

STAFF REPORT

DATE: April 9, 2026
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2026-22
Applicant: Maria Garcia
Status of Applicant: Property owner
Location: 201 N. William Street (Council District #2)
Request: Variation of Use to allow the continuation of a three-unit residence, an R-4 (multi-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 three-unit residence, an R-4 (multi-family residential) use, in the R-2 (single-family residential) zoning district at 201 N. William Street. 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 site is approximately 85.6 feet by 124 feet (10,648 square feet) and contains a two-story three-unit residence built around 1956. The property has an existing paved driveway off William Street that leads to an attached two-car garage. The property is zoned R-2 (single-family residential).

The property currently contains three separate dwelling units. According to City Directory information, the house has contained at least two units since its construction. It is unclear when the third unit was established. Notes from the Neighborhood Services history of the property indicate that it had three units in 2008 when it was first added to the Rental Inspection Program. The area has been zoned R-2 since the zoning maps were established in the 1960s and 1970s.

The petitioner purchased the property in May 2025. At that time, City staff alerted the petitioner that the three-unit use was not permitted and that a Variation of Use would need to be obtained. Following the purchase of the property, the petitioner was in contact with Neighborhood Services staff regarding existing rental inspection violations from an inspection performed for the prior owner. The petitioner was able to have all violations abated as of November 2025, and Neighborhood Services issued a two-year Rental

Inspection Certificate for the property that expires in September 2027. In February 2026, the petitioner applied for the Variation of Use.

The house has an existing nonconforming front yard setback. Section 47-17.22(3) *Non-conforming Structures* of the Zoning Ordinance allows pre-existing nonconformities to remain as long as the structures are not enlarged or altered in a way that increases their nonconformity. There are no proposed changes to the exterior or footprint of the building.

Surrounding Zoning, Land Use and Character

The property is located in the Cathedral Area neighborhood, at the northwest corner of William Street and Oneida Street. While the area predominantly contains single-family uses, there are some two-unit and multi-unit residences throughout the neighborhood. The subject property is surrounded by other properties with R-2 (single-family residential) zoning. There appear to be single-unit residences on the north, east, and south, and a multi-unit residence to the west.

Applicable Regulations

- Section 47-8 R-4 (Low Density Multi-Family Residential) District
- Section 47-6 R-2 (Single-Family Residential) District
- Section 47-17.28 Variation of Use

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

Discussion

The petitioner, Maria Garcia, is requesting a Variation of Use to allow a three-unit residence within the R-2 (single-family residential) zoning district. The property appears to have contained three units since at least 2008, and at least two units since it was constructed in the 1950s. The multi-unit use within the R-2 (single-family residential) zoning district is no longer considered "grandfathered" because the Zoning Ordinance has provisions for the termination of nonconforming uses after certain time periods. Therefore, the property owner needs to obtain a Variation of Use to allow the continuation of the existing three-unit residence. The zoning mismatch was noticed by Planning staff when the property was for sale around 2023, but the previous owner did not apply for a Variation of Use. When the property was for sale again in 2025 and then purchased by the petitioner, Planning staff alerted the petitioner of the need to obtain a Variation of Use.

A plat of survey and floor plans are included in the staff report packet. The first floor contains an attached two-car garage and one dwelling unit (Unit 1) that is around 780 square feet with two bedrooms. The second floor contains two dwelling units: Unit 2 is

around 780 square feet with two bedrooms, and Unit 3 is around 568 square feet with one bedroom. The second-floor units are accessed by an interior staircase that leads to both entrances.

The required number of off-street parking spaces for a three-unit residence is five spaces (1.5 spaces per unit). The property contains the required spaces, as the garage has two spaces and the driveway can accommodate three spaces. The property also meets the required lot area per family of 2,500 square feet, which is the area required per unit for multi-unit dwellings in the R-4 (multi-family residential) district.

The property is currently enrolled in the Rental Inspection Program and has received a two-year rental certificate. There are no outstanding rental inspection violations at the property. Neighborhood Services does not have concerns about the property remaining as a three-unit. If the Variation of Use is approved, the property will remain enrolled in the Rental Inspection Program.

Recommended Action

Staff finds that the request meets the following Variation of Use criteria:

- the use of the property as fewer than three units would involve practical difficulties since the three units have been established for years;
- the site has the unique circumstance of being constructed as a multi-unit structure within a predominantly single-family area; and
- the approval of the Variation of Use will not alter the essential character of the area.

