

STAFF REPORT

DATE: July 9, 2026
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2026-29
Applicant: Brian Patel, UCP-Center for Disability Services, Inc.
Status of Applicant: Property owner
Location: 317 S. Reed Street (Council District #5)
Request: Variation of Use to allow administrative offices, an R-B (restricted business) use, within an existing residential structure in the R-2 (single-family residential) zoning district

Purpose

The applicant is requesting a Variation of Use to allow administrative offices for the United Cerebral Palsy (UCP) – Center for Disability Services within the existing residential structure at 317 S. Reed Street. Administrative offices are a permitted use in the R-B (restricted business) district. The subject site is within the R-2 (single-family residential) district, which does not permit office uses. 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 80 feet by 131 feet (10,480 square feet) and contains a one-story residential house and a rear one-car detached garage. The property is zoned R-2 (single-family residential). The north side of the site is adjacent to the property at 311 S. Reed Street, which contains the headquarters and educational campus for the UCP-Center for Disability Services. The Center's property is the former Reedwood public school site that currently contains a school building, an outdoor playground, a cell tower and its ground equipment, and around 65 parking spaces.

UCP-Center for Disability Services provides comprehensive programs and services for individuals with intellectual and developmental disabilities to promote independence and a high quality of life. The Center offers a therapeutic day school and community day services in the existing building. The Center also provides home-based services, such as therapy, life skills training, and respite care, within clients' own homes. The school is licensed through the Illinois State Board of Education, and the day services and home-based services programs are licensed through the Illinois Department of Human Services.

The organization has been operating in Joliet since around 1955. The Center first occupied the site at 311 S. Reed Street in 1985. In 2005, City Council approved a Special Use Permit to allow adult training and educational programming (community day services) at the site in addition to the existing day school. The main facility contains the Center's administrative offices as well as classroom and programming space.

The Center purchased the property at 317 S. Reed Street in May 2026. According to the petitioner, the subject property was vacant prior to their purchase and has experienced significant deterioration and deferred maintenance.

Surrounding Zoning, Land Use and Character

The property is located in the Reedwood neighborhood on the west side of Reed Street between Morgan Street and Fisk Avenue. The United Cerebral Palsy – Center for Disability Services is located to the north of the subject property at 311 S. Reed Street. There are single-family residences to the west, south, and east of the subject property. A public alley runs along the rear (west side) of the subject property. All surrounding properties are zoned R-2 (single-family residential).

Applicable Regulations

- Section 47-10.1(4) R-B (Restricted Business) District Permitted Uses
- 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, Brian Patel on behalf of UCP-Center for Disability Services, is requesting a Variation of Use to allow administrative offices for the Center within the existing residential structure at 317 S. Reed Street in the R-2 (single-family residential) zoning district. The offices would serve the main site at 311 S. Reed Street. Approximately eight non-programmatic staff members would occupy the building, which would be used for administrative functions only. There would be no programming, instruction, or other client services held at 317 S. Reed Street. Employees working at 317 S. Reed Street would continue to park in the employee parking area at the main site at 311 S. Reed Street, which has sufficient parking for all current and projected staff. The petitioner does not intend to use the driveway or garage at 317 S. Reed Street for daily employee parking, but might use the garage to periodically store organizational vehicles.

The petitioner states that the 317 S. Reed Street property will maintain its residential appearance. There would be no exterior modifications inconsistent with the site's residential character. The petitioner does not intend to install any exterior signage at the subject property. The interior of the building will also retain its residential layout. The attached floor plans show that the main floor will contain several offices, meeting and work space, a kitchen, and two bathrooms. The basement will contain another office, a meeting room, and a bathroom. According to the petitioner, all interior improvements, such as rehabilitation of the bedrooms and bathrooms, will be completed in a manner that preserves the residential character of the home. The structure will need to meet accessibility codes as part of the change in use from residential to office. The petitioner plans to install an ADA-compliant entrance ramp at the front of the building for access to the main entrance. A plat of survey and floor plans are included in the staff report packet.

The Center wishes to use the property at 317 S. Reed Street because of its specific location adjacent to the main campus. By moving administrative functions to the subject site, the Center will be able to convert some of the office space at the main facility into additional special education classrooms, therapeutic programming areas, and disability-related service space, thus increasing their service capacity to individuals within Joliet and the surrounding area.

The petitioner's description of the proposal and in-depth response to the Variation of Use criteria is included in the staff report packet. The petitioner is willing to include conditions of the proposed Variation of Use that address the site's location within a residential neighborhood, including: limiting the use of the site to office functions only; maintaining the exterior residential appearance of the structure and property; and retaining an interior residential layout. The petitioner also states that there will be no more than eight employees at the site and that these employees will continue to park at the adjacent main facility.

Recommended Action

Staff finds that the request does not include an exceptional hardship but does meet the following Variation of Use criteria:

- The site has the unique circumstance of being adjacent to the main campus of the Center, which is an existing institutional use that has been located in the middle of a residential neighborhood for around 40 years. The subject site is one of two lots directly adjacent to the Center property. The petitioner is proposing the office use at the subject site specifically due to the site's adjacency to the main campus, which will allow access between the sites without disrupting other properties.
- The granting of the Variation of Use will not alter the essential character of the area if the proposed conditions are met. The petitioner has stated that they will not alter the exterior appearance of the property in a way that affects its residential character, nor will they reconfigure the interior into a commercial-style layout. They

also do not plan to use 317 S. Reed Street or the adjacent street for employee parking, but will continue to supply off-street parking for all employees at the main facility.

Approval of the Variation of Use would allow administrative offices for an adjacent institutional use within an existing residential structure. The office use would be an expansion of an existing institutional use within the neighborhood and would not alter the essential character of the area since the structure will remain residential in appearance.

