

STAFF REPORT

DATE: October 16, 2025
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2025-44
Applicant / Owner: Saul Rodriguez Garcia
Location: 703 Clement
Request: A series of Variations to allow construction of a new detached garage, located at 703 Clement Street

Purpose

The applicant is requesting a series of Variations to allow for the construction of a detached garage in the rear, at the property located at 703 Clement. The Zoning Board of Appeals makes the final decision in this matter.

Requested variations from the Zoning Board of Appeals include

- A variation to reduce the rear garage setback requirement from 10' to 5'.
- A variation from required lot coverage. Lot coverage is not to exceed 30% in residential districts. The existing coverage is 46%, and this would increase to 49% with the new proposed garage.

Site Specific Information

The subject property is approximately 4,700 square feet in size and is zoned R-2 (Single-family Residential). The property includes a 1 story detached garage in the rear with alley access.

Surrounding Zoning, Land Use and Character

All properties in this vicinity are zoned R-2 (Single-family Residential). Most properties have detached garages, with alley access or front yard driveway access.

Applicable Regulations

- Section 47-6.4 R-2 Single-family Residential Yard and Lot Requirements
- Section 47-19.8 Criteria for Granting a Variation (refer to attachment)

Discussion

The applicant seeks to replace a 1 story detached garage in the rear of the property with a larger 1 story detached garage. The existing garage is 247 square feet in size and large enough for a single car. The proposed garage will be 400 square feet, which will allow for two cars to be parked inside. The property has an existing non-conforming lot coverage

of 46%. Lot coverage is not to exceed 30% in residential districts. Therefore, the applicant seeks a variation on lot coverage to increase to 49% to allow for a larger garage.

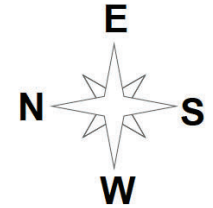
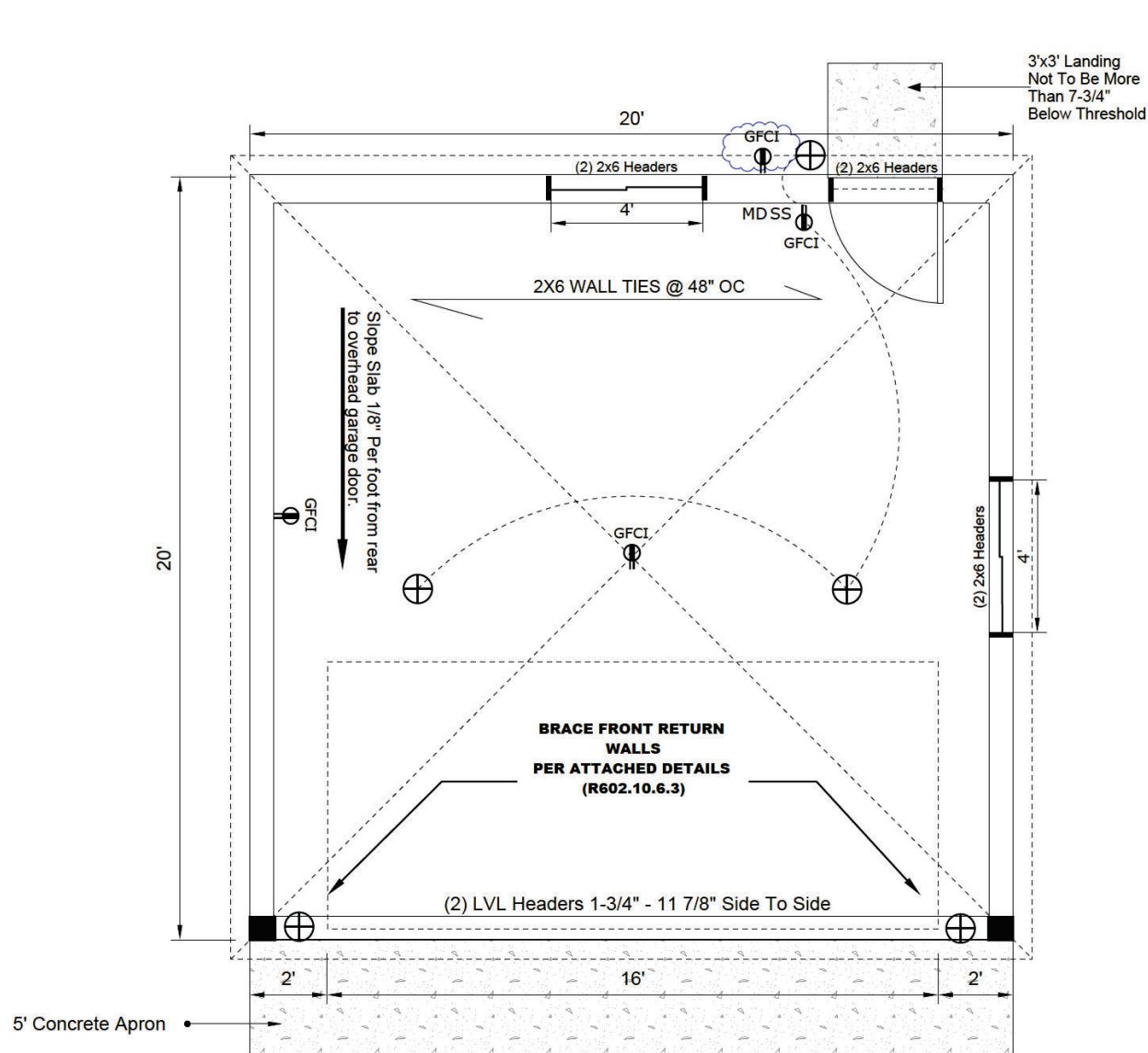
The existing garage is located on the property line in the rear as well as the side property line to the north. The applicant would like the new garage to be in this same general area. The Zoning Ordinance requires a 10' setback when the garage access is from the alley. The Zoning Ordinance also requires a 3' setback from the side yard property line. The proposed garage will exit to the alley to allow for easier ingress and egress of vehicles and will be set back 5' from the property line and 6' from the side property line to the north. Therefore, the applicant must obtain a setback variance because the proposed garage will not conform to the required 10' setback. Floor plans and building elevations for the proposed project are included in the staff report packet.