While the surrounding neighborhood is largely single-family residential in character, there are some existing multi-unit structures located throughout the area. There are no proposed changes to the exterior or appearance of the existing residence. The property can accommodate the required off-street parking spaces for three units. Approval of the Variation of Use would allow the existing three-unit structure to remain as it currently exists.

Conditions

If the Zoning Board desires to approve this Variation of Use to allow the continuation of a three-unit residence, an R-4 (multi-family residential) use, in the R-2 (single-family residential) zoning district at 201 N. William Street, staff recommends that the following conditions be included:

1. That the property shall remain enrolled in and comply with the City's Rental Inspection Program;
2. That the use of the property shall not be expanded in the future;
3. 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 the subject site at 201 N. William Street (2025)

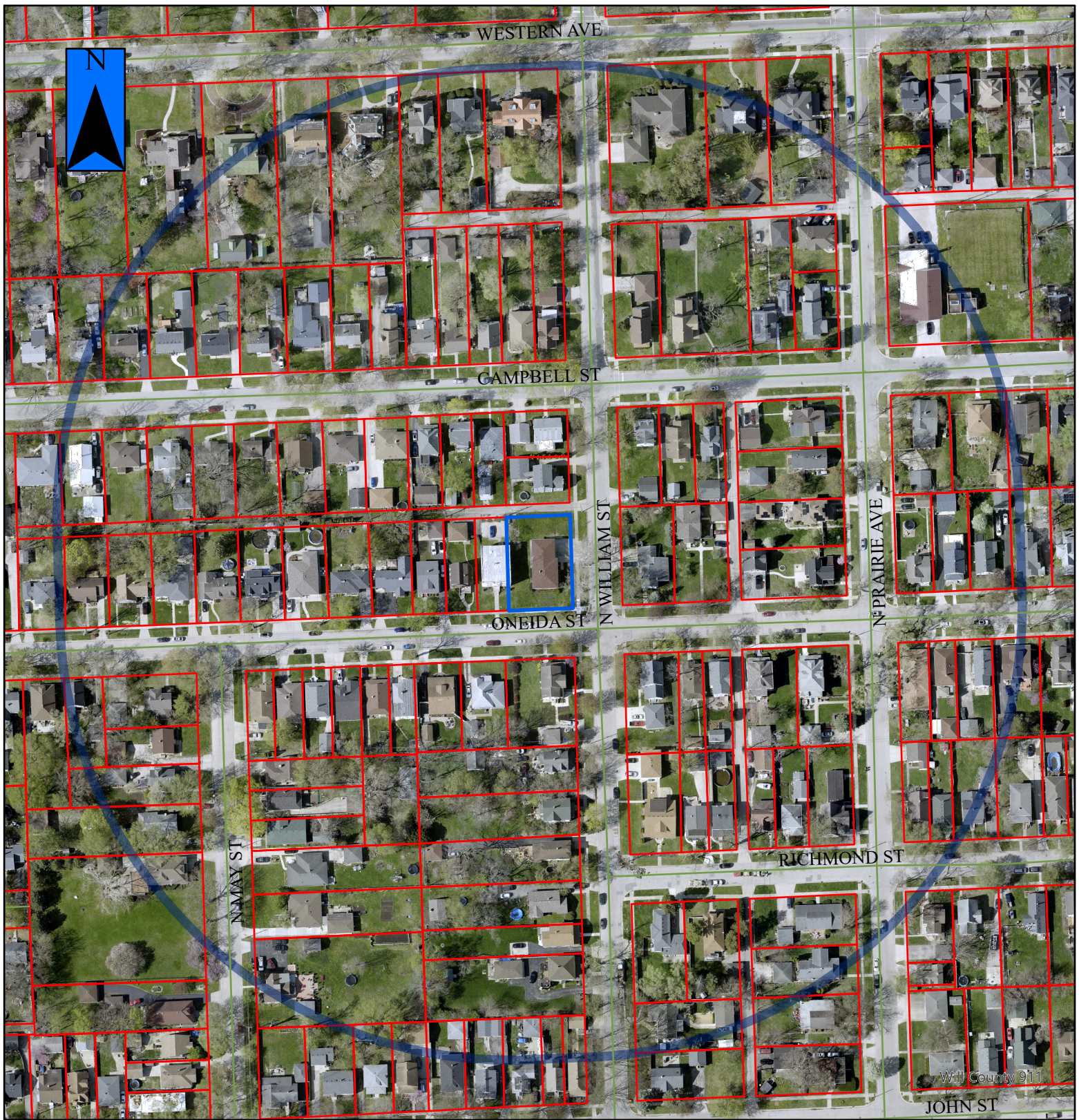


Figure 2: Existing residence at 201 N. William Street, view northwest from the intersection of William Street and Oneida Street (April 2026)