Recommended Conditions

If the Zoning Board desires to approve this Variation of Use to allow administrative offices, an R-B (restricted business) use, within an existing residential structure in the R-2 (single-family residential) zoning district at 317 S. Reed Street, staff recommends that the following conditions be included:

1. That the use of the site shall be limited to administrative office functions and shall not include client services or programmatic activities;
2. That the exterior of the property shall maintain its residential character and no exterior modifications shall be made to the structure that are not residential in style;
3. That the interior of the property shall maintain a layout typical to a residential use;
4. That the use of the property shall not be expanded in the future; and
5. 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: Subject site at 317 S. Reed Street, and United Cerebral Palsy – Center for Disability Services at 311 S. Reed Street (2025)

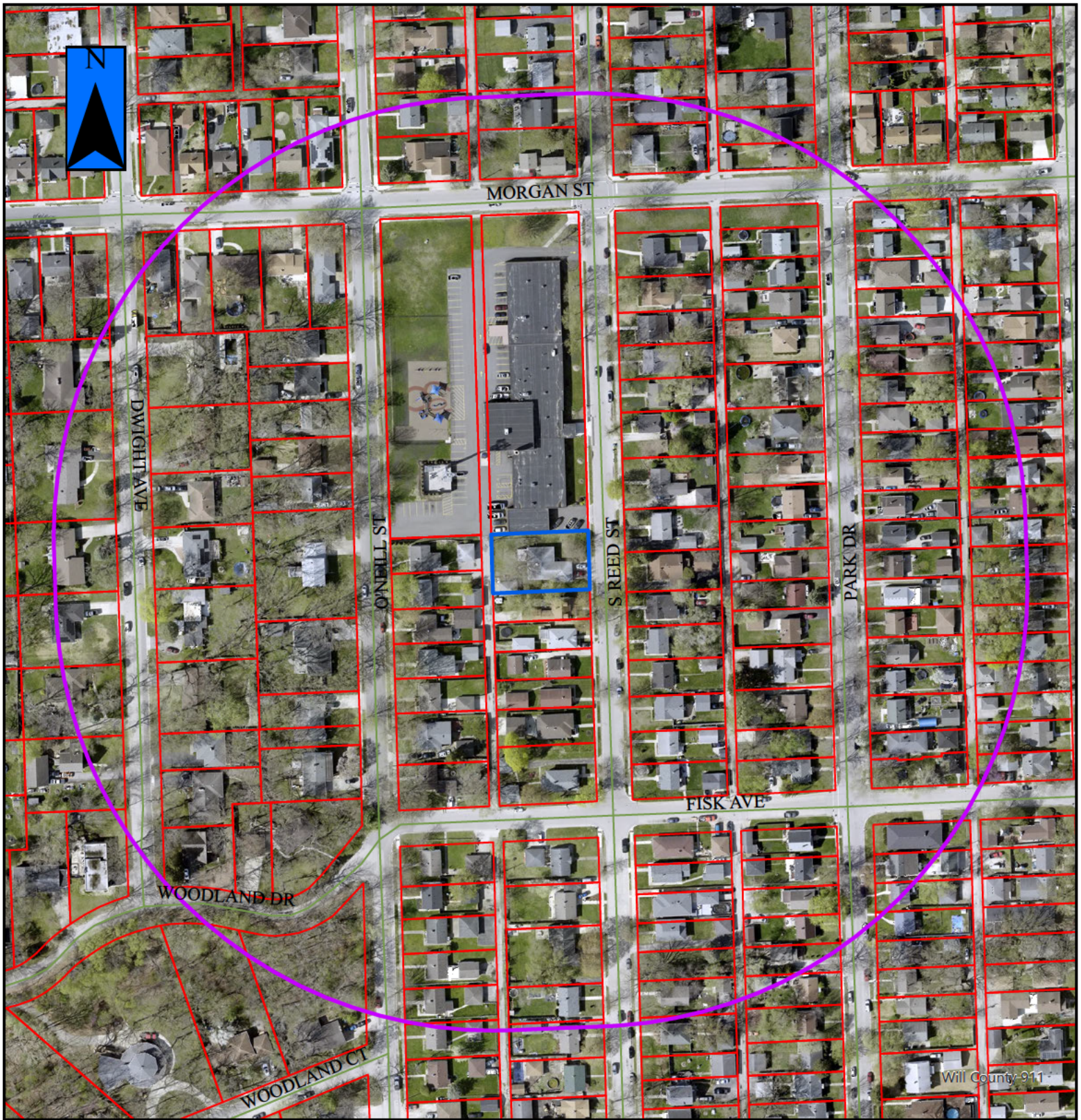


Figure 2: 317 S. Reed Street, view west from Reed Street (July 2026)



Figure 3: 317 S. Reed Street (left) and 311 S. Reed Street (right), view northwest from Reed Street (July 2026)

