

# City of Joliet Zoning Board of Appeals Meeting Agenda

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

Thursday, September 18, 2025

2:00 PM

**City Hall, Council Chambers** 

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

#### CALL TO ORDER

**ROLL CALL** 

#### **APPROVAL OF MINUTES**

Zoning Board of Appeals Meeting Minutes 8-21-25

Attachments: Zoning Board of Appeals Meeting Minutes 8-21-25.pdf

#### CITIZENS TO BE HEARD ON AGENDA ITEMS

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

#### **OLD BUSINESS: PUBLIC HEARING**

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

#### **NEW BUSINESS: PUBLIC HEARING**

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

PETITION 2025-35: A Variation of Use to allow a mixed-use structure, located at 616 Williamson Avenue. (COUNCIL DISTRICT #4)

Attachments: ZBA 2025-35 (616 Williamson Ave) Staff Report Packet.pdf

PETITION 2025-36: A Variation on signage to allow a wall sign that does not face a public way, located at 480 Houbolt Road. (COUNCIL DISTRICT #5)

Attachments: ZBA 2025-36 (480 Houbolt Rd) Staff Report Packet.pdf

PETITION 2025-37: A Variation to increase maximum fence height in a residential zoning district from 6 feet to 7 and 8 feet, located at 18 Woodlawn Avenue. (COUNCIL DISTRICT #2)

Attachments: ZBA 2025-37 (18 Woodlawn Ave) Staff Report Packet.pdf

PETITION 2025-38: A Variation to reduce the corner side yard setback to allow installation of a shed, located at 501 Stockton Drive. (COUNCIL DISTRICT #5)

Attachments: ZBA 2025-38 (501 Stockton Dr) Staff Report Packet.pdf

PETITION 2025-39: A Variation to allow 9 feet by 18 feet parking spaces, located at NEC of Gateway Boulevard and Sandstone Drive.

Attachments: ZBA 2025-39 (NEC Gateway Sandstone) Staff Report

Packet.pdf

# OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION PUBLIC COMMENT

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

#### **ADJOURNMENT**

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



# City of Joliet

#### Memo

**File #:** TMP-8912 **Agenda Date:**9/18/2025

# **City of Joliet**

150 West Jefferson Street Joliet, IL 60432



### **Meeting Minutes - Pending Approval**

Thursday, August 21, 2025 2:00 PM

City Hall, Council Chambers

### **Zoning Board of Appeals**

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

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

#### **CALL TO ORDER**

#### **ROLL CALL**

**Present** Ed Hennessy, Bob Nachtrieb, Debbie Radakovich and Jesse

Stiff

**Absent** Ralph Bias and Brigette Roehr

ALSO PRESENT: Planning Director Jayne Bernhard, Deputy Director of Engineering Sean Mikos, Planner Raymond Heitner, Planner Helen Miller, Economic Development Specialist Emily McGuire, Interim Deputy Corporation Counsel Stephanie Silkey, Assistant Corporation Counsel Deanna Donnelly, Legal Assistant Katy Fyksen, Public Works Office Manager Ada Martino, and Community Development Administrative Assistant Lauren Helland

Planning Director Jayne Bernhard explained Petition 2025-32 was withdrawn by the applicant.

Ms. Bernhard explained that only four Board members were present, described the vote requirements for variances and special use permits (not requiring City Council approval), and noted that petitioners may request to table their petition to the next Zoning Board of Appeals meeting.

#### APPROVAL OF MINUTES

**Zoning Board of Appeals Meeting Minutes 7-17-25** 

**TMP-8810** 

**TMP-8811** 

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

A motion was made by Bob Nachtrieb, seconded by Debbie Radakovich, to approve Zoning Board of Appeals Meeting Minutes 7-17-25. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

**Absent:** Bias and Roehr

#### CITIZENS TO BE HEARD ON AGENDA ITEMS

None

**OLD BUSINESS: PUBLIC HEARING** 

None

**NEW BUSINESS: PUBLIC HEARING** 

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

#1)

**TMP-8812** 

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

Attachments: ZBA 2025-27 2025-28 (1932 Essington Road) Staff Report

Packet.pdf

Ms. Bernhard read the staff report into the record. Maria Coleman appeared on behalf of the petition. There were no comments or questions from the Board. No one from the public spoke in favor of the petition. Stephanie Collom spoke in opposition to the petition. Ms. Coleman spoke again in response to the public comment.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve PETITION 2025-27: A Special Use Permit to allow a day care center, located at 1932 Essington Road. (COUNCIL DISTRICT #1)

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

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

**Absent:** Bias and Roehr

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

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

Ms. Bernhard read the staff report into the record. Angela Gutierrez appeared on behalf of the petition. In response to Mr. Nachtrieb's question, Ms. Gutierrez explained the property passed the rental inspection in February 2025. Mr. Hennessey commented on downzoning that occurred in 1997. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Debbie Radakovich, to approve PETITION 2025-29: A Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 421 Abe Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

**Absent:** Bias and Roehr

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

**TMP-8813** 

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

Ms. Bernhard read the staff report into the record. Bob Gebel with United Architects and Trey Durden appeared on behalf of the petition. In response to Ms. Radakovich's question, Mr. Durden explained there was access to the deck from the second floor. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Jesse Stiff, seconded by Bob Nachtrieb, to approve PETITION 2025-30: A Variation to reduce the rear yard setback to allow a covered deck, located at 6616 Colaric Drive. (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb and Stiff

Nay: Radakovich

**Absent:** Bias and Roehr

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

**TMP-8814** 

Attachments: ZBA 2025-31 (2815 Ruth Fitzgerald Drive) Staff Report

Packet.pdf

Ms. Bernhard read the staff report into the record. Maria Lopez and Sandra Torrez appeared on behalf of the petition. There were no comments or questions from the Board. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve PETITION 2025-31: A series of Variations to allow an attached carport, located at 2815 Ruth Fitzgerald Drive. (COUNCIL DISTRICT #1). The motion failed by the following vote:

Aye: Nachtrieb and Stiff

Nay: Hennessy and Radakovich

**Absent:** Bias and Roehr

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

TMP-8816

#### (COUNCIL DISTRICT #4)

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

Ms. Bernhard explained Petition 2025-32 was withdrawn.

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

**TMP-8817** 

Attachments: ZBA 2025-33 (221 Springfield Avenue Unit 4) Staff Report

Packet.pdf

Ms. Bernhard read the staff report into the record. Kieara Washington appeared on behalf of the petition. Mr. Hennessy clarified that Joliet is a city, not a village. In response to Ms. Radakovich's question, Planner Raymond Heitner explained the special use permit for a day care was approved in 2022 but never received a Certificate of Occupancy. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Debbie Radakovich, seconded by Bob Nachtrieb, to approve PETITION 2025-33: A Special Use Permit to allow an early childhood education center and preschool, located at 221 Springfield Avenue, Unit 4. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

**Absent:** Bias and Roehr

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

TMP-8815

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

Ms. Bernhard read the staff report into the record. Leticia Quintero appeared on behalf of the petition. There were no comments or questions from the Board. No one from the public appeared in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Debbie Radakovich, to approve PETITION 2025-34: A Variation to reduce the corner side yard setback to allow a rear addition to the existing residence, located at 501 Albert Avenue. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

**Absent:** Bias and Roehr

#### OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

#### **PUBLIC COMMENT**

None

#### **ADJOURNMENT**

A motion was made by Bob Nachtrieb, seconded by Debbie Radakovich, to approve adjournment. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

**Absent:** Bias and Roehr

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

#### Memo

**File #:** TMP-8913 **Agenda Date:**9/18/2025

#### STAFF REPORT

**DATE**: September 9, 2025

**TO**: Zoning Board of Appeals

**FROM:** Helen Miller, Planner

**RE:** Petition Number: 2025-35

Applicant: Bipin Sharma

Status of Applicant: Owner

Owner: Chicago Title Land Trust Company TR 8002384301

Location: 616 Williamson Avenue (Council District #4)

Request: Variation of Use to allow a mixed-use structure

#### **Purpose**

The applicant is requesting a Variation of Use to allow a mixed-use structure in the R-3 (one- and two-family residential) district. The existing structure, which was built around 1906 as a church, would contain one dwelling unit on the basement level and an open space, formerly used for religious assembly, on the main level. While a dwelling unit is permitted in the R-3 zoning district, a mixed-use structure, where two principal uses would exist, is not permitted. Therefore, the property needs a Variation of Use to allow a mixed-use structure that contains a dwelling unit in the same building as a non-residential use. The Variation of Use request must be considered by the City Council following the recommendation of the Zoning Board of Appeals.

#### **Site Specific Information**

The subject property is approximately 64 feet by 134 feet (8,510 square feet) and contains a one-story church building built around 1906. The building was used as a church since its construction until at least 2018. The petitioner purchased the property in November 2023. The property is zoned R-3 (one- and two-family residential).

The main level of the building was used for religious services and is still set up this way. According to the petitioner, the basement level was set up as a dwelling unit with the current floor plan when they purchased the building. The unit contains one bedroom, one bathroom, a living room, and a kitchen. The basement level dwelling unit has its own separate entrance on the north side of the building as well as a rear door on the south side. The basement level does not have any interior connections to the main level.

#### Surrounding Zoning, Land Use and Character

The property is located in the Collins Street neighborhood on the south side of Williamson Avenue. The zoning and land use for the adjacent properties are as follows:

- North: R-3 (one- and two-family residential), institutional (church)
- South: R-2 (single-family residential), residence
- East: R-3 (one- and two-family residential), residence
- West: R-2 (single-family residential), undeveloped

#### **Applicable Regulations**

- Section 47-7.1
   R-3 (One- and Two-Family Residential) District Permitted Uses
- 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 this Ordinance regarding the classification, regulation, and restriction of the location where trades, industries, businesses, and residences may exist.

#### **Discussion**

The petitioner, Bipin Sharma, is requesting a Variation of Use to allow a dwelling unit and a non-residential use within the same structure in the R-3 zoning district. The basement level of the building will contain one dwelling unit. The main floor, which was previously used as a church and is still set up as a church, will be used for the owner's personal storage. The petitioner states that they currently do not have plans to utilize the main floor as a church. Approval of the Variation of Use will allow the structure to contain one dwelling unit along with a separate space that is not part of or accessory to the dwelling unit. If the owner wishes to use the main floor for a use other than storage or a religious institution, they would need to apply for additional building permits and zoning approvals as needed.

According to the petitioner, the basement level was set up as an apartment when they purchased the property. Since that time, the owner has performed minor upgrades to the apartment such as painting walls and floors and tiling the bathroom.

The property does not currently contain any paved parking spaces. The Zoning Ordinance requires two parking spaces for a single dwelling unit. The owner proposes to install a paved driveway along the east side of the building to fulfill the parking requirement (see attached Site Plan).

If the Variation of Use is approved, the apartment will need to be enrolled in the City's Rental Inspection Program. The property would then be inspected for compliance with

residential property codes and building codes. The owner will be responsible for making any required updates to the property prior to issuance of a Rental Inspection Certificate through the Rental Inspection Program.

#### **Conditions**

If the Zoning Board desires to approve this Variation of Use to allow a mixed-use structure in the R-3 (one- and two-family residential) district at 616 Williamson Avenue, the following conditions would be included:

- 1. That the property shall be enrolled in and comply with the City's Rental Inspection Program;
- 2. That the required off-street parking shall be provided prior to the issuance of the Rental Inspection Certificate;
- 3. That the use of the property shall not be expanded in the future;
- 4. Should the property be declared a public nuisance, the property may be subject to a rehearing and a possible revocation of the Variation of Use.

