STAFF REPORT

DATE:	April 18, 2024	
TO:	Zoning Board of Appeals	
FROM:	Planning Staff	
RE:	Petition Number:	2024-08
	Petitioner / Owner:	William Taibl and Gina Taibl
	Location:	3103 Ruth Fitzgerald Drive
	Request:	A Variation to reduce the required front yard setback from 30 ft. to 26 ft. to allow construction of a new concrete landing and portico, located at 3103 Ruth Fitzgerald Drive. (Council District # 1)

Purpose

The petitioner is requesting a variation to reduce the required front yard setback from 30 ft. to 26 ft. to allow construction of a new concrete landing and portico, located at 3103 Ruth Fitzgerald Drive. Per Section 47-6.4 of the City's Zoning Ordinance, a 30-ft. front yard setback is required between the front yard lot line and the front façade of the main building. Construction of a portico, as shown in the attached renderings, creates a building as defined by Section 47-3.3 of the City's Zoning Ordinance by virtue of creating a structure, either temporary or permanent, having a roof supported by columns or walls, and intended for the shelter, or enclosure of persons, animals, chattels, or property of any kind. The proposed portico and concrete landing would be an extension of the main building, thereby necessitating the requested variation for a setback reduction.

Site Specific Information

The subject property contains a two-story single-family residential dwelling unit that was built in the 1990's. The main building is currently setback approximately 31.9 ft. from the front yard lot line. The concrete landing would be approximately 12 ft. wide. The ridge of the proposed portico would be approximately 2 ft. above the top of existing front door. The proposed portico would not encroach upon an existing walkway that connects the driveway on the property's north side with the front entryway. With the proposed addition, the property will still be under the maximum amount of lot coverage that is allowed, per Section 47-17.29 of the City's Zoning Ordinance.

Surrounding Zoning, Land Use and Character

The subject property is located in the Mayfair subdivision on the City's far west side. The subdivision contains single-family residences with a blend of one and two-story buildings. As the subdivision was mostly built in the 1990's, most structures meet existing R-2 (single-family residential) zoning lot requirements. However, several homes in the area contain similar front entryway features as the proposed portico.

Applicable Regulations

- Section 47-6.4 – Yard and Lot Requirements (R-2 Single-Family Residential Zoning District)
- Section 47-3.3 – Basic Structural Terms (Building)
- Section 47-17.29 – Percentage of Ground Coverage
- Section 47-19.8 - Criteria for granting a Variation (refer to attachment)