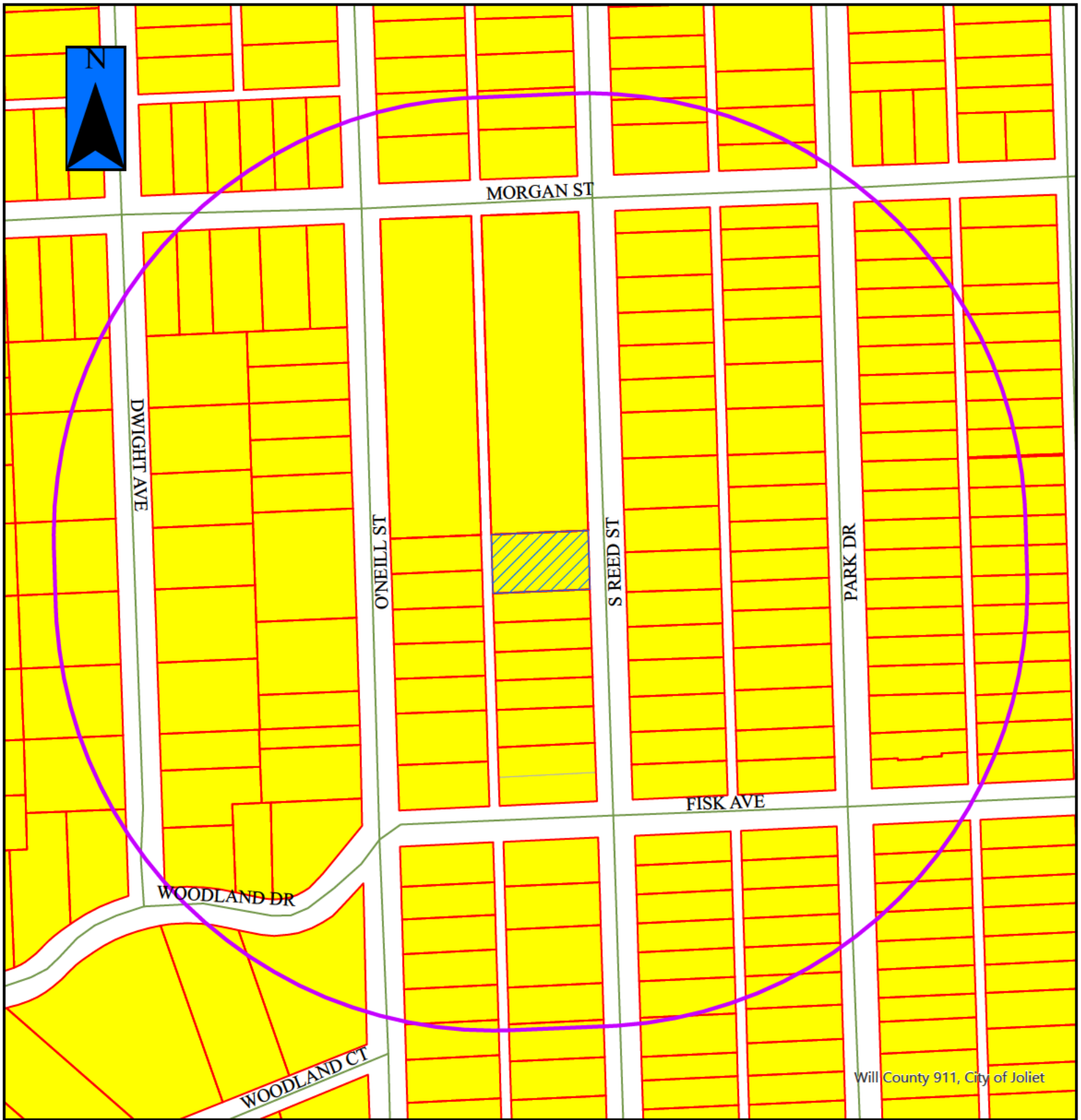




2026-29a



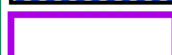
= Property in Question / Propiedad en cuestión
 = 600' Public Notification Boundary /
 Límite de notificación pública de 600 ft (180 m)



Will County 911, City of Joliet

2026-29



 = 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

ARS
Surveying Service LLC

REAL ESTATE SURVEYORS

1229 LAKEVIEW COURT
ROMEYVILLE, ILLINOIS 60446

PH: (630) 226-9200 FAX: (630) 226-9234

EMAIL: SURVEY@ARSSURVEY.COM

AREA OF SURVEY:

"CONTAINING 10,480 SQ. FT. 0.241 ACRES MORE OR LESS"



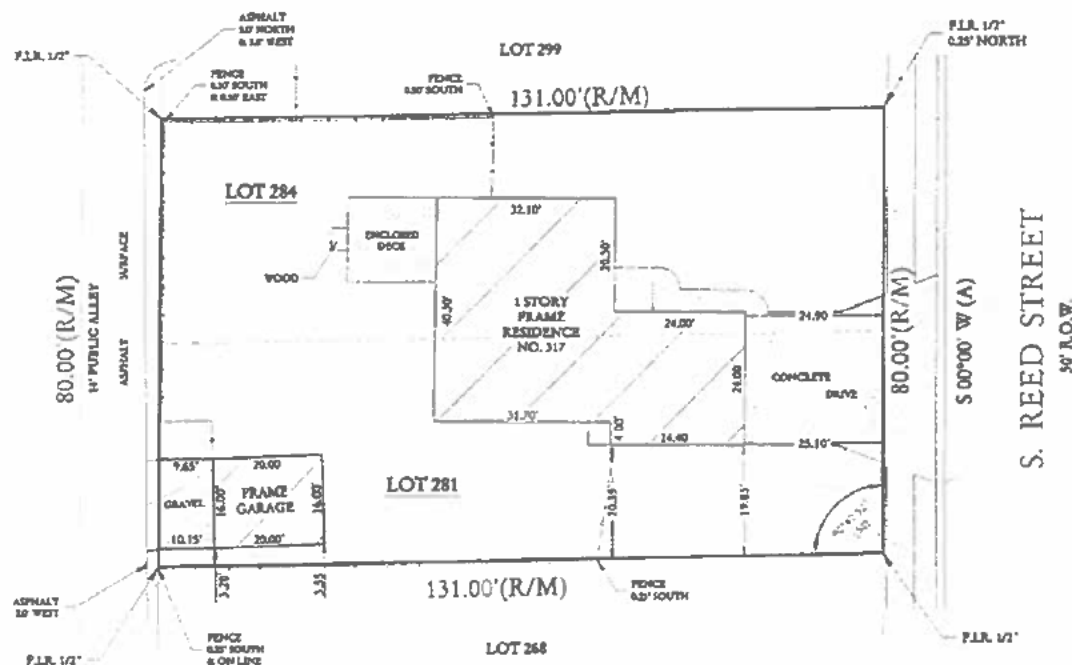
LOTS 281 AND 284 IN WEST PARK ADDITION TO JOLIET, A SUBDIVISION IN THE EAST 1/2 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1909, IN PLAT BOOK 18, PAGE 10, AS DOCUMENT NO. 255830, IN WILL COUNTY, ILLINOIS.

BASIS OF BEARING:

WEST LINE OF REED STREET AS MONUMENTED AND
OCCUPIED PER RECORDED SUBDIVISION PLAT.
S 00°00'W(L)



SCALE: 1"=20'



STATE OF ILLINOIS
COUNTY OF WILL

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREIN DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED THIS 8TH DAY OF MAY, A.D., 2026, AT BOMEDEVILLE, ILLINOIS.