Figure 1: Aerial view of 616 Williamson Avenue (2025)



Figure 2: 616 Williamson Avenue, view south from Williamson Avenue (September 2025)

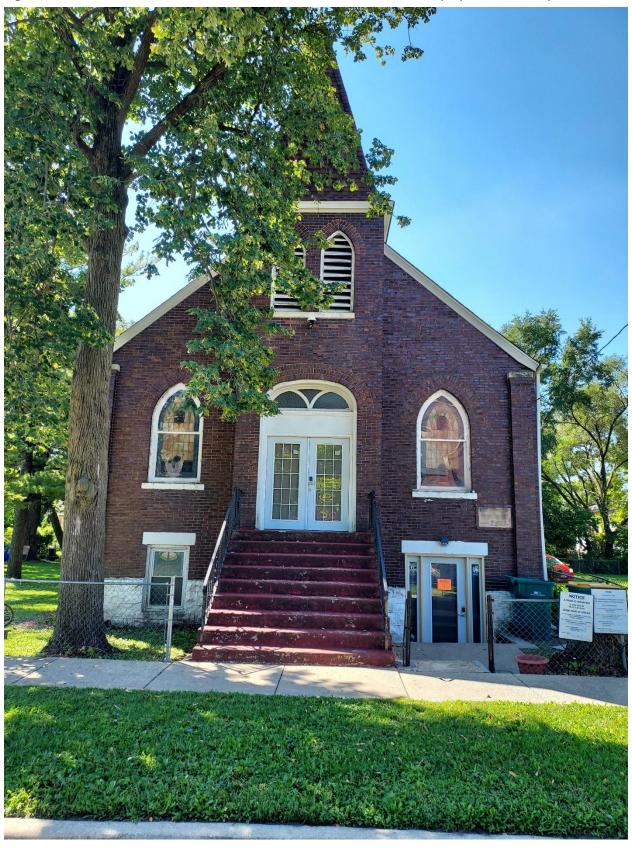
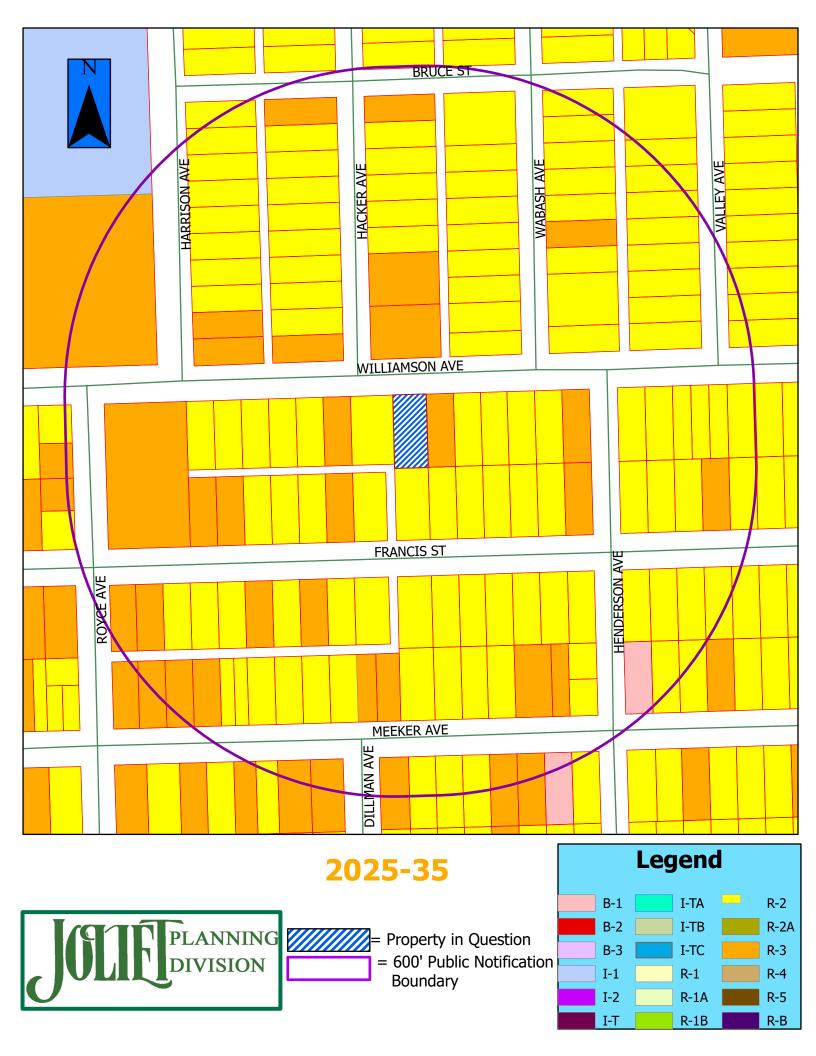


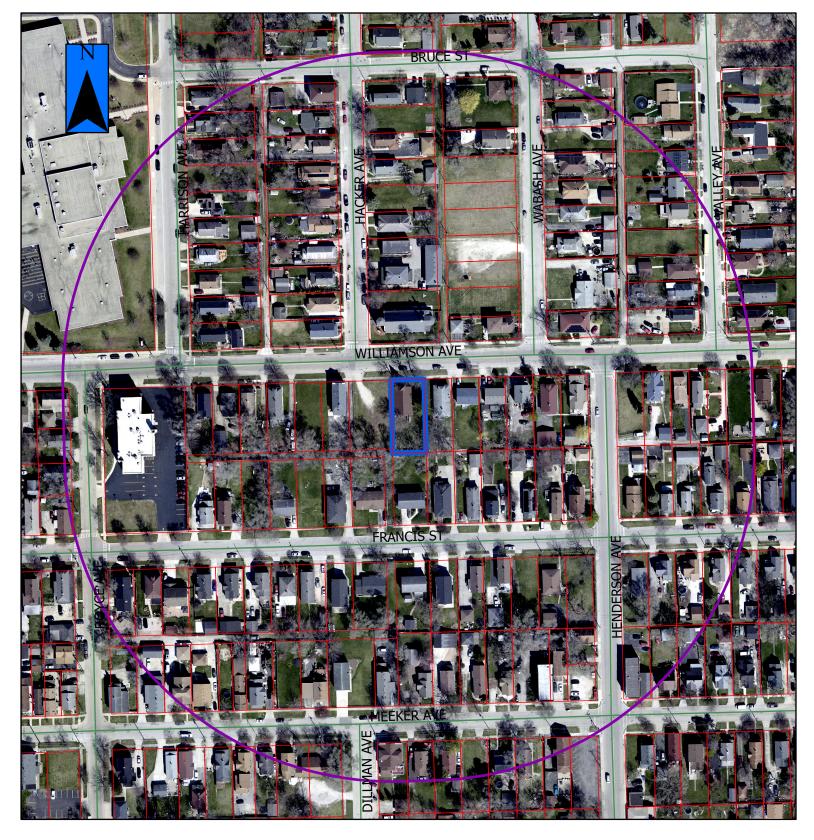
Figure 3: North and east sides of 616 Williamson Avenue (May 2025)



Figure 4: North and west sides of 616 Williamson Avenue (May 2025)







# 2025-35a



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

s, LLC

2311.0243 ALTA/NSPS LAND TITLE SURVEY WILL COUNTY

O G

AS SHOWNHEEDON 3 THE RLOOD ZONE IS AP PER FEMA MAP I (19/00) (65, GFF 2015/20) 9 4 GROSS LAND APEA INSUÉE SO ET MORE OR LESS AS SENOMERE CON 10 BLILDING FOOTFRAIR - 1846 SF BLAS SHOWNHEEDON 14 AS SHOWNHEEDON

ALTANSPS "TABLE A" ITEMS AS SHOWN HEREON

11/7/2023

EXCEPTIONS 1-17 NO SURVEY OR PLOTTABLE MATTERS, AFFECTS THE SUBLECT PROPERTY

FIRST AMERICAN TITLE INSURANCE COMPANY
COOMMTRENT FILE NO 4F10;65/6
COOK COUNTY, ILLINOIS
SCHEDULE BJI
EFFECTIVE COTOBER 11, 2023



TO CHCAGO TITLE LAND TRUST COMPANY, TRUSTEE UITA DATED SEPTEMBER 17, 2020 AND NAOWN AS TRUST NO BOXZ394301, FIRST AMERICAN TITLE INSURANCE COMPANY

E CONFORMS TO BOUNDARY E HEREON.

035-002971
PROFESSIONAL
AND SURVEYOR
SANDWICH, IL

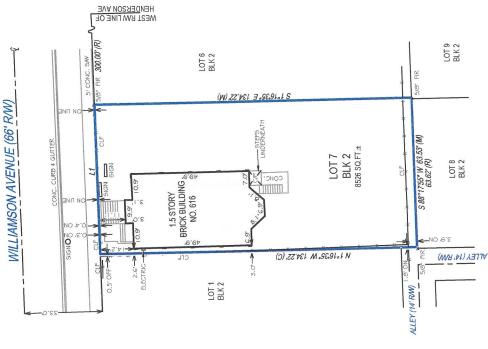
A OF ILLY

cta Land Surveyors, LLC PLS# 184008059 0:773.305.4011

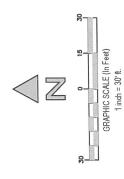
Street Morris, IL 60450

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO AF10365/6.DATED OCTOBER 17, 2023 WAS UTILIZED IN THE PREPARATION OF THIS SURVEY

ILINOIS PROFESSIONAL I MAD SURNEYOR NO 29/1 UCRNSE EXPIRES 11/30/XCM EXACTA LAND SURVEYORS PROFESSIONAL DESIGN FIRM 194008059-0008

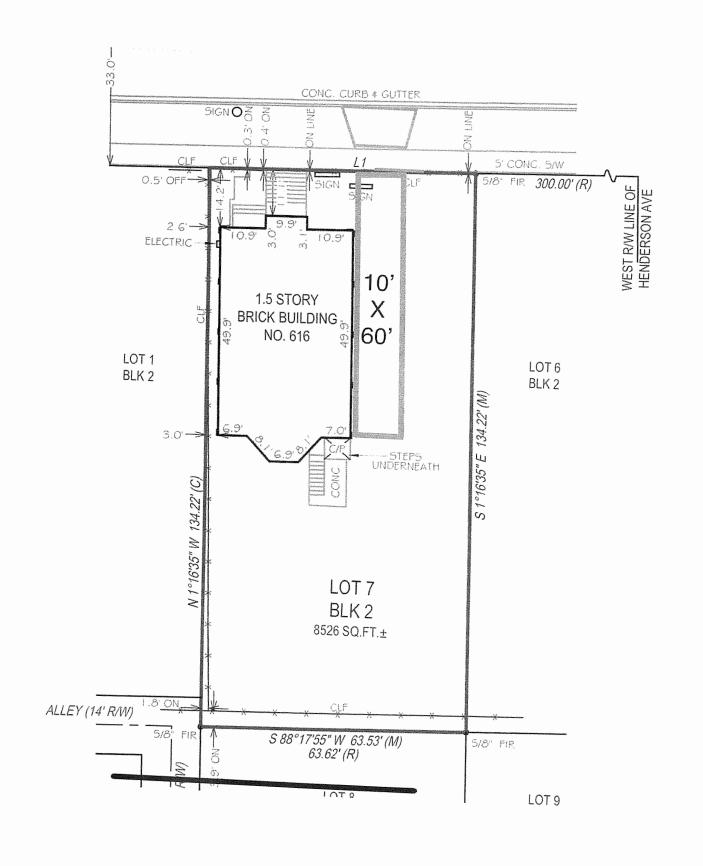


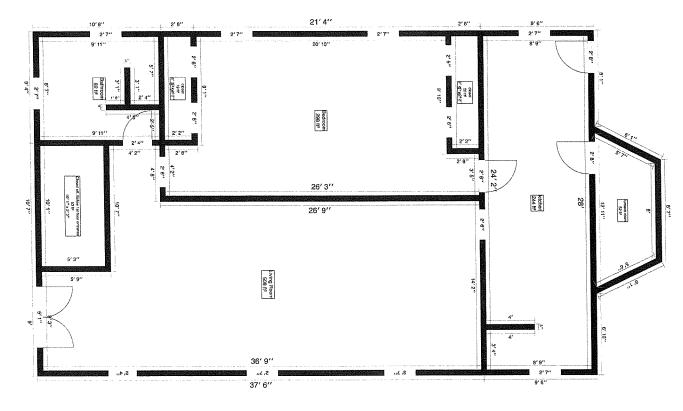
L1 63.62' (R) N 88\*17'55" E 63.53' (C) LINE TABLE:

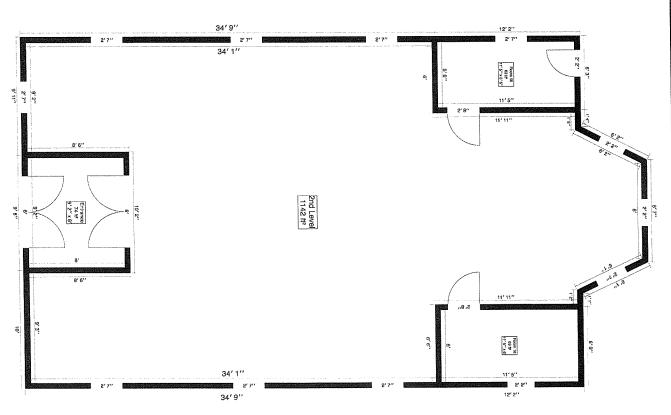


SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

#### **SITE PLAN**







FOR OFFICE USE ONLY			
***Verified by Planner (pla	ease initial):***		
Payment received from:  Terri Mitti LLC  19506 S. Hunter Trail  Mokena, IL 60448	Petition #:		

Wiceting date assigned.	.710	
ZONING BOARD OF APPEALS JOLIET, ILLINOIS  PETITION FOR VARIATION OF USE  City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 6043. Ph (815)724-4050 Fax (815)724-4056	2	
ADDRESS FOR WHICH VARIATION IS REQUESTED: 616 Williamson ,	Joliet, IL 60432	
PETITIONER'S NAME: Bipin Sharma		
HOME ADDRESS: 19506 Hunter Trail, Mokena, II	ZIP CODE: 60048	
BUSINESS ADDRESS: 2019 Chicago St., Joliet, II	ZIP CODE: 60436	
PHONE: (Primary) (708) 250-0520 (Secondary) (832) 279-3071		
EMAIL ADDRESS: doc@ecsrecovery.org FAX: (31	2) 578-9303	
PROPERTY INTEREST OF PETITIONER: Manager of the LLC which owns the 10	0% beneficial interest in a land trust	
OWNER OF PROPERTY: Chicago Title Land Trust Company, Trustee u/t/a dated September	r 17, 2020 a/k/a Trust No. 8002384301	
HOME ADDRESS: same as above	ZIP CODE:	
BUSINESS ADDRESS: same as above	ZIP CODE:	
EMAIL ADDRESS: same as above 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.): 07-03-412-009				
**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 legal description				
LOT SIZE: WIDTH: 63.53' DEPTH: 134.22' AREA: 8,527 sq, ft.				
PRESENT USE(S) OF PROPERTY: A church which has been vacant for years and is still vacant				
PRESENT ZONING OF PROPERTY: civic - R-3				
VARIATION OF USE REQUESTED: to allow for residential occupancy				
RESPONSE TO VARIATION OF USE CRITERIA				
The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequat evidence to establish a practical difficulty or hardship. The evidence must support each of the following thre 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.				
<ul><li>(b) The plight of the owner is due to unique circumstances.</li><li>(c) The variation, if granted, will not alter the essential character of the locality.</li></ul>				
Please describe how this request meets the criteria by responding to the following questions in your ow words.				
1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return Present zoning does not permit residential use. Residential use would allow for the property to				
be leased out and rents collected. The present zoned use allows for a church a civic use); there is no				
demand to lease a church in the present market				