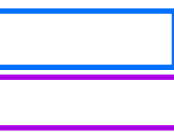


Figure 3: Existing residence at 201 N . William Street, view north from Oneida Street (April 2026)





2026-22a



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



2026-22



= Property in Question

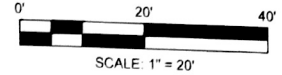


= 600' Public Notification Boundary

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

PLAT OF SURVEY

LOTS 18 AND 19 IN CAGWIN AND MACK'S SUBDIVISION OF LOT 14, IN THOMAS P. FORD'S SUBDIVISION OF THE WEST 100 ACRES OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1891 AS DOCUMENT NO. 164681, IN WILL COUNTY, ILLINOIS.



SUBJECT SITE AREA
10,649.0± SQ. FT.

LEGEND

- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- (D) DEED DIMENSION
- BSL BUILDING SETBACK LINE
- L ARC LENGTH DIMENSION
- R ARC RADIUS DIMENSION
- CH ARC CHORD DIMENSION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF RETURN CURVE
- ONL ONL
- OH OVERHANG
- TYP TYPICAL
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ⊙ FOUND IRON PIPE "SIZE" (FIP)
- ⊙ SET IRON PIPE "SIZE" (SIP)
- FOUND IRON ROD "SIZE" (FIR)
- SET IRON ROD "SIZE" (SIR)
- ⊕ CUT CROSS
- ⊕ FOUND CROSS
- ⊕ CUT NOTCH
- ⊕ FOUND NOTCH
- ⊙ FOUND MAG NAIL (FMAG)
- SET MAG NAIL (SMAG)
- CLF CHAIN LINK FENCE
- WF WOOD FENCE
- MF IRON/METAL FENCE
- PF PLASTIC/VINYL FENCE
- WRF WIRE FENCE
- GR GUARD RAIL
- RTW RETAINING WALL
- ▨ BUILDING
- ▨ CONCRETE
- ▨ ASPHALT
- ▨ WOOD
- ▨ METAL
- ▨ BRICK
- ▨ GRAVEL
- ▨ STONE
- ▨ WATER
- ▨ OVERHANG/CANOPY
- ▨ ADDITION

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) EAST ZONE. ALL MEASUREMENTS ARE ON THE GROUND.

