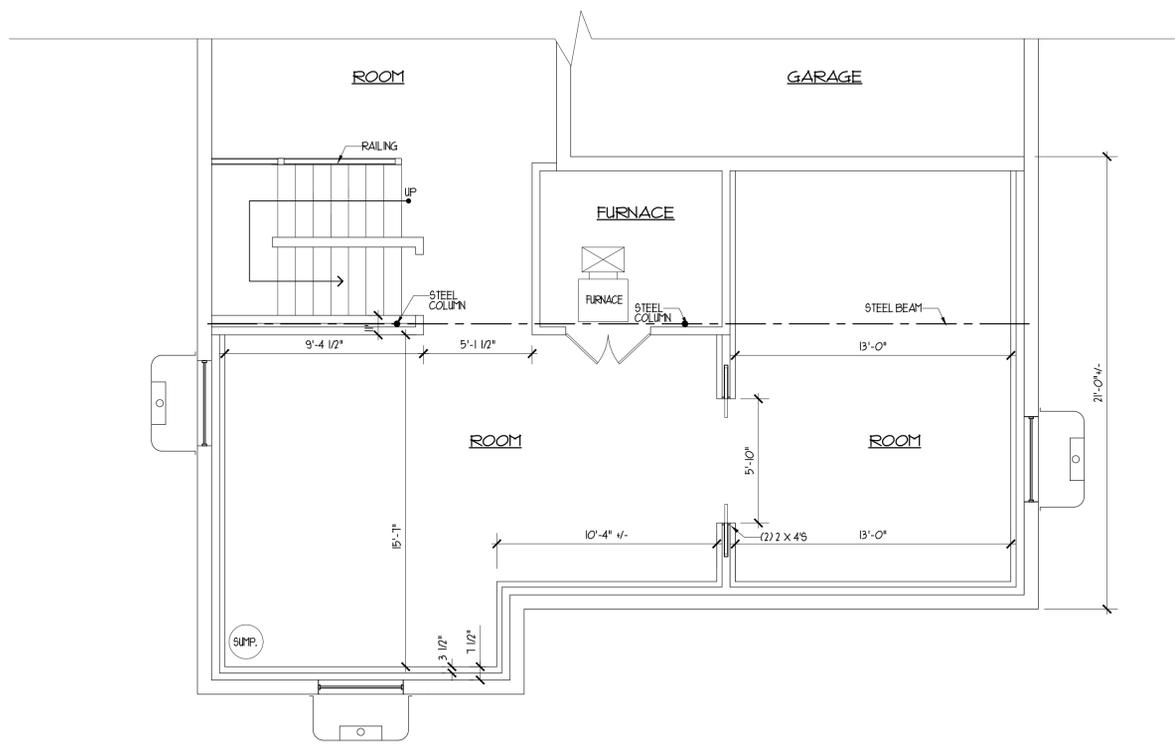
UNITED ARCHITECTS RESERVE COPYRIGHT AND OTHER RIGHTS RESTRICTING THESE DRAWINGS FOR THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS CHANGES OR OTHER ASSIGNMENTS ARE PROHIBITED. © 2025