2. What unique circumstances exist which mandate a variance?	
This structure is a church which supported religious observance and as	sociated religious activities.
There is no demand in the market for use of a church, hence this reque	est to allow for residential
use which supports residential leasing for which there is a strong dema	nd in the market
3. What impact would the granting of this variance have upon the esser include both positive and negative impacts.	ntial character of the general area? Please
The area in which the property is located is virtually 100% (R-2 & R-3)	residential. The propsoed
residential use is entirely consistent with the zoned use of the genera a	area. Granting the
requested zoning change would have no negative impact upon the ess	ential character of the
general area.	
☐ Joliet Ownership Disclosure form ☐ Business license application (if applicable)  NOTARIZATION OF PETITION	
STATE OF ILLINOIS) ss COUNTY OF WILL)	
I,, depose and say that the above s my knowledge and belief. I agree to be present in person or by repre the Zoning Board of Appeals.	statements are true and correct to the best of sentation when this petition is heard before
Later	
Petitioner's Signature	
Subs	cribed and sworn to before me
Owner's Signature this_ (If other than petitioner)	1 day of August, 20 25
(ij oiner inan peiiiioner) —J	Lauren a. Helland



# Legal Description of 616 Williamson, Joliet, Illinois

Lot 7 in Block 2 in calmer's Subdivision of the West 24 acres of Lot 13 in Assessor's Subdivision of Section 3, Township 35 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded September 8, 1887 as document 144980, in Will County, Illinois.

#### 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) 11. INFORMATION ABOUT THE PROPERTY The address and PIN(s) of the real property associated with this application are: 616 Williamson PIN(s): 07-03-412-009 III. PROPERTY OWNERSHIP Select the type of owner of the real property associated with this application and fill in the appropriate contact information below: State the names, addresses, and phone #'s of the individual Individual: owner(s) State the names, addresses, and phone #'s of all persons holding Corporation: 3% or more of the stock of the corporation and the percentage of shares held by such stockholders State the names, addresses, and phone #'s of all members of the **Limited Liability Company:** company along with the percentage of ownership held by each member State the names, addresses, and phone #'s of the trustee(s) and all □ Land Trust: beneficiaries State the names, addresses, and phone #'s of all partners Partnership: State the names, addresses, and phone #'s of all persons having a □ Other type of organization: legal or equitable ownership interest in the organization or the right to direct the affairs of the organization Chicago Title Land Trust Company, Trustee u/t/a dated September 17, 2020 a/k/a Trust No. 8002384301

FAX: (312) 578-9303

Beneficiary; Trimurti-DVJ LLC

E-MAIL: doc@ecsrecovery.org

Manager: Bipin Sharma (708) 250-0520

#### 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:

Sel	ect the type of business owner a	ssociated 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		
X	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		
Tr	rimurti-DVJ LLC is own	ed 90% by Bipin Sharma and 10% by		
E	sa M. Bandari. Both ar	e located at 19506 Hunter Trail, Mokena, IL		
В	ipin Sharma's phone is	(708) 250-0520 and Elsa M. Bandari's phone		
is	(832) 279-3071			
E-	MAIL: doc@ecsrecovery.	org <sub>FAX:</sub> (312) 578-9303		
If no pr ex ar the lia	ot an individual, then the coperty or business associample, if the real property and the beneficiary of the late limited liability company ability company is a partner of the partners is a corpock must be disclosed.	eneficiary or partner disclosed in Section III or Section IV is individuals holding the legal or equitable title to the real ciated with the application must also be disclosed. For y associated with an application is owned by a land trust, and trust is a limited liability company, then the members of must be disclosed. If one of the members of the limited rehip, then the identity of the partners must be disclosed. It poration, then all persons owning 3% or more of the issued		
S	IGNED: Barry J. Mille	<del>21</del>		
E	OATE:	<del></del>		
N	ame, Title, and Telephone I	Numbers of Person Completing and Submitting This Form:		
Barry J. Miller, Esq. Anthony J. Madonia & Associates (708) 254-1661				
		-		

PRINT



# City of Joliet

#### Memo

**File #:** TMP-8914 **Agenda Date:**9/18/2025

#### **STAFF REPORT**

**DATE**: September 9, 2025

TO: Zoning Board of Appeals

FROM: Helen Miller, Planner

**RE:** Petition Number: 2025-36

Applicant: Integrity Sign Company

Status of Applicant: Sign Contractor

Owner: Joliet Houbolt LLC

Location: 480 Houbolt Road (Council District #5)

Request: Variation on signage to allow a wall sign that does

not face a public way

#### **Purpose**

The applicant is requesting a Variation on signage to allow a wall sign that does not face a public way for a new Starbucks restaurant at 480 Houbolt Road. The Zoning Board of Appeals makes the final decision on this Variation request.

#### **Site Specific Information**

The property is 1.6 acres and contains a new Starbucks restaurant constructed in May 2025. The site includes a drive thru and an accessory surface parking lot. The property is zoned B-1 (neighborhood business).

#### Surrounding Zoning, Land Use and Character

The property is located in the Silver Leaf Commercial Subdivision on the east side of Houbolt Road, south of McDonough Street. The zoning and land use for the adjacent properties are as follows:

North: R-1A (single-family residential), detention pond

• South: B-1 (neighborhood business), commercial

• East: R-4 (multi-family residential), residential

• West: R-4 (multi-family residential), residential

#### **Applicable Regulations**

• Section 47-17.21 Signs

Section 47-17.21(3)(bb) Criteria for Granting a Sign Variation

(refer to attachment)

#### **Discussion**

The petitioner and sign contractor, Integrity Sign Company, seeks to install a wall sign that does not face a public way on the new Starbucks building at 480 Houbolt Road. The City of Joliet Zoning Ordinance does not allow wall signs that do not face a public street in the B-1 (neighborhood business) zoning district. The proposed wall sign would be 25 square feet in area and be located above the drive thru on the north elevation. The proposed sign would help identify the site for traffic approaching from the north. The site has an existing wall sign on the main (west) side, a monument sign near the driveway entrance, and several directional and drive thru signs. The total sign area at the site, including the proposed sign, will not exceed the permitted 120 square feet.

Staff finds that the request meets the following criteria for sign variations: the proposed use would not be detrimental to the use or development of other property in the area; ownership of the property has been demonstrated; and approval of the variation would not be contrary to the objective of improving the overall appearance of the City. The sign will face a detention pond and will not alter the essential character of the area.

#### **Conditions**

None

Figure 1: 480 Houbolt Road (2025)

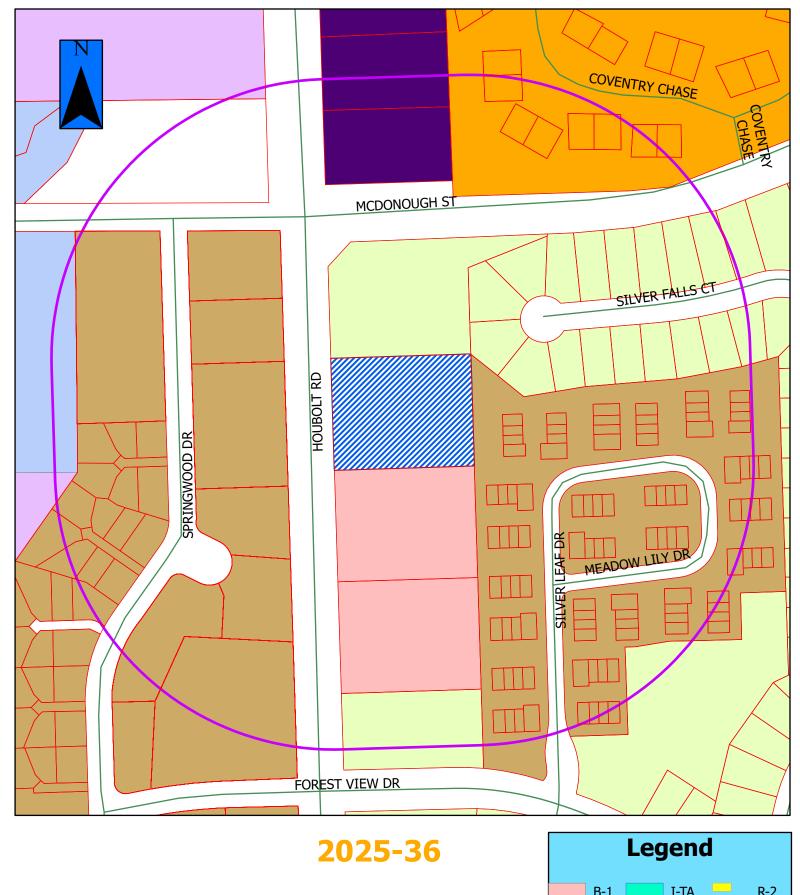


Figure 2: 480 Houbolt Road, view east from Houbolt Road (May 2025)

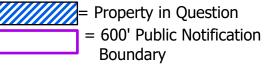


Figure 3: View of subject site from intersection of Houbolt Road and McDonough Street, looking southeast (May 2025)