Mark A. Kuntz

CLIENT **LSL INVESTMENTS**

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035- 3482

JOE NO. 110187-26

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

FIELDWORK DATE: 05-07-26

LEGEND

(R) = RECORD
(M) = MEASURED
(D) = DEED
(C) = CALCULATED
(L) = ARC LENGTH
(CH) = CHORD
(R.O.W.) = RIGHT OF WAY

(NW) = NORTHWESTERLY
(NE) = NORTHEASTERLY
(SW) = SOUTHWESTERLY
(SE) = SOUTHEASTERLY
(RAD) = RADIUS
(A) = ASSUMED
(F.I.P.) = FOUND IRON PIPE
(F.I.R.) = FOUND IRON ROD

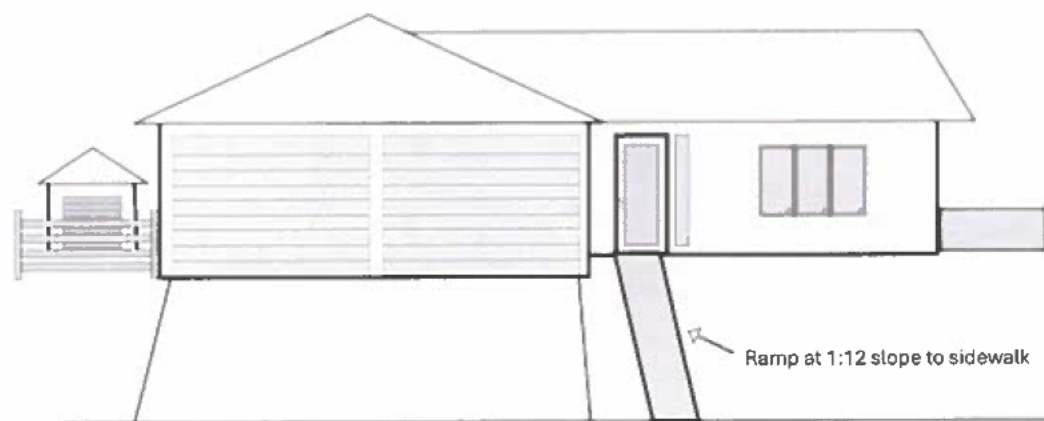
CHAIN LINK FENCE
 WIRE FENCE
 SPLIT RAIL FENCE
 WOOD FENCE
 VINYL FENCE
 METAL FENCE
 PUBLIC UTILITY & DRAINAGE EASEMENT
 BUILDING SETBACK LINE

P.U. & D.E.

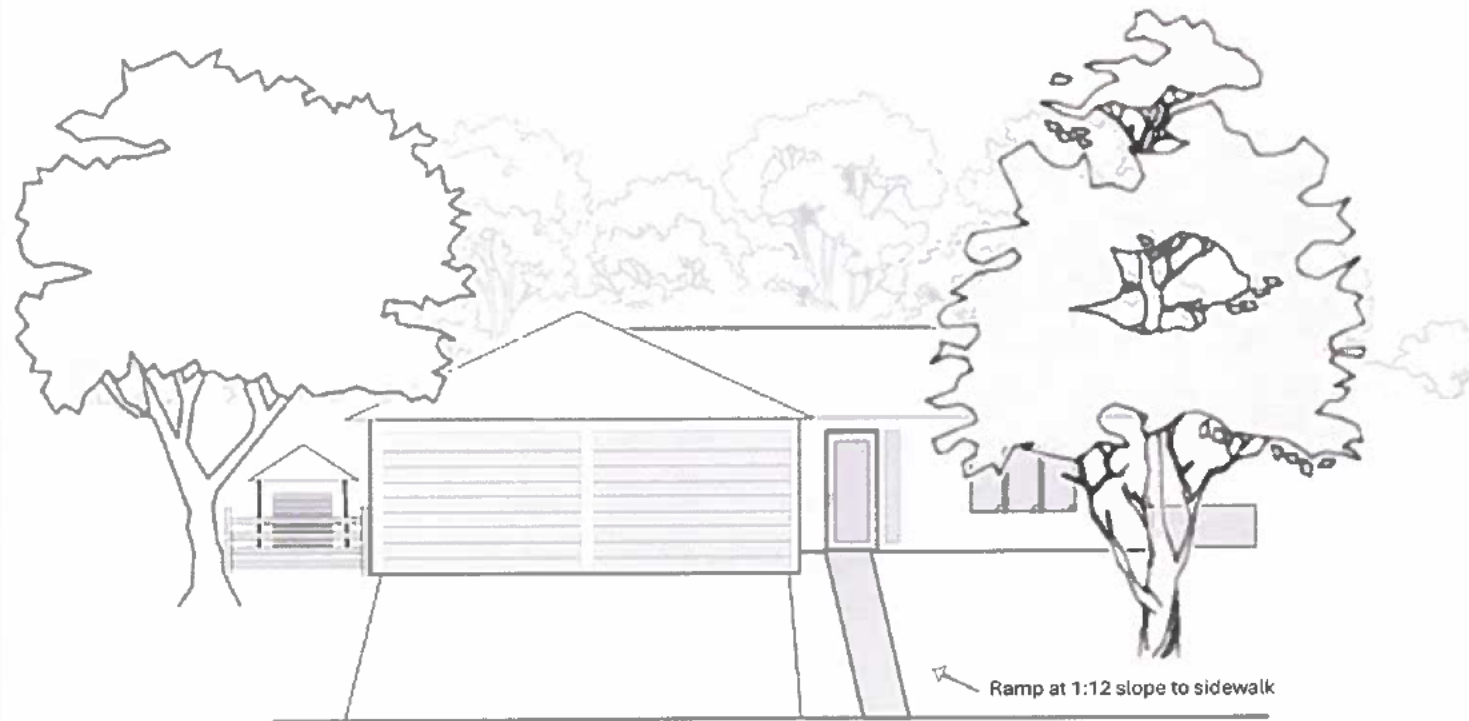
B.S.L.