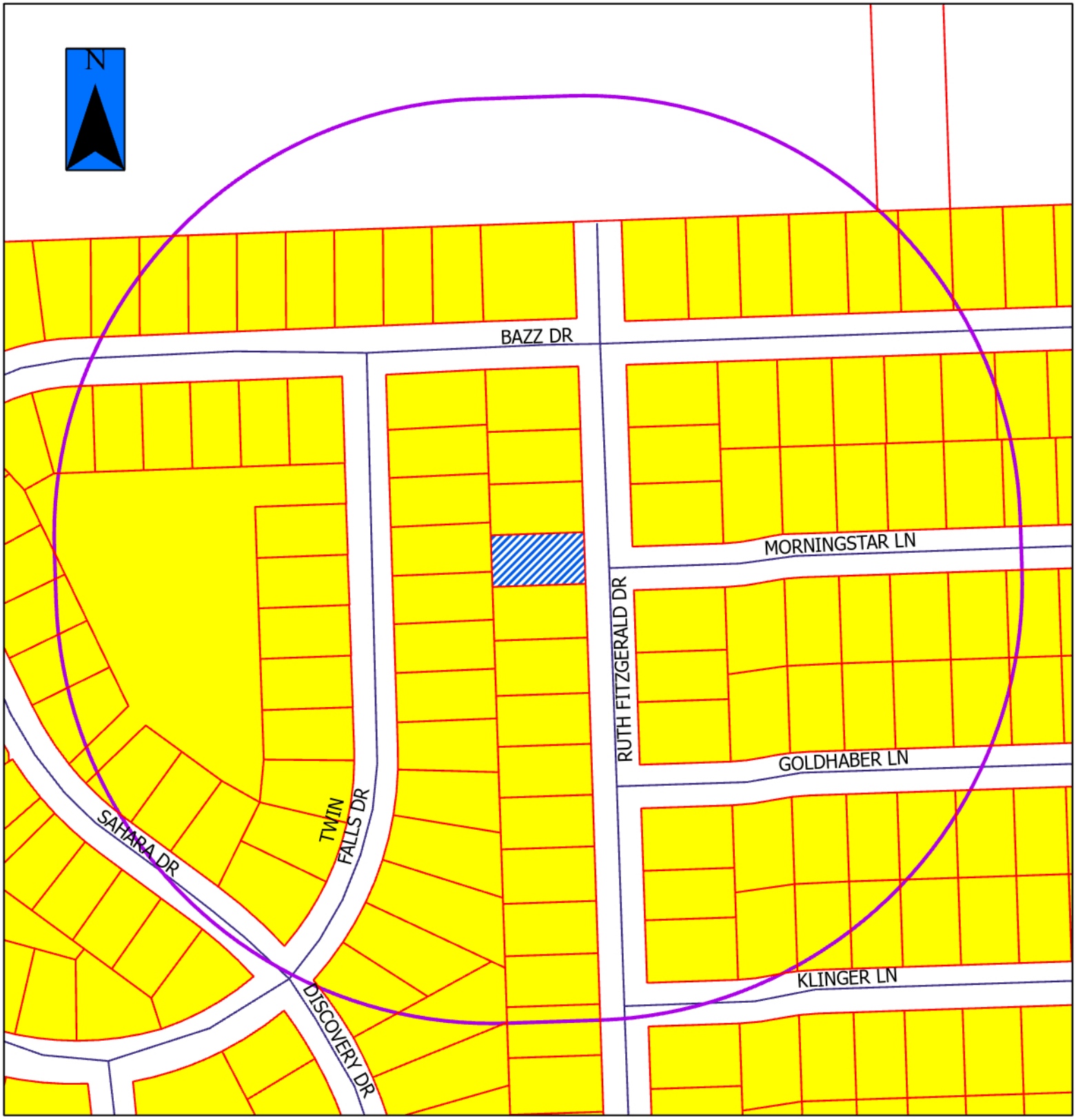
Discussion

The petitioner is requesting a variation to reduce the required front yard setback from 30 ft. to 26 ft. to allow the construction of a new concrete landing and portico, located at 3103 Ruth Fitzgerald Drive. Since the existing front façade of the main building is only 1.9 ft. from the 30 ft. front yard setback line, the requested portico cannot be built without the requested variation. Staff believes the scale and design of the portico would be comparable to other existing front entryways in the neighborhood.

Conditions

If the Zoning Board of Appeals desires to approve the requested Variations, staff recommends the following conditions be included:

1. That all necessary building permits shall be approved prior to continued construction of the concrete landing and portico.