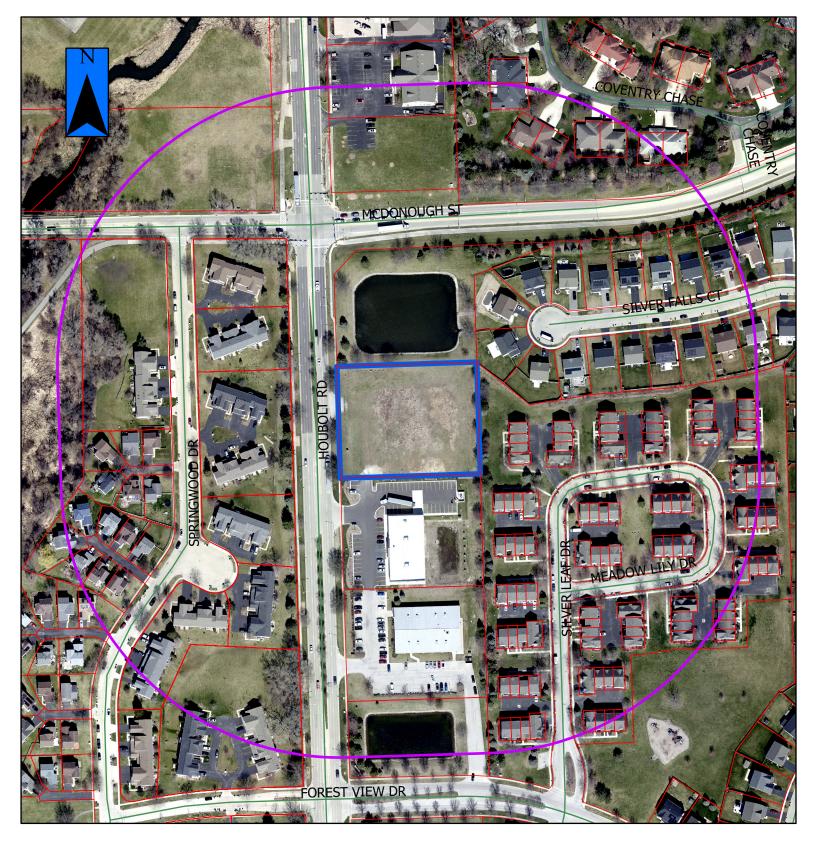












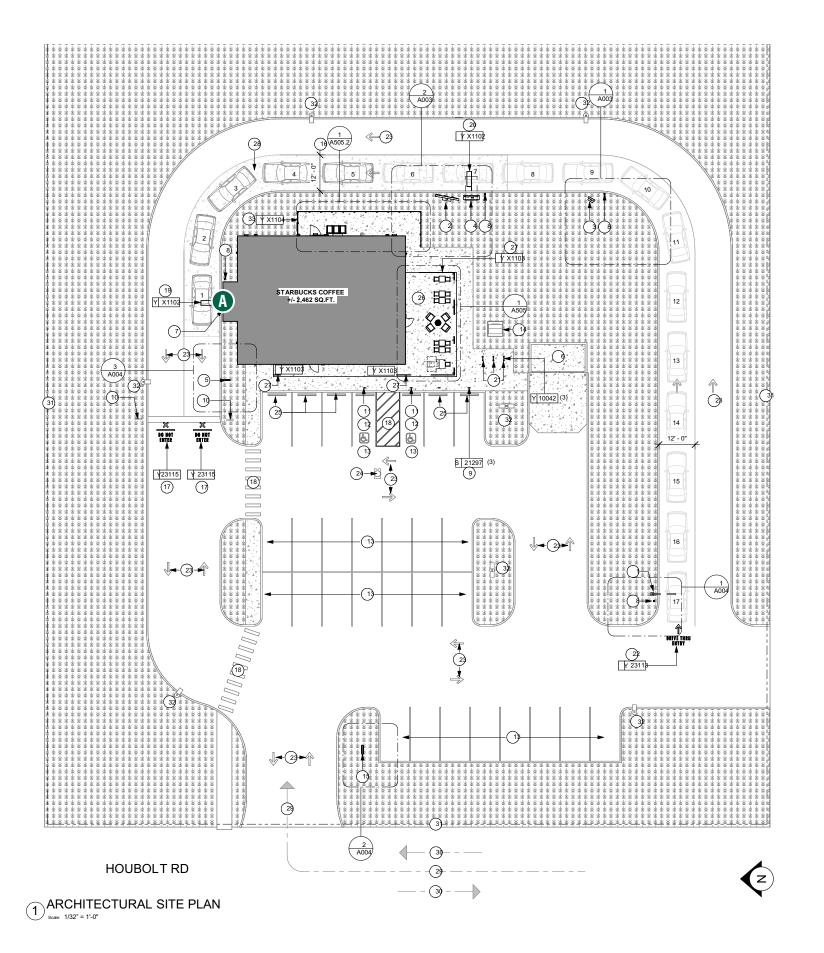
## 2025-36a



= Property in Question / Propiedad en cuestión

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





#### **HILTONDISPLAYS**

125 HILLSIDE DRIVE • GREENVILLE SC 29607 P 800 353 9132 • F 864 242 2204 www.hiltondisplays.com

#### QID 25-77428

**JOB NAME** 

Starbucks 84219

#### LOCATION

480 Houbolt Road Joliet IL

#### **CUSTOMER CONTACT**

#### SALESMAN / PM

Andrea Redding

#### **DESIGNER**

Laura DeVries

#### DWG. DATE

5-29-25

#### **REV. DATE / REVISION**

#### **SCALE**

As Noted

#### FILE

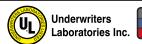
2025/Starbucks/Locations/ Joliet IL/ 25-77428/ SB Joliet IL 24-77428

#### **DESIGN SPECIFICATIONS ACCEPTED BY:**

EST:	CLIEN

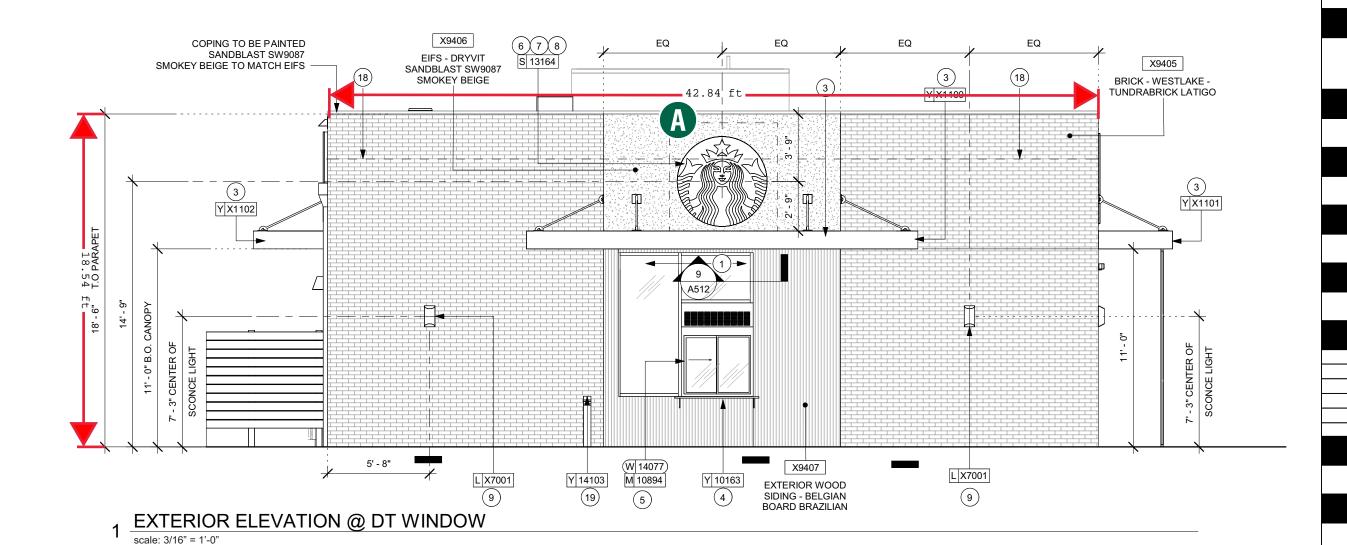
SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.









**HILTONDISPLAYS** 

125 HILLSIDE DRIVE • GREENVILLE SC 29607 P 800 353 9132 • F 864 242 2204 www.hiltondisplays.com

#### QID 25-77428

**JOB NAME** 

Starbucks 84219

#### LOCATION

480 Houbolt Road Joliet IL

#### **CUSTOMER CONTACT**

#### SALESMAN / PM

Andrea Redding

**DESIGNER** 

Laura DeVries

DWG. DATE

5-29-25

#### **REV. DATE / REVISION**

#### **SCALE**

As Noted

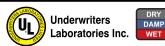
#### FILE

2025/Starbucks/Locations/ Joliet IL/ 25-77428/ SB Joliet IL 24-77428

#### DESIGN SPECIFICATIONS ACCEPTED BY:



THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



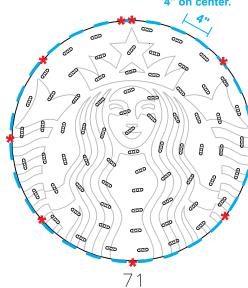
#### S/F EXTERIOR TRIMLESS FLEX FACE SIREN WALL SIGN

Qty. 1 SBC-S13164-60-FF









\* #6 PAN HEAD SCREWS

- - 2) PRISM ENLIGHTEN WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 5.0" ON CENTER
  - 3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 72 PRISM ENLIGHTEN WHITE 6500K MODULES

1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT

- 4) LAYOUT BASED ON A 2.5" CAN DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WEJ1-MB WATTS PER MODULE: .75
- 7) PRIMARY SYSTEM POWER: 66.56 WATTS
- 8) LED MODULE POWER USAGE (secondary): 53.25 WATTS

ESTIMATED PRODUCT B.O.M. PER SIGN:

Each Prism Enlighten White 6500K Modules - 48'

Booted Toggle Switch on Box

- 701269-6WEJ1-MB
- Each 60C2 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supply 12VDC
- Each 100' Roll of Jacketed Cable

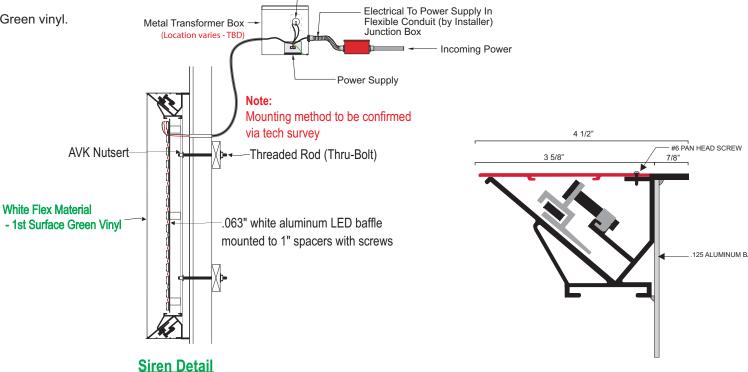
#### Specifications:

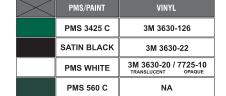
**FRONT VIEW** 

Single face internally illuminated Excellart EC-Flex Standard flex face cabinet with bleed trim cover.

Scale: 1/2" = 1' (11x17 Paper) 25 SQ FT

- White 3M 19 oz Panagraphics III Flex Faces with 3M 3630-126 Dark Emerald Green vinyl. Face retention clips spaced every 4".
- Interior of cabinet painted reflective white and exterior painted satin black.
- Internally illuminated with 6500K Sloan Prism Enlighten LEDs with remote power supply.
- 1/4" drain holes located at the bottom of cabinet as required by UL 48 for Electric Signs.
- Drain holes to be covered with drain hole covers to reduce light leaks.





3M 680-10

REFL. WHITE

**COLOR LEGEND** 

Excellart EC-Flex Standard with Bleed Trim Cover

#### **HILTONDISPLAYS**

125 HILLSIDE DRIVE • GREENVILLE SC 29607 P 800 353 9132 • F 864 242 2204 www.hiltondisplays.com

#### QID 25-77428

**JOB NAME** 

Starbucks 84219

#### LOCATION

480 Houbolt Road Joliet IL

#### **CUSTOMER CONTACT**

#### SALESMAN / PM

Andrea Redding

#### **DESIGNER**

Laura DeVries

#### DWG. DATE

5-29-25

#### **REV. DATE / REVISION**

#### **SCALE**

As Noted

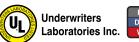
#### FILE

2025/Starbucks/Locations/ Joliet IL/ 25-77428/ SB Joliet IL 24-77428

#### **DESIGN SPECIFICATIONS ACCEPTED BY:**

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUA REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING





	OR OFFICE USE ONLY	
***Verified by	Planner (please initial):*	
Payment received from:		
	Common Address: _	
	Date filed:	
	Meeting date assigned	ed:
PETITIO City of Joliet Plans	ING BOARD OF APPEALS JOLIET, ILLINOIS N FOR VARIATION/APPEA ning Division, 150 W. Jefferson St., Joliet, IL 6 (815)724-4050 Fax (815)724-4056	
ADDRESS FOR WHICH VARIATION IS F	REQUESTED: 480 Houbolt F	Road
PETITIONER'S NAME: Integrity Sign Con	mpany	
HOME ADDRESS: 18770-A S. 88th Aven	ue, Mokena, IL	ZIP CODE: 60448
BUSINESS ADDRESS: 18770-A S. 88th Avenue, Mokena, IL ZIP CO		ZIP CODE: 60448
PHONE: (Primary) 708-478-2700 (Secondary)		
EMAIL ADDRESS: karen@integritysigne	company,com FAX:	708-478-5074
PROPERTY INTEREST OF PETITIONER:	Sign Contractor	
OWNER OF PROPERTY: Joseph Develop	oment / Dan Abdo	
HOME ADDRESS: 1406 W. Fulton Stree	t, Chicago, IL	ZIP CODE: <u>60607</u>
BUSINESS ADDRESS: 1406 W. Fulton S	Street, Chicago, IL	ZIP CODE: <u>60607</u>
EMAIL ADDRESS: Not Provided	FAX: _	N/A
Any use requiring a business license she copy with this petition. Additionally, it the following information:  BUSINESS REFERENCES (name, address,	f this request is for operation	business license and submit on of a business, please provid
N/A		
OTHER PROJECTS AND/OR DEVELOPM N/A		

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 05-06-14-403-135-000 ;			
**Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website**  LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):			
See Attached			
LOT SIZE: WIDTH:DEPTH:AREA:			
PRESENT USE(S) OF PROPERTY: Retail Coffee Shop			
PRESENT ZONING OF PROPERTY: B1			
VARIATION/APPEAL REQUESTED: To allow a wall sign on the North building elevation which			
does not face a public way.			
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:			
<ul><li>(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.</li><li>(b) The plight of the owner is due to unique circumstances.</li></ul>			
(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 zoning regulations does not allow a business ID sign to be installed on the building elevation which			
does not face a public way. The North elevation sign would allow potential customers to identify the			

Starbucks Coffee location.