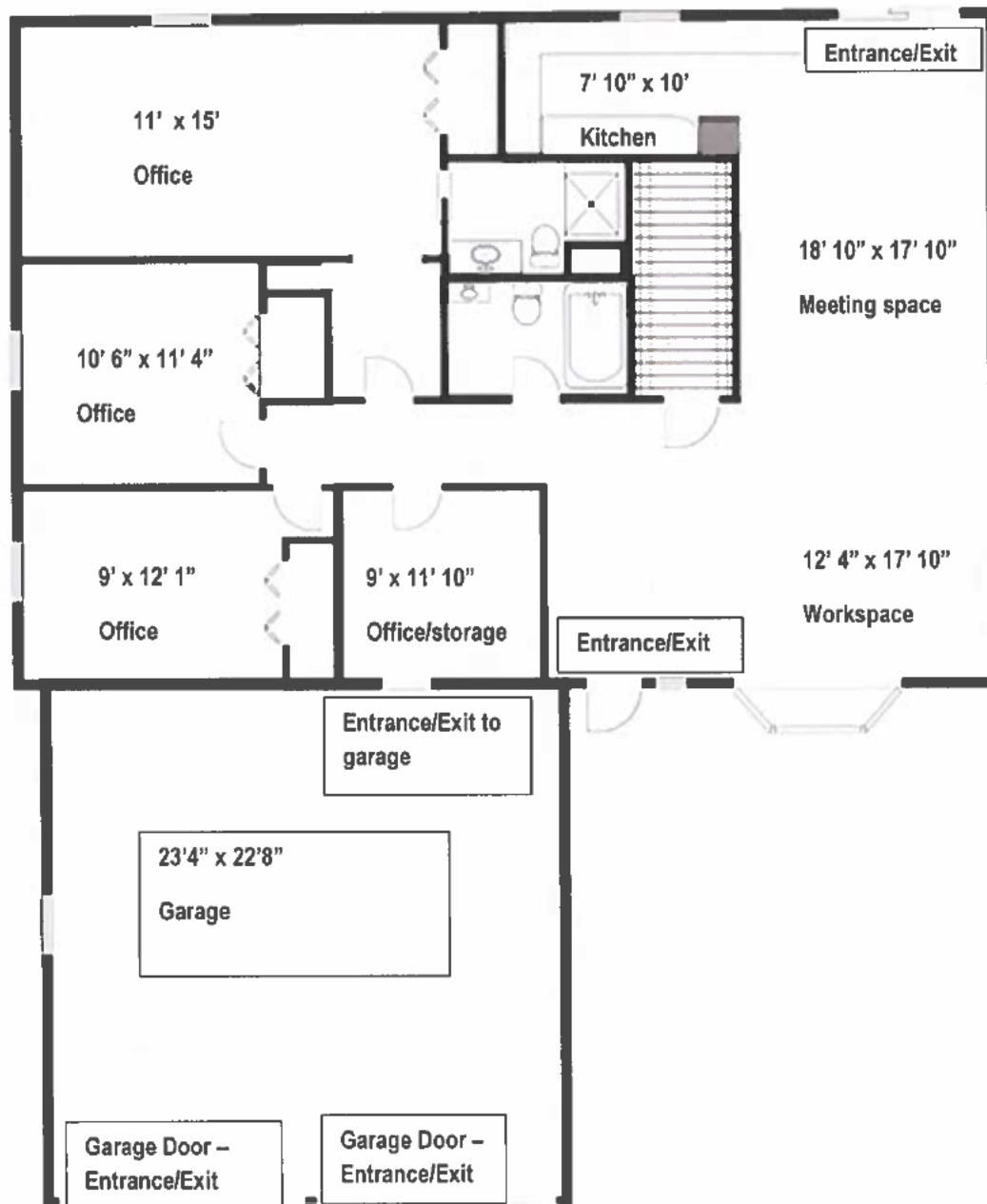
LICENSE EXPIRES ON NOVEMBER 30, 2026



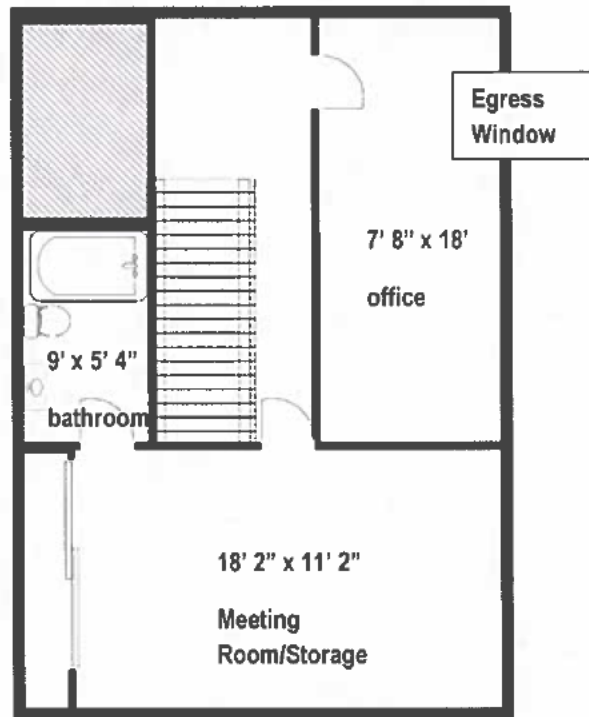
Site: 317 S Reed St. Joliet	Drawing:	Project:	Drawn: Kim Tillotson	Notes:	UCP Center for Disability Services
Title: Elevation	Scale:	Date: 5/16/2026	Rev: A		



Site: 317 S Reed St. Joliet	Drawing:	Project:	Drawn: Kim Tillotson	Notes:	UCP Center for Disability Services
Title: Elevation	Scale:	Date: 5/16/2026	Rev: A		



Site: 317 S Reed St.	Drawing:	Project:	Drawn: Kim Tallrosten	Notes: NOT FOR CONSTRUCTION - for variance application clarification	UCP - Center for Disability Services
Title: 1 st Floor Floor Plan	Scale:	Date: 5/17/26	Rev: A		



Site: 317 S Reed St	Drawing:	Project:	Drawn: Kim Tillotson	Notes: Not for construction - for variance application only	UCP - Center for Disability Services
Title: Basement Floor Plan	Scale:	Date: 01/30/2017	Rev: A		

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: 317 South Reed Street

PETITIONER'S NAME: Brian Patel

HOME ADDRESS: [REDACTED] ZIP CODE: [REDACTED]

BUSINESS ADDRESS: 311 South Reed Street - Joliet, IL ZIP CODE: 60436

PHONE: (Primary) 815-744-3500 (Secondary) [REDACTED]

EMAIL ADDRESS: [REDACTED] FAX: 815-744-3504

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: United Cerebral Palsy-Center for Disability Services, Inc.

