



City of Joliet

Zoning Board of Appeals

Meeting Agenda

Thursday, August 20, 2026

2:00 PM

City Hall, Council Chambers

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes - July 16, 2026

Attachments: [Meeting Minutes ZBA 07.16.2026 Pending Approval](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Zoning Board of Appeals members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2026-32: A Special Use Permit to allow “box truck” parking as an accessory use, located at 1395 N. Larkin Avenue. (COUNCIL DISTRICT #2)

Attachments: [Staff Packet.pdf](#)

PETITION 2026-33: A Special Use Permit to allow a semi-trailer sales, service, and repair facility, located at 1720 Worker's Court. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2026-33 \(1720 Workers Ct\) Staff Report Packet.pdf](#)

PETITION 2026-34: A Special Use Permit to allow an automobile service station and an accessory car wash, located at the northeast corner of Theodore Street and Route 59. (COUNCIL DISTRICT #3)

Attachments: [ZBA 2026-34 \(NEC Rt 59 and Theodore St\) Staff Report Packet.pdf](#)

PETITION 2026-35: A Variation of Use to allow conversion of a single-unit residence into a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 540 Bluff Street. (COUNCIL DISTRICT #4)

PETITION 2026-36: A Variation to reduce the front yard setback to allow a second story addition on a residential structure, located at 540 Bluff Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2026-35 2026-36 \(540 Bluff St\) Staff Report Packet.pdf](#)

PETITION 2026-37: A Variation to allow construction of a detached garage with a larger footprint than the principal structure, located at 329 Pleasant Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2026-37 \(329 Pleasant St\) Staff Report Packet.pdf](#)

PETITION 2026-38: A Variation to reduce the required front yard setback to allow construction of an accessory agricultural structure, located at 10250 Chicago Road. (COUNCIL DISTRICT #3)

Attachments: [Staff Packet.pdf](#)

PETITION 2026-39: A Variation to reduce the required front yard setback to allow construction of a front porch roof, located at 1105 Hacker Avenue. (COUNCIL DISTRICT #4)

Attachments: [Staff Packet.pdf](#)

PETITION 2026-40: A Variation to reduce the required side yard setback to allow construction of a rear covered patio, located at 1111 Clement Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 1111 Clement Street - Staff Report Packet.pdf](#)

PETITION 2026-41: A Variation to reduce the required front yard setback to allow construction of a new single-family residence, located at 21 N. Hickory Street. (COUNCIL DISTRICT #5)

Attachments: [Staff Packet.pdf](#)

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Zoning Board of Appeals members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-10086

Agenda Date: 8/20/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, July 16, 2026

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Bob Nachtrieb

Debbie Radakovich

Jane McGrath Schmig

Jesse Stiff

Luis Leon

Ralph Bias

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present	Ralph Bias, Bob Nachtrieb, Debbie Radakovich, Jane McGrath Schmig and Luis Leon
Absent	Jesse Stiff

NEW BUSINESS

A motion was made by Debbie Radakovich, seconded by Bob Nachtrieb, to move up agenda item: Election of Chair. The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

Election of Chair [TMP-10019](#)

A motion was made by Debbie Radakovich, seconded by Bob Nachtrieb, to elect Jane McGrath Schmig as the new Chair of the Zoning Board of Appeals. The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

APPROVAL OF MINUTES

June 18, 2026 Zoning Board of Appeals Minutes [TMP-9992](#)

Attachments: [ZBA Meeting Minutes 06.18.2026 - Pending Approval](#)

A motion was made by Debbie Radakovich, seconded by Bob Nachtrieb, to approve: June 18, 2026 Zoning Board of Appeals Minutes. The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2026-29: A Variation of Use to allow administrative [TMP-9993](#)

offices, an R-B (restricted business) use, within an existing residential structure in the R-2 (single-family residential) zoning district, located at 317 S. Reed Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2026-29 \(317 S Reed St\) Staff Report Packet Redacted.pdf](#)

Jayne Bernhard read the staff report into the record. Brian Patel appeared on behalf of the petition. Bob Nachtrieb inquired if Mr. Patel has reached out to the neighboring residential property owners regarding the project. Mr. Patel responded. A resident appeared to make a statement in support of the petition and to read letters of support from other community members.

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to approve: PETITION 2026-29: A 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, located at 317 S. Reed Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

PETITION 2026-30: A Special Use Permit to allow a resale boutique within an existing tenant space, located at 124 N. Ottawa Street. (COUNCIL DISTRICT #5) [TMP-9994](#)

Attachments: [ZBA 2026-30 \(124 N. Ottawa Street\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Savanna Wilhelmi appeared on behalf of the petition and made a statement to introduce herself and provide additional details regarding her business. There were no comments or questions from the Board. No public comments were made in favor of or in opposition to the petition.

A motion was made by Debbie Radakovich, seconded by Bob Nachtrieb, to approve: PETITION 2026-30: A Special Use Permit to allow a resale boutique within an existing tenant space, located at 124 N. Ottawa Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

PETITION 2026-31: A Special Use Permit to allow a truck repair facility within an existing maintenance and repair facility, located at 608 Railroad Street. (COUNCIL DISTRICT #5) [TMP-9995](#)

Attachments: [608 Railroad Packet.pdf](#)

Ms. Bernhard read the staff report into the record. The Operation Manager of TFR Fleet Parts and Services LLC appeared on behalf of the petition. Ralph Bias made inquiries about the truck fleet. No public comments were made in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to approve: PETITION 2026-31: A Special Use Permit to allow a truck repair facility within an existing maintenance and repair facility, located at 608 Railroad Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to approve adjournment. The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-10087

Agenda Date: 8/20/2026

STAFF REPORT

DATE: July 14, 2026
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2026-32
Applicant: Will County Habitat for Humanity ReStore
Status of Applicant: Owner
Location: 1395 N. Larkin Ave (Council District #2)
Request: 2026-32: A Special Use Permit to allow box truck parking at ReStore Joliet.

Purpose

The applicant is requesting a Special Use Permit to allow four “box trucks” to occupy four parking spaces on the southern property line. The intent is to utilize the box trucks for scheduled deliveries, donation pick-ups, and for the public to rent for moving purposes. The City Council makes the final decision on the Special Use Permit upon recommendation of the Zoning Board of Appeals.

Site Specific Information

The 3-acre site is located on the southwest corner of Norley Drive and North Larkin Avenue. The subject site has access off Larkin Avenue and access off Norley Drive. The site is currently the Will County Habitat for Humanity ReStore, which has been at this location since 2017. It was previously a home improvement store that sold flooring materials to the public.

Surrounding Zoning, Land Use and Character

The properties to the east are zoned B-3 (General Business) and R-2 (Single Family Residential). The B-3 zoned parcel is the North Ridge Shopping Center, and the R-2 zoned parcel is the site of Joliet Catholic Academy. The property to the north is zoned B-1 (Neighborhood Business) and is occupied by a bank branch. The properties to the west are zoned R-5 (High-Density Multi-Family Residential) and are the Larkin Pointe Townhouses. The property to the south is zoned B-1 (Neighborhood Business) and is a multi-tenant commercial development.

Applicable Regulations

- Section 47-5.2 (C) Special Use Criteria
- Section 47-13.2A Special Uses – B-3 (General Business)

Discussion

The petitioner and property owner, Will County Habitat for Humanity ReStore, is requesting a Special Use Permit to allow the use of four parking stalls for box truck parking on the property. The petitioner plans to make these box trucks available to customers or Habitat for Humanity to deliver goods or facilitate the pickup of donations. The petitioner will also rent the box trucks to the general public to use for moving purposes. The proposed hours of operation for this use will be Tuesday through Saturday from 9am-4pm. These are the same hours the store currently follows for their drop-off schedule when they are open to the public.

