

STAFF REPORT

DATE: July 17, 2025
TO: Zoning Board of Appeals
FROM: Ray Heitner, Planner
RE: Petition Number: 2025-26
Applicant / Owner: Gregg Vershay and Jodi Wartenberg
Location: 361 Wilcox Street (COUNCIL DISTRICT #4)
Request: 2025-26: 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.

Purpose

The applicant is requesting a Variation of Use to allow the continuation of a two-unit residence, an R-3 (one-and two-family residential) use, in an R-2 (single-family residential) zoning district located at 361 Wilcox Street. The requested Variation of Use petition will require City Council approval, with a recommendation from the Zoning Board of Appeals.

Site Specific Information

The subject property is approximately 6,400 square feet in size and contains a two-story, 3,600 square-foot building with a 385 square-foot detached garage. The two-story brick building was built prior to 1925 with the first level functioning as a neighborhood store and the second level as a dwelling unit. The building then operated with 2-3 dwelling units throughout much of its history. The ground floor of the building has had varied uses as a school supply store, general store, and efficiency apartment throughout its history. The building has two separate entrances to an apartment unit on each floor. Both units have an enclosed porch to the rear of the building that leads to a shared patio in the back yard. Floor plans of the subject structure have been included in the staff report packet, that show the interior layout for the current two-unit use.

The subject property was downzoned to its current zoning designation of R-2 (single-family residential) zoning in 1975 along with numerous other properties in this area of the City. A Variation of Use to allow two dwelling units was applied for but ultimately withdrawn in 1986. According to City directories, one household lived here from 1995 – 2015, presumably the other unit was vacant. City Directory records show that two households have resided here since 2016. The Zoning Board of Appeals granted variations to reduce the lot area per family from 7,000 to 3,200 square feet and to reduce the required amount of off-street parking from three spaces to two spaces in 1985. The

requested Variation of Use petition to allow the continued use of two dwelling units on the subject property is needed to allow the property to operate in a legal conforming manner.

Surrounding Zoning, Land Use and Character

The property is located at the southwest corner of Wilcox Street and Glenwood Avenue. The surrounding neighborhood is largely comprised of single-family homes; however, some two-units and multi-family dwelling buildings with three or more units can be found in the vicinity, including across the street at the intersection of Glenwood and Wilcox and at the intersection of Glenwood Avenue and Raynor Avenue.

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

- North: R-2 (Single-Family Residential), school (Farragut Elementary School)
- South: R-2 (Single-Family Residential), single-family residence
- East: R-2 (Single-Family Residential), single-family residence
- West: R-2 (Single-Family Residential), single-family residence

Applicable Regulations

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

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

Discussion

The petitioner wishes to continue the existing two-dwelling unit use at the subject property. The property was purchased in 1986 with the understanding that the correct zoning to allow two dwelling units was already in place at the time the property was purchased. Variations to approve a reduction in lot area per family and to reduce the required amount of off-street parking to two parking spaces have been previously approved. Since the subject property was built to have two uses, visually appears as two-unit, and has a history of operating with two units, staff does not believe the requested Variation of Use will alter the essential character of the neighborhood.

Conditions

If the Zoning Board desires to approve this 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 361 Wilcox Street, staff recommends the following conditions be included:

1. That the property shall comply with the City's Rental Inspection Program.
2. Should the property be declared a public nuisance by the City Council, the Variation of Use shall be subject to a rehearing and possible revocation of the Variation of Use.

ZONING BOARD OF APPEALS
CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

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

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

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from:

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIATION OF USE

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

ADDRESS FOR WHICH VARIATION IS REQUESTED: 361 Wilcox St.

PETITIONER'S NAME: Gregg Vershay and Jodi Wartenberg

HOME ADDRESS: 361 Wilcox St. Joliet IL 6043 ZIP CODE: 60435

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) 815-514-8125 (Secondary) _____

EMAIL ADDRESS: JodiKay@aol.com FAX: _____

PROPERTY INTEREST OF PETITIONER: owner

OWNER OF PROPERTY: Gregg Vershay and Jodi K Wartenberg

HOME ADDRESS: 361 Wilcox St. Joliet IL ZIP CODE: 60435

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: JodiKay@aol.com FAX: _____

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

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

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): # 07-09-301-008 ;
_____ ; _____ ; _____ .

