

DATE: February 12, 2026
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: Z-1-26: Reclassification of 717 Henderson Avenue from R-3 (One- and Two-Family Residential) to R-2 (Single-Family Residential) Zoning

GENERAL INFORMATION:

APPLICANT: Raul Balcazar
STATUS OF APPLICANT: Property Owner
OWNER: Raul Balcazar
REQUESTED ACTION: Reclassification of a vacant lot to match the zoning of the adjacent lot under common ownership
PURPOSE: To consolidate the subject lot with the adjacent lot
EXISTING ZONING: R-3 (One- and Two-Family Residential)
PROPOSED ZONING: R-2 (Single-Family Residential)
LOCATION: 717 Henderson Avenue
(30-07-10-209-017-0000)
(Council District #4)
SIZE: 38 feet x 154 feet (5,852 square feet)
EXISTING LAND USE: Vacant / yard for 715 Henderson Avenue
SURROUNDING LAND USE & ZONING:

NORTH: Residential, R-3 (one- and two-family residential)
SOUTH: Residential (petitioner's residence), R-2 (single-family residential)
EAST: Residential, R-3 (one- and two-family residential)
WEST: Residential, R-3 (one- and two-family residential)

SITE HISTORY: The subject site is a vacant lot in the residential area south of Ward Avenue within the Collins Street neighborhood. The lot previously contained a residential structure that was demolished around 2016.

The petitioner is the owner of the adjacent lot at 715 Henderson Avenue, which contains their residence. They purchased the 717 Henderson Avenue lot in 2019 and currently uses it as their yard. The lot at 715 Henderson Avenue is zoned R-2 (single-family residential), while the lot at 717 Henderson Avenue is zoned R-3 (one- and two-family residential).

The City's Zoning Ordinance considers adjacent nonconforming lots that are under common ownership to be "an undivided parcel" for the purposes of applying the Zoning Ordinance regulations. Both the 717 and 715 Henderson Avenue lots are smaller in width and area than required for the R-2 district or the R-3 district, so they are already considered one parcel for land use purposes.

DISCUSSION: The petitioner, who owns and lives at 715 Henderson Avenue, wishes to combine the lots at 717 and 715 Henderson Avenue through the Will County lot consolidation process. As part of this process, the City of Joliet must attest that the consolidation meets the requirements of the Joliet Zoning Ordinance and the applicable zoning district. Currently, the lots have different zoning designations, so the City cannot sign off on the consolidation form. Therefore, the petitioner requests to reclassify the lot at 717 Henderson Avenue to R-2 zoning so that it has the same zoning classification as the lot at 715 Henderson Avenue. The petitioner wants to consolidate the lots to simplify tax matters and to allow future construction of an accessory garage on the 717 Henderson Avenue lot.

RECOMMENDED ACTION: Staff recommends that the Plan Commission recommend approval of the reclassification of 717 Henderson Avenue from R-3 (one- and two-family residential) zoning to R-2 (single-family residential) zoning. The requested reclassification will allow the owner to consolidate their parcels and continue using the lots as one site. The reclassification will not change the current use of the property, as the lots already function as one parcel and are considered one parcel for the purposes of applying the Zoning Ordinance regulations.

Figure 1: Subject site at 717 Henderson Avenue (north lot), and adjacent lot under common ownership at 715 Henderson Avenue (south lot) (2025)