Recommended Action

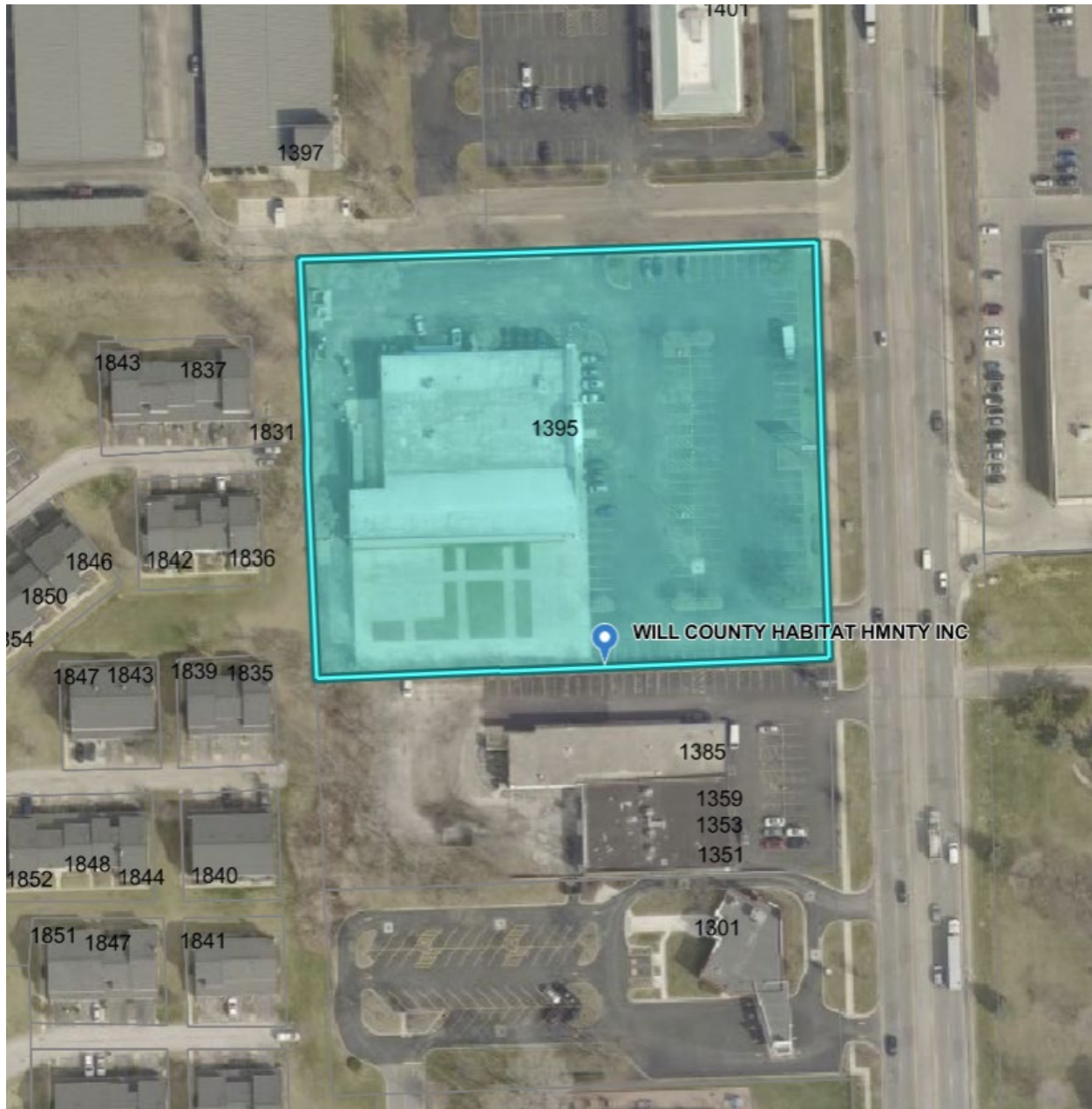
Staff finds that the request meets the following Special Use criteria: the establishment and operation of the Special Use will not be detrimental to public health and safety, nor will it impede the normal and orderly development and improvement of the surrounding property. The use of four stalls would not reduce the required number of parking spaces and are located on the south side of the parcel. The subject site is surrounded by other commercial properties, and the proposed use is complementary to the existing uses in the area. The site is served by existing public streets and will maintain access onto Larkin Avenue and Norley Drive.

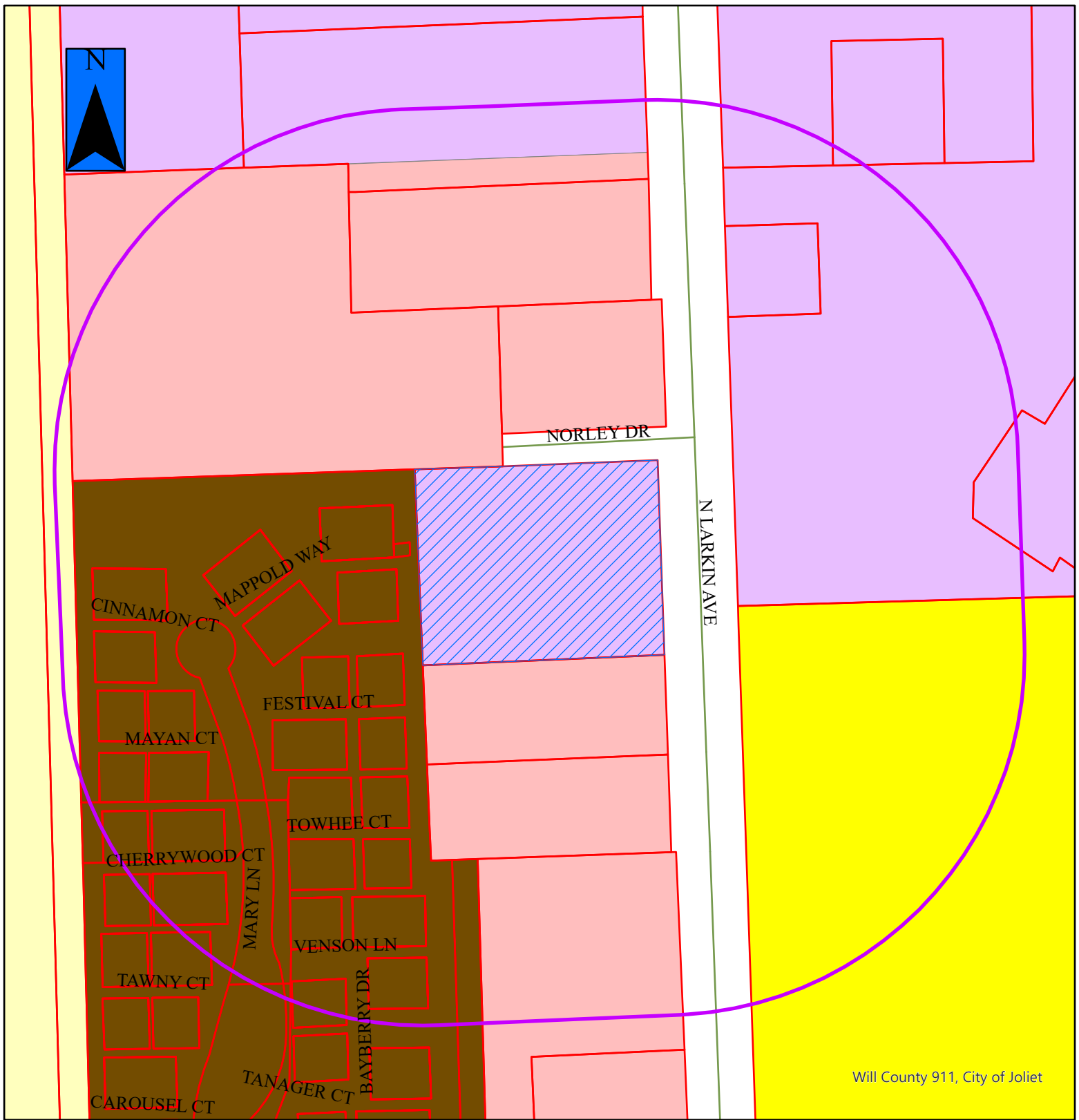
Conditions

If the Zoning Board desires to approve the Special Use Permit to allow box truck parking at 1395 N. Larkin Avenue, the following conditions would be included:

1. That the Special Use granted herein, per Section 47-5.2(E) Special Uses, shall terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period; and
2. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.