Staff finds that the hardship for this petition stems from the non-conforming lot size, created by a blanket rezoning by the city, that does not meet current standards and does not allow for the practical use of the property without requiring a variation.

Conditions

If the Zoning Board desires to approve these Variation requests to allow a 20' X 20', 400 square foot detached garage, the following conditions should be included:

1. That a building permit shall be obtained prior to construction.



KEY

- GFCI
- Outlet
- Light
- SS
- Switch
- MD
- Master Disconnect Switch
- Door
- Window
- Overhead Garage Door
- Header
- Down Spout

ALL LUMBER USED IS SPF #2 OR BETTER

ANY ELECTRICAL COMPONENTS EXPOSED TO ELEMENTS SHALL BE WEATHER RESISTANT

TOTAL: 400 Sq.Ft.

Electrical Details

CIRCUITS:

(1) 20 AMP, #12 GAUGE WIRE

BURIAL DEPTH: 1/2" STEEL RIGID METAL CONDUIT, 6" DEEP

WIRING - SEPERATE CIRCUIT TO SERVICE PANEL

Drawing not to scale - Reproduction prohibited without the express written consent of Danley's Garages



Danley's Garages
6300 N River Rd Suite 615,
Rosemont, IL 60018
847-849-5477

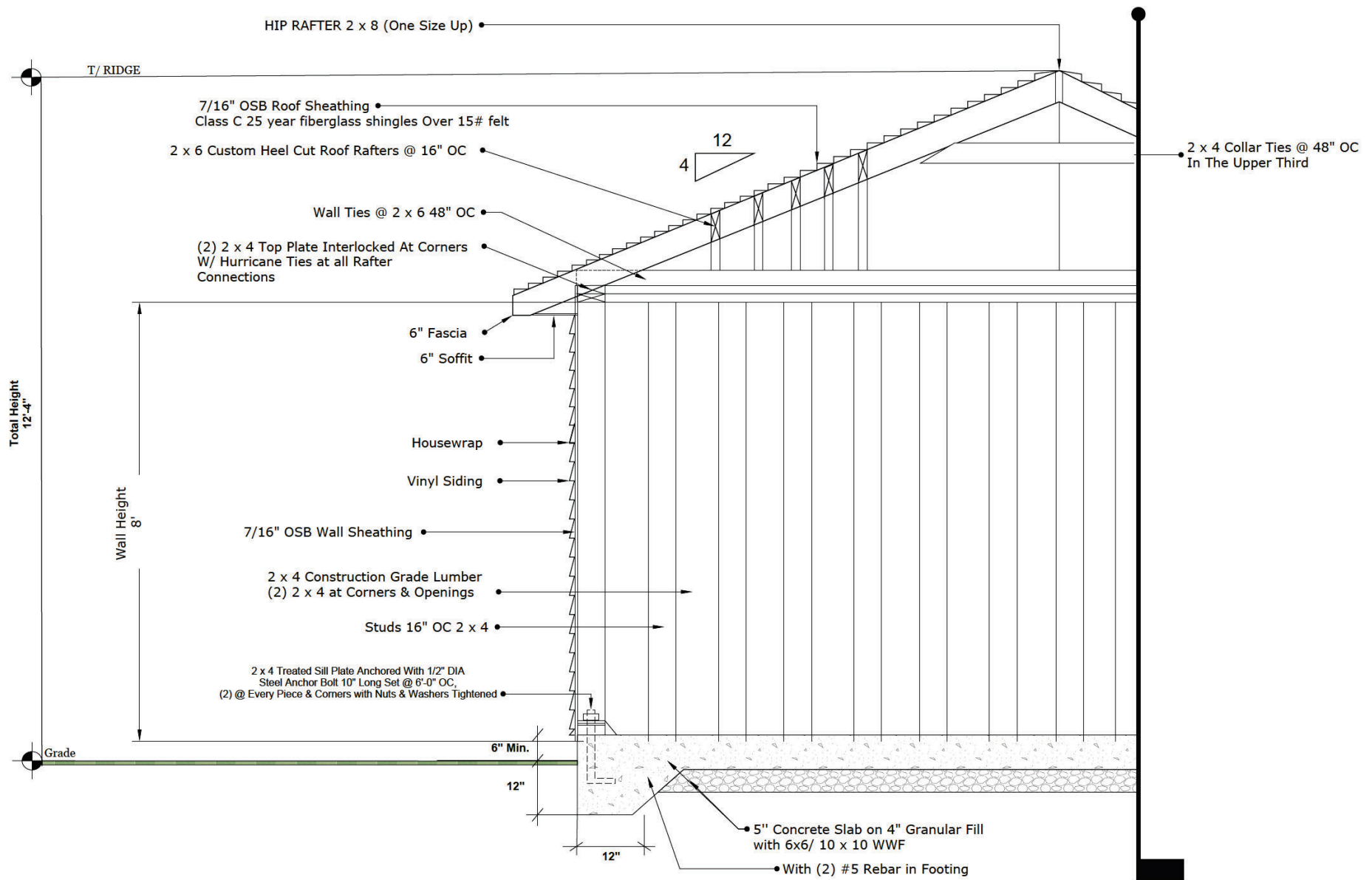
Jobsite Address: 703 Clement St, Joliet, IL 60435