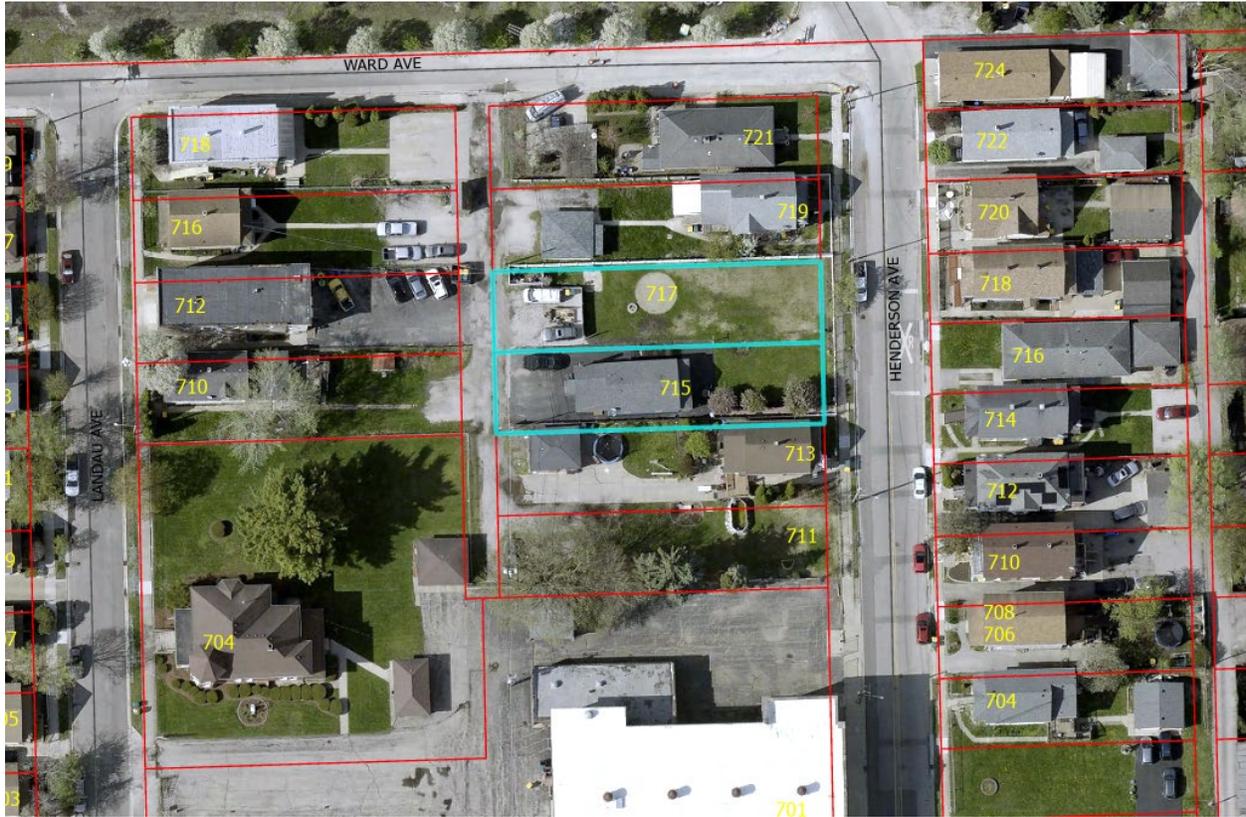