****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 1 in block 1 in Sarah H. Whittier's Subdivision of Lot 4 of C.A. Strong's
subdivision of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 and part of the
North 1/2 of the Southwest 1/4 of Section 9, Township 35 North, Range 10 East of the
third Principal Meridian per Plat record Aug. 8, page 28, in Will County as Doc No. 169621

LOT SIZE: WIDTH: 50' DEPTH: 128' AREA: 6400 sq ft

PRESENT USE(S) OF PROPERTY: owner occupied

PRESENT ZONING OF PROPERTY: R2

VARIATION OF USE REQUESTED: R3

RESPONSE TO VARIATION OF USE CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. *How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?*
Building is currently zoned as single unit. Research indicates
that in 1975 the property was downzoned from R3 to R2, as was
the entire Cathedral Area at that time. However, buildings constructed
as two-unit and owner would like to use as two-unit.

2. What unique circumstances exist which mandate a variance?

Bringing buildings proper use back to its original intent of two-units. As noted on provided floor plan, building has two entrances for each spacious unit. Building sits on corner lot and brings character to neighborhood as it is very well-maintained.

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.

Within a one block area there are numerous multifamily units, a grade school, university, and one 6-unit apartment building. A variation of use would have no impact on neighborhood. Original intent was not for single family but instead two-units.

REQUIRED SUPPORTING ATTACHMENTS

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

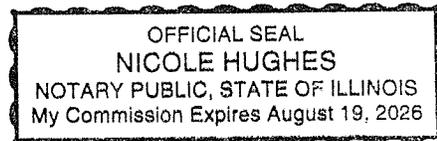
NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

Jodi Wartenberg
Petitioner's Signature

Owner's Signature
(If other than petitioner)



Subscribed and sworn to before me
this 13 day of JUNE, 2025
Nicole Hughes

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- Building Permit (Complete Sections II and III)
- Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

361 Wilcox Street Joliet IL 60435

PIN(s): # 07-09-301-008

III. PROPERTY OWNERSHIP

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

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

Joint owners. married couple: gregg vershay and Jodi Wartenberg

361 Wilcox Street

Joliet, IL 60435

815-514-8125 (Jodi)

E-MAIL: Jodikay@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:

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

n/a

E-MAIL: _____ FAX: _____

NOTE:

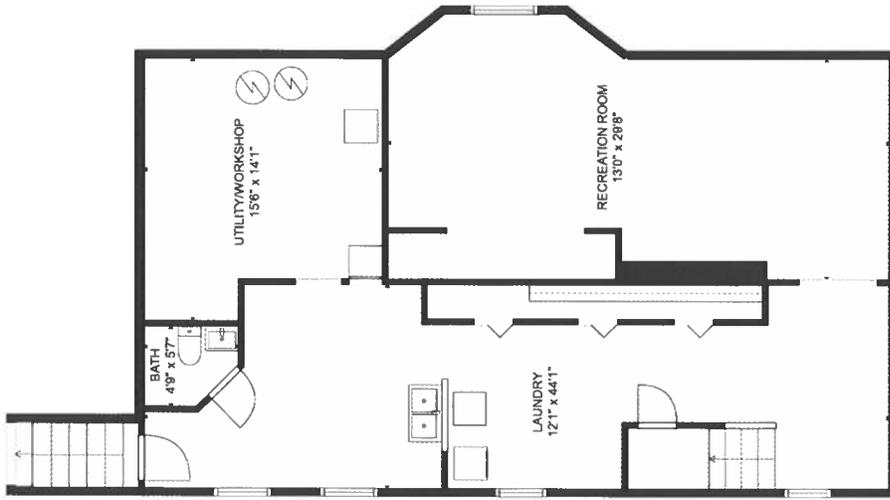
If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated 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: Jodi K Wartenberg