Customer Name: Saul Rodriguez

PAGE 1

Floor Plan

Detached Garage - Hip Roof



Drawing not to scale - Reproduction prohibited without the express written consent of Danley's Garages



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Jobsite Address: 703 Clement St, Joliet, IL 60435

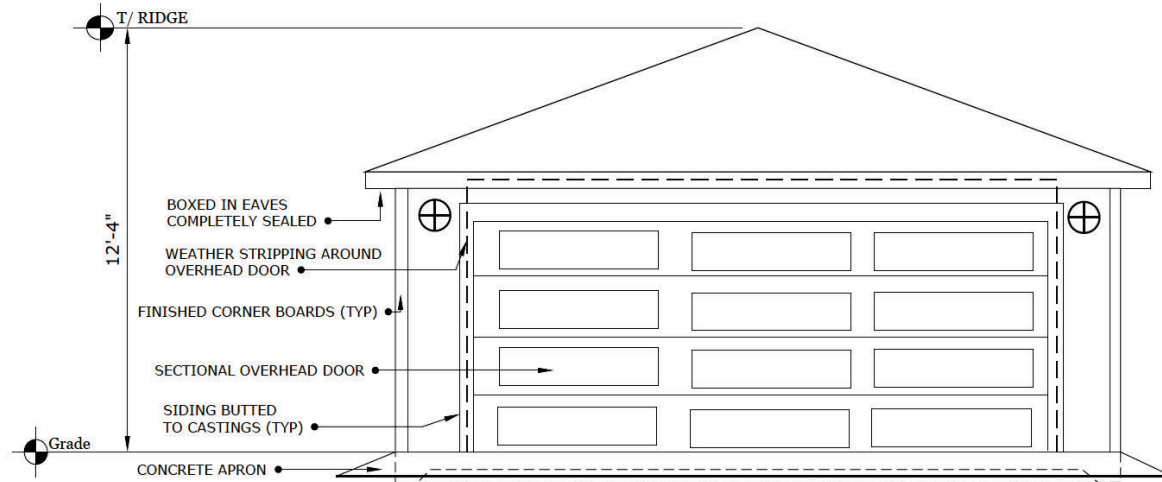
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PAGE 2

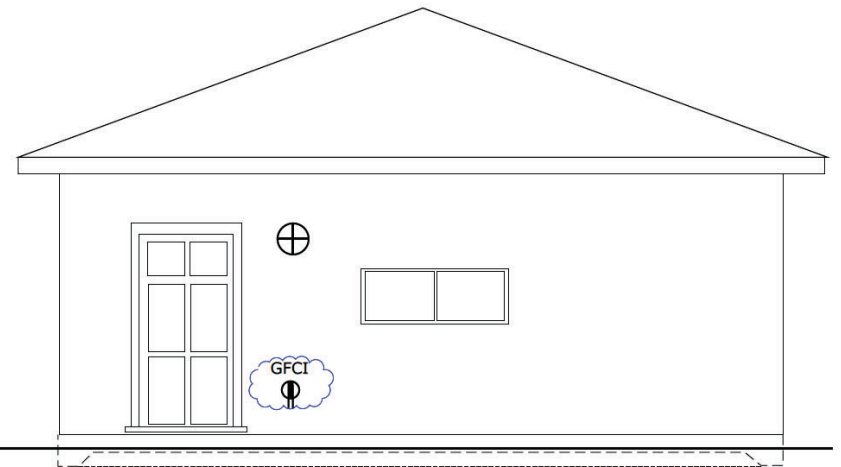
Building Plan

Detached Garage - Hip Roof

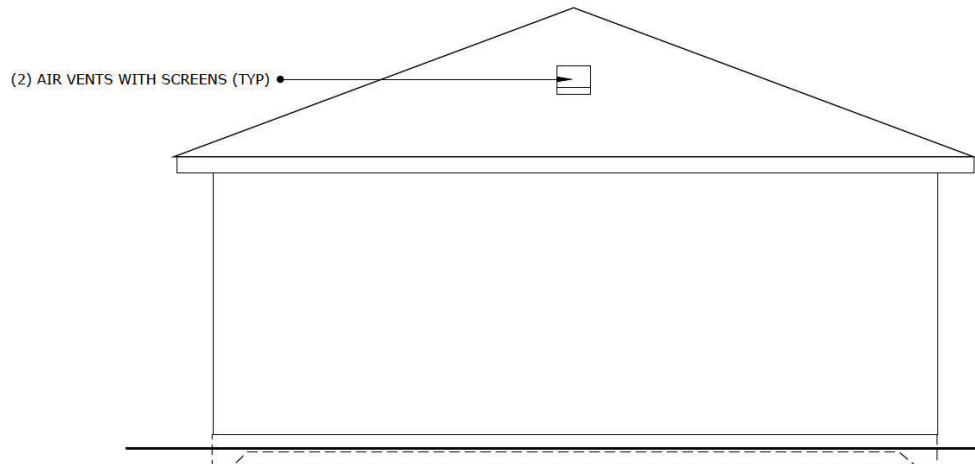
West View



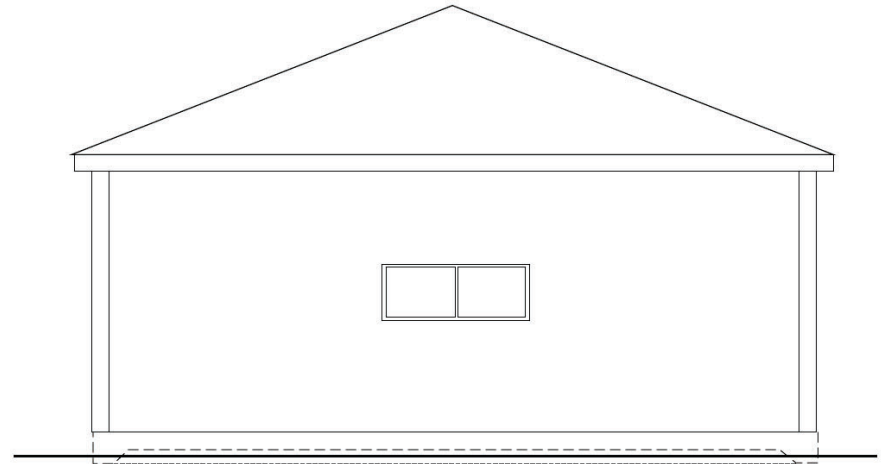
East View



North View



South View



Drawing not to scale - Reproduction prohibited without the express written consent of Danley's Garages



