

DATE: July 7, 2026
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: Z-2-26: Reclassification of 303 S. Ottawa Street from R-2 (Single-Family Residential) to R-3 (One- and Two-Family Residential) Zoning

GENERAL INFORMATION:

APPLICANT: Tomas Garcia
STATUS OF APPLICANT: Property Owner
OWNER: Garcia Real Estate LLC
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-2 (Single-Family Residential)
PROPOSED ZONING: R-3 (One- and Two-Family Residential)
LOCATION: 303 S. Ottawa Street
(30-07-16-235-025-0000)
(Council District #5)
SIZE: 40 feet x 150 feet (6,000 square feet)
EXISTING LAND USE: Vacant / yard for 301 S. Ottawa Street

SURROUNDING LAND USE & ZONING:

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

SITE HISTORY: The subject site is a vacant lot in the Southside neighborhood near the southwest corner of Ottawa Street and Wallace Street. The lot is currently zoned R-2 (single-family residential). Based on historical aerial imagery, the lot does not appear to have contained a structure since at least 1965. In 2004, the lot was reclassified from the

R-3 (one- and two-family residential) district to the R-2 district as part of a neighborhood-wide downzoning.

The petitioner also owns the adjacent residential lot at 301 S. Ottawa Street. 301 S. Ottawa Street is zoned R-3 (one- and two-family residential) and contains four residential units and a commercial unit within two buildings. The property received approval of a Variation of Use and several Variations in 1996 to allow these uses in the R-3 district. The subject site at 303 S. Ottawa Street is currently used as additional yard space for 301 S. Ottawa Street.

The City's Zoning Ordinance considers adjacent nonconforming (e.g. undersized) lots that are under common ownership to be "an undivided parcel" for the purposes of applying the Zoning Ordinance regulations. Both the 301 and 303 S. Ottawa Street 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, Tomas Garcia, wishes to install additional paved parking on the west side of the lot at 303 S. Ottawa Street to serve the residential units at 301 S. Ottawa Street. 301 S. Ottawa Street currently contains five residential off-street parking spaces, four of which are along the west side of the lot. The existing spaces are somewhat narrow, so the petitioner would like to extend the parking area along the back of the subject lot at 303 S. Ottawa Street to create around seven or eight residential parking spaces. Off-street parking is a permitted accessory use on a residential property. The owner will need to obtain a building permit before installing the parking area.

City staff requires that adjacent lots be combined through the Will County lot consolidation process in order for a property owner to install parking or accessory structures on the lot that does not contain the principal structure. As part of the consolidation 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 303 S. Ottawa Street to R-3 zoning so that it has the same zoning classification as the lot at 301 S. Ottawa Street.

RECOMMENDED ACTION: Staff recommends that the Plan Commission recommend approval of the reclassification of 303 S. Ottawa Street from R-2 (single-family residential) zoning to R-3 (one- and two-family residential) zoning. The requested reclassification will allow the owner to consolidate their parcels and add additional off-street parking spaces on the lot at 303 S. Ottawa Street. 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 303 S. Ottawa Street (south lot), and adjacent lot under common ownership at 301 S. Ottawa Street (north lot) (2025)