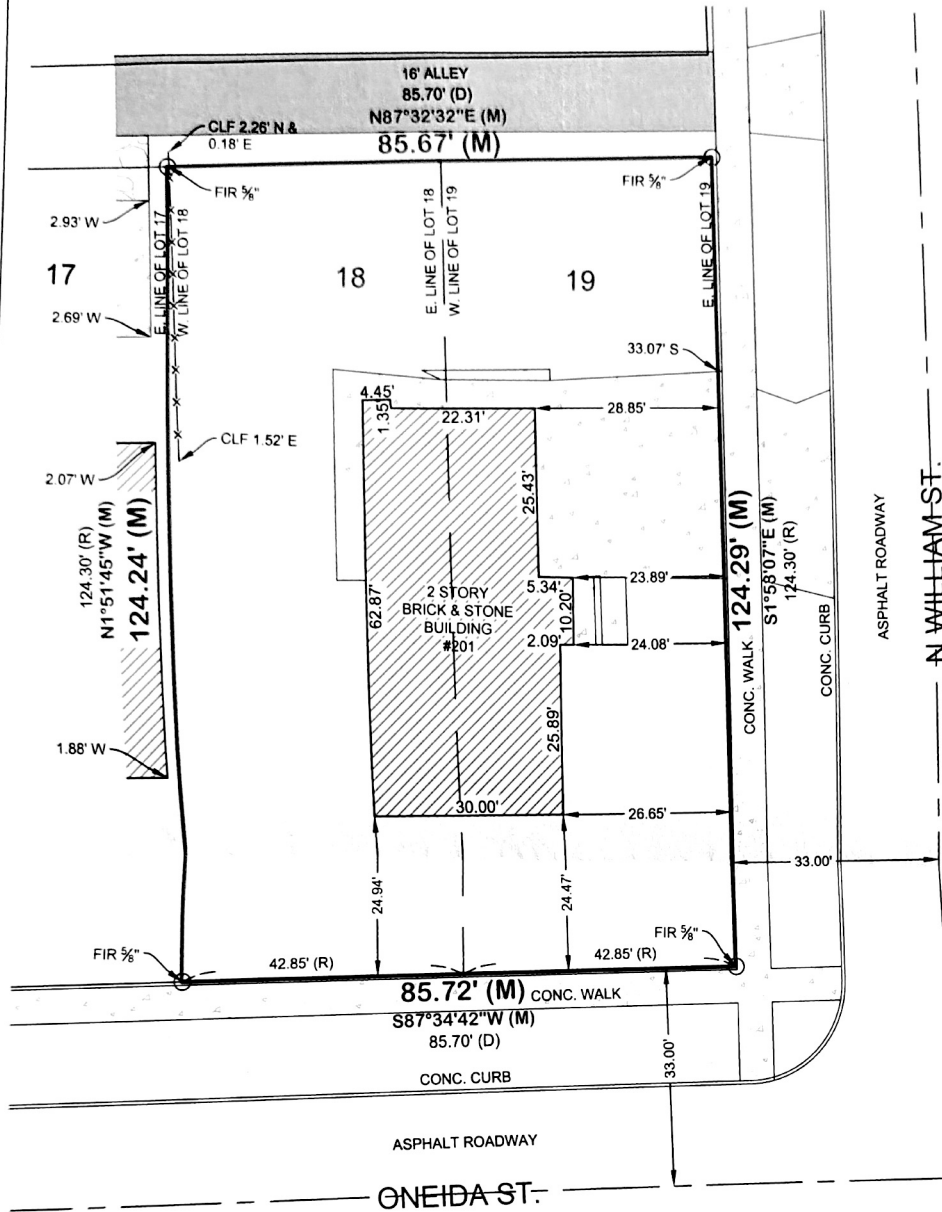
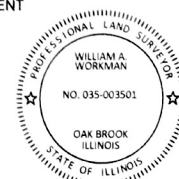
STATE OF ILLINOIS
COUNTY OF DUPAGE

WE, PI SURVEYING PLLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM DO HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER ITS SUPERVISION ON THE GROUND AND THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAME. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.

DATED AT OAK BROOK, ILLINOIS THIS 10th DAY OF APRIL, 2025.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035 003501
LICENSE EXPIRES 11/30/2026

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.008811-0008



SURVEY NOTES:

1. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON; REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE ETC.
2. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
3. REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE, BEFORE DAMAGE MAY OCCUR.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME.
5. WE DO NOT CERTIFY UTILITIES, THEREFORE, CONTACT UTILITIES COMPANIES BEFORE BUILDING.
6. BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
7. DATE OF FIELD WORK IS DATE SHOWN IN CERTIFICATION.
8. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
9. ANY COMMENTS, MODIFICATIONS, ALTERATIONS AND REVISIONS MUST BE BROUGHT TO OUR ATTENTION WITHIN 90 DAYS OF DATE OF COMPLETION OF THIS SURVEY.
10. TREES AND UTILITIES ARE NOT SHOWN HEREON.
11. CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
12. TO ENSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE SEAL OF THE PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.
13. ALL BUILDING DIMENSIONS AND TIES ARE TO CURRENT SIDING MATERIAL AND NOT TO FOUNDATION.
14. ARCHITECT, OWNER OR ENGINEER SHOULD VERIFY AND REMEASURE BUILDING FOR BUILDING ADDITION PURPOSES.
15. NO ZEROX, SCANNED COPIES SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM PROFESSIONAL LAND SURVEYOR.