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 311 South Reed Street - Joliet, IL ZIP CODE: 60436

EMAIL ADDRESS: [REDACTED] 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*):

This use does not require a business license. Our school is licensed through the Illinois State Board of Education
Our Community Day Services Program and Home-Based Services Program are licensed through the Illinois Department
of Human Services. The people working at this location will solely support those programs.

OTHER PROJECTS AND/OR DEVELOPMENTS:

We own the adjacent property at 311 S. Reed Street in Joliet, IL.

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-17-221-040-0000 ;
_____ ; _____ ; _____ .

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):

LOT 281 & 284 IN WEST PARK ADDN TO JOLIET, BEING A SUB OF PRT OF THE NW1/4 OF THE SE1/4
& THE S 30 ACRES OF THE W1/2 OF THE NE1/4 OF SEC. 17, T35N-R10E.

LOT SIZE: WIDTH: 80 DEPTH: 131 AREA: 10,840 sq. ft.

PRESENT USE(S) OF PROPERTY: Single-Family Home

PRESENT ZONING OF PROPERTY: R-2 Single Family Residential District

VARIATION OF USE REQUESTED: Variation of Use to permit the use of the existing single-family residential structure for low-impact
administrative office space for a small number of non-programmatic staff of UCP—Center for Disability Services, adjacent to the Applicant's headquarters
at 311 S Reed St. No clients or individuals receiving services will be present at any time. Exterior residential appearance will be maintained.

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?
Please see the attachment.

2. What unique circumstances exist which mandate a variance?

Please see the attachment.

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.

Please see the attachment.

REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

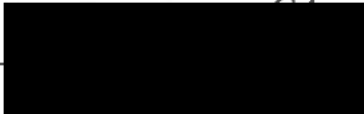
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Brian Patel, 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 20th day of May, 20 26


OFFICIAL SEAL
GUADALUPE ALVARADO
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 819411
MY COMMISSION EXPIRES JUNE 30, 2027

Response to Variation of Use Criteria

317 South Reed Street — Joliet, Illinois

Applicant: United Cerebral Palsy—Center for Disability Services

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

The existing residential zoning classification prevents the subject property from yielding a reasonable return due to the property's demonstrated history of failed residential viability and its unique location immediately adjacent to an established institutional campus.

Prior to acquisition by the Applicant, the property experienced extended vacancy, significant deterioration, and unauthorized occupancy by squatters. These conditions persisted under the current residential zoning classification, demonstrating that the residential market alone was insufficient to sustain productive use or reasonable economic return at this location. No private residential buyer or investor successfully stabilized the site.

A licensed home inspection conducted prior to closing confirmed significant deferred maintenance, structural deterioration, safety deficiencies, and environmental conditions consistent with extended vacancy and failed residential stewardship — further demonstrating that the property was unable to sustain productive residential use under its current zoning classification.

The property's immediate adjacency to the longstanding headquarters and educational campus of United Cerebral Palsy—Center for Disability Services at 311 South Reed Street — which has operated continuously at that location since 1985 — materially affects the property's marketability as a single-family residence. Prospective residential buyers and tenants are unlikely to assign full market value to a home situated directly adjacent to an institutional facility, narrowing the buyer pool and depressing potential return under the current zoning.

The Applicant does not contend that no residential use is theoretically possible. Rather, the property's documented history of vacancy, deterioration, and failed residential stewardship — combined with its unique adjacency to an institutional campus — establishes that the current zoning classification prevents the property from achieving a reasonable return in practice. The Applicant's acquisition has already stabilized a previously distressed property, improved neighborhood safety, and returned the site to productive use — outcomes the residential market alone was unable to achieve.

Absent the requested variation, the property remains limited to a use classification under which it has already failed to yield a reasonable return, while being prevented from serving the low-impact administrative function for which its location uniquely qualifies it.

2. What unique circumstances exist which mandate a variance?

Several unique circumstances support and justify the requested Variation of Use.

First, the subject property is directly adjacent to the Applicant's long-established headquarters and educational/service facility at 311 South Reed Street. Few residential properties possess such a uniquely integrated relationship with an adjacent nonprofit educational and disability-services campus. This physical relationship makes the property uniquely suited for the proposed low-impact administrative use in a way that no other property in the neighborhood could replicate.

Second, the Applicant is not proposing an intensive commercial operation, retail use, manufacturing activity, or high-traffic business use. The property will be utilized solely for low-impact administrative office functions for a small number of non-programmatic staff — no more than eight (8) employees during standard business hours. No clients or individuals receiving services will be present at the property at any time. All programming, instruction, therapy, and direct services will continue to be provided exclusively at the main facility at 311 South Reed Street.

Third, the Applicant will utilize the existing rooms within the home as office space without altering the overall interior layout or the exterior character of the structure. Due to the condition of the property upon acquisition, certain interior improvements — including rehabilitation of bathrooms and bedrooms — are necessary to bring the space to a functional, safe, and code-compliant standard for daily occupancy. All interior improvements will be designed and completed in a manner that preserves the residential character of the home. The rooms will retain their existing residential configuration and will not be converted into commercial-style buildouts, open floor plans, or institutional spaces. The property will continue to appear as a single-family residence from the outside. No commercial signage, facade modifications, or exterior changes inconsistent with the residential character of the neighborhood are proposed. The Applicant does intend to upgrade a deteriorating enclosed porch/deck to meet current safety and building code standards and to install ADA-compliant ramps at the entrances to ensure accessibility — both of which represent improvements to the property's condition and safety that benefit the surrounding neighborhood.