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

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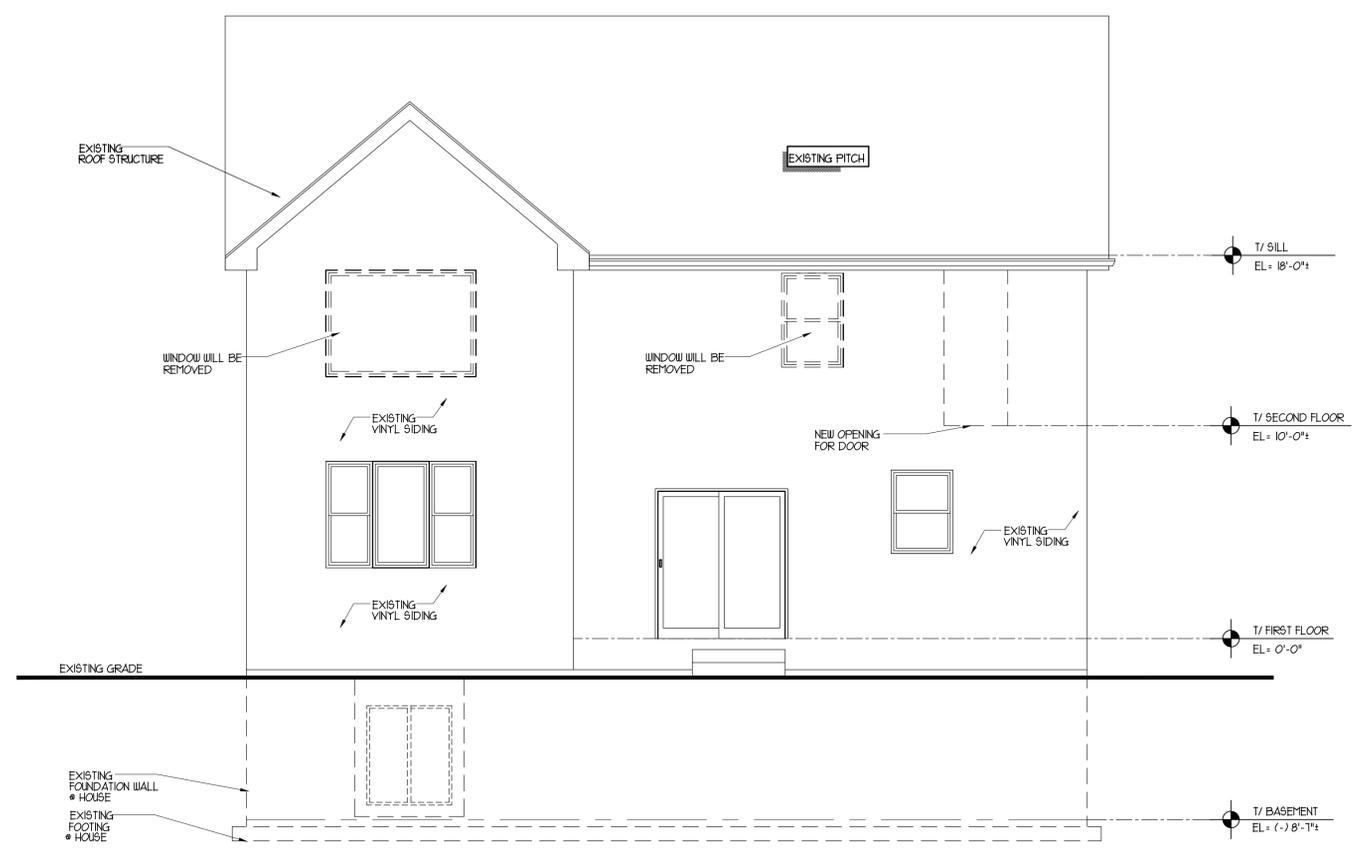
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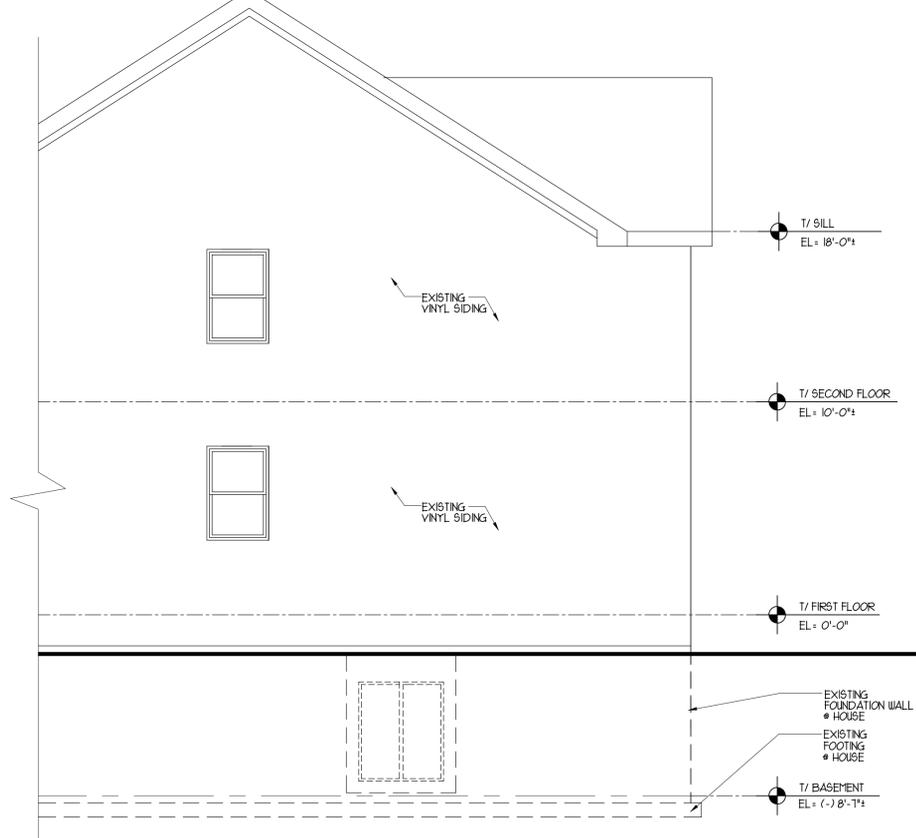
DRAWN BY: Z.A.
CHECKED BY: BOB GEBEL
DATE : MAY 6, 2025
PROJECT NO: 24-G24
TITLE: EXISTING PLANS