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Pi Surveying PLLC
LAND SURVEYORS

903 COMMERCE DRIVE, SUITE 210, OAK BROOK, IL 60523
PHONE: (773) 444-0445 www.pisurveying.com

ADDRESS: 201 N. WILLIAM STREET, JOLIET, IL, 60435

FIELD BY: CD DRAWN BY: AB CHECKED BY: WAW

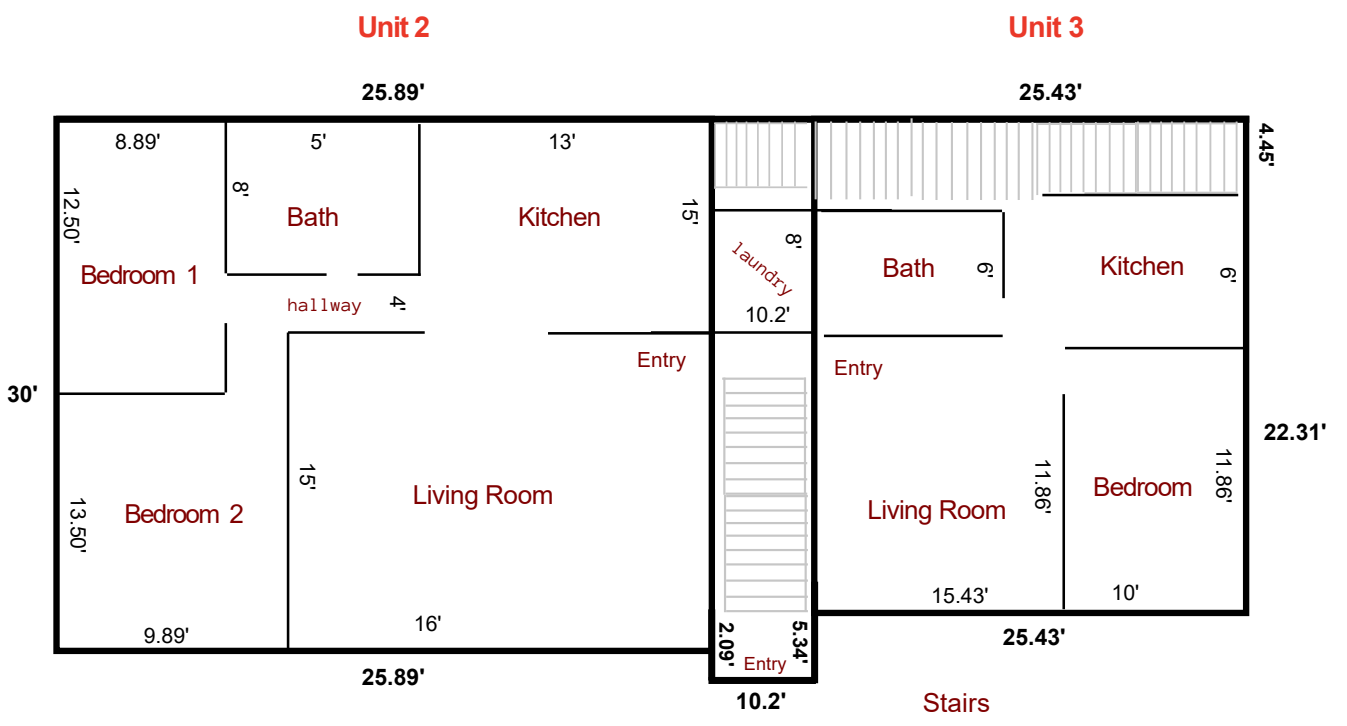
FILE NUMBER: L25-2097

ORDERED BY: JAMES FLANAGAN, ATTORNEY AT LAW