Fourth, the proposed use will generate no additional demand for on-street parking. Staff relocating to 317 South Reed Street will continue to park in the existing parking lot at 311 South Reed Street, which has sufficient capacity to accommodate current and projected staffing levels. The residential driveway at 317 South Reed Street will not be used for daily employee parking.

Fifth, the requested variation directly advances an important public purpose by increasing the organization's capacity to serve Joliet residents with intellectual and developmental disabilities. By relocating non-programmatic administrative staff into the subject property, the Applicant will convert existing office space within the main facility into additional special education classrooms, therapeutic programming areas, and disability-related service space.

Sixth, the property's prior condition — including extended vacancy, deterioration, and unlawful occupancy — created documented neighborhood concerns that persisted under the current residential zoning classification. A licensed home inspection conducted prior to closing confirmed significant deferred maintenance, structural deterioration, safety deficiencies, and environmental conditions consistent with extended vacancy and failed residential stewardship. The Applicant's ownership provides long-term stewardship, stabilization, maintenance, and

oversight by a respected nonprofit organization with deep roots in the Joliet community dating to 1955.

Finally, the proposed use represents a logical and minimal expansion of an existing institutional use rather than the introduction of a new or incompatible land use into the neighborhood. The Applicant respectfully offers the following voluntary conditions to be made part of any approval:

- Use limited to administrative office functions only — no client services, programmatic activities, or public-facing operations at the property.
- No more than eight (8) employees on-site during standard business hours (Monday–Friday).
- No organizational signage on the property.
- All employee parking in the existing lot at 311 South Reed Street — no on-street parking.
- Exterior residential appearance maintained — no commercial modifications.
- If the Applicant ceases to use the property for this purpose, the variance terminates.

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.

The granting of the requested Variation of Use will not alter the essential residential character of the neighborhood and is expected to produce several positive community impacts with minimal adverse effect.

Exterior Character. The Applicant will maintain the residential appearance of the property consistent with surrounding homes. No commercial-style facade modifications, organizational signage, exterior lighting changes, or intensive traffic-generating uses are proposed. Any renovations made to the interior or exterior of the property — including the planned upgrade of a deteriorating enclosed porch/deck to meet current safety and building code standards and the installation of ADA-compliant accessibility ramps at entrances — will be designed and constructed to preserve the residential character of the structure and remain architecturally compatible with the surrounding neighborhood. The home will continue to look like a home.

Interior Character. The Applicant will utilize the existing rooms within the home as administrative office space without demolition or structural modification to the layout. Due to the condition of the property upon acquisition, certain interior improvements — including rehabilitation of bathrooms and bedrooms — are necessary to bring the space to a functional, safe, and code-compliant standard for daily occupancy. All interior improvements will be designed and completed in a manner that preserves the residential character of the home. The rooms will retain their existing residential configuration and will not be converted into commercial-style buildouts, open floor plans, or institutional spaces.

Operational Impact. The proposed use will be limited to a small number of non-programmatic administrative staff — no more than eight (8) employees — during standard business hours, Monday through Friday. No clients or individuals receiving services will be present at the property at any time. All programming, instruction, therapy, and direct services will continue to be provided exclusively at the main facility at 311 South Reed Street. The administrative office use will generate substantially less activity, traffic, and noise than many other potentially permitted or higher intensity uses.

Parking and Traffic. All employees working at 317 South Reed Street will continue to park in the existing parking lot at 311 South Reed Street, which has sufficient capacity to accommodate current and projected staffing levels. No on-street parking will be utilized, and the residential driveway at 317 South Reed Street will not be used for daily employee commuter parking. The proposed use will generate no measurable increase in traffic to the neighborhood.

Positive impacts include:

- Expansion of special education, therapeutic, and disability-related services for Joliet residents through the conversion of existing administrative space at 311 South Reed Street into additional classrooms and program areas.
- Continued stabilization, rehabilitation, and responsible maintenance of a formerly distressed and vacant property that had been a source of neighborhood concern.
- Improved neighborhood safety and security through consistent daily occupancy and professional oversight by a responsible institutional owner.
- Upgrade of a deteriorating enclosed porch/deck and installation of ADA-compliant ramps — tangible physical improvements to the property's condition and safety.
- Preservation of the residential appearance of the structure in perpetuity.
- Strengthening of a longstanding nonprofit institution that has served individuals with disabilities in the Joliet community since 1955.

Negative impacts. The Applicant anticipates minimal negative impact. The only material change is a shift in occupancy type from residential to low-impact administrative office use. Because no clients will be served at the property, no organizational signage will be displayed, no on-street parking will be utilized, and the property's residential appearance will be maintained, the practical day-to-day impact on neighboring properties is expected to be negligible. Traffic, noise, and operational intensity will remain low and fully compatible with the surrounding residential area.

The organization has operated responsibly and harmoniously at the adjacent property for approximately four decades. The Applicant is committed to continuing that record of responsible stewardship and community partnership.

For these reasons, the requested Variation of Use is consistent with the public welfare, compatible with the essential character of the surrounding area, and represents an appropriate and reasonable use of the property.

Voluntary Conditions Offered by the Applicant

The Applicant respectfully offers the following voluntary conditions to be incorporated into any approval of the requested Variation of Use. These conditions are intended to provide the Zoning Board of Appeals and the City Council with enforceable protections that preserve the residential character of the neighborhood and address potential community concerns:

1. **Use Restriction:** The property shall be used exclusively for administrative office functions associated with United Cerebral Palsy—Center for Disability Services. No client services,

programmatic activities, therapeutic services, educational instruction, or public-facing operations shall be conducted at the property at any time.