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Jobsite Address: 703 Clement St, Joliet, IL 60435

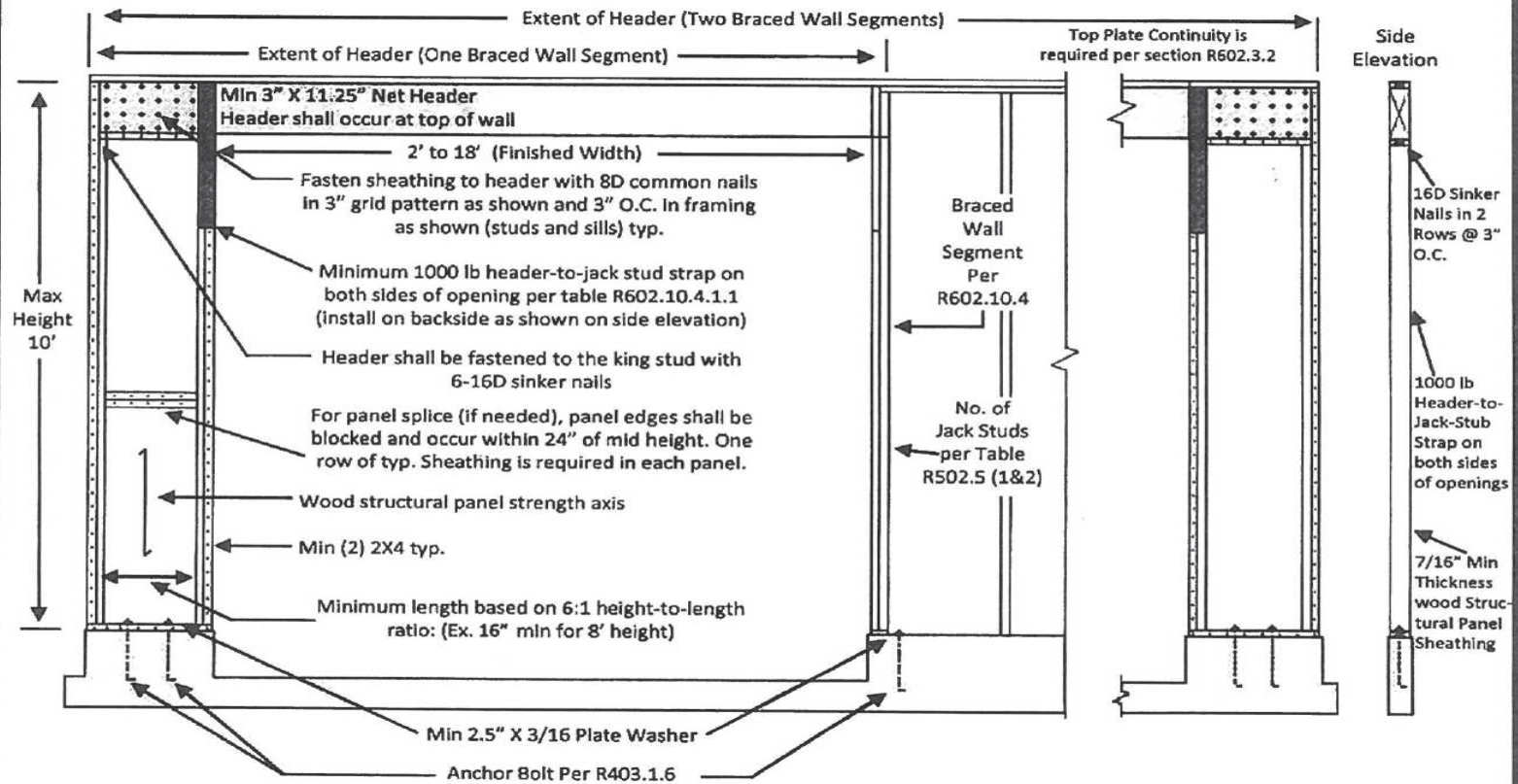
Customer Name: Saul Rodriguez

PAGE 3

Elevations

Detached Garage - Hip Roof

Braced Wall Panel Detail



IRC FIGURE R602.10.6.3

EXISTING CONDITIONS DRAWING

LOT 42

LOT 43

LOT 44

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 43 (EXCEPT THE SOUTH 6 INCHES THEREOF), IN P.R. BANNON'S SUBDIVISION OF BLOCK 3 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 1906, IN PLAT BOOK 15, PAGE 50, AS DOCUMENT NO. 240915, IN WILL COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:

703 CLEMENT STREET
JOLIET, ILLINOIS

BUYER: LOPEZ
SELLER: LASINIS, JR.

PIN# 07-09-103-029

LEGEND

- med. MEASURED
- rec. RECORDED
- calc. CALCULATED
- FOUND SURVEY MONUMENT
- SET 5/8" REBAR UNLESS OTHERWISE NOTED

66' R.O.W.

LOT AREA = 0.113 ACRES more or less

REVISIONS

No.	DATE	DESCRIPTION	BY

RT & A

Ruettiger, Tonelli & Associates, Inc.