DATE: June 5, 2025

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

Jodi Wartenberg, owner. 815-514-8125



TOTAL: 3609 sq. ft
 BELOW GROUND: 983 sq. ft. FLOOR 2: 1428 sq. ft. FLOOR 3: 1198 sq. ft.
 EXCLUDED AREAS: UTILITY/WORKSHOP: 198 sq. ft. FRONT PORCH: 256 sq. ft. PATIO: 178 sq. ft.
 ENCLOSED PORCH: 147 sq. ft.
 WALLS: 245 sq. ft.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

ADDRESS:
361 WILCOX ST.
JOLIET IL 60435

PLAT OF SURVEY

LOT 1 IN BLOCK 1 IN SARAH H. WHITTIER'S SUBDIVISION OF LOT 4 OF C.A. STRONG'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 1892, IN PLAT BOOK 8, PAGE 28, IN WILL COUNTY, ILLINOIS.

FIELD WORK COMPLETED ON: 06/13/2025

CLIENT:
O'Dekirk, Allred & Rhodes, LLC

Area: 6,399.96 Sq. Feet

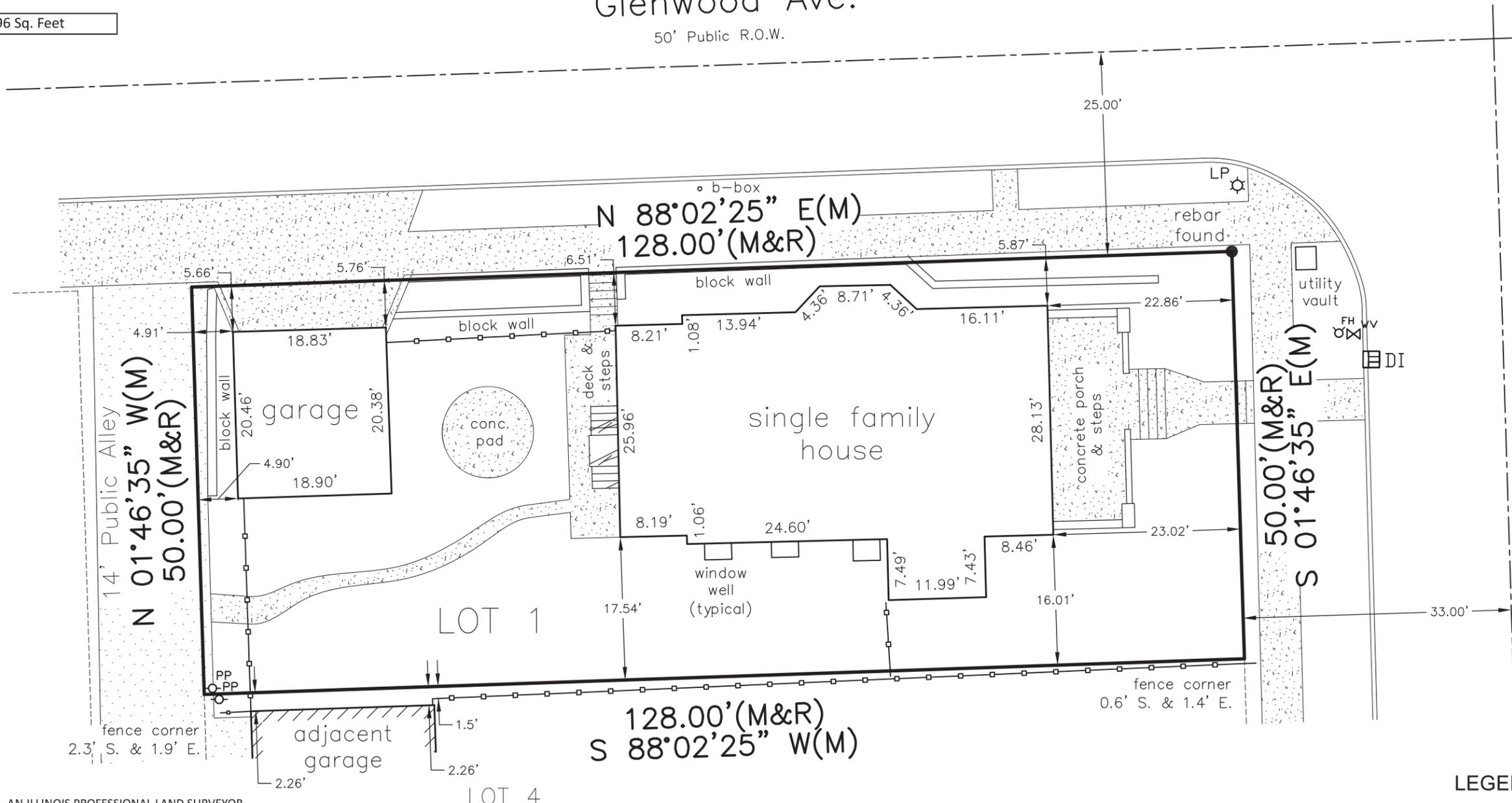
Glenwood Ave.
50' Public R.O.W.