SHEET A-1



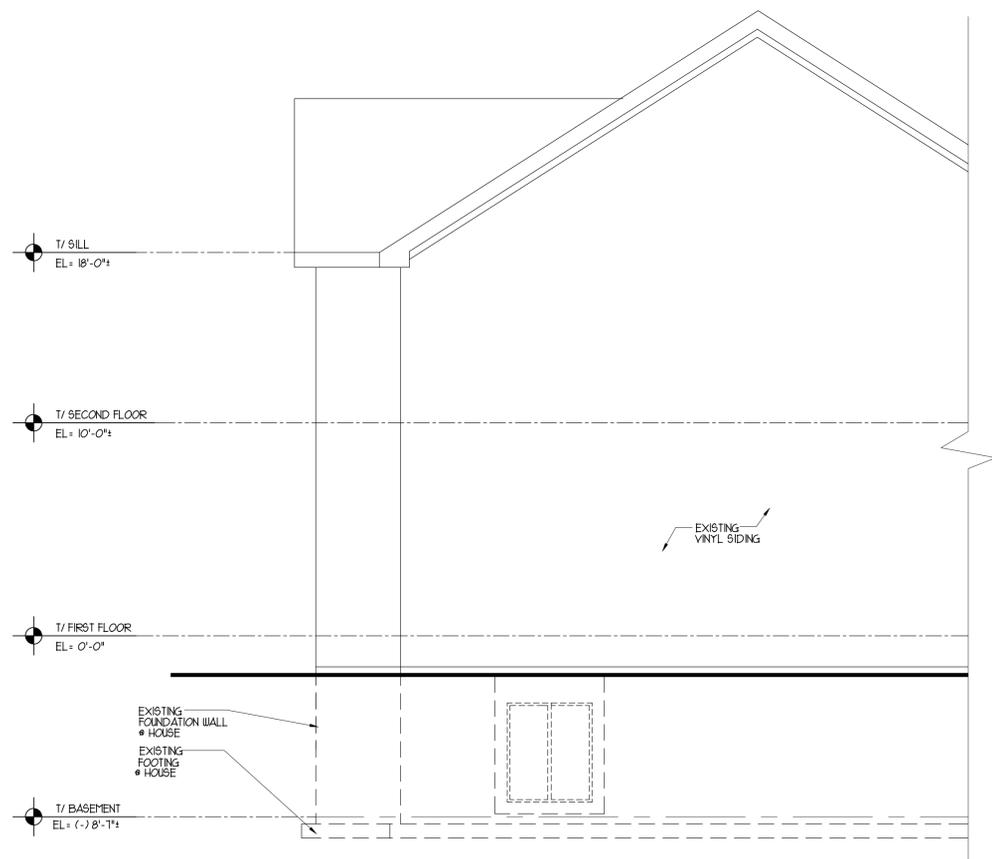
EXISTING REAR ELEVATION

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



EXISTING RIGHT SIDE ELEVATION

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



EXISTING LEFT SIDE ELEVATION