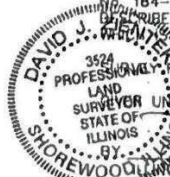
Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404
PH. (815) 744-6600 FAX (815) 744-0101
website: www.ruettigertonnelli.com

DATE: 1-14-2021	SCALE: 1" = 20'	DRAWN BY: ESM	CHECKED BY: DJZ
PREPARED FOR:	MICHAEL J. KORST, ATTY 2720 CATON FARM ROAD JOLIET, ILLINOIS 60431	FIELD BOOK: 7-198 PAGE: 21-22	DRAWING NO.: 121-0008-LS

DRAWING TITLE: PLAT OF SURVEY

STATE OF ILLINOIS }
COUNTY OF WILL }

RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM 184-001251, HEREBY CERTIFIES THAT IT HAS SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, AND THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.



FIELD WORK COMPLETED 1-08-2021

BY MY HAND AND SEAL THIS 18th DAY OF January 2021

DAVID J. RUETTIGER
ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2022)
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

PROPOSED SITE PLAN

LOT 42

LOT 43

LOT 44

PLAT OF SURVEY

LEGAL DESCRIPTION

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LOCAL MAILING ADDRESS:
703 CLEMENT STREET

66' R.O.W. JOLIET, ILLINOIS

BUYER: LOPEZ
SELLER: LASINIS, JR.

PIN# 07-09-103-029

LEGEND

- med. MEASURED
- rec. RECORDED
- calc. CALCULATED
- FOUND SURVEY MONUMENT
- SET 5/8" REBAR UNLESS OTHERWISE NOTED

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Homeowner applying for a variance for alley setback and impervious

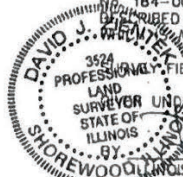
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STATE OF ILLINOIS }
COUNTY OF WILL } SS

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LOT AREA = 0.113 ACRES more or less

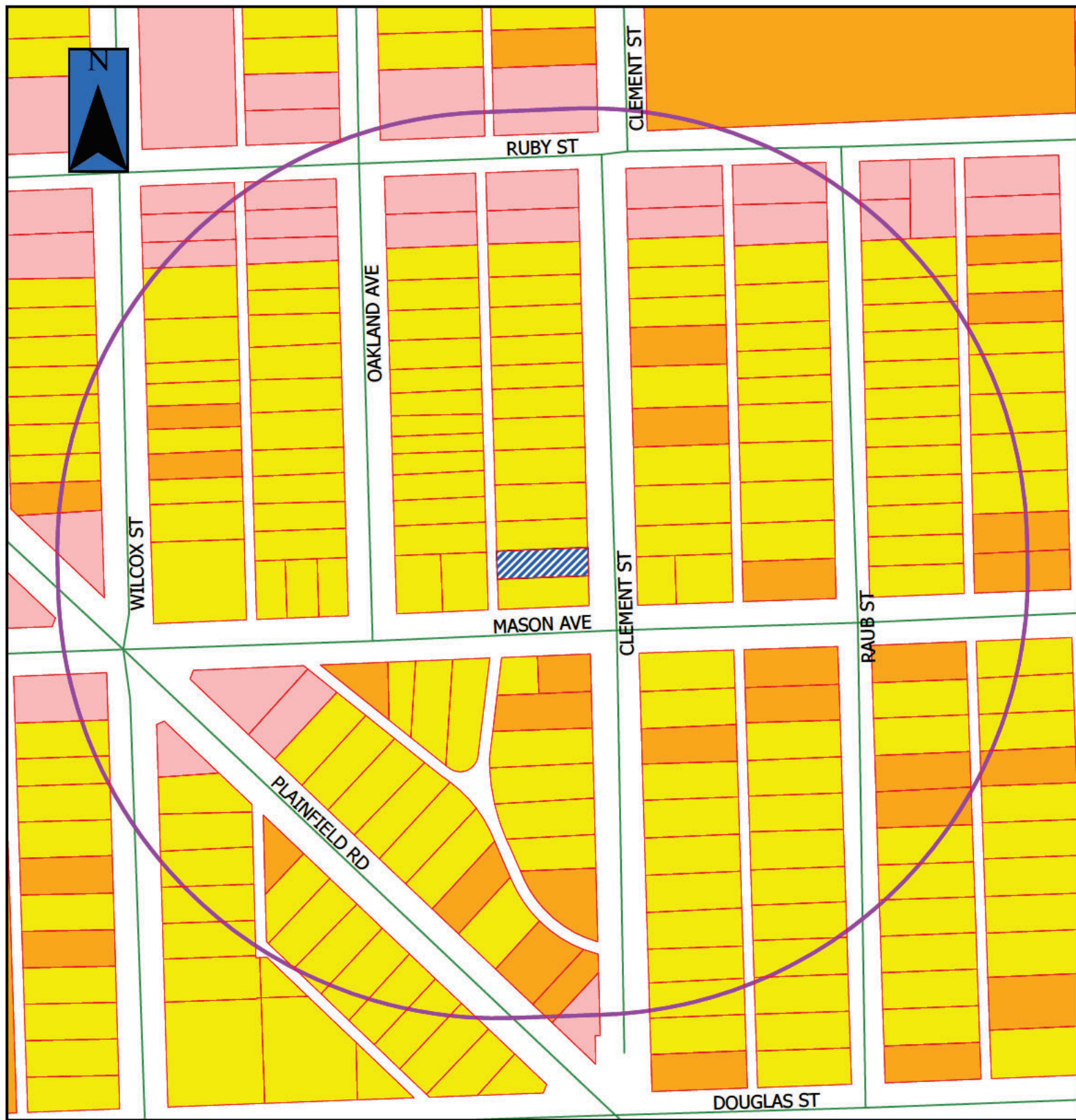
REVISIONS			
No.	DATE	DESCRIPTION	BY

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Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants			
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PH. (815) 744-6600 FAX (815) 744-0101			
website: www.ruettigertonnelli.com			
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MICHAEL J. KORST, ATTY		PAGE: 21-22	
2720 CATON FARM ROAD		DRAWING NO.:	
JOLIET, ILLINOIS 60431		121-0008-LS	
DRAWING TITLE:		PLAT OF SURVEY	