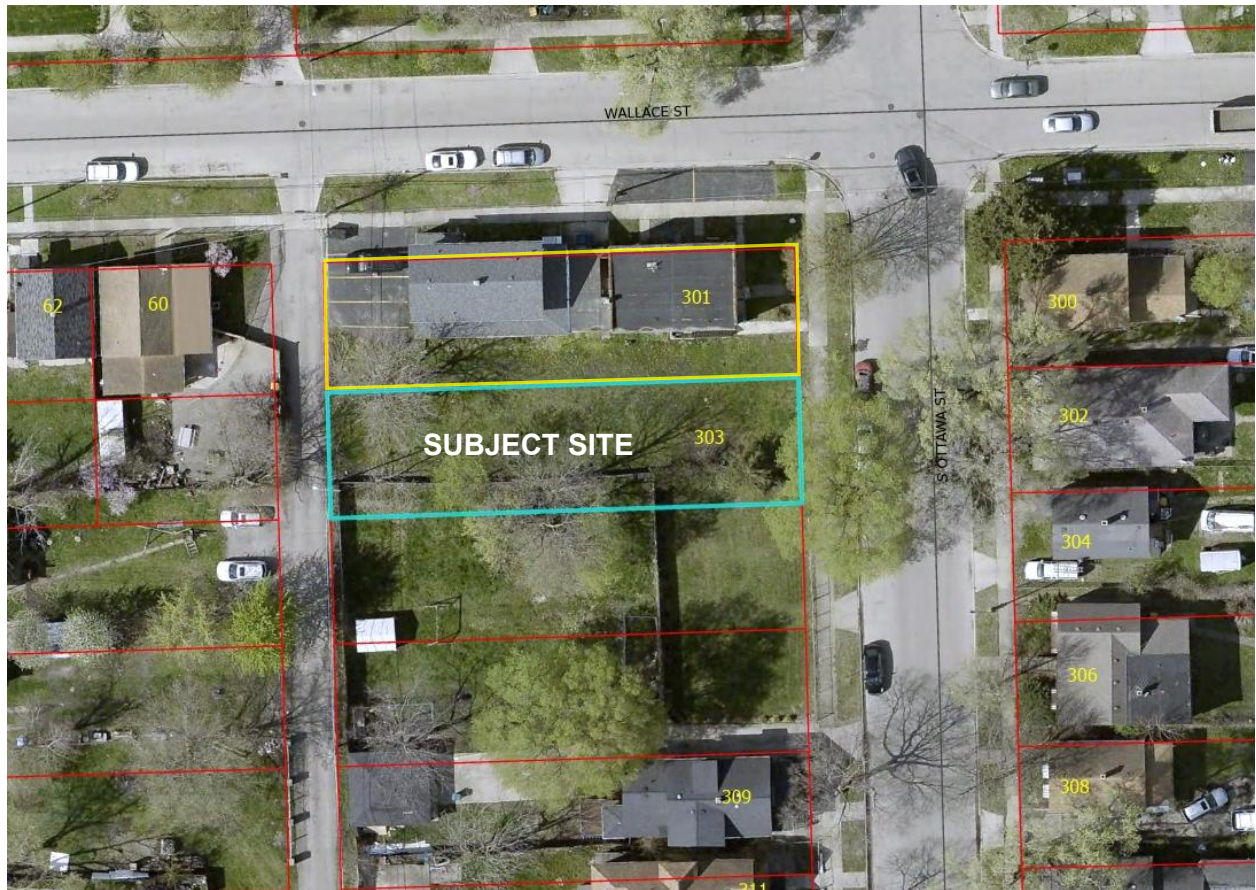