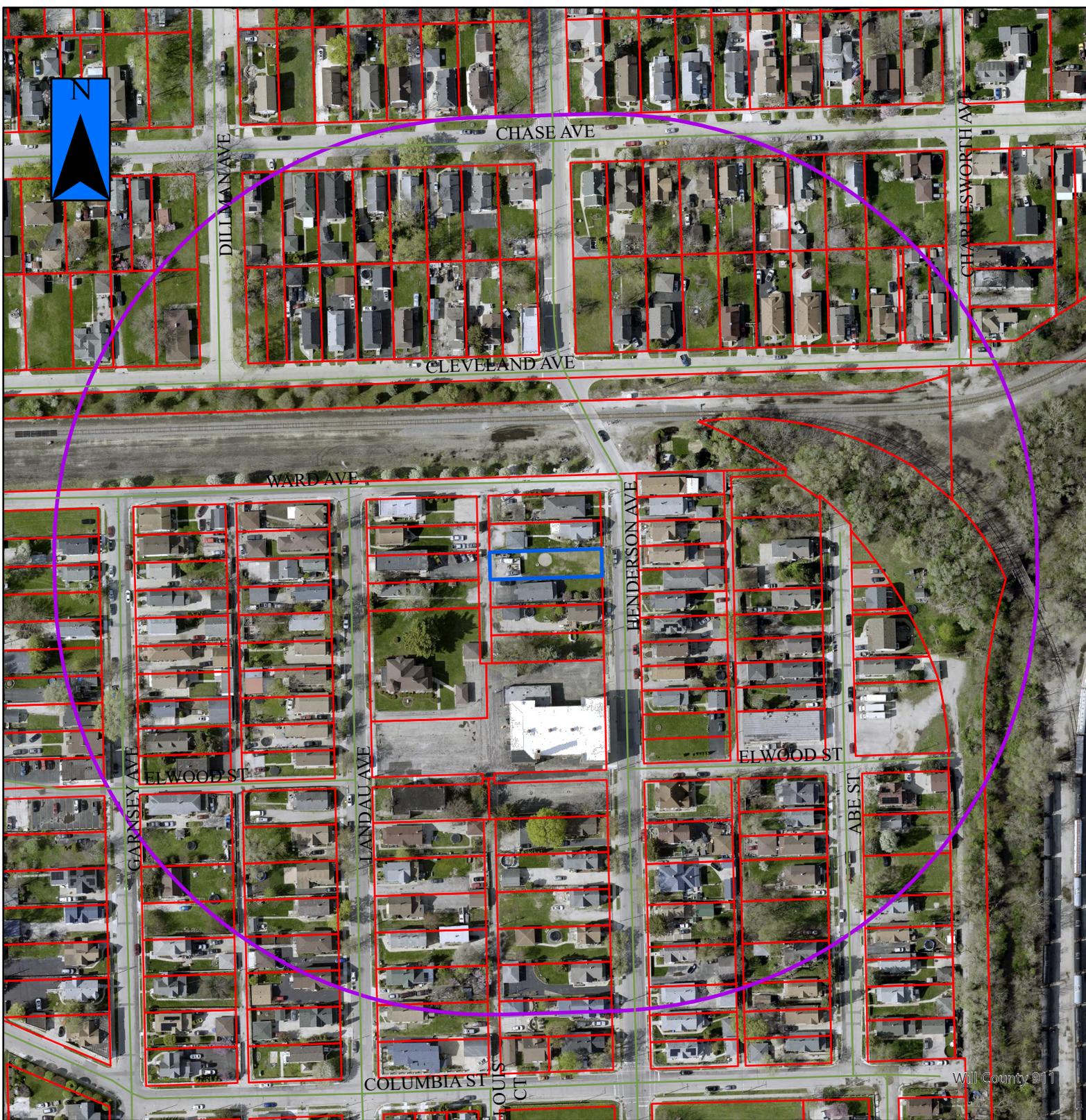