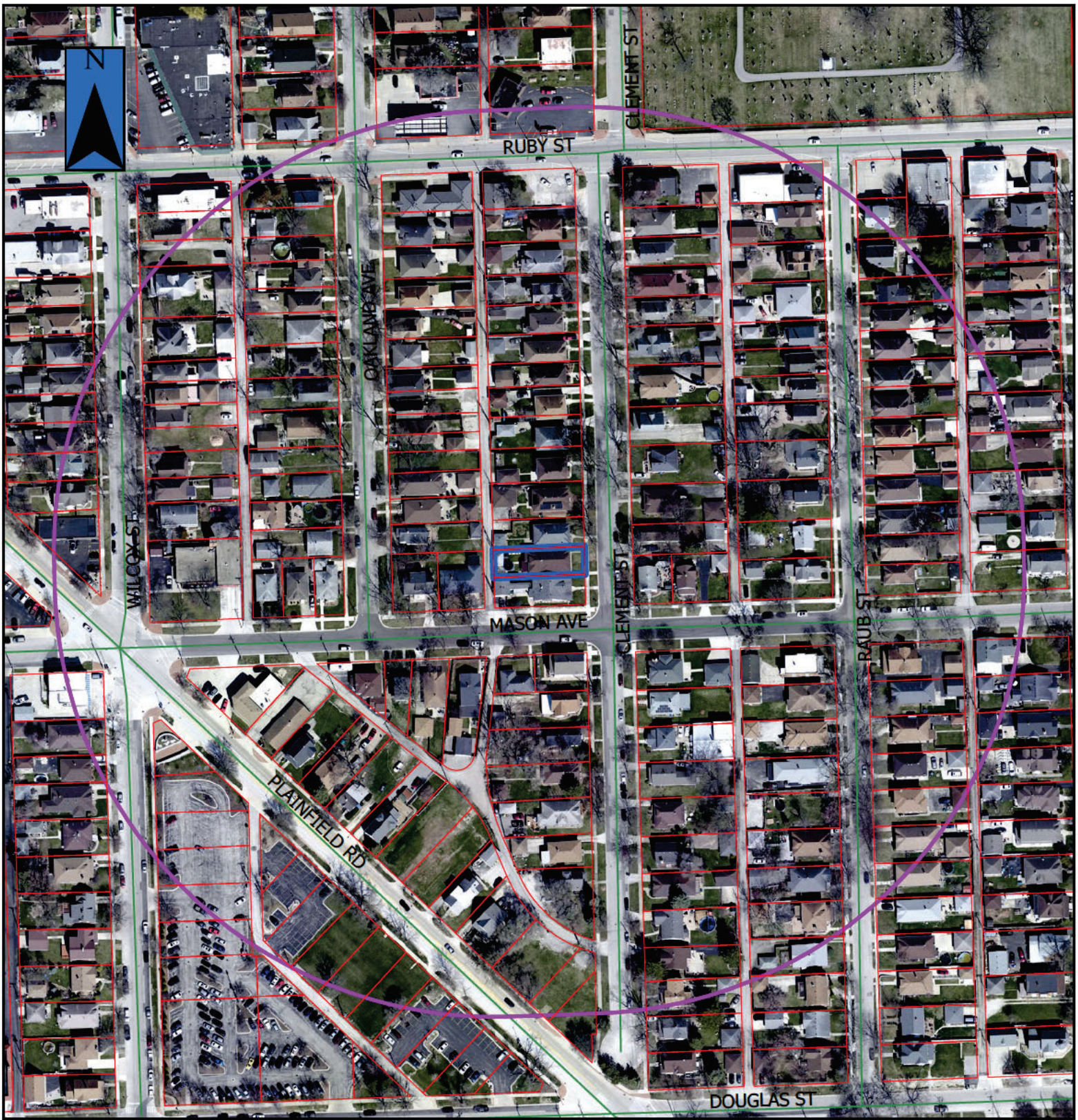
2025-44



= 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



2025-44a



= Property in Question / Propiedad en cuestión

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

JOLIET PLANNING DIVISION

Zoning Board of Appeals Application Packet

Variation

This packet si

09/08 Film
Dropped off 08/28

ocuments:

703 Clement

- Public notice

A series of Variations to allow
construction of a new detached
garage at 703 Clement Street.

n template

If you have any qu

g Division staff.

Joliet Planning Division - 150 West Jefferson Street,
First Floor-South Wing, Joliet, Illinois 60432

Phone Number: (815) 724-4050

Email Address: zoning@joliet.gov

PETITION APPLICATION FOR VARIATION/APPEAL

Variation petitions are only reviewed by the Zoning Board of Appeals. The regular meetings of the Zoning Board of Appeals are held on the third Thursday of each month at 2:00 P.M. in the City Council Chambers, 150 West Jefferson Street. The applicant or his agent must appear and testify under oath at the scheduled meeting. Applications *must be notarized* and filed with the Planning Department a minimum of 27 days before the scheduled meeting of the Zoning Board of Appeals.

During the Zoning Board of Appeals meeting decisions for variations and/or appeals are made by the Board. The decision of the board is final on variations and/or appeals.

Petition Submittal Requirements:

- Notarized Variation/Appeal Application
- Joliet Ownership Disclosure form
- Site Plan (Concept Plan) / Floor Plan / Building Elevations
- A Plat of Survey may be required in some cases

Filing a Petition:

All new petitioners must speak with a Planning Staff member before applying for a Variation. Further information on how to pay fees and sign requirements will be provided once the petition is placed on the agenda. If the Variation is for a business use that requires a business license from the City of Joliet's Business Services Division, the applicant shall concurrently apply for a business license and submit a copy of the application with their petition. The failure to apply for and provide a copy of a Business License may result in the rejection of the petition as an agenda item for the Zoning Board.