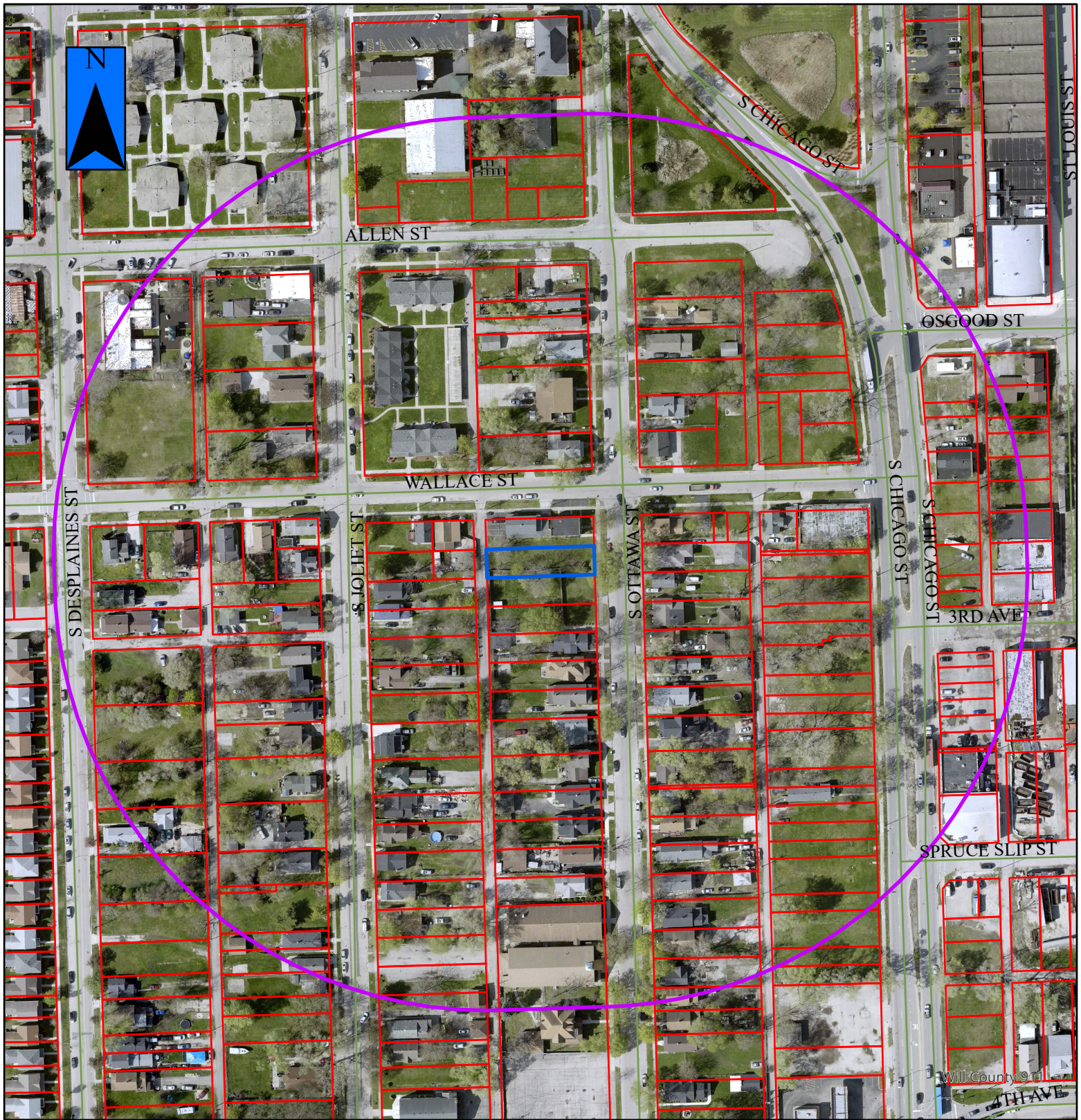