2024-08

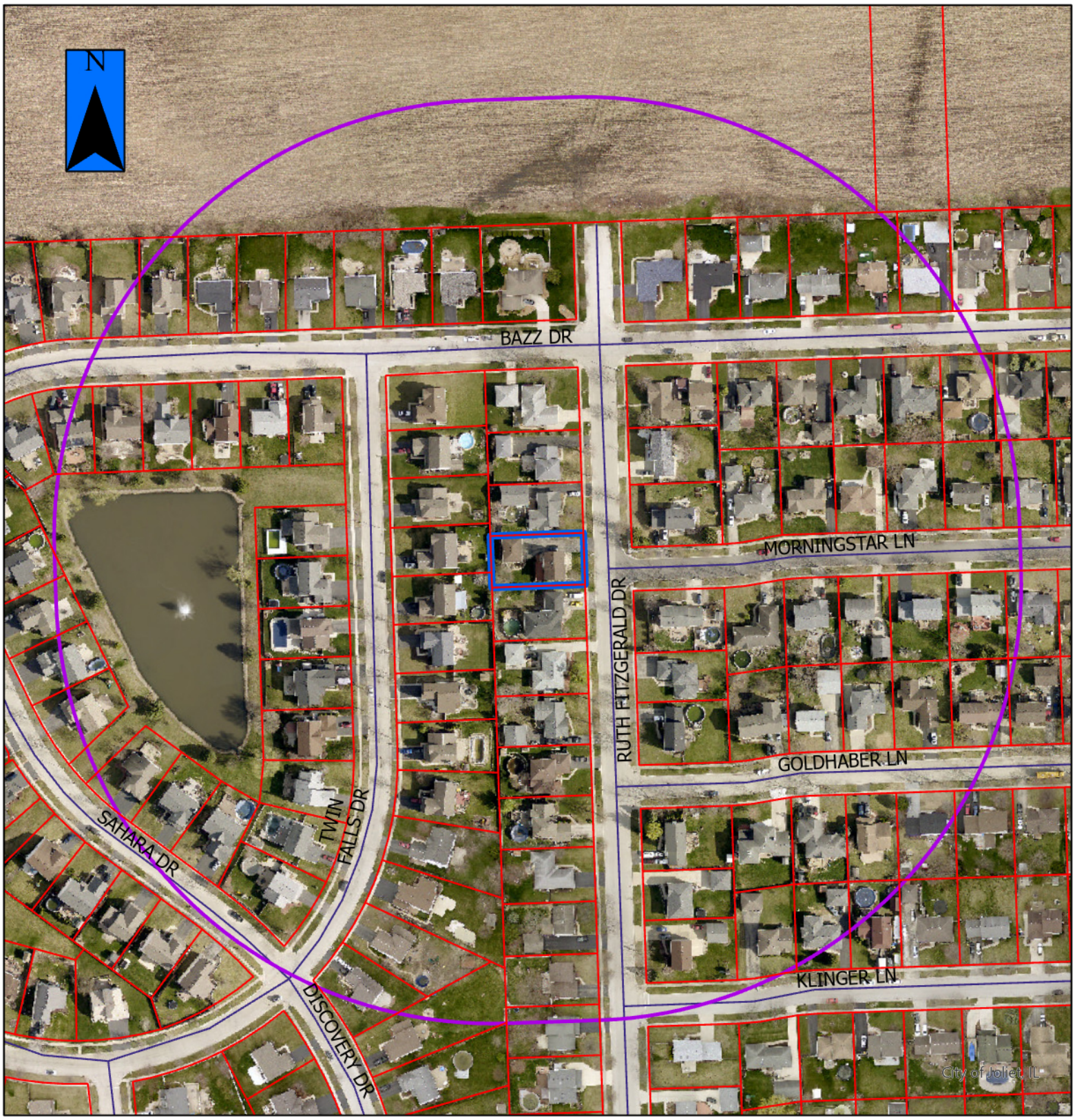
JOLIET PLANNING DIVISION

= 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



2024-08a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

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

ARS
SURVEYING SERVICES, LLC
108 LEE LANE
BOLINGBROOK, ILLINOIS 60440
PH:(630) 226-9200 FAX: (630) 226-9234

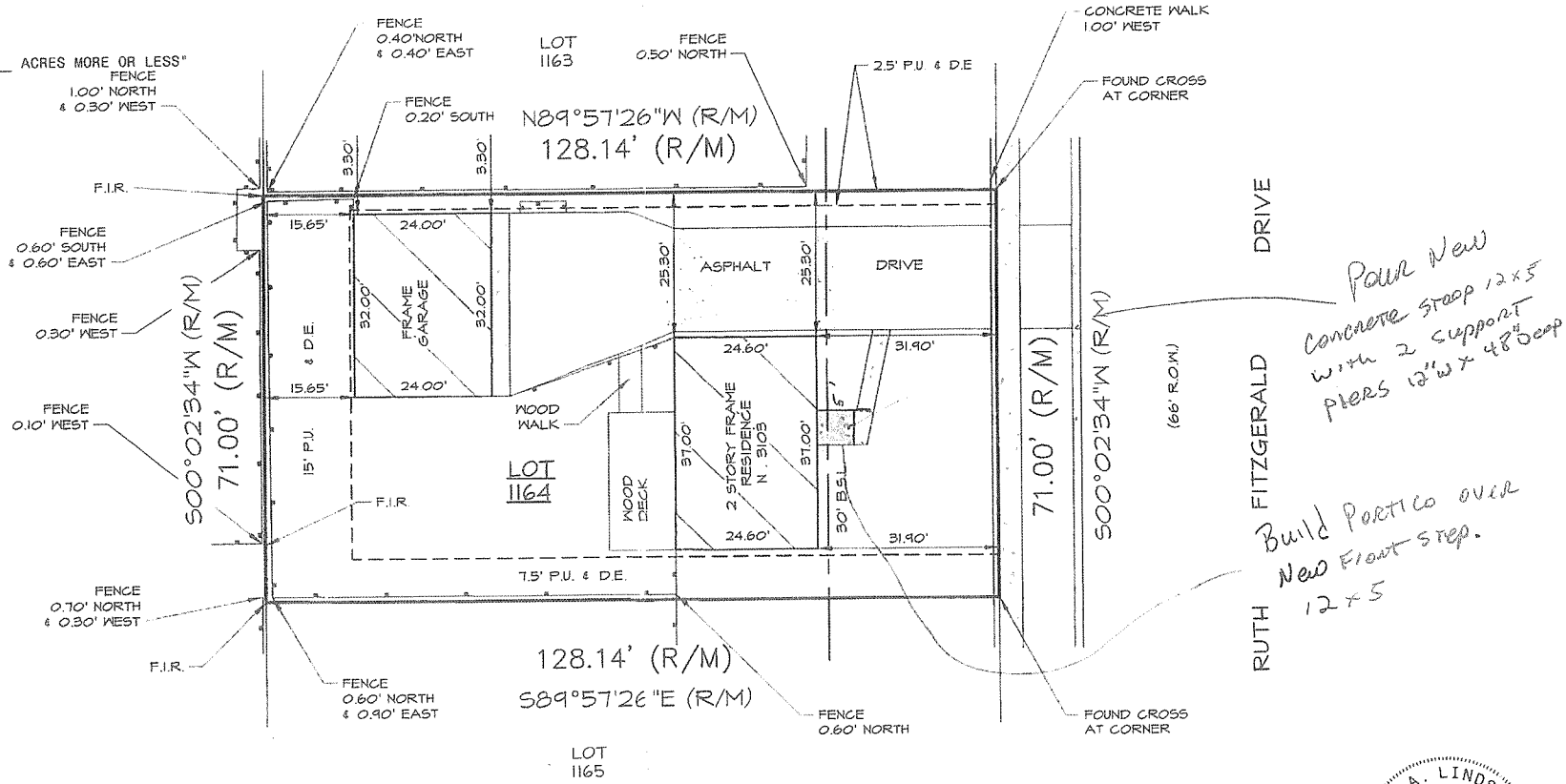
PLAT OF SURVEY

BASIS OF BEARING:
WEST LINE OF RUTH FITZGERALD DRIVE AS MONUMENTED AND OCCUPIED PER RECORDED SUBDIVISION PLAT. S 0°02'34" W (R)

N
W E
S
SCALE: 1"=20'

LOT 1164 IN MAYFAIR SUBDIVISION UNIT 14, A SUBDIVISION OF PART OF FRACTIONAL SECTION 30, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 1996 AS DOCUMENT NO. R96-031836 IN WILL COUNTY, ILLINOIS.

AREA OF SURVEY:
"CONTAINING 9,098 SQ. FT. 0.21 ACRES MORE OR LESS"



Pour New Concrete Stoop 12x5 with 2 support piers 12"W x 48" Deep

Build Portico over New Front Step. 12x5

STATE OF ILLINOIS
}SS
COUNTY OF WILL

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 13TH DAY OF OCTOBER, A.D., 2010, AT BOLINGBROOK, ILLINOIS.

Mark A. Lindstrom

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3482

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

CLIENT MOHAMMED

JOB NO. 10276-10

FIELDWORK DATE. 10-13-10

LEGEND

(R) = RECORD	(NW) = NORTHWESTERLY	= CHAIN LINK FENCE
(M) = MEASURED	(NE) = NORTHEASTERLY	= WIRE FENCE
(D) = DEED	(SW) = SOUTHWESTERLY	= WOOD FENCE
(C) = CALCULATED	(SE) = SOUTHEASTERLY	= SPLIT RAIL FENCE
(L) = ARC LENGTH	(RAD) = RADIUS	= WROUGHT IRON FENCE
(CH) = CHORD	(A) = ASSUMED	P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
(R.O.W.) = RIGHT OF WAY	(F.I.P.) = FOUND IRON PIPE	
	(F.I.R.) = FOUND IRON ROD	B.S.L. = BUILDING SETBACK LINE