2. What unique circumstances exist which mandate	a variance?
The zoning regulation requires a variance to insta	Ill the proposed North elevation wall sign.
3. What impact would the granting of this variance hinclude both positive and negative impacts.	nave upon the essential character of the general area? Please
The positive impact would be the potential increase	se in sales traffic which could possibly benefit other
area businesses.	
There would not be a negative impact associated	with the proposed sign.
REQUIRED SUPPORTING ATTACHMENTS	
Site plan / concept plan / floor plan / buildin	g elevation plan
Joliet Ownership Disclosure form	
☐ Business license application (if applicable)	
NOTARIZATION OF PETITION	
STATE OF ILLINOIS) ss	
COUNTY OF WILL)	
	ay that the above statements are true and correct to the best of
	person or by representation when this petition is heard before
the Zoning Board of Appeals.	
Aug an Origina	
Petitioner's Signature	
retitioner's Signature	
Daniel Abdo	Subscribed and sworn to before me
Owner's Signature (If other than petitioner)	this St day of AULUST, 20 25
(If other than petitioner)	List E. Alla
	OFFICIAL SEAL
	KEITH E. HLAD Notary Public - State of Illinois
	My Commission Expires 6/01/2027

#### 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. <u>INFORMATION ABOUT THE APPLICATION</u>

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 Pla	at, or Record Plat of Subdivision (Complete Sections II and III)			
Building Permit (Complete	Sections II and III)			
☐ Business License (Comple	te All Sections)			
II. <u>INF</u>	ORMATION ABOUT THE PROPERTY			
The address and PIN(s) of the real p	property associated with this application are:			
550 Houbolt Rd, Joliet, IL 604	31			
PIN(s):				
III.	PROPERTY OWNERSHIP			
Select the type of owner of the reacontact information below:	al property associated with this application and fill in the appropriate			
☐ 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			
Daniel J. Abdo - Joliet Houbo	lt LLC - Manager - Sole Member -			
1406 W. Fulton St Suite A2	Chicago, Illinois 60607			
M.312.208.2500				
Japan				
E-MAIL: dabdo71@aol.com	FAX: n/a			

#### IV. BUSINESS OWNERSHIP

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

Sel	ect the type of business owner as	ssociated with this application and fill in the contact information below:	
	Individual:	State the names, addresses, and phone #'s of the individual owner(s)	
8	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	
Sta	arbucks Coffee Company		
24	01 Utah Ave. S,		
Se	eattle, WA 98134		
(8)	00) 782-7282		
E-N	MAIL: info@starbucks.com	FAX:	
	70.550 No 10		
If a no proper an the lia on	t an individual, then the in operty or business associ ample, if the real property d the beneficiary of the land e limited liability company of bility company is a partners	neficiary or partner disclosed in Section III or Section IV is ndividuals holding the legal or equitable title to the real lated with the application must also be disclosed. For associated with an application is owned by a land trust, d trust is a limited liability company, then the members of must be disclosed. If one of the members of the limited thip, then the identity of the partners must be disclosed. If oration, then all persons owning 3% or more of the issued	
bigitally signed by heamarti@starbucks.com  Digitally signed by heamarti@starbucks.com  DN: E=heamarti@starbucks.com  DN: E=heamarti@starbucks.com  DN: E=heamarti@starbucks.com  Date: 2025.08.01 10:57:41-0500			
D	<b>ATE:</b> 7-24-25		
	·	umbers of Person Completing and Submitting This Form:	
Heather Martin, Construction Project Manager, 312-261-0880			

# **EXHIBIT A**

# LEGAL DESCRIPTION OF PROPERTY

Tax Parcel Number: 05-06-14-403-135-000.

That certain tract of land situated in the County of Will, State of Illinois, and more particularly described below.

QUARTER OF SECTION 14, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 2010 AS DOCUMENT NUMBER R201055234, IN WILL COUNTY, ILLINOIS. LOT 1 IN SILVER LEAF COMMERCIAL SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHEAST

#### LAND AND BUSINESS OWNER AUTHORIZATION AND CONSENT

TO: Hilton Displays, LLC

FROM: Dan Abdo

Joseph Development 1406 W. Fulton St Chicago, IL 60607

RE: Starbucks #84219 480 Houbolt Road Joliet, IL 60431

I declare and affirm that I am the Business Owner and Owner or Trustee of the real property (land) located at

#### 480 Houbolt Rd, Joliet IL, 60431

(Street Address, City, and State)

And have full authority to authorize

Hilton Displays, LLC

(Name of person or Company)

and their subcontractors to submit a Permanent Sign Application for the aforementioned real property. I understand that sign construction is subject to Building code and contractor competency requirements as administered by the County Building Inspections Department.

In addition, I hereby give notice to the sign permitting authority that I approve the sign Design Documents as submitted.

I authorize the sign vendor, Hilton Displays, Inc., under contract with **Integrity Sign Company** to make application for and secure the necessary permit(s), remove any existing signs, install the new approved signs and provide wall surface restoration of any resulting visible wall damage.

Daniel Abdo Manager 6/11/2025

Signature Name (Print) Title Date

All signage subject to City approval and any other authority having jurisdiction

#### **ZONING BOARD OF APPEALS**

#### **CRITERIA FOR SIGN VARIATIONS**

Section 47-17.21(3)(bb) of the Zoning Ordinance states:

Any sign which is not specifically permitted in any zoning district shall require the granting of a variation, obtained from the Zoning Board of Appeals. This includes signs that have flashing or pulsating illumination, animation, rotation, or overall dimensions which exceed the maximum dimensions permitted in any district.

Variation Criteria: A variation may be granted by the Zoning Board of Appeals based on all of the following criteria:

	Does the evidence presented sustain this criteria?	Comments
(a) That strict enforcement of the ordinance would cause undue hardship to the property owner due to circumstances unique to the individual property in question.		
(b) That the proposed use would not be detrimental to the use, orderly development and enjoyment of other property in the immediate vicinity for the purposes permitted under the zoning ordinance, nor substantially diminish the property value within the neighborhood.		
(c) That ownership or lease of the property in question can be demonstrated.		
(d) That approval of the variation would not be contrary to the objective of improving the overall appearance of the City.		



# City of Joliet

#### Memo

**File #:** TMP-8915 **Agenda Date:**9/18/2025

#### **STAFF REPORT**

**DATE**: September 18, 2025

**TO**: Zoning Board of Appeals

FROM: Ray Heitner

**RE:** Petition Number: 2025-37

Applicant: Marchio Fence Co., Inc.

Owner: Roman Catholic Diocese Queen of Apostles Parish

Location: 18 Woodlawn Avenue

Request: A Variation to increase maximum fence height in a

residential zoning district from 6 feet to 7 feet and 8

feet.

#### <u>Purpose</u>

The applicant is requesting a variation to increase the maximum fence height from 6 feet to 7 feet and 8 feet for a proposed fence along the east and south sides of its property at 18 Woodlawn Avenue. Per Section 47-17.6 of the City's Zoning Ordinance, fences constructed within a side or rear yard shall not be higher than six (6) feet. The Zoning Board of Appeals will make the final decision on this variation request.

#### **Site Specific Information**

The subject property is 7.24 acres in size and is the location of the Queen of Apostles Parish and School. The property is mostly zoned R-2 (single-family residential) with a very small portion zoned B-1(neighborhood business) at its southeast corner. The applicant wishes to construct fencing as shown in the attached aerial exhibit along the south and east sides of the property. Fencing along most of the east side of the property would consist of a 7-foot-tall black, chain link fence. Fencing along the south side of the property and southern portion of the east side of the property would consist of an 8-foot-tall black chain link fence with slats for added privacy. The applicant has stated that the fencing is desired to prevent trespassing onto the property and to keep students and parishioners safe.

#### Surrounding Zoning, Land Use and Character

Surrounding zoning and land uses include:

- North: R-2 (single-family residential), single-family residences
- South: B-1 (neighborhood business), commercial (McDonald's)
- East: R-4 (low density multi-family residential), St. Paul Estates townhomes and B-1 (neighborhood business), commercial

 West: R-2 (single-family residential) single-family residences and B-1 (neighborhood business) commercial

#### **Applicable Regulations**

- Section 47-17.6 Heights of Fences
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

#### **Discussion**

The applicant seeks to install a 7-foot and 8-foot-tall fence along the south and east sides of the subject property. The southern portion of the subject property directly abuts the parking stalls and trash enclosure situated along the northern edge of the McDonalds's property to the south. Debris from the trash enclosure often blows into the subject property. The property owner has cited concerns with trespassing along this area as well. The proposed fencing would provide a clear demarcation in the boundary between the McDonald's property and the subject property.

The subject variation request is necessary since the Zoning Ordinance restricts fence height to 6 feet within side and rear yards, where the proposed fencing would be located. While it is less common in residential zones, it is not uncommon for security fences within commercial or industrial areas to be eight feet tall. It is also not unusual for properties with residential zoning that abut commercial zones to have a fencing or landscaping buffer. Solid fencing can be found throughout the West Jefferson Street corridor in these areas where residential and commercial zones meet. Therefore, staff does not believe that the requested variation will alter the essential character of the locality if granted.

#### **Conditions**

None

#### **ZONING BOARD OF APPEALS**

#### **CRITERIA FOR VARIATIONS**

Section 47-19.8 of the Zoning Ordinance states:

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

	Does the evidence	
	presented sustain	Comments
	this criteria?	
(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:		
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)		

***Verified by Planner (please initial):***		
Payment received from:	Petition #:	
	Common Address:	
	Date filed:	
	Meeting date assigned:	

#### ZONING BOARD OF APPEALS JOLIET, ILLINOIS

JOLIET, ILLINOIS <u>PETITION FOR VARIATION/APPEAL</u> 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: 13 N			
PETITIONER'S NAME: Marchio Fence Co., Inc			
HOME ADDRESS:	ZIP CODE:		
BUSINESS ADDRESS: 907 Rowell Ave Joliet, IL	ZIP CODE: <u>60433</u>		
PHONE: (Primary) 815-726-6995 (Seconda	ry) 815-482-0945		
EMAIL ADDRESS: contact@marchiofence.com	FAX: 815-722-6944		
PROPERTY INTEREST OF PETITIONER:			
OWNER OF PROPERTY: Roman Catholic Diocese Quee	en of the Apostles Parish		
HOME ADDRESS:	ZIP CODE:		
BUSINESS ADDRESS: 13 N.Woodlawn Joliet, IL	ZIP CODE: <u>60435</u>		
EMAIL ADDRESS: parishsecretary@queenofapostlesjoliet.net	FAX:		
Any use requiring a business license shall concurrently ap copy with this petition. Additionally, if this request is for the following information:  BUSINESS REFERENCES (name, address, phone or email):			
OTHER PROJECTS AND/OR DEVELOPMENTS:			
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			

PERMANE	NI INDEX NOMBI	ER (TAX NO. OR P. I		;
LEGAL DE		<i>can be found on tax b</i> OPERTY (an attached	jill or Will County Supervisor of Assessmen copy preferred):	its website**
LOT SIZE:	WIDTH: <u>1000'</u>	DEPTH: <u>296</u> '	AREA: 7.24 Acres	
PRESENT U	JSE(S) OF PROPER	TY:Church Parking	Lot and Area behind other Parish Build	lings
PRESENT Z	CONING OF PROPE	ERTY: Church/Scho	ool	
VARIATIO	N/APPEAL REQUE	STED: Marchio Fence	would like to install a 7' High Black Coated Cha	in Link Fence
with no sla	ats along the major	rity of the east prope	erty line. 8' High Black Coated Chain Lir	nk Fence
WITH SLA	TS to be installed	along the minor port	tion of the east property line and south	property line
The Zoning evidence to conditions:  (a) The pallow (b) The p (c) The v  Please descrivords.  I. How do the	establish a practical property in question coved by the regulation olight of the owner is variation, if granted, which is requesting applicable zoning	s authorized to grant of difficulty or hardship annot yield a reasonable in the particular distriction of the circums will not alter the essens to meets the criteria aregulations prevent the		conditions  s in your own  onable return?

2. What unique circumstances exist which mandate a v	variance?
There are Children, Young Adults and the Elderly	who are being put at risk because of the
trespassing. The Safety of the School Students a	and Staff and also the Parishioners is a Concern
3. What impact would the granting of this variance hav include both positive and negative impacts.	e upon the essential character of the general area? Please
The Ability to Keep Transient Tresspassers out o	f this area will help with the safety of the Church/
School. This will also protect the surrouding area	is and business from this problem.
There would be no negative impact for this project	et
REQUIRED SUPPORTING ATTACHMENTS  ☐ Site plan / concept plan / floor plan / building e ☐ Joliet Ownership Disclosure form ☐ Business license application (if applicable)	levation plan
NOTARIZATION OF PETITION	
STATE OF ILLINOIS) ss COUNTY OF WILL)	
I, MIKE Marchio, depose and say to my knowledge and belief. I agree to be present in personal the Zoning Board of Appeals.	hat the above statements are true and correct to the best of on or by representation when this petition is heard before
Muke Marsur Petitioner's Signature	OFFICIAL SEAL PATRICIA RUZICH NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 05/17/2027
Owner's Signature (If other than petitioner)	Subscribed and sworn to before me this 8 day of August, 2025  Reducia Ruyich
	V

#### 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. <u>INFORMATION ABOUT THE APPLICATION</u>

☐ Rezoning, Special Use F	
II. <u>INF</u>	ORMATION ABOUT THE PROPERTY
The address and PIN(s) of the real	property associated with this application are:
13 N. Woodlawn Ave, Jol	liet,IL
PIN(s):	
III.	PROPERTY OWNERSHIP
Select the type of owner of the re contact information below:	al property associated with this application and fill in the appropriate
☐ 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
0 ("	• •
Queen of the Apostles Pa	arish
E-MAII ·	EVA

#### 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 or	wner 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 Compa	any: 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 organizat	ion: State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization
E-MAIL:	FAX:
E-MAIL.	
not an individual, then property or business a example, if the real pro and the beneficiary of the limited liability compliability company is a part	er, beneficiary or partner disclosed in Section III or Section IV is the individuals holding the legal or equitable title to the real associated with the application must also be disclosed. For perty associated with an application is owned by a land trust, he land trust is a limited liability company, then the members of pany must be disclosed. If one of the members of the limited rtnership, then the identity of the partners must be disclosed. If corporation, then all persons owning 3% or more of the issued
SIGNED: Mike /	Prome
DATE:08/08/2025	
Name, Title, and Telepho	ne Numbers of Person Completing and Submitting This Form:
Mike Marchio, Owner	r Marchio Fence Co., Inc.
	Waterile Feriod Co., Inc