Figure 2: Subject site at 303 S. Ottawa Street (where signs are posted), and adjacent lot under common ownership at 301 S. Ottawa Street (blue and white buildings), view west from Ottawa Street (July 2026)

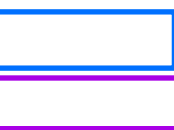


Figure 3: Rear side of 301 and 303 S. Ottawa Street, view south from Wallace Street (July 2026)

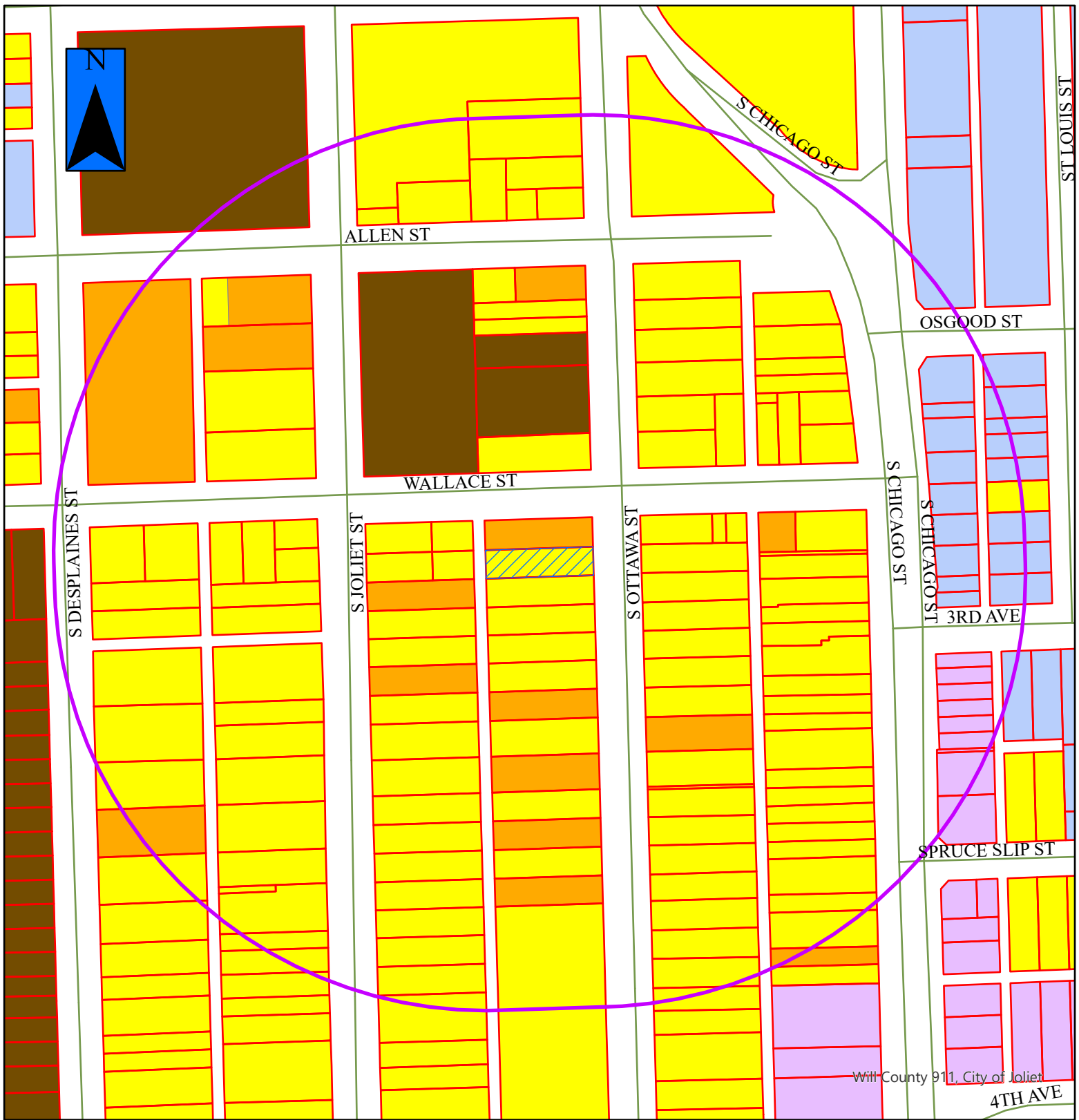




Z-2-26a



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



Z-2-26



= 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

OF

COMMON ADDRESS: 303 S. OTTAWA STREET
JOLIET, IL

16.5' PUBLIC ALLEY

40.00' N01°38'34"W

IRON ROD

1.9' NORTH

1.6' NORTH

150.00' N88°40'31"E

WOOD SHED

40.00'

23

150.00' S88°40'31"W

0.6' NORTH

CHAIN LINK FENCE

0.4' SOUTH

1.4' NORTH

CHAIN LINK FENCE

3.5' NORTH

CONCRETE S01°38'34"E WALK

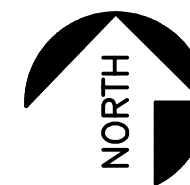
CROSS IS 2.1' EAST OF PROPERTY CORNER

40.00'

33.00'

CURB

S. OTTAWA STREET



COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT MAY NOT HAVE BEEN FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. SUBJECT TO EASEMENTS OF RECORD.