2. **Staffing Limit:** No more than eight (8) employees shall be on-site during standard business hours (Monday through Friday). No weekend or evening operations are proposed.
3. **No Signage:** No organizational, commercial, or institutional signage shall be displayed on the property or visible from the street.
4. **Parking:** All employees assigned to 317 South Reed Street shall park in the existing parking lot at 311 South Reed Street. No on-street parking shall be utilized for daily employee parking.
5. **Exterior Appearance:** The exterior residential appearance of the property shall be maintained at all times. No commercial-style facade modifications, exterior lighting changes, or alterations inconsistent with the residential character of the neighborhood shall be made. Any exterior improvements — including the upgrade of the enclosed porch/deck and installation of ADA-compliant ramps — shall be designed to remain architecturally compatible with the surrounding residential properties.
6. **Interior Character:** All interior improvements — including the rehabilitation of bathrooms and bedrooms necessary due to the property's condition upon acquisition — shall preserve the residential character and configuration of the home. No commercial-style buildouts, open floor plan conversions, or institutional modifications shall be made.
7. **Termination:** In the event that the Applicant ceases to use the property for the approved administrative office purpose, the Variation of Use shall terminate and the property shall revert to its underlying residential zoning classification.

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:

317 South Reed Street - Joliet, IL 60436

PIN(s): 30-07-17-221-040-0000

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

United Cerebral Palsy - Center for Disability Services Inc. - an Illinois nonprofit

corporation with an address of 311 South Reed Street - Joliet, IL 60436

The corporation is governed by a Board of Directors (attached is list of Directors)

Brian Patel is President & CEO -

E-MAIL

FAX: (815) 744-3500

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 Property Owner

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: 5/22/26

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

Brian Patel - President & CEO of United Cerebral Palsy - Center for Disability Services, Inc.

office - (815) 744-3500; _____

PRINT



Organizational Overview

United Cerebral Palsy—Center for Disability Services

United Cerebral Palsy—Center for Disability Services is a nonprofit organization that has provided services to individuals with intellectual and developmental disabilities in the Joliet area for more than 70 years. Since its founding, the organization has remained committed to empowering children and adults with disabilities to live fulfilling, independent lives while promoting inclusion and opportunity within the broader community.

The organization operates a comprehensive system of programs designed to meet the needs of individuals across the lifespan. These programs include a therapeutic day school serving students with significant learning, behavioral, and developmental needs; community day services for adults focused on life skills, social engagement, and community integration; and home-based services that support individuals and families through individualized care, respite, and skill development. Through these programs, the organization serves children, adolescents, and adults with intellectual and developmental disabilities, including those with complex medical, behavioral, and educational needs, as well as their families throughout Joliet and the surrounding region.

United Cerebral Palsy—Center for Disability Services has operated its main facility at 311 South Reed Street since 1985, where it has established a longstanding presence as a responsible, stable, and trusted community partner. Over nearly four decades at this location, the organization has worked collaboratively with families, schools, and local agencies to expand access to high-quality services for individuals with disabilities. Beyond its formal programming, the organization maintains strong and ongoing relationships within the surrounding neighborhood. The Reedswood Neighborhood Association holds its monthly meetings in the organization's gymnasium, and neighborhood children regularly utilize the playground. These shared uses reflect a welcoming and integrated environment and demonstrate the organization's longstanding partnership with the community.

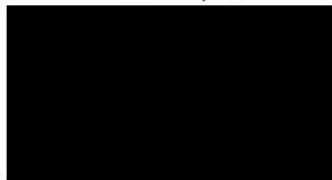
Through decades of consistent presence, responsible stewardship, and active community engagement, United Cerebral Palsy—Center for Disability Services has earned a reputation as a valued institution within Joliet. The organization remains committed to strengthening this role while expanding its capacity to serve individuals with disabilities and their families.



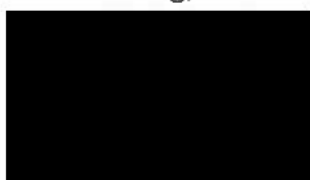
UCP-Center for Disability Services - Board of Directors

Fiscal Year 2026

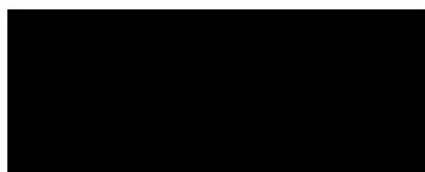
Sue Treharne, Board Chairman



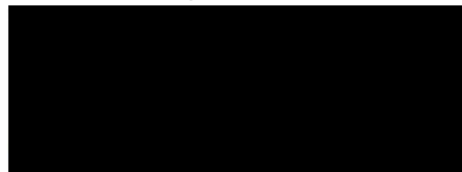
Joe Kirkeeng, Vice Chairman



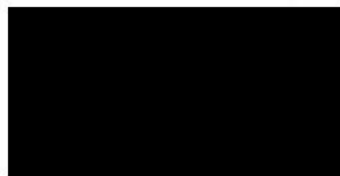
Lauren Lindholm, Treasurer



Dave Rumsey, Secretary



Patricia Desiderio, Director



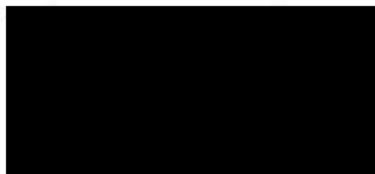
Kay Riley, Director



Becca Willey, Director



Meghan Preston, Director



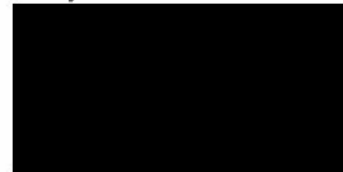
Susan Fowler, Director



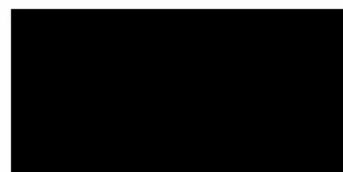
Greg Bluhm, Director



Tanya Rand, Director



Kim Tillotson, Director

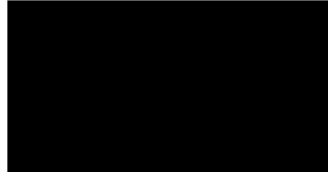




Kathleen Eulitz, Director



Ray Baran, Director



Zainab Taha, Director



Brian Patel, President & CEO



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).		