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

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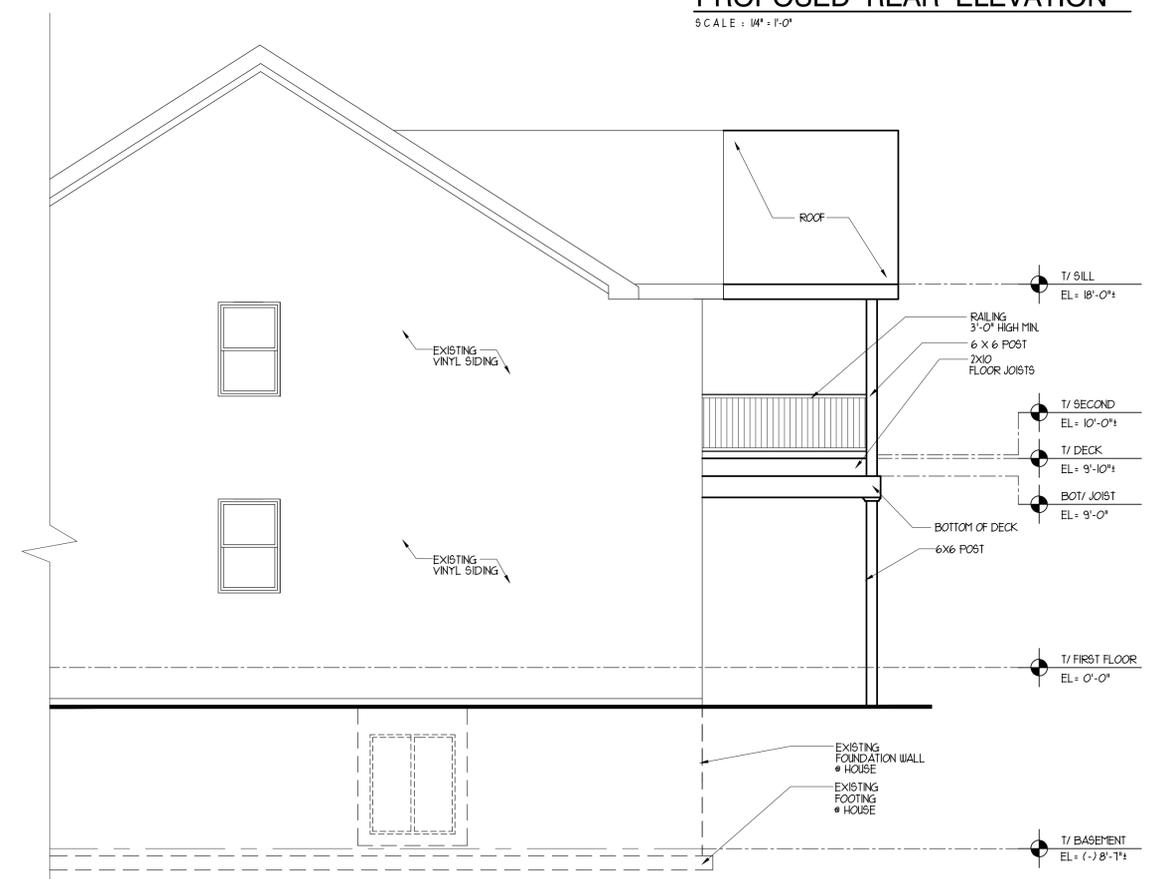
DRAWN BY: Z.A.
CHECKED BY: BOB GEBEL
DATE : MAY 6, 2025
PROJECT NO: 24-G24
TITLE: EXISTING ELEVATIONS