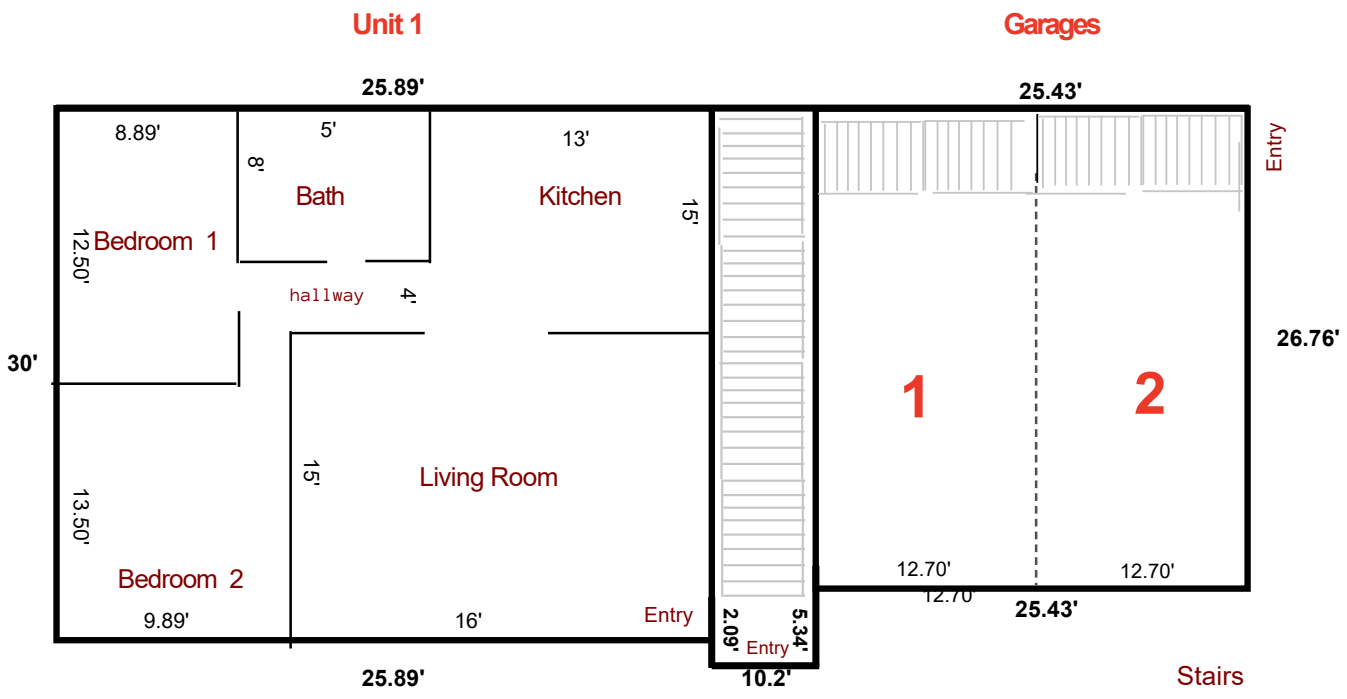
CATEGORY: BOUNDARY

NO.	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-

Second Floor

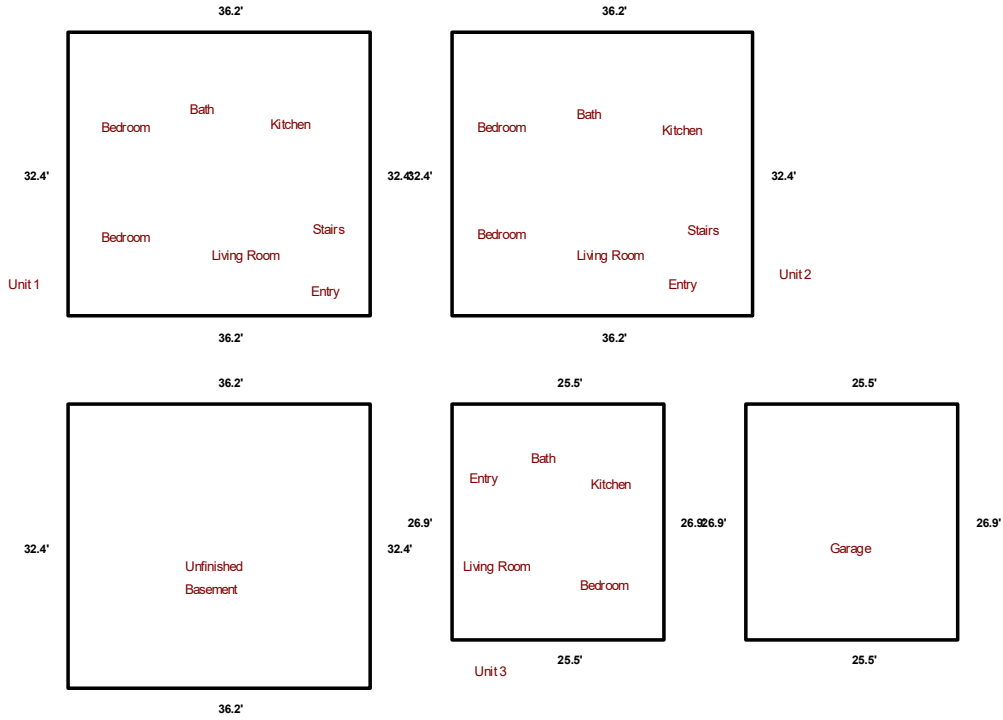


First Floor



SKETCH ADDENDUM

Borrower or Owner	Maria Garcia		
Property Address	201 N William St		
City	Joliet	County	Will
		State	IL
		Zip Code	60435
Client	Cross Country Mortgage LLC, ISAOA/ATIMA		