PRINT



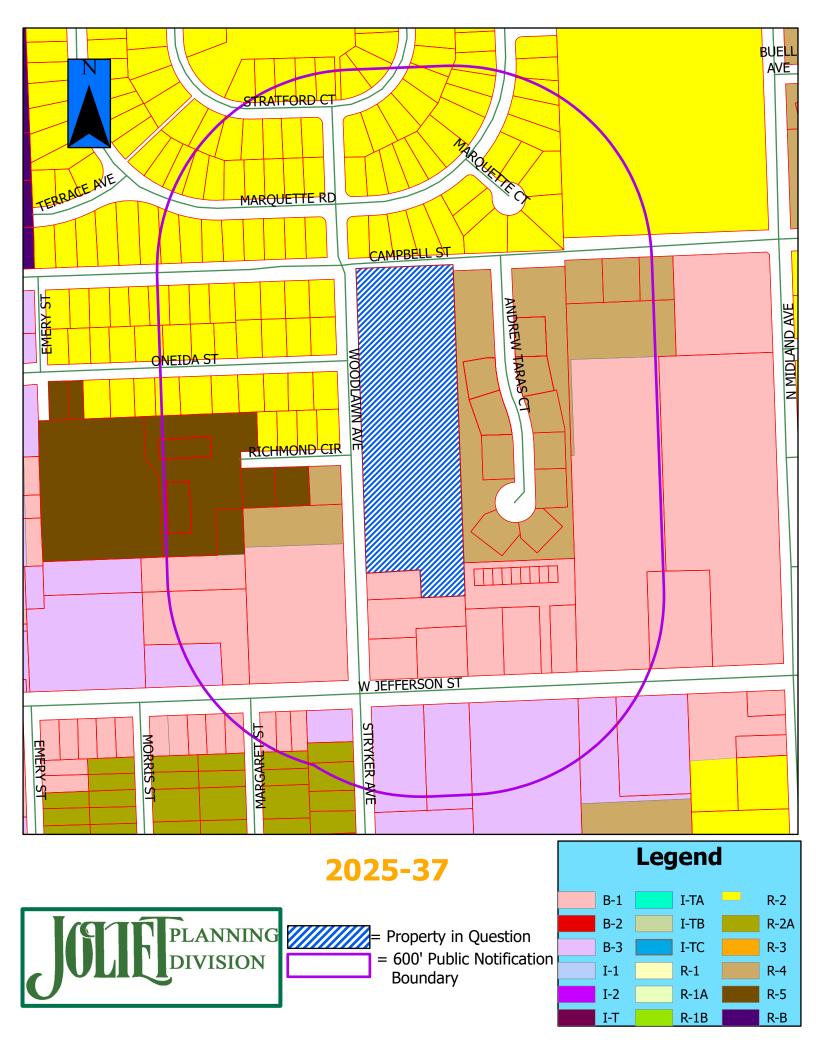


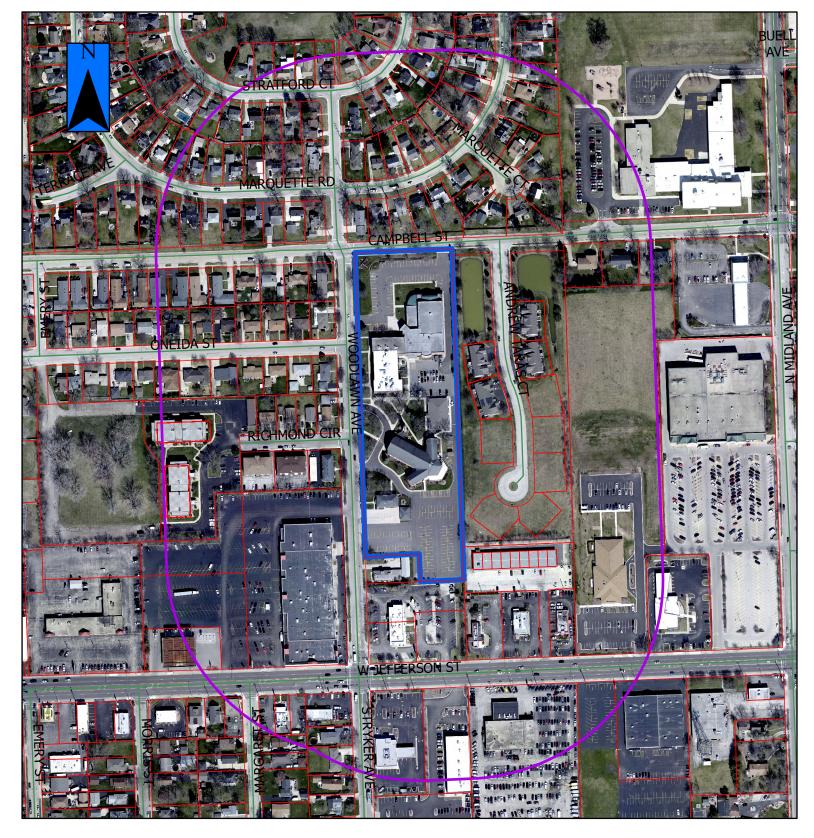












### 2025-37a



= Property in Question / Propiedad en cuestión

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



# City of Joliet

#### Memo

**File #:** TMP-8916 **Agenda Date:**9/18/2025

#### STAFF REPORT

**DATE:** September 9, 2025

**TO:** Zoning Board of Appeals

**FROM:** Helen Miller, Planner

**RE:** Petition Number: 2025-38

Applicant: Efrain Maldonado

Status of Applicant: Owner

Location: 501 Stockton Drive (Council District #5)

Request: Variation to reduce the corner side yard setback to

allow installation of a shed

#### **Purpose**

The applicant is requesting the following Variation to allow the installation of a shed on their property at 501 Stockton Drive:

• Variation to reduce the required corner side yard setback from 20 feet to 6 feet

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

#### **Site Specific Information**

The subject site is a corner lot that is 90 feet by 130 feet (11,700 square feet) and contains a two-story residence built in 2007. The lot coverage for the existing house is around 18 percent. The property is zoned R-1B (single-family residential) and is located at the northeast corner of Stockton Drive and Holland Drive.

#### **Surrounding Zoning, Land Use and Character**

The property is located in the Estates at Cedar Creek residential subdivision and is surrounded by residential lots with R-1B (single-family residential) zoning.

#### **Applicable Regulations**

Section 47-5B.4 R-1B District Yard and Lot Requirements

Section 47-17.3 Yards Required for Corner Lots

• Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

#### **Discussion**

The approval of the requested Variation would allow the owner to install a shed with a setback of 6 feet from the corner side yard property line. The required corner side yard

setback in the R-1B district is 20 feet. The shed would be located at the northwest corner of the property and would be 10 feet off the rear property line in order to stay out of the rear yard public utility and drainage easement. The proposed shed is 10 feet wide and 12 feet long, with a roof peak height of 8 feet 3 inches. The owner wishes to place the shed in the proposed location due to the location of existing trees in their backyard. A plat of survey, site plan, and shed illustration are included in the staff report packet.

Staff does not find an exceptional hardship for this request but does find that the combination of the existing trees and the 10-foot rear yard utility easement limits the possible locations for the shed on this site. Staff also finds that the granting of the variation will not alter the essential character of the area. The proposed shed has a low profile and is designed for use in residential areas. The location of the proposed shed will also not impact the front yard of the property at 500 Holland Drive as that house and front yard face north.

#### **Conditions**

None

STOCKTON DR 

Figure 1: 501 Stockton Drive (2025), with proposed shed location in red

Figure 2: Shed at 501 Stockton Drive, view northeast from Holland Drive (September 2025)

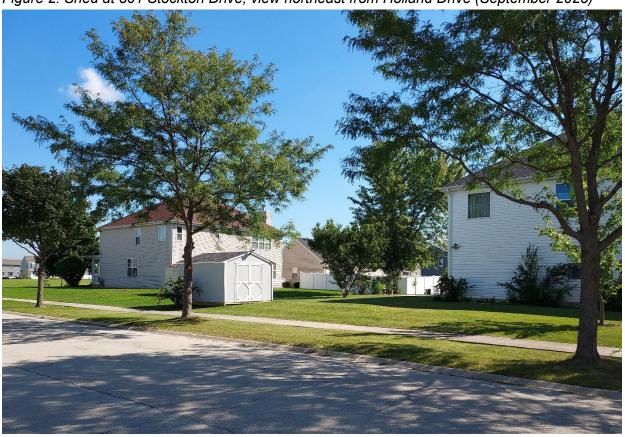


Figure 3: Shed at 501 Stockton Drive, view east from Holland Drive (September 2025)



Figure 4: 501 Stockton Drive, view north from the intersection of Stockton Drive and Holland Drive (September 2025)

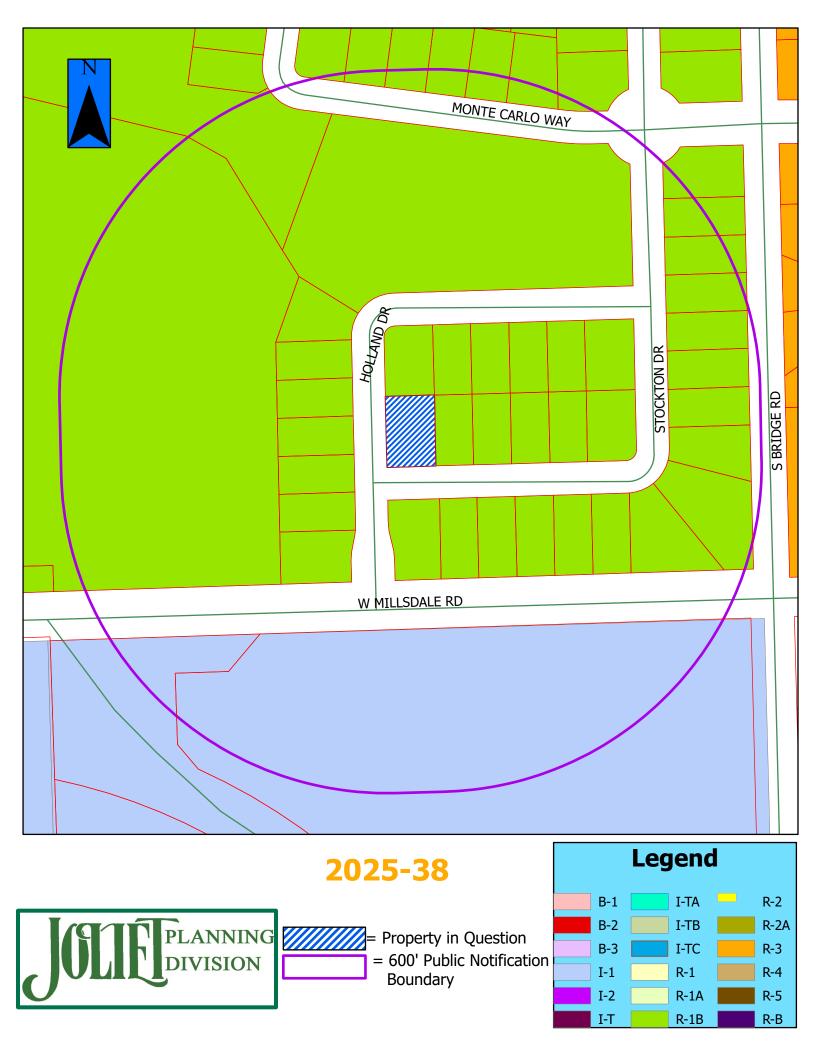




## 2025-38a



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



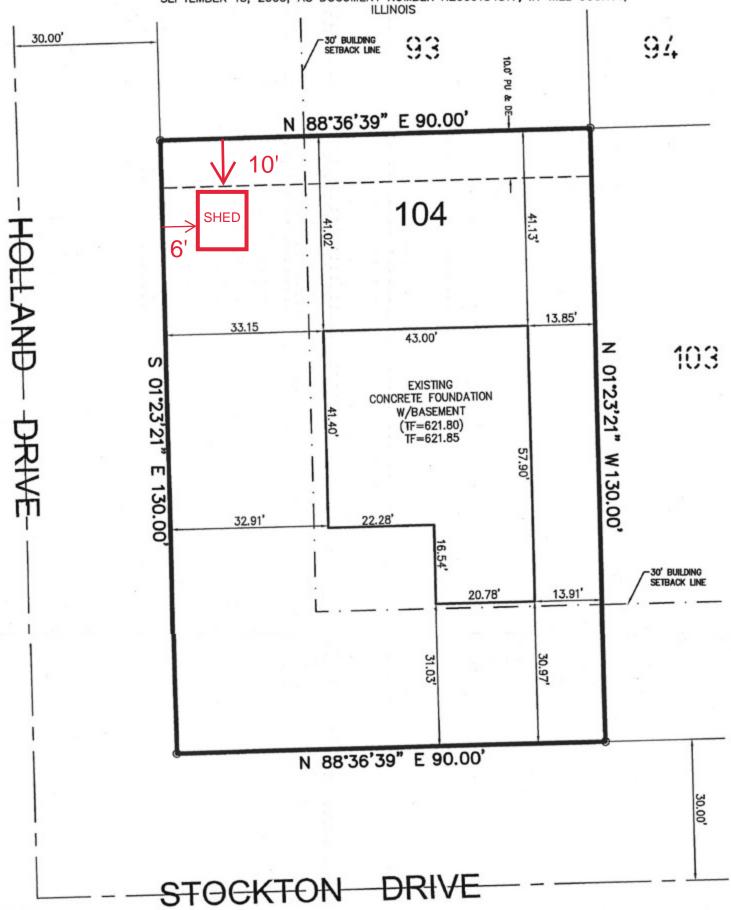
J:1265232/ESTATES/SPOTS/L3\_0104\_EST.dwg, 5/15/2007 11:50:26 AM, trent

# **FOUNDATION**

LOT PERMIT TO ASSULT

UPDATE

LOT 104 IN THE ESTATES AT CEDAR CREEK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 2006, AS DOCUMENT NUMBER R2006154817, IN WILL COUNTY,



#### BENCHMARKS

1. CHISELED " " ON SOUTHWEST WINGWALL OF MILLSDALE RD. BRIDGE OVER CEDAR CREEK. ELEV. 593.76

2. SET BENCH THE SPIKE IN WEST FACE OF THE FIRST POWER POLE, NORTH OF THE EAST 1/4 OF SEC. 9, EAST SIDE OF RTE. 53. ELEV. 624.84

3. "

ON SOUTHEAST CORNER, UP STREAM SIDE OF BOX CULVERT ON BRIDGE ROAD, SOUTHERLY RIGHT OF WAY COMMON WEALTH EDISON. ELEV. 613.51

NOTE: BENCHMARKS SHOWN HEREON FROM ENGINEERING IMPROVEMENT PLANS FOR THE RESERVE AT CEDAR CREEK-UNIT 1.