SCALE 1"=15'

Basis of Bearing

STATE PLANE COORDINATES



STATE OF ILLINOIS
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE DRAWN PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT MINOOKA, ILLINOIS,
THIS 16TH DAY OF JUNE OF 2025.

JOSE RAFAEL SALAS
ILLINOIS LICENSE NO. 035.003933, EXPIRES NOVEMBER 30TH, 2026.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY



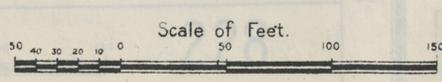
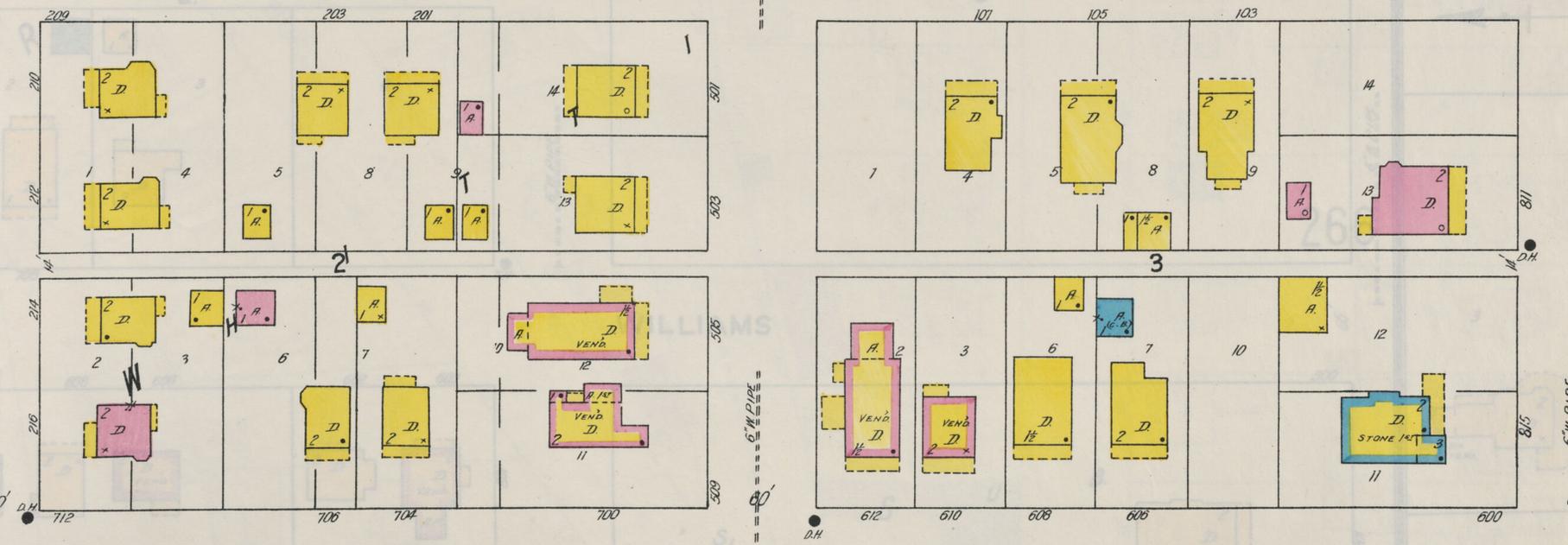
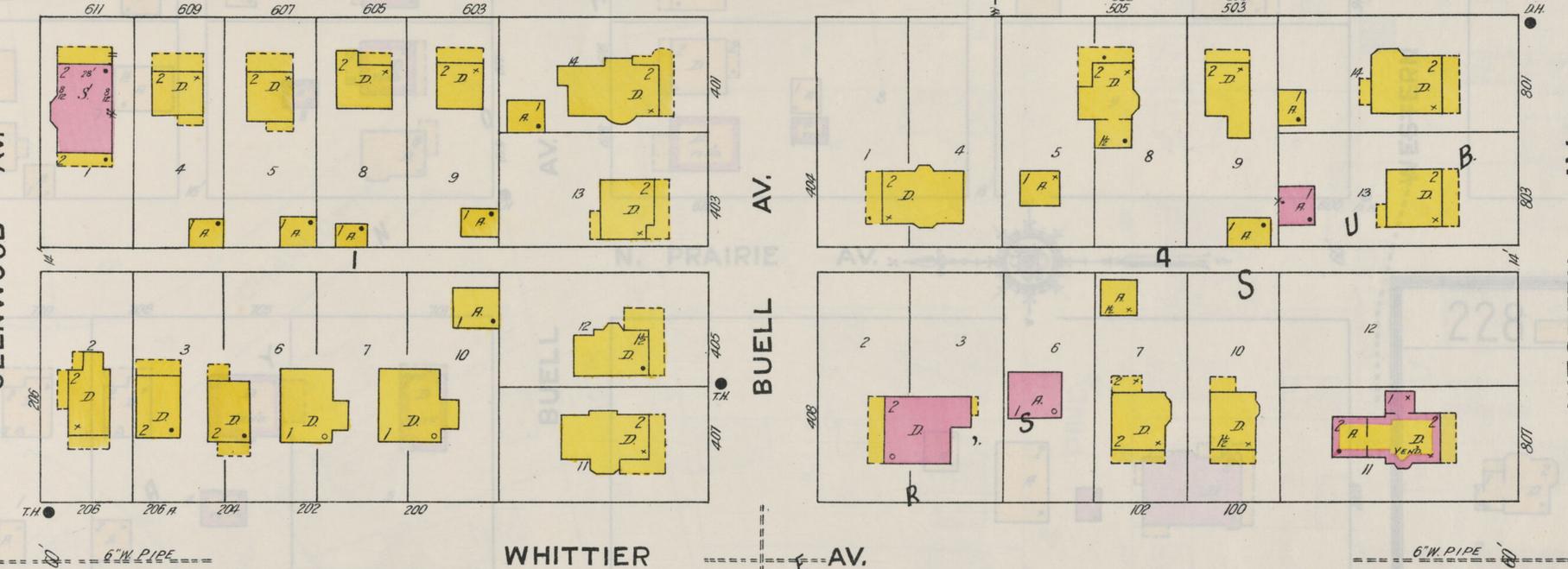
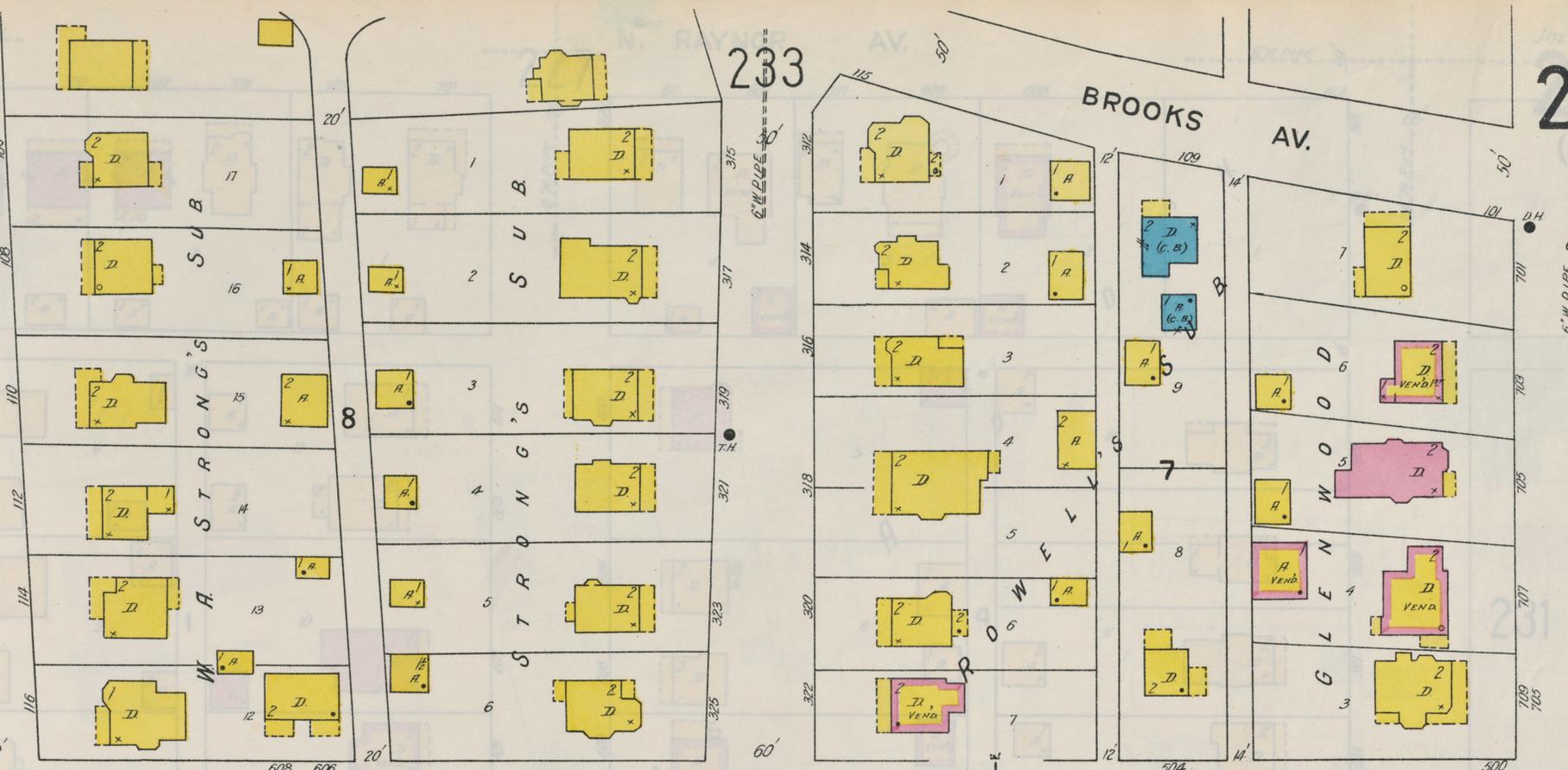
LEGEND