Summary	Square Ft. Area	Perimeter	Area Calculation Details	
Living Area	First Floor	1,172.9	137.2	First Floor
	Second Floor	1,172.9	137.2	36.2 x 32.4 = 1,172.8
	Second Floor	686.0	104.8	Total = 1,172.9
	Total	3,031.8	379.2	Second Floor
Basement	Basement	1,172.9	137.2	36.2 x 32.4 = 1,172.8
	Attached Garage	686.0	104.8	Total = 1,172.9
Garage & Carport	Basement	1,172.9	137.2	Second Floor
	Attached Garage	686.0	104.8	25.5 x 26.9 = 685.9
				Total = 686.0
				Basement
				36.2 x 32.4 = 1,172.8
				Total = 1,172.9
				Attached Garage
				25.5 x 26.9 = 685.9
				Total = 686.0

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: 201 N William Street, Joliet, IL 60435

PETITIONER'S NAME: Maria Garcia

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Maria G. Garcia

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: _____ FAX: _____

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

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

N/A - Residential rental property

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-08-412-037-0000
_____ ; _____ ; _____.

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):

See attached legal description.

LOT SIZE: WIDTH: 124.24 DEPTH: 85.67 AREA: 10,649

PRESENT USE(S) OF PROPERTY: Existing residential building currently containing three dwelling units.

PRESENT ZONING OF PROPERTY: R-2 (Single-family Residential Districts)

VARIATION OF USE REQUESTED: Requesting approval to allow the existing building to be legally recognized as a three-unit residential property instead of two units.

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?
The structure has historically functioned as three separate dwelling units. Reducing the property to two units would require removal of an existing apartment causing significant financial hardship and underutilization of the building. The current layout and entrances are already designed for three units.

2. What unique circumstances exist which mandate a variance?

The property is unique because it was purchased and represented as a three-unit building at the time of sale, including in the appraisal. As part of the closing process, the petitioner agreed to pursue zoning recognition for the third unit. After acquisition, I invested substantial funds to correct 24+ code violations and have since brought the building into full compliance. The property has passed inspection and is certified as safe and consistent with the neighborhood. The layout, kitchens, and entrance arrangements are designed for three units. Without the variation, the owner cannot obtain separate electrical service for the third apartment, creating hardship. The three units were already established before the building was purchased and the request is to bring the building into proper legal status.

3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.

Granting the variation will allow continued residential use, maintain the property, and provide needed housing. The request will not change the exterior appearance or increase traffic beyond what has historically existed. Any impact is minimal and consistent with nearby multi-family properties.

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, Maria Garcia, 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.

Petitioner's Signature

Owner's Signature
(If other than petitioner)

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

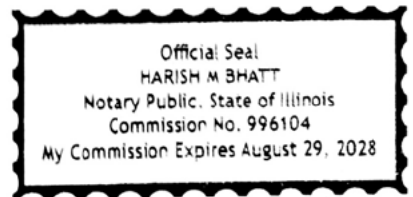


EXHIBIT A
LEGAL DESCRIPTION

LOTS 18 AND 19 IN CAGWIN AND MACK'S SUBDIVISION OF LOT 14, IN THOMAS P. FORD'S SUBDIVISION OF THE WEST 100 ACRES OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1891 AS DOCUMENT NO. 164681, 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)

II. INFORMATION ABOUT THE PROPERTY

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

201 N William Street, Joliet, IL 60435


PIN(s): 30-07-08-412-037-0000

III. PROPERTY OWNERSHIP

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

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

Maria G. Garcia

 _____

E-MAIL:  FAX: _____

IV. BUSINESS OWNERSHIP

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

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

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

Same as Section III

E-MAIL: _____ FAX: _____

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

SIGNED: _____

DATE: 2-15-26

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:
Maria Garcia (Owner)

PRINT

ZONING BOARD OF APPEALS
CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

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

	Does the evidence presented sustain this criteria?	Comments
<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>		