Figure 1: Subject parcel-1395 N. Larkin Ave



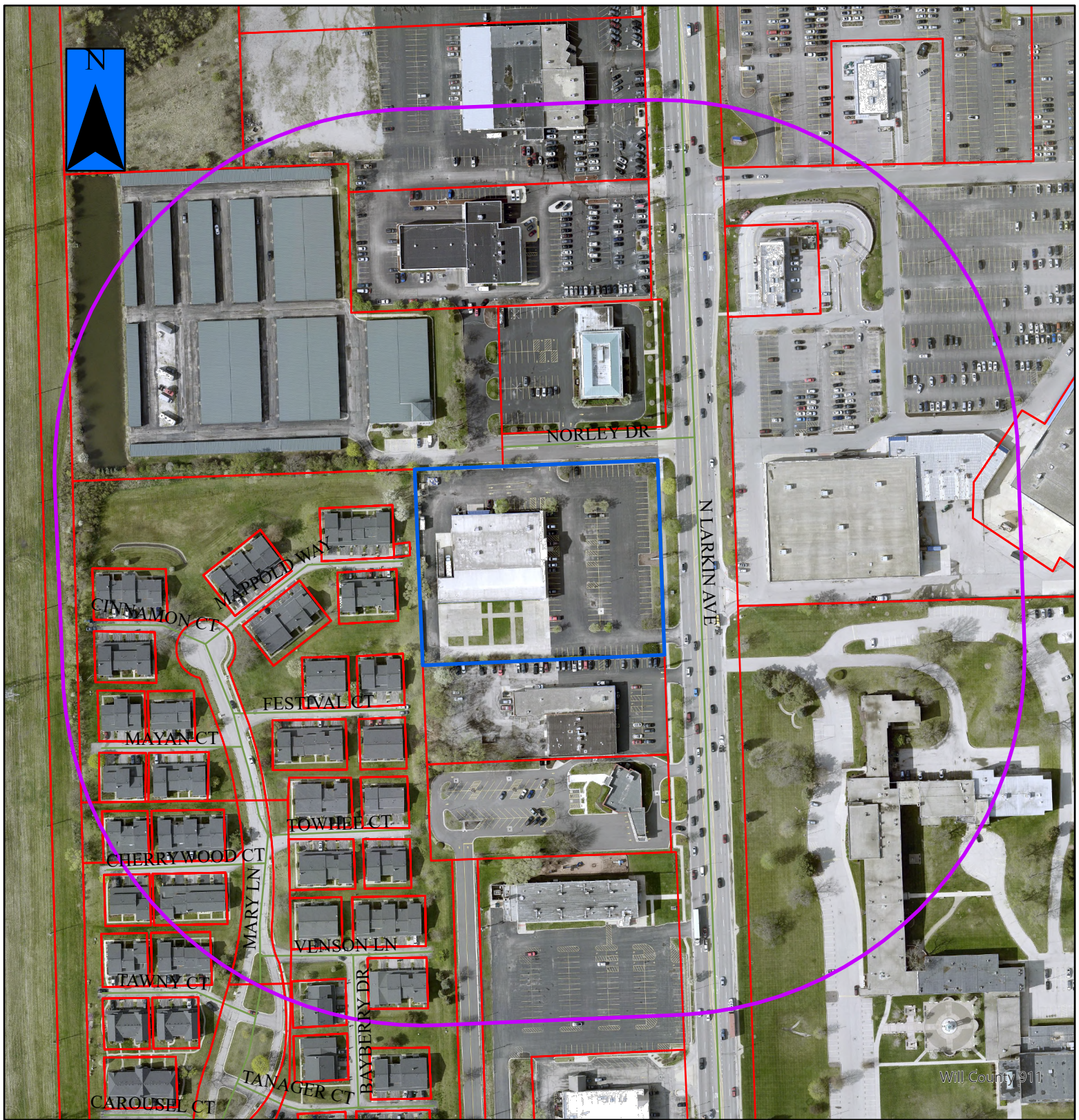


2026-32

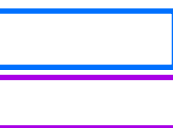


= Property in Question
= 600' Public Notification Boundary

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



2026-32a



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

FOR OFFICE USE ONLY

Verified by Planner (please initial): FJ

Payment received from:

Petition #: _____

Common Address: 1395 N Larkin

Date filed: 7-1-26

Meeting date requested: TBD

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS

PETITION FOR SPECIAL USE PERMIT

City of Joliet Planning Division, 150 W. Jefferson St., First Floor, South Wing, Joliet, IL 60432
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 1395 N Larkin Ave., Joliet, IL 60435

PETITIONER'S NAME: Will County Habitat for Humanity ReStore

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 1395 N Larkin Ave., Joliet, IL ZIP CODE: 60436

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: _____

OWNER OF PROPERTY: Will County Habitat for Humanity

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 1395 N Larkin Ave., Joliet, IL ZIP CODE: 60435

EMAIL ADDRESS: _____ FAX: _____

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

BUSINESS REFERENCES (name, address, phone):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-06-205-001-0000 ;

_____ ; _____ ; _____ .

****Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website****

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

LOT SIZE: WIDTH: 322 ft DEPTH: 406 ft AREA: 3 acres

PRESENT USE(S) OF PROPERTY: Retail store

PRESENT ZONING OF PROPERTY: B-3

SPECIAL USE REQUESTED: Requesting special use permit to allow truck parking on the property.

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

- (1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- (4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and
- (7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

It will benefit the community by providing convenient access to moving and transportation services for local residents and businesses. The use will support the general welfare of the area, increase customer traffic for nearby businesses, and be operated in a safe and well-maintained manner.

2. How will the special use impact properties in the immediate area? the proposed special use will have a positive impact on the surrounding properties by providing a convenient service to local businesses and residents while complementing the existing commercial character of the area.

3. Will the use impede the normal/orderly development/improvement of surrounding property?

The proposed use will not impede the normal and orderly development or improvement of the surrounding properties. The use is compatible with the existing commercial nature of the area and will be operated in a manner that supports continued growth and positive development within the community.

4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?

Yes, there are ample access roads coming to and from our property.

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?

Adequate measures have been taken to provide safe and efficient ingress to the property in a manner that will minimize traffic congestion on public streets. It is expected to generate traffic consistent with the existing commercial area and will allow for orderly vehicle flow.

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

Yes, the proposed use conforms to the applicable land use regulations and will be operated in compliance with all applicable laws, ordinances and regulations.

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

No

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:

1395 N. Barkin Ave
PIN(s): 30-07-06-205-001-0000

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.

SIGN

DATE

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

PRINT

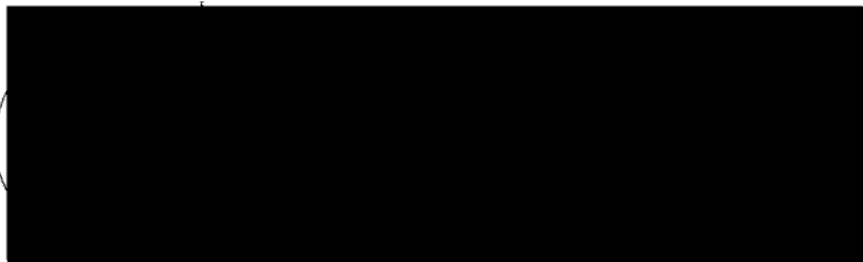
REQUIRED SUPPORTING ATTACHMENTS

- ☒ 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, _____, 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.



Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this _____ day of _____, 20____



OFFICIAL SEAL
CRISTOPHER COLE GIANAKOPOULOS
Notary Public, State of Illinois
Commission No. 1008523
My Commission Expires April 15, 2029

Larkin Ave.

E

Larkin Ave.

← Entrance

Entrance →

Parking lot

Joliet ReStore

W

N



ZONING BOARD OF APPEALS

CRITERIA FOR SPECIAL USES

Section 47-5.2 (C) of the Zoning Ordinance states:

A special use permit shall not be granted unless the applicant establishes by clear and convincing evidence:

	Does the evidence presented sustain this criteria?	Comments
(1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and		
(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and		
(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and		
(4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and		
(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and		
(6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and		
(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-10088

Agenda Date: 8/20/2026

STAFF REPORT

DATE: August 13, 2026
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2026-33
Applicant: W & B Service Company
Status of Applicant: Proposed Tenant
Property Owner: SRR Venture, LLC
Location: 1720 Worker's Court
(Council District #5)
Request: A Special Use Permit to allow a semi-trailer sales, service, and repair facility

Purpose

The applicant is requesting a Special Use Permit to allow a facility for the sales, service, and repair of semi-trailers at 1720 Worker's Court, which is zoned I-1 (light industrial). Per the City of Joliet Zoning Ordinance, a trailer sales and repair establishment may be allowed as special use in the I-1 district by the Mayor and City Council, with the advice of the Zoning Board of Appeals in accordance with Section 47-5.2.

Site Specific Information

The subject site is 6.3 acres and located at the south end of Worker's Court in the Spencer Road Industrial Park subdivision, which was recorded in 2007 and 2008. Spencer Road Industrial Park was annexed in 2005 for the development of a light industrial subdivision. The industrial park contains three existing uses: a building materials supplier, an industrial equipment rental and service company, and a traffic control services company. All lots within the subdivision, including the subject property, are zoned I-1 (light industrial).

The subject site was recently developed with an approximately 39,000-square-foot industrial building and a surrounding paved parking area. The site has around 22 existing passenger vehicle parking stalls on the north side of the building. The remainder of the parking area is not currently striped. The building has ten dock doors on its west side facing the parking area. The interior of the building was designed to accommodate one to four tenants, with future interior buildout based on tenant preferences.

Surrounding Zoning, Land Use and Character

Spencer Road Industrial Park is located just west of the intersection of Spencer Road and Briggs Street. The subdivision is bordered by properties with I-1 zoning on the west

and east, and a railroad right-of-way on the south. Across Spencer Road to the north are residential properties within unincorporated Will County.

The subject site is at the south end of Worker's Court. The zoning and land uses for properties adjacent to the subject site are:

- North: I-1 (light industrial), drainage and tree conservation lots for Spencer Road Industrial Park Subdivision
- South: County A-1 (agricultural), railroad right-of-way and utility right-of-way
- East: I-1 (light industrial), industrial
- West: I-1 (light industrial), industrial (vacant)

Applicable Regulations

- Section 47-13.2A(G) Special Uses – B-3 (General Business) District
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit
(refer to attachment)

Discussion

The petitioner, W & B Service Company, is requesting a Special Use Permit to allow a semi-trailer sales, service, and repair facility in the I-1 (light industrial) district at 1720 Worker's Court. The proposed uses at the site would include sales of trailers, repair of trailers, sales of parts and accessories, and a mobile service truck. The existing building would include the sales office, parts storage, and ten repair bays. The parking area would contain around 16 trailer stalls and 42 passenger vehicle parking stalls. The facility would have around 20 to 30 employees, including mechanics, office staff, and sales staff. The proposed hours of operation are 8 AM to 5 PM Monday through Friday.

W & B is a transportation service and equipment provider with around 24 locations across the Midwest and south. An overview of their company and proposal is included in the staff report packet. Their facilities provide a comprehensive set of services related to the sales and repair of new and used transportation equipment. Their customers include private fleets, trucking companies, and food service companies. W & B is the top provider of Hyundai Translead, Fontaine, Dorsey, and Doonan trailers. In 2025, W & B was announced as the top provider for Hyundai Translead in Illinois. The proposed facility at 1720 Worker's Court will serve the new Hyundai Translead locations in Joliet and Will County.

The facility would service both new and in-service trailers. New trailers would be customized to fulfill special orders or to install aftermarket parts, such as lift gates, that are not easily installed on the assembly line. Typical service to in-service trailers would be larger repairs that could not be done at a customer's site. For smaller repairs, the facility would dispatch their mobile repair truck to perform the repairs offsite at the

customer's location. The majority of the customization and repair services will be performed for the companies that purchase trailers through W & B and for Hyundai Translead.

The petitioner estimates that there will be around five to eight truck trips total to and from the site per day. Most of the trailers to be repaired will be picked up by the facility's service department. Spencer Road is not designed to accommodate truck traffic west of the Spencer Road Industrial Park subdivision. The expected route to and from the facility is via Spencer Road east of Worker's Court to Briggs Street. To deter truck traffic from turning left onto westbound Spencer Road from Worker's Court, the petitioner proposes to install "no left turn" signs for trucks at the north end of Worker's Court. The petitioner would need to coordinate installation of these signs with the City.

The proposed site plan shows that the site will contain two employee and visitor parking areas, one on the north side and one on the south side of the building. Around 16 trailer stalls will be located in the southwest portion of the parking area. Trailer stalls will serve trailers awaiting repair, trailers awaiting pickup, and display models of trailers for sale. There would not be any loaded trailers onsite – no refrigerated trailers would be running in the parking area. Sales would be conducted through the onsite sales office. Most of the trailer sales inventory will be located at the company's other lot in Bolingbrook or at the Hyundai sites.

The building elevations, parking lot footprint, detention area, and landscaping plans were previously approved through the City's building permit process. The site is currently under construction. The petitioner will need to apply for any additional building permits for interior buildout and parking lot striping as needed.

Recommended Action

Staff finds that the special use request meets the attached criteria for special uses. The operation of the proposed use will not be detrimental to public health nor be injurious to the use of other property in the immediate vicinity. Additionally, the proposed use will not impede development of surrounding property. The site is located at the south end of an established industrial subdivision that was created to support light industrial uses, which can include warehousing, wholesaling, and clean manufacturing activities. The estimated truck traffic for the site and the proposed number of trailer parking stalls is in line with these types of uses. However, it should be noted that the special use approval is not limited to a specific user, and a different repair company could occupy the site in the future if the special use has not been discontinued and is still valid.

There is adequate drainage within the site's detention pond, and utility infrastructure exists on Worker's Court. The site has existing ingress and egress points to Worker's Court, which is around 300 feet away from the intersection of Briggs Street and Spencer Road. The petitioner plans to minimize traffic congestion by posting "no left turn" signs for