- Concrete Surface
- Wood Surface
- Asphalt Surface
- Fence Line
- Center Line
- Boundary Line
- Adjacent Line
- water valve
- light post
- utility pole
- b-box
- utility vault
- fire hydrant
- (M) Measured or Calculated
- (R) Recorded
- Monument Found
- Monument Set

Notes:
Compare this Plat with your records and immediately report any discrepancies.



SALAS LAND SURVEYING
P.O. BOX 661
Minooka, IL 60447
(815) 521-6354
salaslandsurveying.com





PROUD
MEMBER
LOCAL 178
LIVES HERE!

SCHOOL
SPEED
LIMIT
20
ON SCHOOL DAYS
FROM 8:00 A.M. TO 5:00 P.M.





NO PARKING
ANY TIME



APPROXIMATE

NO PARKING

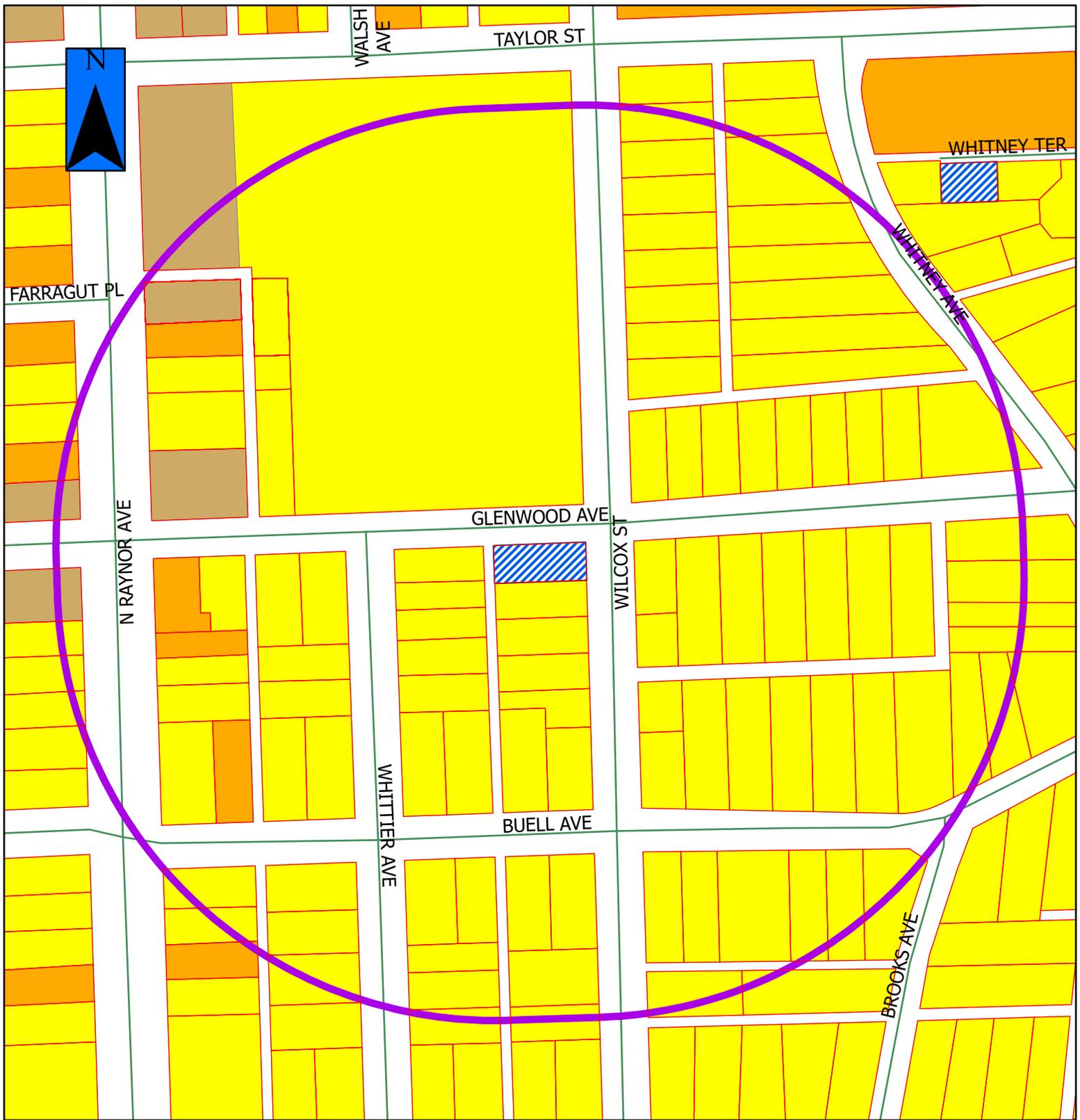
SPEED LIMIT 20

WILSON ST

No Left Turn



NO
PARKING
BUSES
ONLY
7-8:30AM
1-2:30PM
←



2025-26



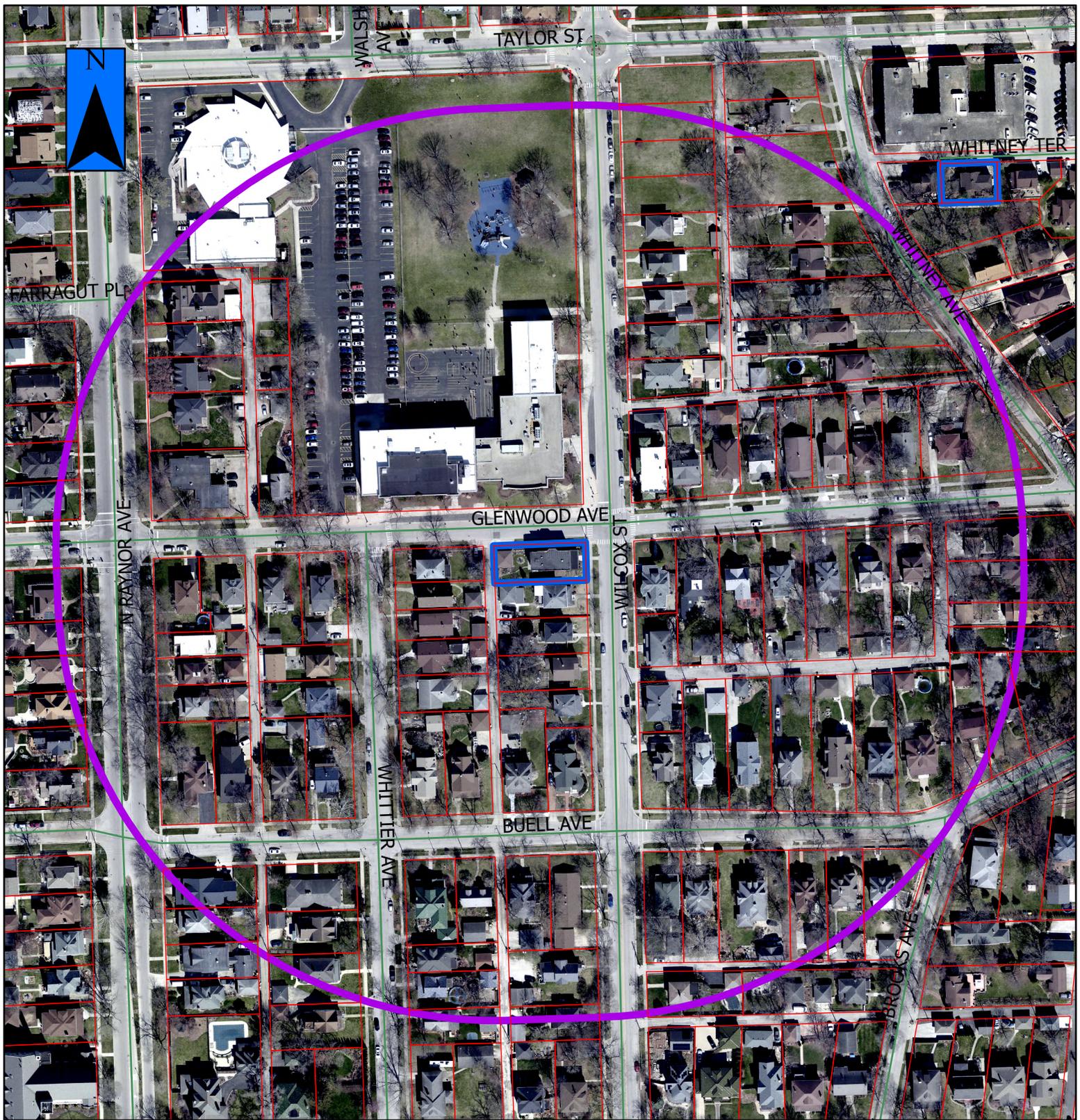
= Property in Question



= 600' Public Notification Boundary

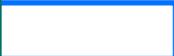
Legend

	B-1		I-TA		R-2
	B-2		I-TB		R-2A
	B-3		I-TC		R-3
	I-1		R-1		R-4
	I-2		R-1A		R-5
	I-T		R-1B		R-B



2025-26a



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