Prepared for: PASQUINELLI HOMES INC. Job No. 265-232

Top of Foundation Elevation = See Plat

Address: 501 STOCKTON DRIVE

ALL MEASUREMENTS TAKEN FROM CONCRETE FOUNDATION. FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED, GUARANTEE POLICY, AND LOCAL

Finished Grade

O IRON PIPE SET (770.0) PROPOSED ELEVATION 770.0 EXISTING ELEVATION Top of Foundation

Garage Floor Elevation Landscape Easement PU & DE Public Utility & Drainage Easement DUE Drainage & Utility Easement B.S.L. Building Setback Line

#### NOTES:

FACSIMILE

(630) 505-0318

#### 1. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.

2. PROPOSED GRADING, IMPROVEMENTS AND TOP OF FOUNDATION ELEVATION AS DEPICTED HEREON OBTAINED FROM "ENGINEERING IMPROVEMENT PLANS FOR THE ESTATES AT CEDAR CREEK" PREPARED BY RUETTIGER, TONELLI & ASSOCIATES, INC., PROJECT NO. 20031692.05, DATED 2/7/06 AS LAST REVISED 8/8/06.

MIDWEST TECHNICAL CONSULTANTS, INC. LAND SURVEYORS TELEPHON (630) 505-0101

STATE OF ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002718 14 PERVILLE.

AUSSELL W. OLOR

STATE OF ILLINOIS ) S.S. COUNTY OF DuPAGE )

WE, MIDWEST TECHNICAL CONSULTANTS, INC., PROFESSIONAL DESIGN FIRM-LAND SURVEYING CORPORATION NO. 184-002917, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER OUR DIRECTION.

ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL IN NAPERVILLE, ILLINOIS THIS 15TH DAY OF MAY, A.D., 2007.

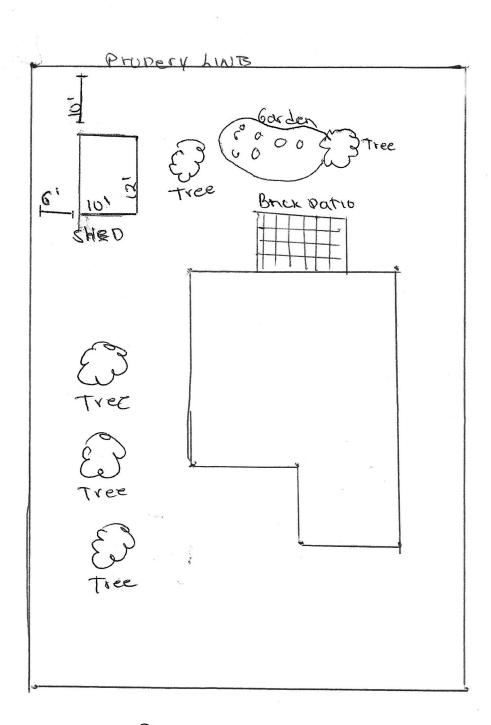
earle RUSSEL W. OLSEN, P.L.S. VICE PRESIDENT LICENSE EXPIRES 11/30/2008



# - PLAT OF SURVEY -

501 StockTON Dr Juliet IL 60436 = APPLICATION REF. 82565

HOLLAND DRIVE



SITE PLAN STOCKTON DRIVE



Refresh your space or tackle a new project with inspiration from Lowe's. Learn More >





Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and ser are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and correct any errors, inaccuracies or omissions including after an order has been submitted.

#### Outdoors / Sheds & Outdoor Storage / Sheds / Wood Storage Sheds

Heartland Monterra Value Gable 10-ft x 12-ft Gable Style Wood Outdoor Storage Shed with 1 Doors Item #6251632 | Model #19843-4













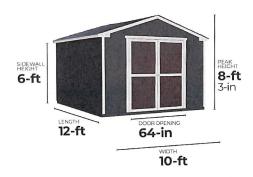


In 100+ carts last week

Now \$1,869.15 \$2,199.00

You save \$329.85 | Ends Aug 20

# 120 SQ. FT. OF SPACE



\$1775.69 When you choose 5% savings on eligible purchases every day. Learn How



Shop Heartland

OR

\$156/mo Suggested payments with 12 month special financing. Ltd time. Learn How

Heartland Monterra Value Gable 10-ft x 12-ft Gable Style Wood Outdoor Storage Shed with 1 Doors \$1,869.15

10-tt x 12-tt ) ( 10-tt x 10-tt ) (

★ ★ ★ ★ ☆ 3.9 

■ 82

More R

FOR O	OFFICE USE ONLY
***Verified by Plann	ner (please initial):***
Payment received from:	Petition #:
	Common Address: 50 Stockton DV.
	Date filed: 8/6/25
	Meeting date assigned: 9/18/25
	BOARD OF APPEALS
	LIET, ILLINOIS OR VARIATION/APPEAL
City of Joliet Planning Di	ivision, 150 W. Jefferson St., Joliet, IL 60432 24-4050 Fax (815)724-4056
	UESTED: 501 STOCKTON OF JOHET IL
PETITIONER'S NAME: EFRAIN MA	LDONADO
	Dr. Johet 16 ZIP CODE: 60436
BUSINESS ADDRESS:	ZIP CODE:
PHONE: (Primary) (630) 263 529	(Secondary)
	do @gmaylorAX:
PROPERTY INTEREST OF PETITIONER:	
OWNER OF PROPERTY: Fram Wal	Llonado
HOME ADDRESS:	
BUSINESS ADDRESS:	ZIP CODE:
EMAIL ADDRESS:	
	41
Any use requiring a business license shall copy with this petition. Additionally, if this	concurrently apply for a business license and submit a is request is for operation of a business, please provide
the following information:	
BUSINESS REFERENCES (name, address, phor	ne or email):
OTHER PROJECTS AND/OR DEVELOPMENT	TS:
STILL TROUBE TO THE PORT OF THE PROPERTY OF TH	

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 10-11-04-304-007-0000;
;;
**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):
Secattached
· ·
LOT SIZE: WIDTH: 40 DEPTH: \\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \
PRESENT USE(S) OF PROPERTY: RESULTING
PRESENT ZONING OF PROPERTY: RESIDENCIAL
VARIATION/APPEAL REQUESTED: SHED 10 X 12' Variation 5' From
TXISTIN QUBLIC SIDEWALK
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 ownwords.
1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return

2. What unique circumstances exist which mandate a variance?
The Position of Shed is 5'ft from public side walk because at 20'ft I have trees and plants, also I have a small area where is being plan a vegetable garden.
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.
a negative impac would be cut down my trees and Plants, I have now, and negative impac about the Vivew of my back yard.
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, The Malana of Appeals. 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 54 h day of August, 20 95

OFFICIAL SEAL DULCE ZULEMA GARCIA NOTARY PUBLIC. STATE OF ILLINOIS MY COMMISSION EXPIRES 10/15/2025

#### 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

Rezoning, Special Use Pe	·
II. <u>INF</u> C	DRMATION ABOUT THE PROPERTY
The address and PIN(s) of the real p	roperty associated with this application are:
501 Stackton Dr	JUliet 160436
PIN(s): 10-11-04-304	4-007-0000
III.	PROPERTY OWNERSHIP
Select the type of owner of the reacontact information below:	I property associated with this application and fill in the appropriate
<i>I</i> 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
EFRAIN AND ANA	MARIA MALDONADO
(630) 263 52 99	
(224) 688 1071	
E-MAIL: 1285maldorad	D@gmalCovFAX:

#### 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
$\Box$	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
= -	AAII .	FAX:
C-1	WAIL.	
If no pr ex ar th lia	ot an individual, then the operty or business associample, if the real property of the late limited liability company bility company is a partner	eneficiary or partner disclosed in Section III or Section IV is individuals holding the legal or equitable title to the real ciated with the application must also be disclosed. For associated with an application is owned by a land trust, and trust is a limited liability company, then the members of must be disclosed. If one of the members of the limited ship, then the identity of the partners must be disclosed. If poration, then all persons owning 3% or more of the issued
SIGNED: SIGNED: DATE: SIGNED: SIGNED		

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



## City of Joliet

## Memo

**File #:** TMP-8917 **Agenda Date:**9/18/2025

#### STAFF REPORT

**DATE**: September 18, 2025

**TO**: Zoning Board of Appeals

FROM: Ray Heitner

RE: Petition Number: 2025-39

Applicant: Drury Development Corporation

Owner: Cullinan Joliet LLC

Location: Northeast Corner of Gateway Boulevard and

Sandstone Drive

Request: A Variation to allow 9 feet by 18 feet parking spaces

#### <u>Purpose</u>

The applicant is requesting a Variation to allow 9 feet by 18 feet parking spaces for a future hotel that would be located at the northeast corner of Gateway Boulevard and Sandstone Drive, within the Rock Run Collection Planned Unit Development. Per Section 47-15H.11 of the City's Zoning Ordinance, parking stalls are to be a minimum of 9-feet wide and 180 square feet in size. The proposed stalls would only be 162 square feet in size. The Zoning Board of Appeals will make the final decision on this variation request.

#### **Site Specific Information**

The subject property is approximately 3 acres in size and located adjacent to the new Hollywood Casino and Event Center. The Rock Run Collection Planned Unit Development Guidelines will require the developer to provide one parking space for each room in the proposed hotel. The applicant's concept plan shows 180 parking spaces. The subject property contains a 20-foot landscape buffer along the Gateway Boulevard frontage, a 25-foot utility and drainage easement at the property's southwest corner, a 15-foot utility easement along the eastern property line, and a 10-foot landscape buffer along the northern property line, thereby restricting the developable area of the subject property.

#### Surrounding Zoning, Land Use and Character

The subject property is surrounded by B-2 (general business district) zoning on all sides. Land to the property's north, south, and west is currently vacant and undeveloped. Land to the property's east contains the Hollywood Casino and Event Center.

#### **Applicable Regulations**

- Section 47-15H.11 Parking Stall Requirements
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

#### **Discussion**

The applicant seeks a Variation to construct 180 9-foot by 18-foot parking stalls for a future hotel. The Rock Run Collection Planned Unit Development Guidelines allow 9-foot by 18-foot parking stalls for parking decks, such as those found in the nearby casino parking deck. Surface parking lots, such as the lot proposed by the applicant, must meet the City's standards for off-street parking spaces, which require a minimum of 180 square feet and 9 feet of width. While the City has recently upgraded its standards to require additional room for parking spaces, the proposed stall dimensions are common in commercial locations. The applicant has cited lot constraints that will minimize the amount of space that can be dedicated to parking stall size and has further stated that the proposed stall size aligns with parking stall sizes at its other hotel properties. Given that there is precedent for the requested parking stall size, staff does not believe the requested Variation will alter the essential character of the neighborhood.