SHEET A-2

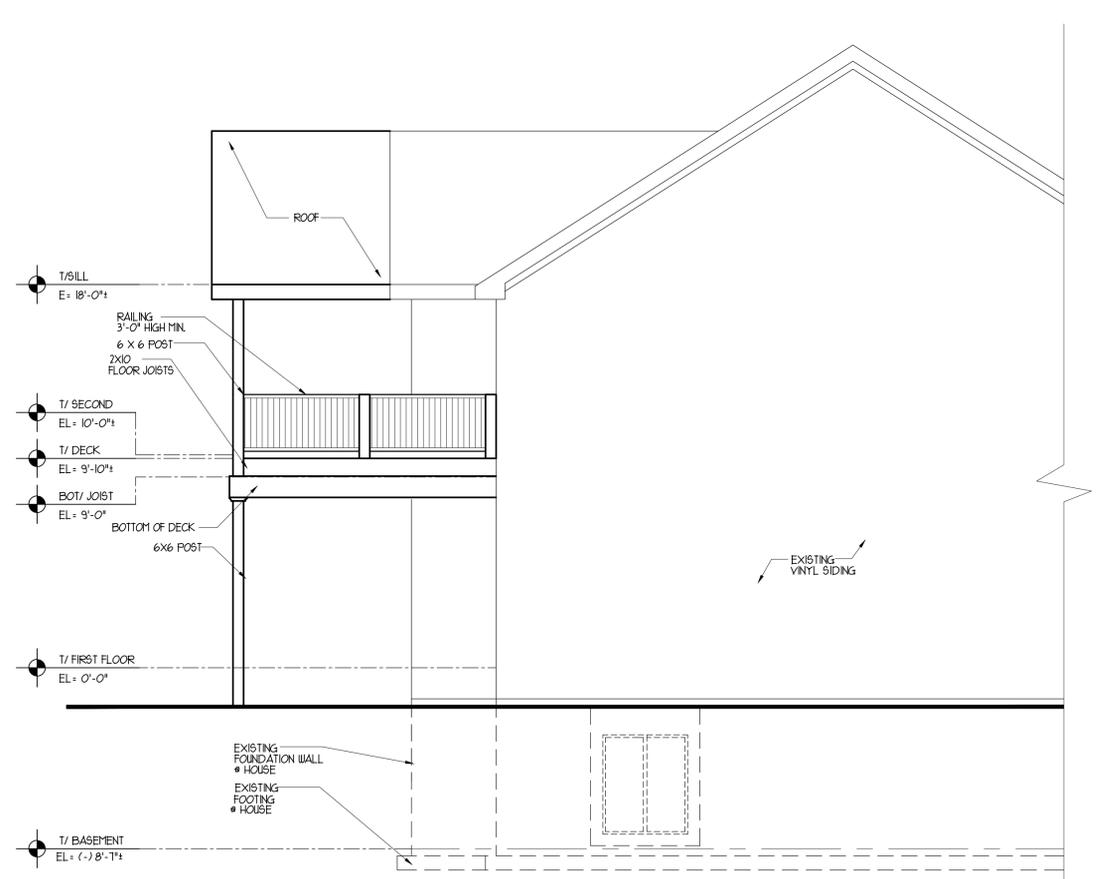
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PROPOSED REAR ELEVATION
 SCALE : 1/4" = 1'-0"