MARK A. LINDSTROM
PROFESSIONAL LAND SURVEYOR NO. 35-3482 BOLINGBROOK, ILLINOIS
STATE OF ILLINOIS

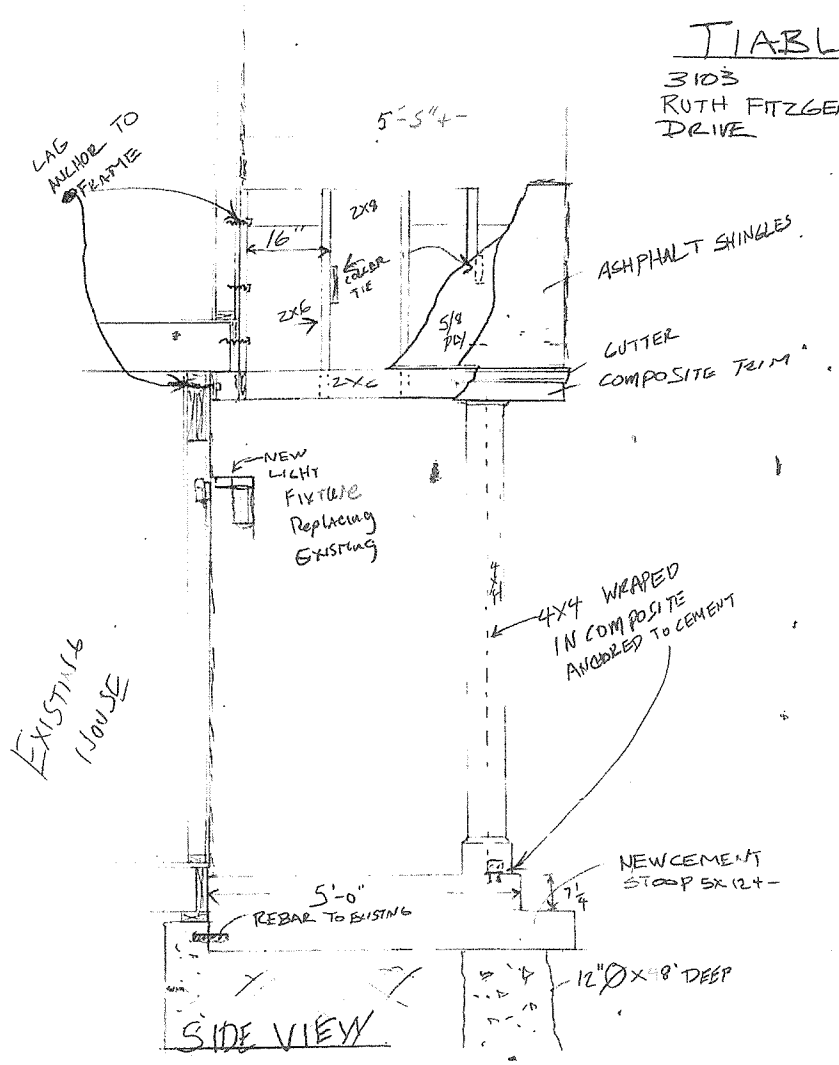
LICENSE EXPIRES ON NOVEMBER 30, 2010

10/13/2

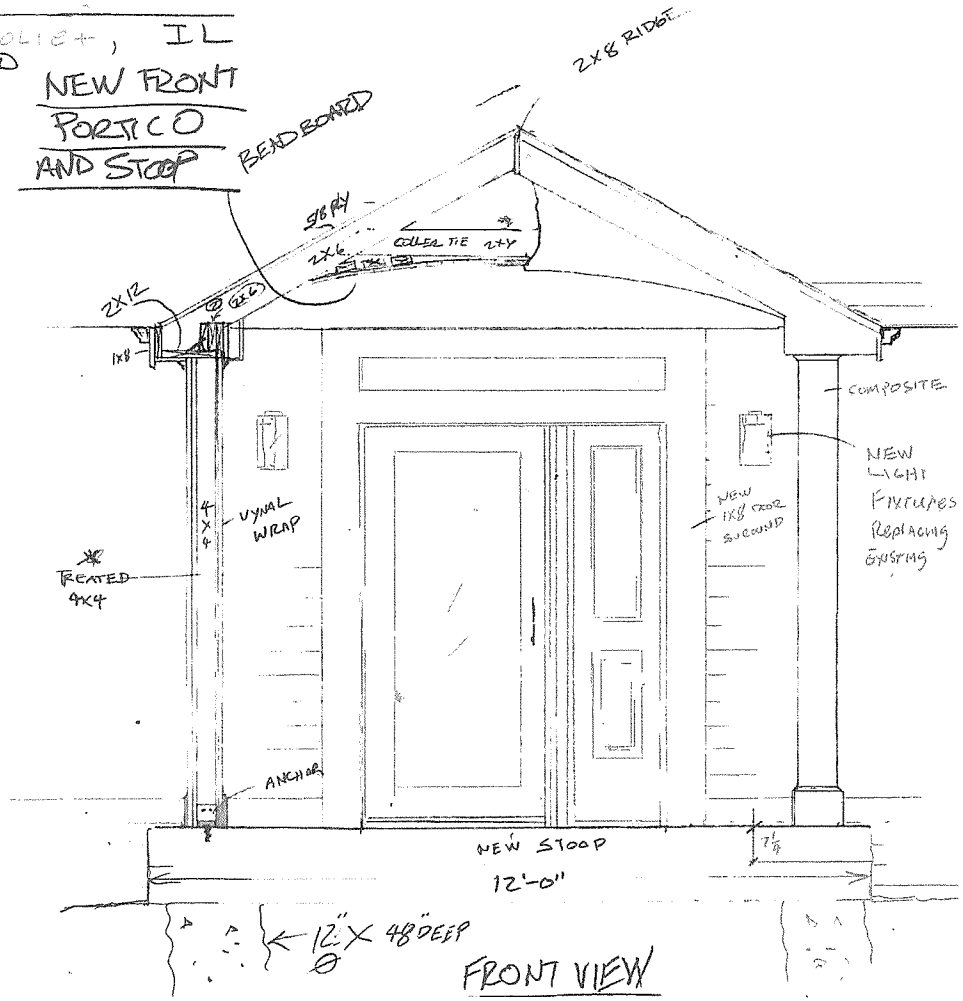
TIABL

3103 RUTH FITZGEARD DRIVE Joliet, IL

NEW FRONT PORTICO AND STOOP



SIDE VIEW



FRONT VIEW

Apr 5, 2024 at 11:29 AM

3103
Apr 5, 2024 at 11:30 AM

3103
Apr 5, 2024 at 11:30 AM

FOR OFFICE USE ONLY

Verified by Planner (please initial):_____

Payment received from:
William Taibl
3103 Ruth Fitzgerald Dr.
Plainfield, IL 60586

Petition #: 2024-08
Common Address: 3103 Ruth Fitzgerald Dr.
Date filed: 3/4/24
Meeting date assigned: 4/18/24

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: 3103 RUTH FITZGERALD DR, PLAINFIELD, IL 60586

PETITIONER'S NAME: WILLIAM & LINA TAIBL

HOME ADDRESS: 3103 RUTH FITZGERALD DR., PLAINFIELD ZIP CODE: 60586

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) 630.967.8045 (Secondary) 630.967.4155

EMAIL ADDRESS: bill.Taibl@GMAIL.com FAX: _____

PROPERTY INTEREST OF PETITIONER: _____

OWNER OF PROPERTY: WILLIAM & LINA TAIBL

HOME ADDRESS: 3103 RUTH FITZGERALD DR., PLAINFIELD ZIP CODE: 60586

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: bill.Taibl@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.): 06-03-30-212-004-0000 ;

_____ ; _____ ; _____ .

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):

ATTACHED.

LOT SIZE: WIDTH: 71.00' DEPTH: 128.14' AREA: 9098 SQ FT.

PRESENT USE(S) OF PROPERTY: SINGLE FAMILY RESIDENCE

PRESENT ZONING OF PROPERTY: 0040