Figure 2: Existing residence at 715 Henderson Avenue (left) and lot at 717 Henderson Avenue (right) (October 2025)

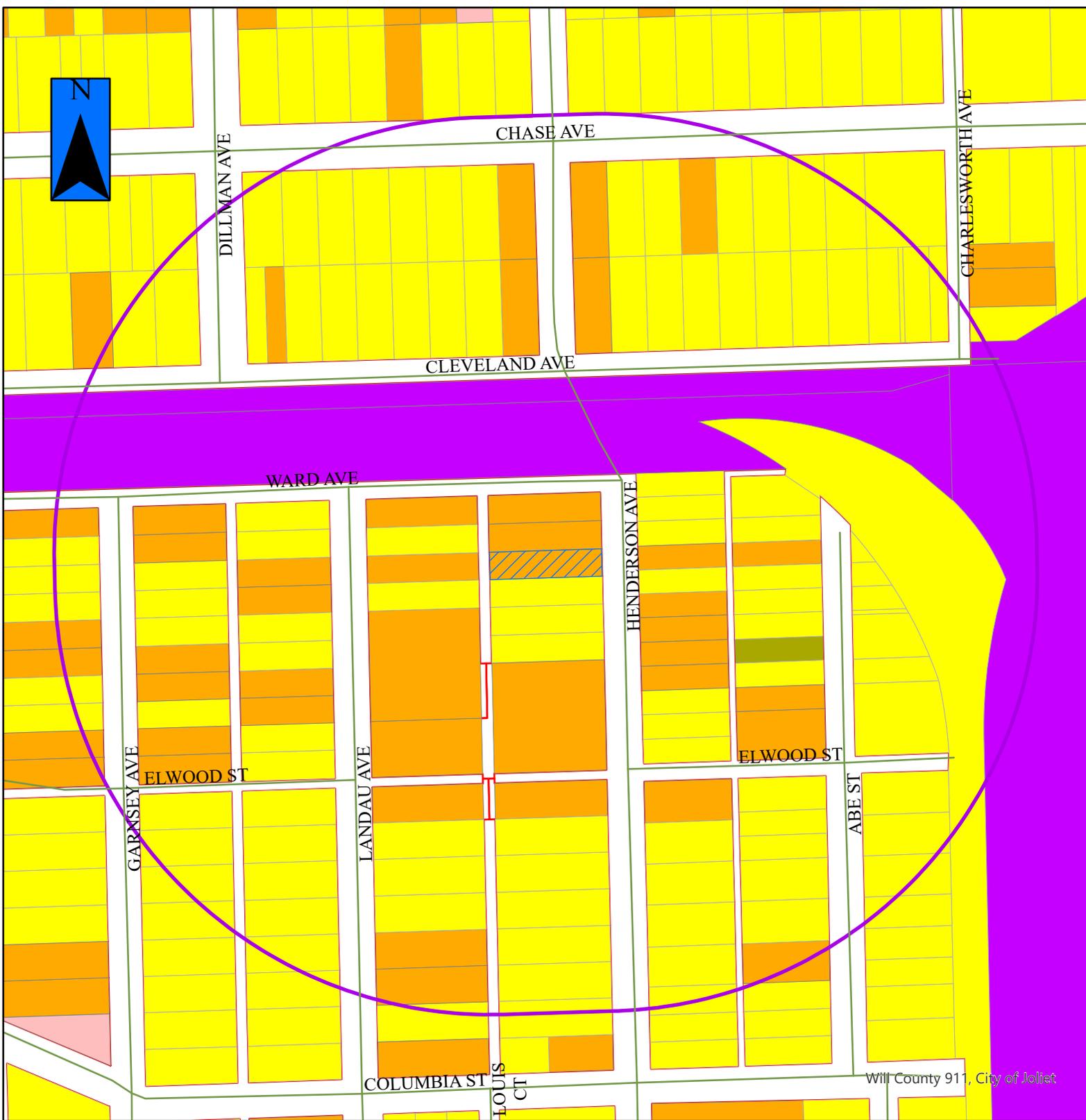




Z-1-26a



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

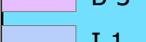


Will County 911, City of Joliet

Z-1-26



 = Property in Question
 = 600' Public Notification Boundary

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

CASE NO. 2-

DATE FILED: 12/30/25

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR RECLASSIFICATION

PETITIONER'S NAME: Rawl Balcazar

HOME ADDRESS: [REDACTED]

CITY, STATE, ZIP: [REDACTED]

HOME PHONE: _____

CELL #: [REDACTED] E-MAIL: [REDACTED]

BUSINESS ADDRESS: _____

CITY, STATE, ZIP: _____

BUSINESS PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: In Murde & Kelley's Subdivision,
in the east 1/2 of the northeast 1/4 of section 10,
T35N-R10E

*see page
3 & 4
on
petition*

COMMON ADDRESS: 717 Henderson Ave

PERMANENT INDEX NUMBER (Tax No. PIN): 30-07-10-209-017-0000

LOT SIZE: WIDTH 38' DEPTH 154' AREA 5,852 sq. ft.

PRESENT USE: vacant ZONING: R-3 one & two family

USES OF SURROUNDING PROPERTIES: NORTH Two-family Residence

SOUTH Single-family Residence

EAST: Single-family Residence

WEST Three-Unit Residence

ZONING CLASSIFICATION REQUESTED: R2 Single Family Residential

REASON FOR REQUEST: To consolidate PIN with home address

PROPERTY INTEREST OF PETITIONER: _____

OWNER OF PROPERTY: Rawl Balcazar

HOME ADDRESS: [REDACTED]

CITY, STATE, ZIP: [REDACTED]

HOME PHONE: _____

CELL: [REDACTED] E-MAIL: _____

BUSINESS ADDRESS: _____

CITY, STATE, ZIP: _____

BUSINESS PHONE: _____

The ownership of all property held in a trust must be submitted on a Certificate of Ownership.

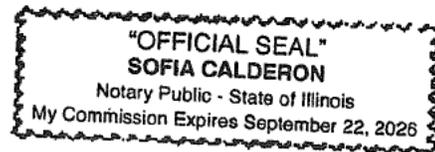
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Raul Balcazar, 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 Plan Commission.

[REDACTED]
Petitioner's Signature

Subscribed and sworn to before me this 30th day of December, 2025

[REDACTED]
Notary Public



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:

717 Henderson Avenue, Joliet, IL 60432

PIN(s): 30-07-10-20a-017-000

III. PROPERTY OWNERSHIP

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

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

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

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: 12-30-25

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

Paul Balcazar _____