Detailed information on zoning requirements are described in the Zoning Ordinance (No. 5285) which can be accessed on-line at <https://www.joliet.gov/government/departments/community-development/planning-division/zoning>.

Site Plans / Plat of Survey / Building Elevation Plans:

A detailed site plan (concept plan), floor plans (if applicable) and building elevations plans (if applicable) will be required to consider a Variation petition. A plat of survey may also be required. The failure to submit a detailed site plan (concept plan), floor plans and building elevation plans with the application may result in the rejection of the petition as an agenda item for the Zoning Board.

The site plan (concept plan) must include the correct address; show all proposed structures with dimensions, proposed parking spaces and areas with dimensions, and other proposed improvements; and show the distance from structures to each other, to the parking areas, and to the property lines. Floor plans must include room dimensions and show the locations of all entrances and exists. Building elevation plans should show all planned improvements and note the exterior material being proposed. Please refer to the attached example of a plat of survey & floor plan for reference.

Filing Fees:

The following fees **will be invoiced** once the petition is accepted:

Filing Fee Type	Amount
Variation for a Single-Family Home	\$200.00
Variation for a Mutli-Family Property	\$500.00
Variation for a Non-Residential Property	\$500.00
Additional Variations	\$50.00 each
Sign Deposit Fees (properties that are less than one (1) acre)	\$100.00 (\$50.00 for an English sign & \$50.00 for a Spanish sign)

Notice of Petition Request:

In accordance with Resolution No. 1694 of the City of Joliet, all persons residing within 600 ft. of the property referred to in this application must be notified of the proposed re-zoning. The Planning Division will notify these residents 10 days prior to the meeting of the Zoning Board of Appeals.

Sign Deposits:

At least one sign shall be posted no later than 15 days, but not more than 30 days before, the hearing date. The sign shall contain the time and place of the public hearing and the nature of the request. It shall be placed in a conspicuous location on the property so it may be observed and read from the street. If the property is less than one (1) acre, the sign shall be provided by the City of Joliet Planning Staff upon the applicant's payment of the \$50.00 deposit for each sign. It shall be the applicant's responsibility to post the sign. If the property is larger than one (1) acre, the applicant shall be responsible for creating and erecting the sign. **For properties larger than one (1) acre, please refer to the "*Requirements For Posting Land Use Change Informational Signs*" sheet in this packet.**

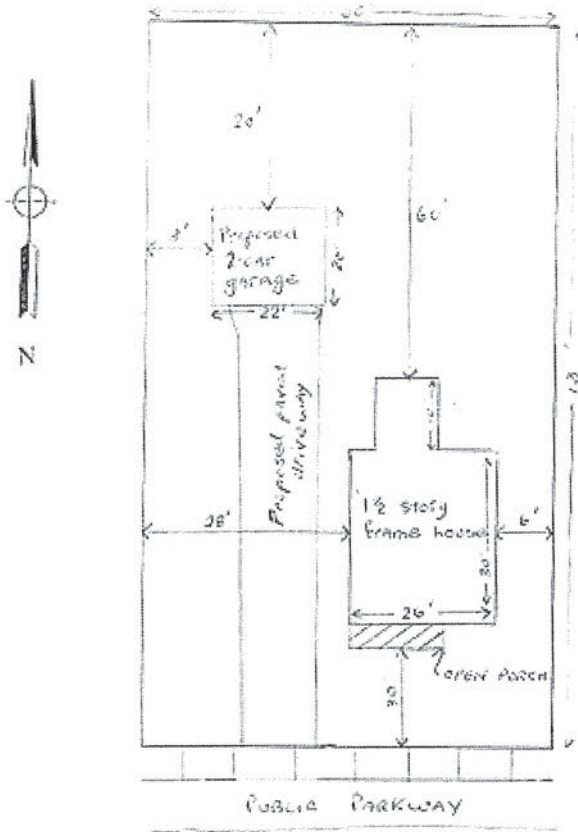
Upon completion of the public hearing, the sign(s) shall be removed and returned to the City of Joliet within ten (10) days. If the applicant fails to remove the sign within ten days, the City of Joliet may remove the sign, and the cost of the removal shall be deducted from the applicant's sign deposit. Please allow approximately 10-15 days for sign deposit refund processing.

Failure to post the notice sign as required may result in the deferral of action on, or the denial of the applicant's petition.

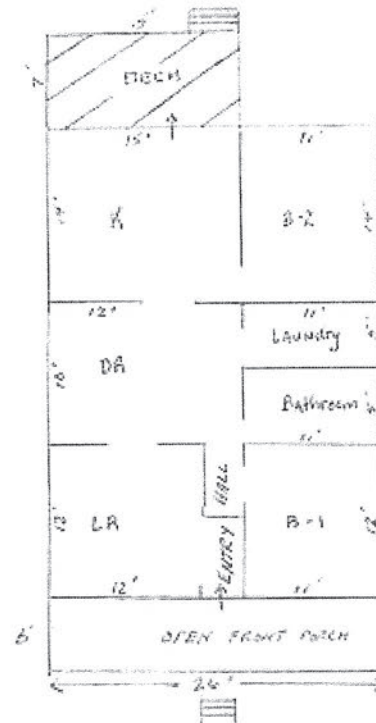
EXAMPLES:

PLAT OF SURVEY

LOT 1, EXCEPT THE NORTH 30 FEET THEREOF, IN KATHERINE S. NICHOLSON'S SUBDIVISION OF THE SOUTHWEST PART OF BLOCK 45, OF THE CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 9, IN TOWNSHIP 35 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1901, IN PLAT BOOK 11, PAGE 66, SITUATED IN THE CITY OF JOLIET, WILL COUNTY, ILLINOIS.