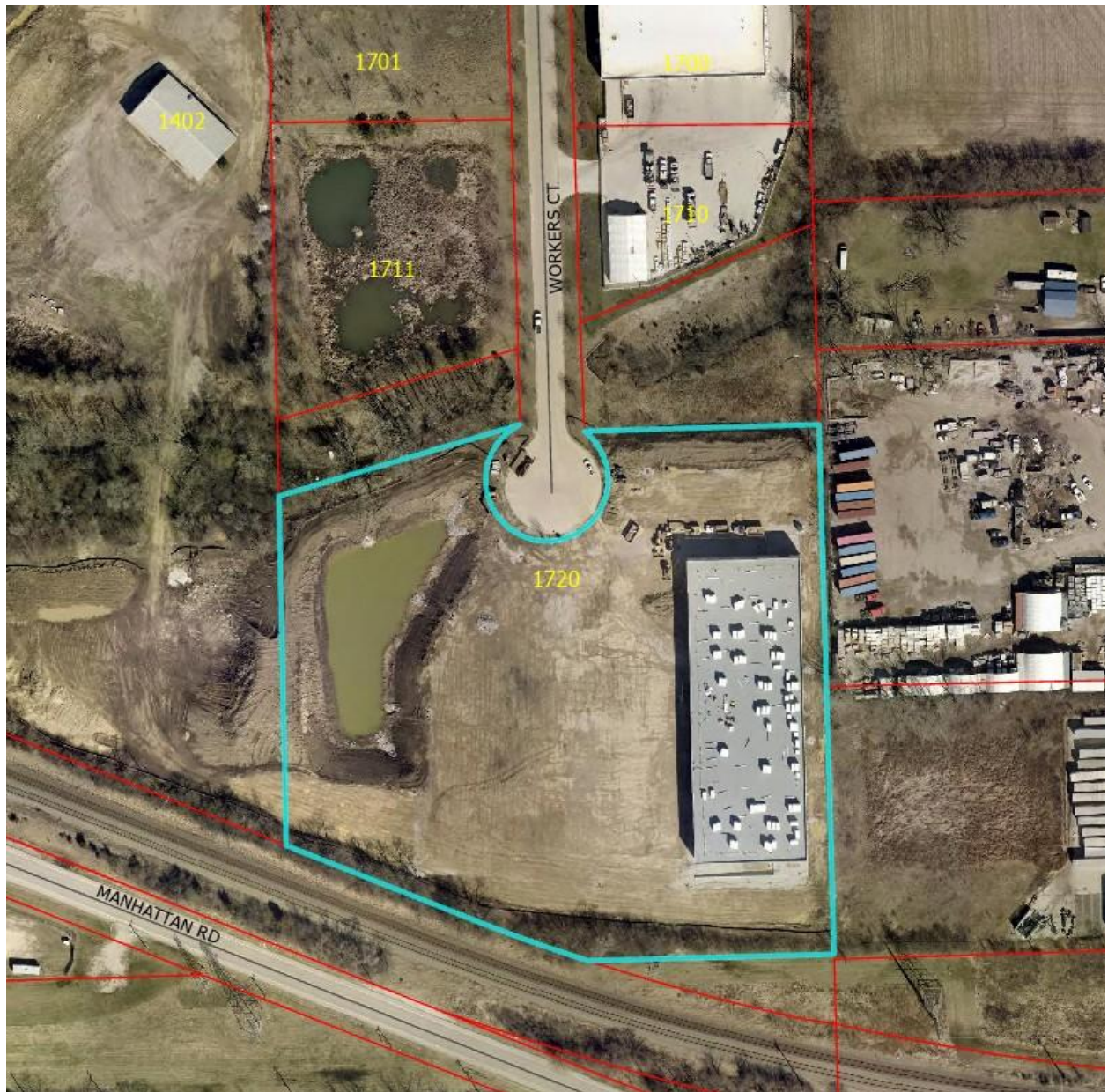
trucks exiting Worker's Court so that they do not travel westbound on Spencer Road. If the truck traffic follows the appropriate route to and from the site, it should not be injurious to the surrounding properties. The proposed use will conform to other applicable land use regulations for the I-1 (light industrial) district, including landscaping requirements, building setbacks and design standards, photometrics, and stormwater detention requirements.

Conditions

If the Zoning Board desires to approve the Special Use Permit to allow a semi-trailer sales, service, and repair facility at 1720 Worker's Court, staff recommends that the following conditions would be included:

1. That all service and repairs shall be performed within the building;
2. That the parking lot shall be striped in accordance with City standards prior to the issuance of a Certificate of Occupancy;
3. That the Special Use granted herein, per Section 47-5.2(E) Special Uses, shall terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period; and
4. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.

Figure 1: Subject site at 1720 Worker's Court (2026)



This aerial map displays a section of the City of St. Louis, Missouri, with various zoning districts and property lots. The map includes labels for zoning districts such as R-2, R-4, R-1B, R-1, I-1, and I-2. Property lots are numbered, and major roads like Spencer Rd, S Briggs St, and Manhattan Rd are visible. A specific lot, 1720, is highlighted with a red border.

Figure 4: Subject site at 1720 Worker's Court, view south from Worker's Court (June 2026)



Figure 5: View south down Worker's Court from Spencer Road (June 2026)

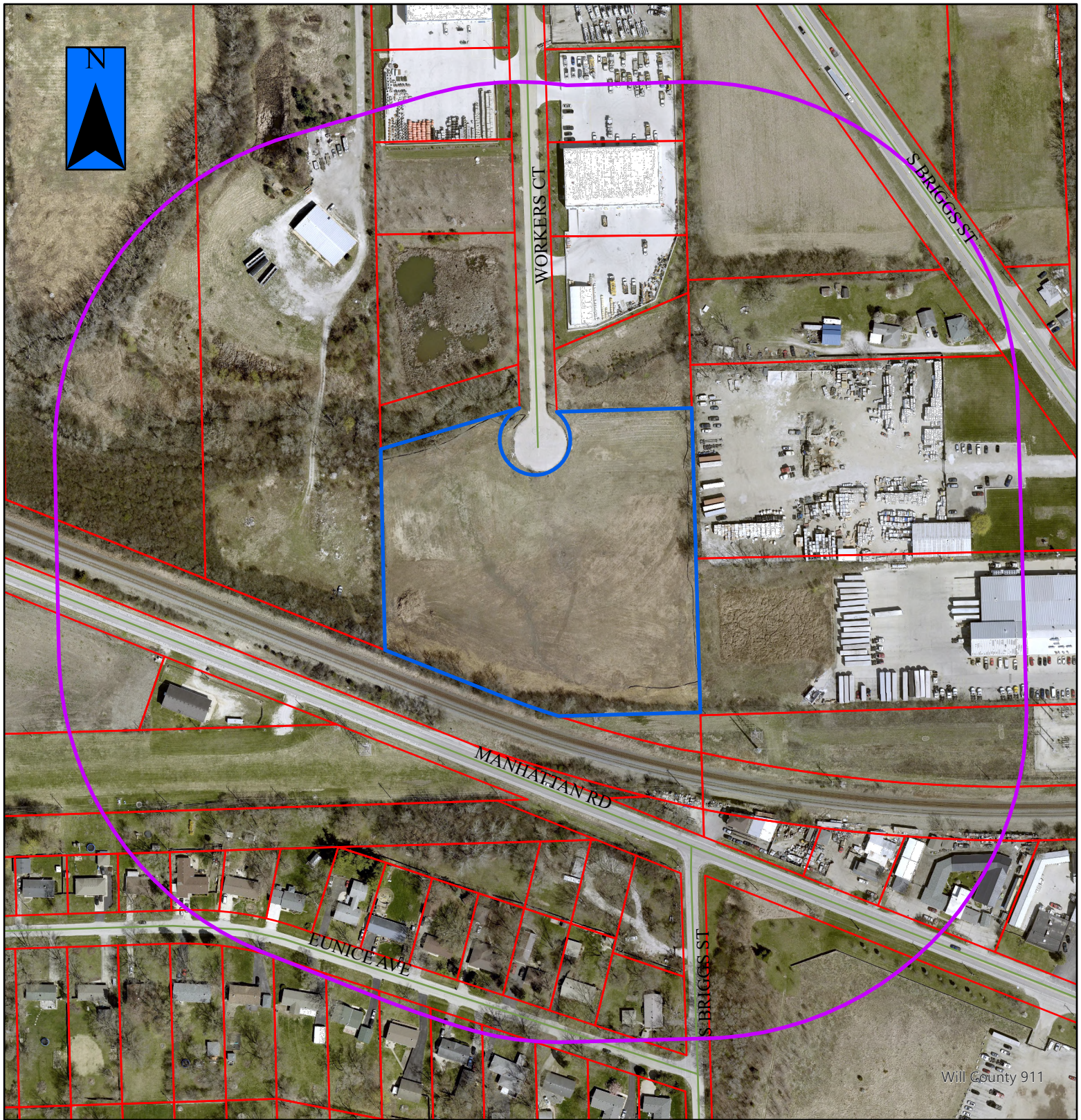


Figure 6: View east down Spencer Road from intersection with Worker's Court (June 2026)