VARIATION/APPEAL REQUESTED: REQUEST A VARIANCE FROM 30' TO 26' FOR NEW CONCRETE LANDING AND STEP. NEW ATTACHED GABLE PORTICO. ON LANDING.

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?

30' SETBACK PREVENTS BUILDING OF PORTICO.
THE VARIATION, IF GRANTED WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY.

2. What unique circumstances exist which mandate a variance?

30' SETBACK PREVENTS BUILDING OF PORTICO.

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 VARIATION IF GRANTED WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY. MANY OF THE HOUSES IN THIS AREA HAVE THEM AS AN OPTION FROM THE BUILDER.

REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, WILLIAM TAIBL, 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.

William C. Taibl
Petitioner's Signature

Owner's Signature
(*If other than petitioner*)

Subscribed and sworn to before me this 4 **day of** March, **20** 24

Amy Michele Hatton

"OFFICIAL SEAL"
AMY MICHELE HATTON
Notary Public, State of Illinois
Commission No. 985789
My Commission Expires Jan. 19, 2028

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:

3103 RUTH FITZGERALD DR. PLAINFIELD, IL 60586

PIN(s): 06-03-30-212-004-000

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 C. TAIBL

LINA B. TAIBL

3103 RUTH FITZGERALD DR

PLAINFIELD, IL 60586

E-MAIL: bill.taibl@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 C. Taibl

DATE: 3.1.2024

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

WILLIAM C. TAIBL - OWNER.
630.961.9045

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).		