Sample Site Plan
(For illustrative purposes only)



Sample Floor Plan
(For illustrative purposes only)

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/APPEAL

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

6043

ADDRESS FOR WHICH VARIATION IS REQUESTED: 703 CLEMENT ST JOLIET IL

PETITIONER'S NAME: SAUL RODRIGUEZ GARCIA

HOME ADDRESS: 703 CLEMENT ST JOLIET IL ZIP CODE: 60435

BUSINESS ADDRESS: N/A ZIP CODE: N/A

PHONE: (Primary) [REDACTED] (Secondary) N/A

EMAIL ADDRESS: [REDACTED] FAX: N/A

PROPERTY INTEREST OF PETITIONER: 703 CLEMENT ST JOLIET IL 60435

OWNER OF PROPERTY: SAUL RODRIGUEZ GARCIA

HOME ADDRESS: 703 CLEMENT ST JOLIET IL 60435 ZIP CODE: 60435

BUSINESS ADDRESS: N/A ZIP CODE: N/A

EMAIL ADDRESS: N/A FAX: N/A

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:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-09-103-029-0000

_____; _____; _____.
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):

RESIDENTIAL 0040
LOT 43 (EX THE S 6 IN THROF) IN P R BANNON'S SUB OF
BLK 3 OF THE CANAL TRUSTEE'S SUB OF THE W 1/2 OF SEC 9
T35 N - R10 E

LOT SIZE: WIDTH: 1869 DEPTH: _____ AREA: _____

PRESENT USE(S) OF PROPERTY: HOME

PRESENT ZONING OF PROPERTY: WEST

VARIATION/APPEAL REQUESTED: DEMOLITION OF A GARAGE

BUILD A GARAGE FOR TWO CARS

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?

Replacement is important and necessary
• avoid an accident; it will be useful for the family;
it will be safer, I will generate employment, I will promote
the economy.

2. What unique circumstances exist which mandate a variance?

the security

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.

- POSITIVE: My safest family; safer heritage; the aesthetic is very important.
- NEGATIVE: the old design will no exist. neither the material nor the electrical system.

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)

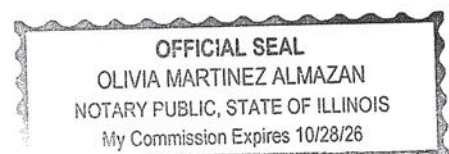
I, Saul Rodriguez Garcia depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

SAUL RODRIGUEZ

Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 27th day of August, 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

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:

703 CLEMENT ST
PIN(s): 30-07-09-103-029-0000

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

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: _____

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

PRINT

How to Post a Sign for any Land Use Change

In an effort to increase the awareness of neighborhoods of potential land use changes in their areas, the City of Joliet requires posting of a sign giving notice of a hearing on a proposed land use change. All petitions filed for review by the Zoning Board of Appeals and Plan Commission must follow these procedures:

1. At least one sign for every 500 feet of street frontage, with a minimum of one sign on each street abutting the property shall be posted. If the property in question is more than 1 acre please refer to page 2 for information.
2. The sign shall be posted at least 15 days but not more than 30 days before the hearing date.
3. The sign shall contain the time and place of the public hearing and the nature of the land use change being requested. It shall be placed in a conspicuous location on the property so it may be observed and read from the street.
4. The sign shall be provided by the City of Joliet Planning Division upon the applicant's payment of a \$50.00 deposit for each sign.
5. It shall be the applicant's responsibility to post the sign. Written certification of the posting of the sign shall be provided by the applicant to the City with the date and location of the posting of the sign.
6. Upon completion of the public hearing, the sign shall be removed and returned to the City within ten days. The applicant's deposit shall be refunded upon return of the sign.
7. Failure to post the sign as required may result in the deferral of action on, or the denial of, the applicant's petition.

Requirements For Posting Land Use Change Informational Signs

(6) Land Use Change Informational Signs: In addition to the publication of newspaper notice for a public hearing on any request for a land use change (such as a petition for a variation, special exception, variation of use, or zoning reclassification) and any request for subdivision approval (preliminary plat), notice of a public hearing on such land use change shall be given by posting one or more land use change informational signs on the subject property in accordance with the following provisions:

(A) For parcels comprising 1 acre or more:

- (1) The applicant or the applicant's agent shall erect a sign or signs with minimum dimensions of three (3) by four (4) feet. The number and location of the sign(s) shall be determined by the City Manager or his designee.
- (2) The sign(s) shall conform to the format provided by the City Manager or his designee and shall contain the time and place of public hearing and the nature of the application (SEE BELOW)
- (3) The sign(s) shall be posted at least 15 days but not more than 30 days before the public hearing date.
- (4) It shall be the responsibility of the applicant to prepare and create such signs and to erect whatever framework that may be necessary to display the signage.
- (5) Upon completion of the public hearing, the sign(s) shall be removed within 10 days. If the applicant fails to remove the sign, the City of Joliet may remove the sign, and the cost of such removal shall be billed to the applicant and shall constitute a debt payable to the City.

<p>NOTICE OF PUBLIC MEETING</p> <p>CITY OF JOLIET, IL</p>	
DATE/TIME:	_____
LOCATION:	_____ City Hall Council Chambers _____ 150 W. Jefferson St., Joliet
DESCRIPTION OF REQUEST:	_____ <i>Replace the garage and expand it</i> _____
FOR MORE INFORMATION CALL:	_____ 815-724-4040 OR _____ 815-724-4050
<p>COMMUNITY DEVELOPMENT DEPARTMENT</p> <p>CITY OF JOLIET</p>	

ZONING BOARD OF APPEALS
CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

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

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