#### **Conditions**

None

## **ZONING BOARD OF APPEALS**

## **CRITERIA FOR VARIATIONS**

Section 47-19.8 of the Zoning Ordinance states:

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

	Does the evidence	
	presented sustain	Comments
	this criteria?	
(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)		

***Verific	FOR OFFICE USE ONLY  ed by Planner (please initial):***
Payment received from:	Petition #:
	Common Address:
	Date filed:
	Meeting date assigned:

ZONING BOARD OF AP JOLIET, ILLINOIS <b>PETITION FOR VARIATIO</b>	S	
City of Joliet Planning Division, 150 W. Jefferson Ph (815)724-4050 Fax (815)724	St., Joliet, IL 60432	
ADDRESS FOR WHICH VARIATION IS REQUESTED: NEC	of Gateway Blvo	d. & Sandstone Dr.
PETITIONER'S NAME: Drury Development Corporation		
HOME ADDRESS: 13075 Manchester Rd. Suite 200, St. Louis, MC	)	ZIP CODE: 63131
BUSINESS ADDRESS: 13075 Manchester Rd. Suite 200, St. Loui	s, MO	ZIP CODE: 63131
PHONE: (Primary) 314-423-6698 (Second	ary)	
EMAIL ADDRESS: carter.mccall@drurydevelopment.com	FAX:	
PROPERTY INTEREST OF PETITIONER: Future Landowner		
OWNER OF PROPERTY: Cullinan Joliet LLC		
HOME ADDRESS: 420 N Main St, East Peoria, IL		ZIP CODE: 61611
BUSINESS ADDRESS: 420 N Main St, East Peoria, IL		ZIP CODE: 61611
EMAIL ADDRESS: leasinginfo@cullprop.com	FAX:	
Any use requiring a business license shall concurrently apcopy with this petition. Additionally, if this request is for the following information:  BUSINESS REFERENCES (name, address, phone or email):		
	19 2 1	t ye. with the state of the
OTHER PROJECTS AND/OR DEVELOPMENTS:		

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 05-06-22-301-007-0000 ;
**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 3 IN RESUBDIVISION OF LOT 4 IN CASINO PARCEL AT ROCK RUN CROSSINGS SUBDIVISION OF PART OF THE SOUTHWEST
QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED NOVEMBER 1, 2024 AS DOCUMENT NO. R20240579917, IN WILL COUNTY, ILLINOIS.
LOT SIZE: WIDTH: <u>357'</u> DEPTH: <u>366'</u> AREA: <u>3.06</u>
PRESENT USE(S) OF PROPERTY: Vacant Pad
PRESENT ZONING OF PROPERTY: B2
VARIATION/APPEAL REQUESTED: Variation to allow 9' x 18' parking spaces
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 requirement to have larger than industry standard parking stalls requires the owner to acquire additional land that
presents significant financial and timing hurdles that prevent the project from yielding a reasonable return.

2. What unique circumstances exist which mandate a vari The site contains a 20' landscape buffer along the Gateway Blvd. Fronta	
a 15' utility easement along the eastern property line, and a 10' la	
developable area of the site.	
3. What impact would the granting of this variance have up include both positive and negative impacts.	pon the essential character of the general area? Please
The variance would maintain the character of the general area.	The adjacent site to this development contains a 1,400
space parking garage. Every space in the garage is 9' x 18'. Dru	ury has developed over 150 hotels, nearly all of these
hotels contain 9' x 18' parking spaces. We have never received	customer complaints about the parking stalls.
REQUIRED SUPPORTING ATTACHMENTS	
Business license application (if applicable)  NOTARIZATION OF PETITION  STATE OF ILLINOIS) ss COUNTY OF WILL)  I,, depose and say that my knowledge and belief. I agree to be present in person the Zoning Board of Appeals.	the above statements are true and correct to the best of or by representation when this petition is heard before
Petitioner's Signature  Approved  Jan Train  08/15/2025 4:15:27  Owner's Signature  (If other than petitioner)	Subscribed and sworn to before me this 5th day of August, 2025  JOSHUA MISTLER Notary Public - Notary Seal STATE OF MISSOURI St. Louis County My Commission Expires 11/29/2028 Commission # 22246038

#### 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. <u>INFORMATION ABOUT THE APPLICATION</u>

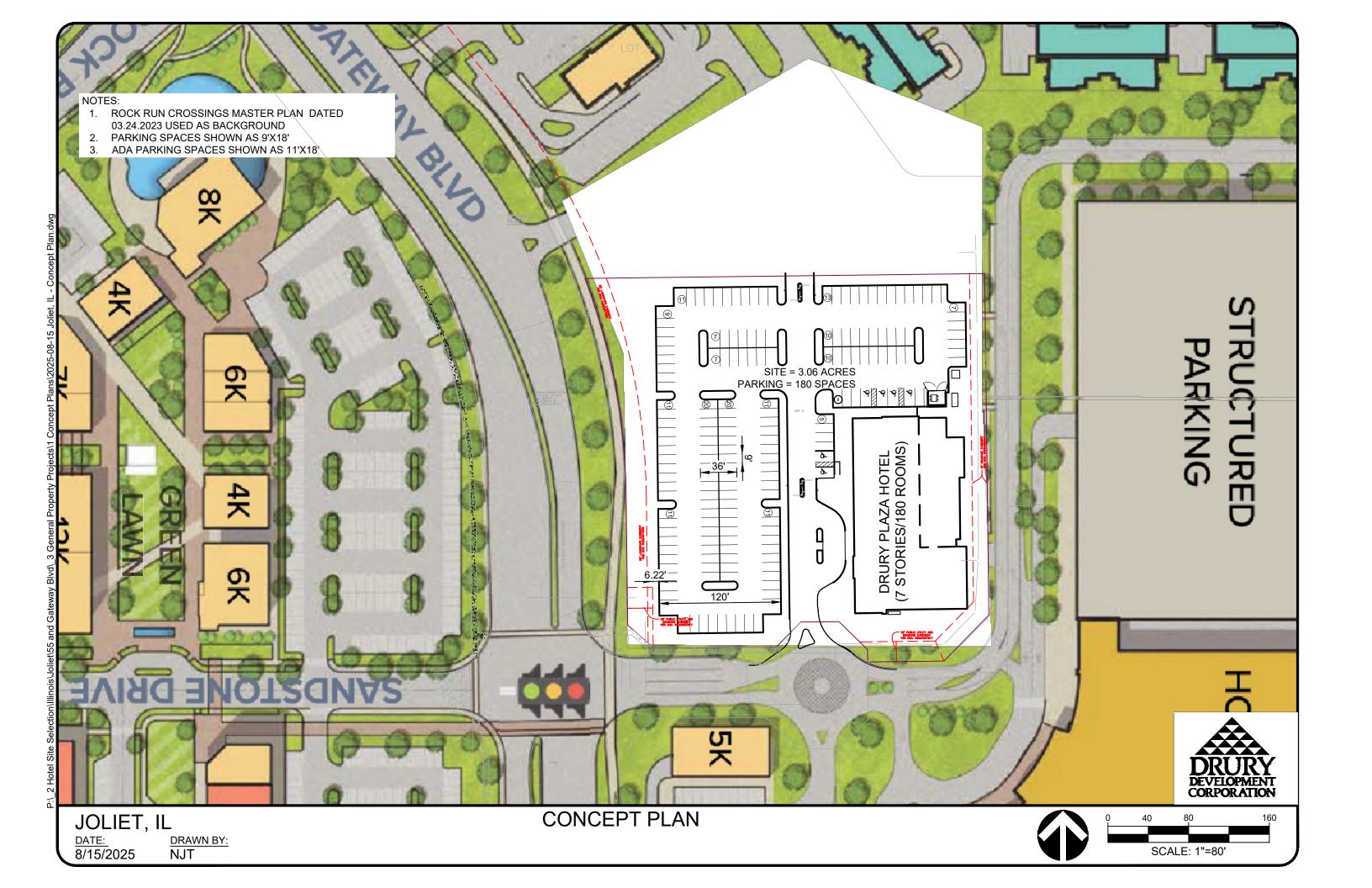
Th	is form is submitted as part of an	application for the following (check all that apply):	
	Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)		
☐ Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)			
	☐ Building Permit (Complete Sections II and III)		
	☐ Business License (Compl	ete All Sections)	
	II. <u>INF</u>	FORMATION ABOUT THE PROPERTY	
Th	e address and PIN(s) of the real	property associated with this application are:	
NE	EC of Gateway Blvd. and Sands	tone Dr.	
PIN	N(s): 05-06-22-301-007-0000		
	III.	PROPERTY OWNERSHIP	
Sel cor	ect the type of owner of the reatact information below:	al property associated with this application and fill in the appropriate	
П	Individual:	State the names, addresses, and phone #'s of the individual	
ш		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	
	J-Le Wett		
N/A	A - private corporation	*	
	Mass Par et siècu.		
-	Black to all many		
E N/	ואוו · carter.mccall@drurvdevelc	noment com	

#### IV. BUSINESS OWNERSHIP

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

Select the type of business owner associated with this application and fill in the contact information below:		
	Individual:	State the names, addresses, and phone #'s of the individual owner(s)
	Corporation:	State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
	Limited Liability Company:	State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
	Partnership:	State the names, addresses, and phone #'s of all partners
	Other type of organization:	State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization
		·
E-MAIL:FAX:		
NOTE: If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.		
SIGNED: Mal full for the state of the state		
Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:		
Mark Kohl, Senior Vice President, Drury Development Corporation		
314-423-6698		

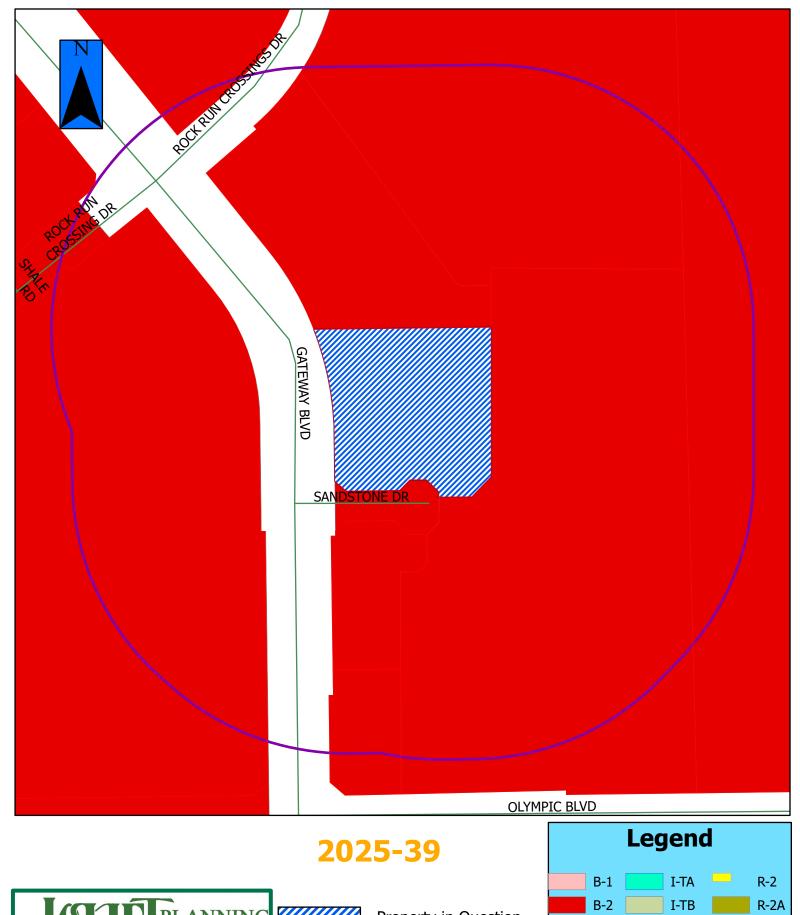








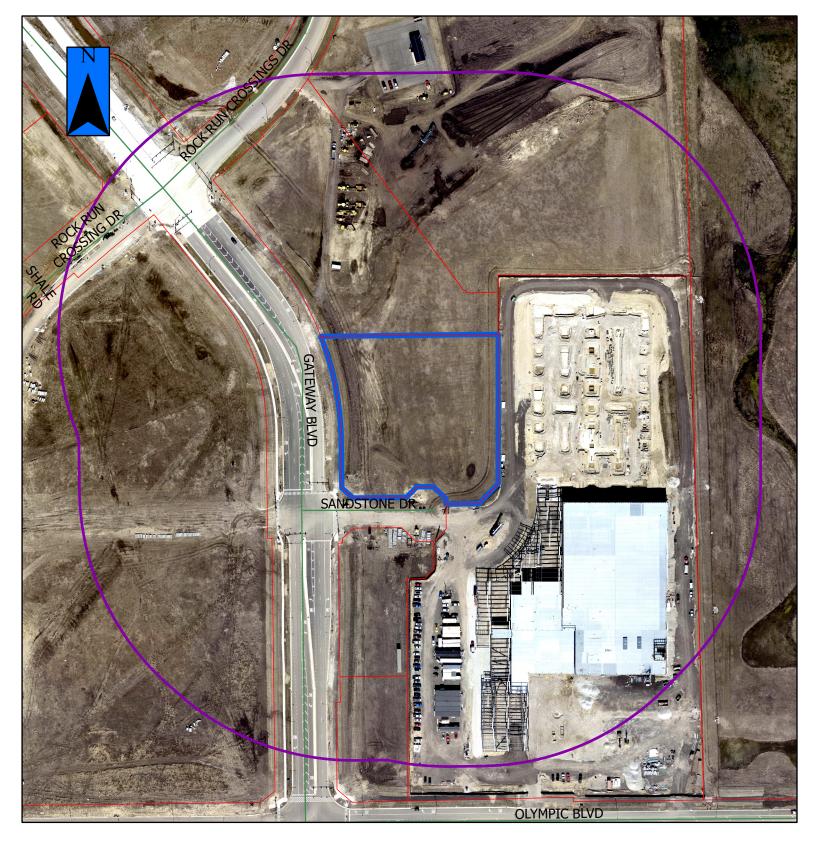






## = Property in Question = 600' Public Notification Boundary





## 2025-39a



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