STATE OF ILLINOIS)
COUNTY OF WILL) ss.

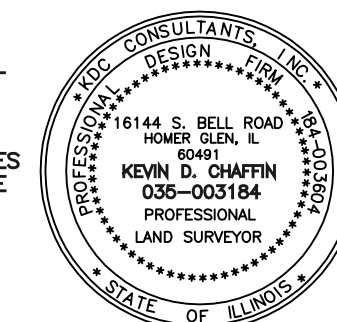
WE, KDC CONSULTANTS INC., AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT, DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS.

SURVEYED 24TH DAY OF MARCH 2023.

SIGNED THIS 28TH DAY OF MARCH 2023.

BY: Kevin Chaffin
PROFESSIONAL ILLINOIS LAND SURVEYOR No. 3184



LICENSE EXPIRATION
11-30-2024

PREPARED BY:

WWW.KDCCONSULTANTSINC.COM

16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545 FAX: 645-0546

PREPARED FOR:

PROJECT
23-03-112

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PETITION FOR ZONING RECLASSIFICATION

PROPERTY INFORMATION

COMMON ADDRESS: 303 S Ottawa St

PROPERTY INDEX NUMBER: 30-07-16-235-025

LEGAL DESCRIPTION OF PROPERTY (attached preferred): Lot 23 in Block 59 of F.M. Hill's subdivision of Block 59 & 60 of School Section Addition to Joliet in the east 1/2 of the North-east 1/4 of Section 16, Township 35 north, Range 10 east of the third principal meridian In Will County, Illinois

LOT SIZE: Width 40ft Depth 150ft Area 6000 sq ft

PRESENT USE: Vacant lot

EXISTING ZONING: R-2

ZONING CLASSIFICATION REQUESTED: R-3

REASON FOR REQUEST: To add off street parking for the multi family building adjacent to parcel. We will be petitioning to combine pins of vacant lot and multi family.

USES OF SURROUNDING PROPERTIES:

North: Multi family Building

South: Lot Used as backyard

East: Single family home

West: Single family home

PETITIONER INFORMATION

PETITIONER'S NAME: Tomas Garcia

PROPERTY INTEREST OF PETITIONER: 303 S Ottawa st

ADDRESS: [REDACTED]

CITY, STATE, ZIP: [REDACTED]

PHONE: [REDACTED] EMAIL: [REDACTED]

OWNER INFORMATION

PROPERTY OWNER: Garcia Real Estate LLC
ADDRESS: [REDACTED]
CITY, STATE, ZIP: [REDACTED]
PHONE: [REDACTED] EMAIL: [REDACTED]

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

NOTARIZED SIGNATURE OF PETITIONER

STATE OF Illinois SS
COUNTY OF Will

I, Tomas Garcia, hereby depose and say that all of 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 is heard by the Plan Commission.

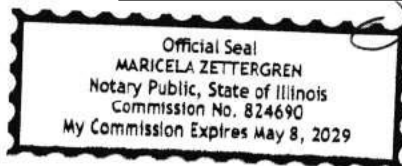
Date: 6/3/2026

[REDACTED]
Petitioner's Signature

Subscribed and sworn to before me this 3 day of June, 2026

Notary Signature: [REDACTED]

(Seal)



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:

303 S Ottawa Street
 PIN(s): 30-07-16-235-025

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

Tomas Garcia [REDACTED] 50%
Tanya Garcia [REDACTED] 50%
Garcia Real Estate LLC Series I

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

Garcia Real Estate Series 1

Tomas Garcia	[REDACTED]	50%
Tanya Garcia	[REDACTED]	50%

E-MAIL: [REDACTED] 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: [REDACTED]

DATE: 6/3/2026

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

Tomas Garcia [REDACTED]