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



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

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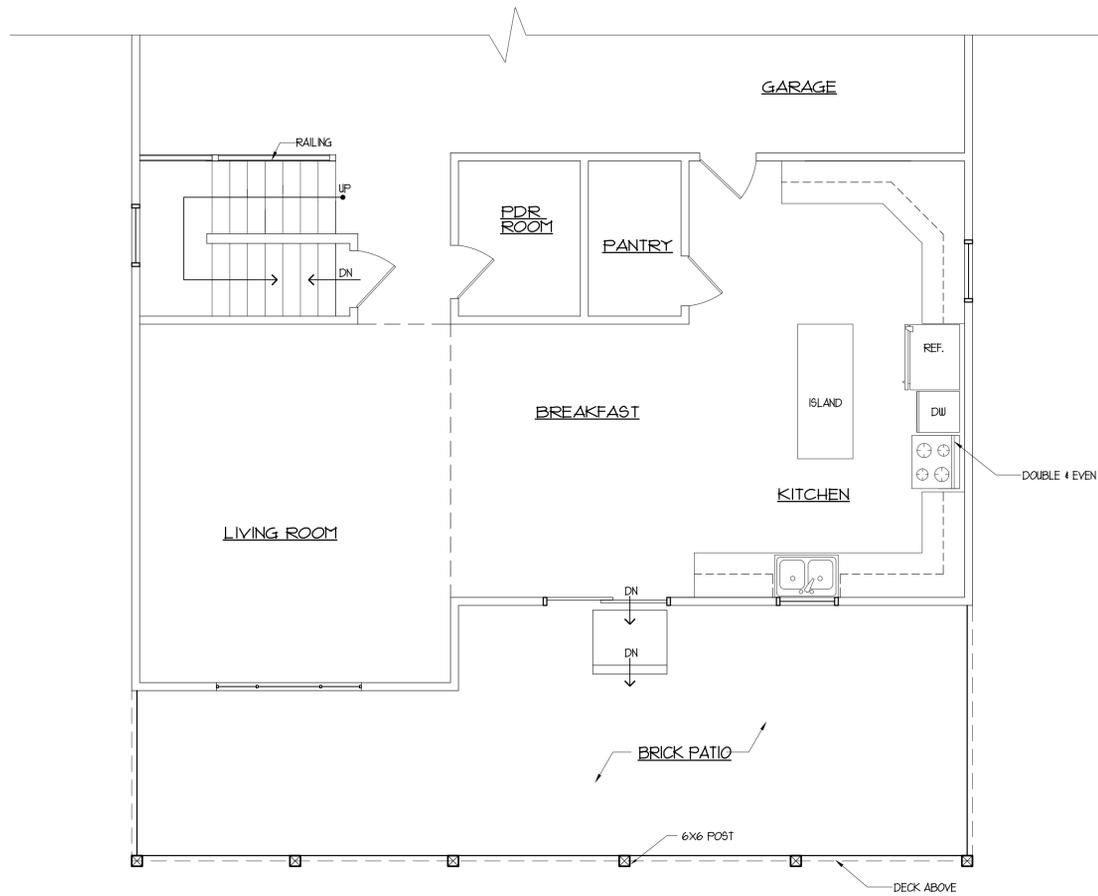
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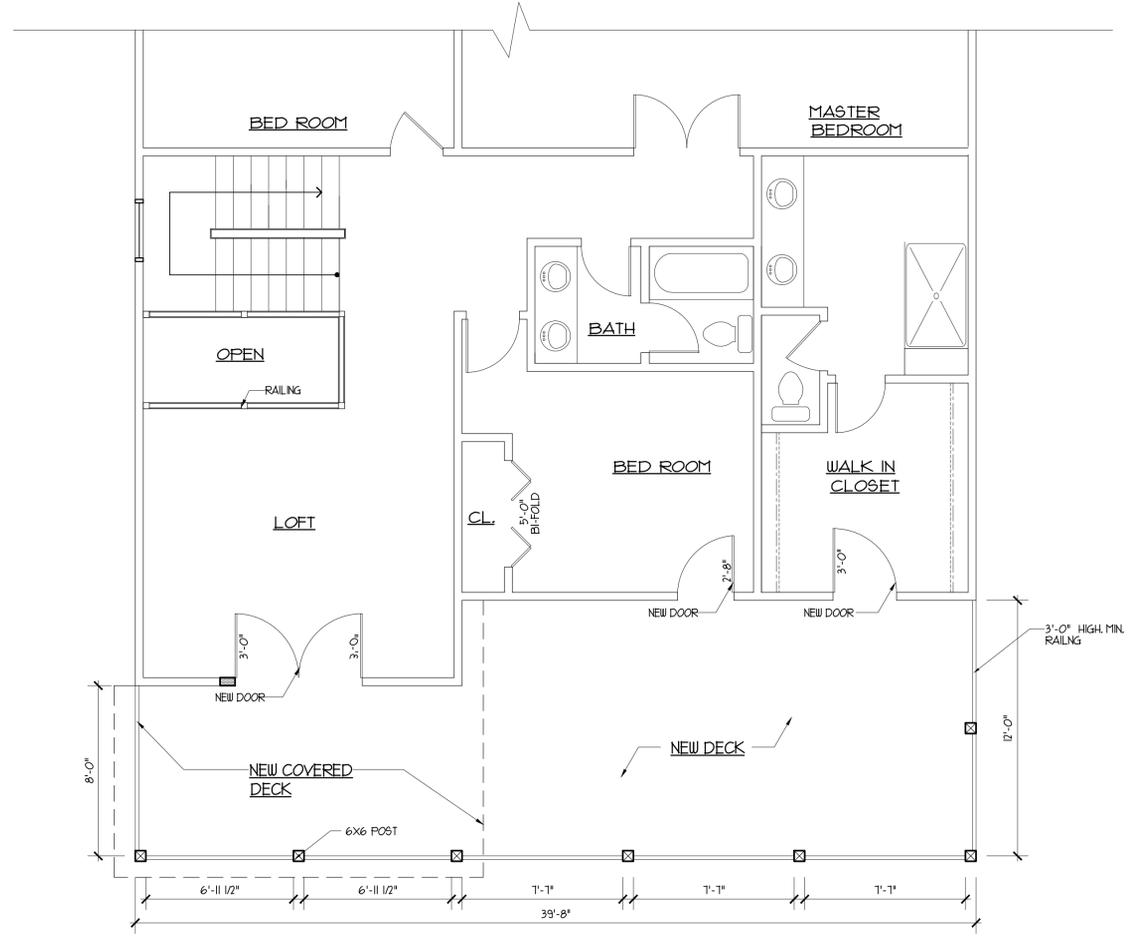
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 6616 COLARIC DR., JOLIET, IL

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DATE : MAY 6, 2025
PROJECT NO: 24-G24
TITLE: PROPOSED ELEVATION

SHEET A-3



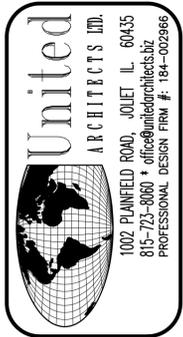
PROPOSED FIRST FLOOR PLAN
 SCALE : 1/4" = 1'-0"
 NORTH



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

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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: treyurden@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 foot 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)

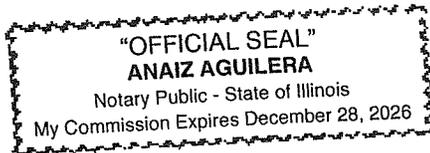
TULMAN D DURDAL, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

[Signature]
Petitioner's Signature

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

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

[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:

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

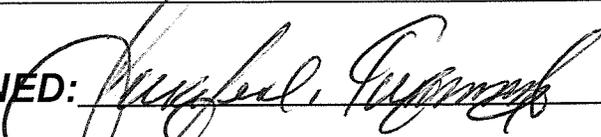
If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

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: 07-10-2025

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
<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>		