Figure 7: View west down Spencer Road from intersection with Worker's Court (June 2026)



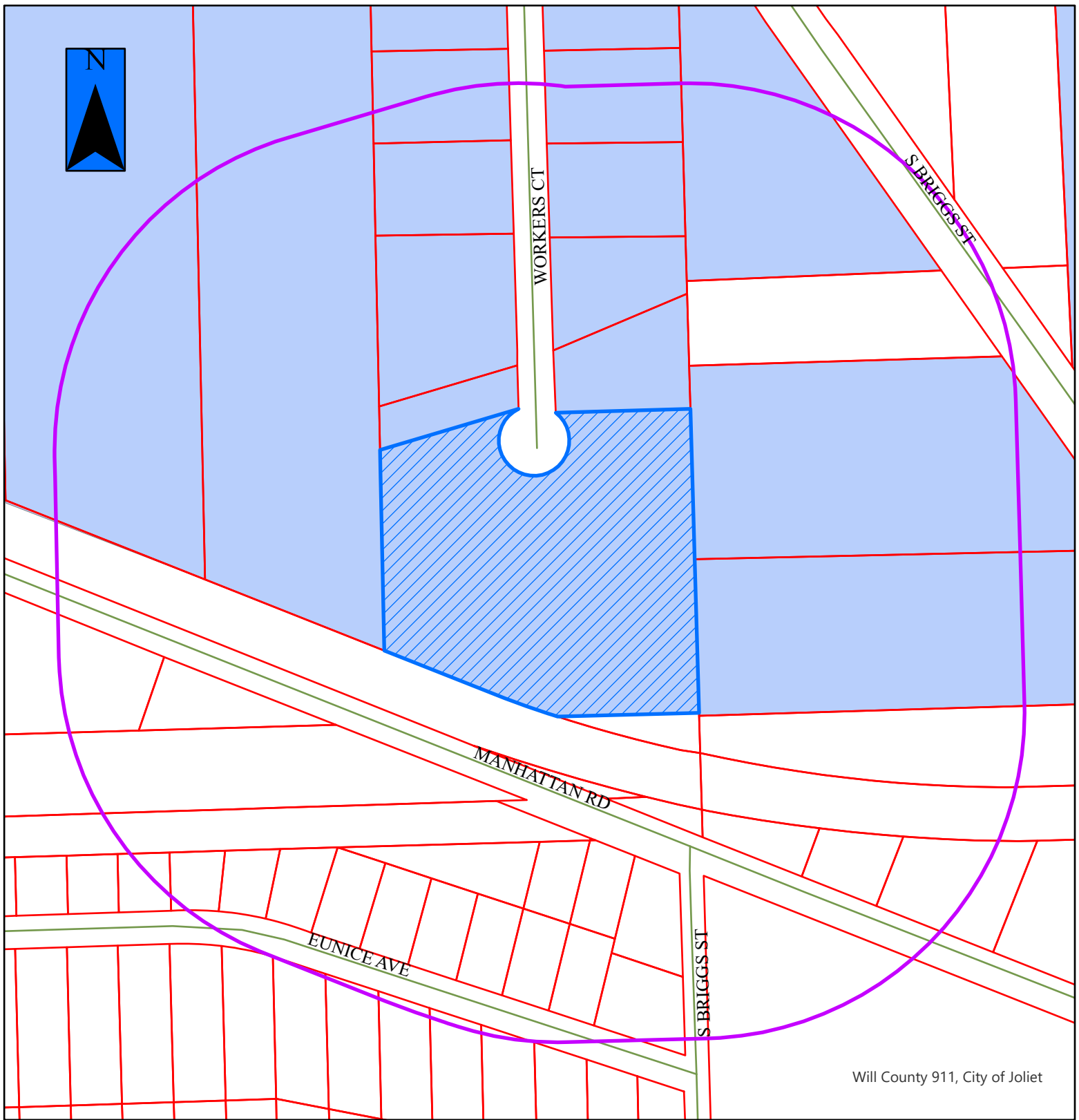


Will County 911

2026-33a



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



2026-33

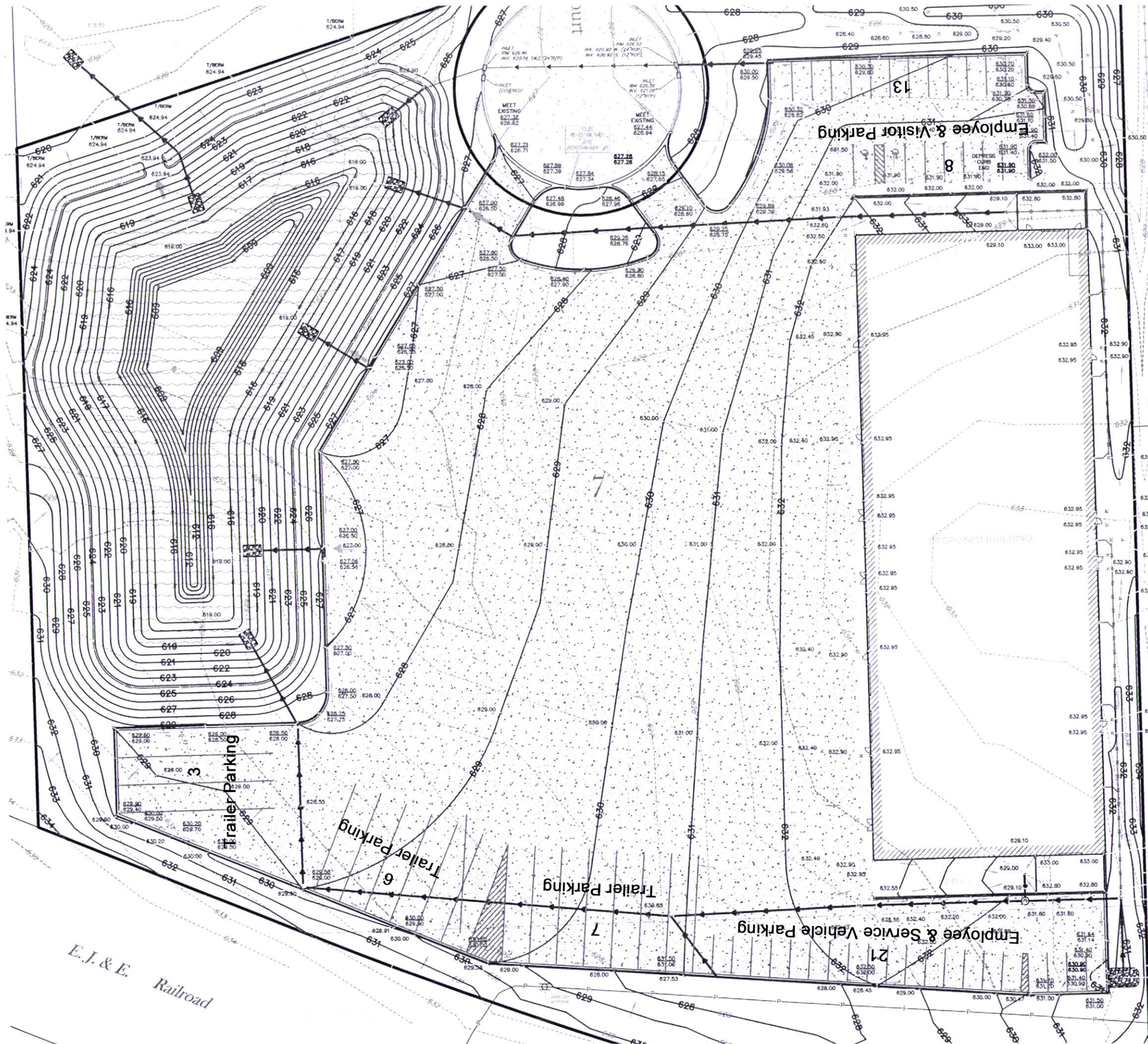


 = Property in Question
 = 600' Public Notification Boundary

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

SITE PLAN

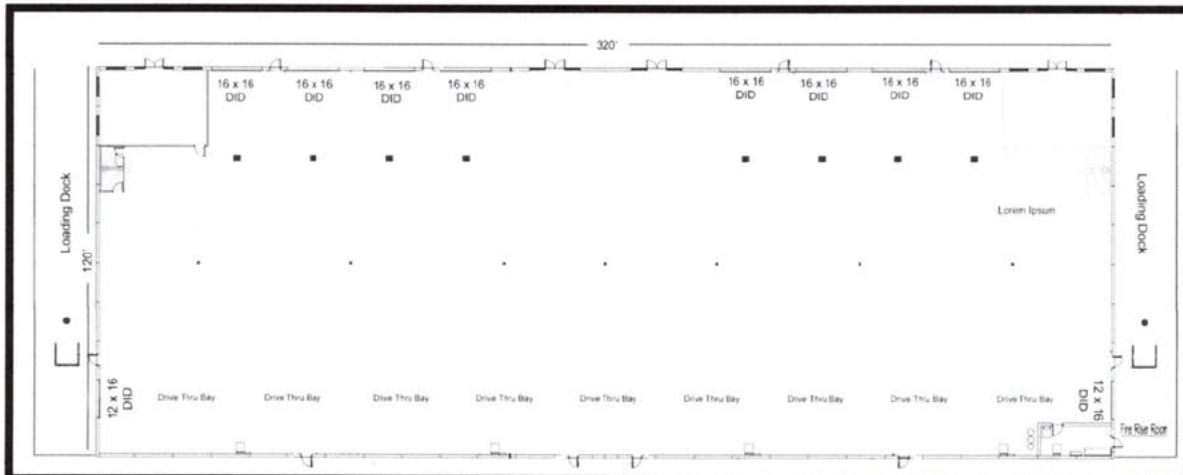
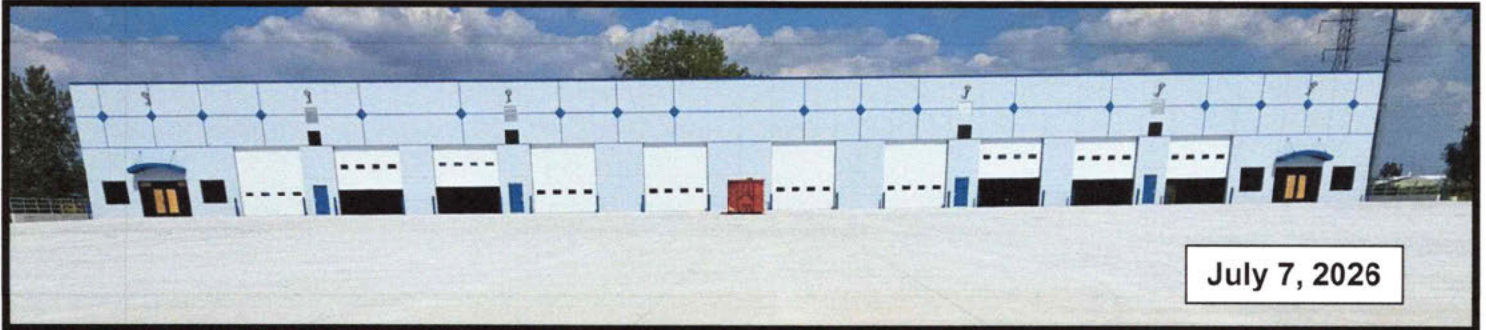
Revision 01



Company and Proposal Overview

38,400SF ON 6.28 ACRES
10 TOTAL DRIVE IN DOORS - (8EA) 16' x 16'
(2EA) 12' x 16' W/320' DRIVE THRU BAY
(2EA) DOCKS

1720 WORKERS COURT JOLIET, ILLINOIS 60433



Pre-Construction Leasing Opportunity 3rd or 4th quarter 2026 Possession Date



FOR ADDITIONAL INFORMATION CONTACT:
MARK E. KOENIG

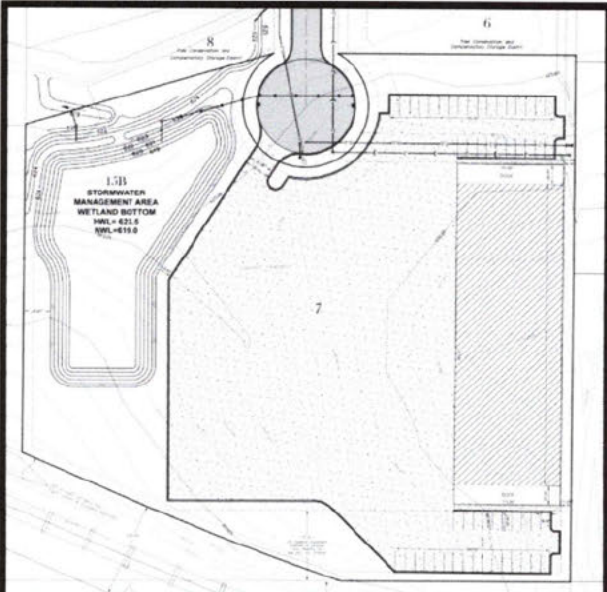
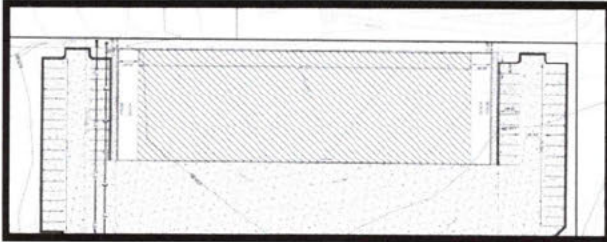
WWW.THEKOENIGGROUPRES.COM

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions.

38,400SF ON 6.28 ACRES

10 TOTAL DRIVE IN DOORS - (8EA) 16' X 16'
(2EA) 12' X 16' W/320' DRIVE THRU BAY
(2EA) DOCKS

1720 WORKERS COURT JOLIET, ILLINOIS 60433



Spencer Road Industrial Park

1720 Workers Ct Joliet, Illinois 60433

Building Size:	38,200sf on 6.28 acres (320' x 120')
Year Built:	2026 (pre-construction)
Office Size:	BTS-TBD
Drive in Doors:	10 total - 8ea (16' x 16') & 2ea 12' x 16'
Dock Doors:	2ea
Clear Height:	22' - 25'
Power:	277/480 3-phase 4 wire TBD
Sprinkled:	Yes
Heat:	4 gas fired ceiling units
Lighting:	LED
Lot Size:	6.28 acres (additional adjacent 10ac available)
Yard Space:	5+/- acres concrete TBD (8") fenced and gated.
Zoning:	I-1 City of Joliet

Floor Drains & Triple Catch Basin

1 1/4 miles from the I-80 & Briggs St Interchange

July 7, 2026



FOR ADDITIONAL INFORMATION CONTACT:

MARK E. KOENIG

WWW.THEKOENIGGROUPRES.COM

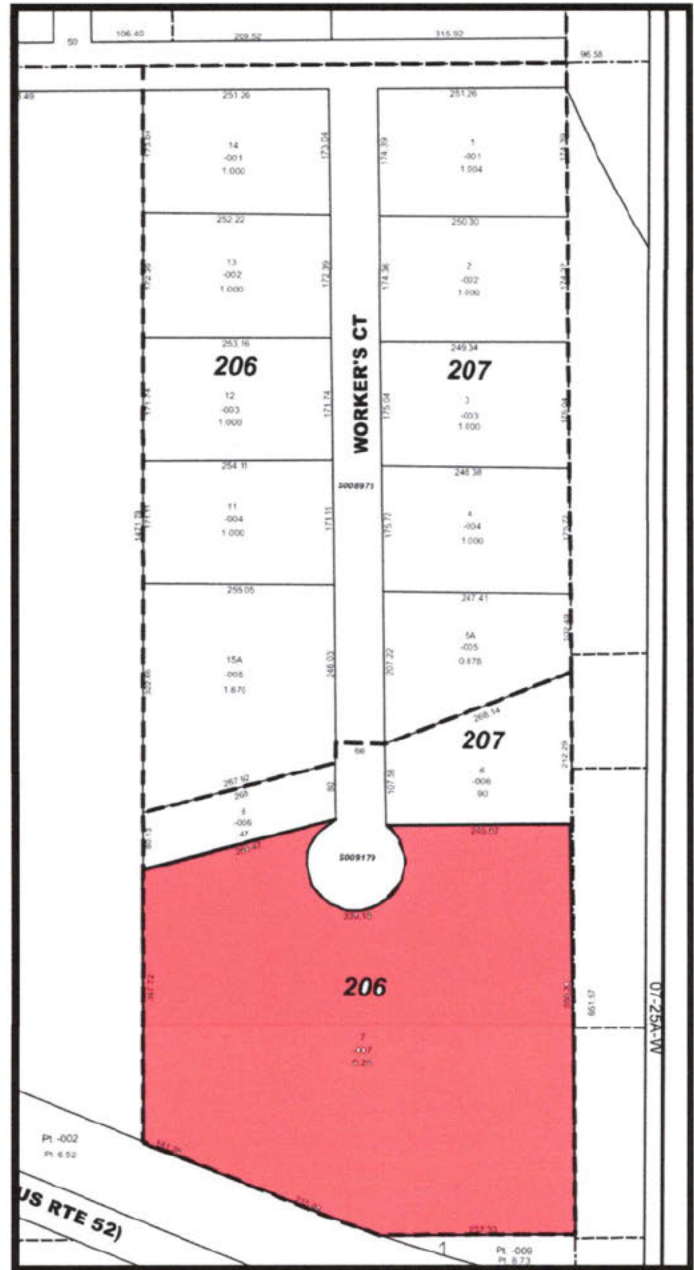
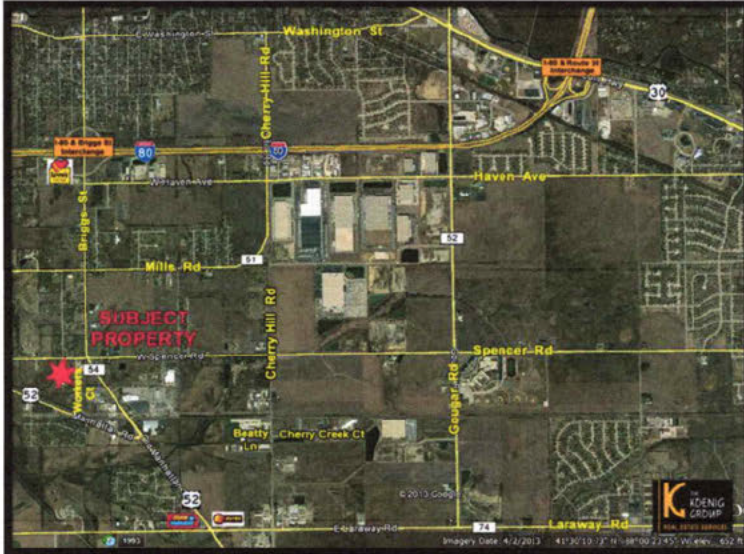


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions.

38,400SF ON 6.28 ACRES

10 TOTAL DRIVE IN DOORS - (8EA) 16' X 16'
(2EA) 12' X 16' W/320' DRIVE THRU BAY
(2EA) DOCKS

1720 WORKERS COURT JOLIET, ILLINOIS 60433



FOR ADDITIONAL INFORMATION CONTACT:
MARK E. KOENIG

WWW.THEKOENIGGROUPRES.COM



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions.

38,400SF ON 6.28 ACRES

10 TOTAL DRIVE IN DOORS - (8EA) 16' X 16'
(2EA) 12' X 16' W/320' DRIVE THRU BAY
(2EA) DOCKS



June 5, 2026



July 7, 2026



May 14, 2026 Construction Progress Picture

FOR ADDITIONAL INFORMATION CONTACT:

MARK E. KOENIG

WWW.THEKOENIGGROUPRES.COM



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions.



**SUBJECT
PROPERTY**

**W&B SERVICE
COMPANY**

**THE
KOENIG
GROUP**
REAL ESTATE SERVICES

Imagery Date: 4/2/2013 41°30'10.73" N 88°0'



Joliet Facility Proposal

July 10, 2026

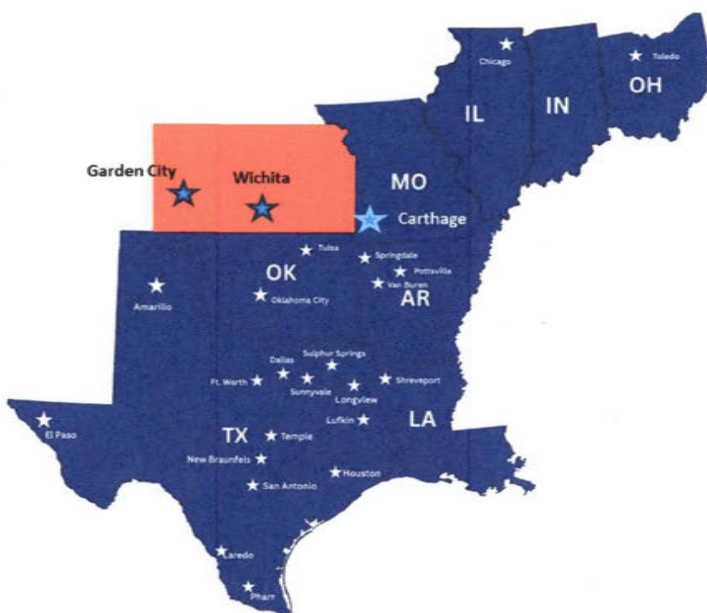
W&B Service Company Snapshot



Founded in 1952 and based in Dallas, W&B Service Company is a leading provider of equipment, parts and service to the transportation industry with an expansive footprint across Texas, Arkansas, Oklahoma, Kansas, Missouri, Louisiana, Ohio, and now, Illinois.

Differentiated, Comprehensive Dealer

- Company-wide, W&B has 24 locations, a fleet of 120+ mobile service trucks and a full suite of repair maintenance and service solutions. We offer our customers a one-stop shop for everything behind the cab of a truck
- As the largest full-service Carrier Transcold dealer in the U.S., W&B supports the transportation industry with a full line of equipment, parts and service
- Established in 1983 and acquired by W&B in 2018, Superior Trailer Sales ("STSCO" or "Superior") is the leading independent semi-trailer dealer in the U.S. and the top provider of Hyundai Translead, Fontaine, Dorsey and Doonan trailers
- W&B offers its customers a premium, one-stop shop with a full line of new and used equipment; aftermarket parts and accessories; repair and maintenance service capabilities; and a financing offering.



Diverse, Blue-Chip Customer Base



Leading OEM Suppliers



Recent acquisition of Sanders Trailer Supply



Key Leadership – Justin Keppy & Gary Blackburn

Building upon a Legacy of Success through exceptional Customer Service and Operational Excellence

Justin Keppy, CEO

- Justin joined W&B in 2025 as CEO to lead the company in its next phase of growth
- Keppy attended the United States Military Academy, West Point, where he was a distinguished graduate. Keppy continued his studies and earned an MBA from Harvard Business School.
- Prior to W&B, Justin served as Executive Vice-President and COO of Hertz Global Holdings, Inc., running day-to-day operations of the global car rental corporation. He also previously held President & Vice President roles at Carrier Corporation and Carrier Transicold.
- Justin has a proven leadership track-record with strategic-insight to deliver impressive-results through focus on operational excellence and customer service.

Gary Blackburn, Vice President – Business Development

- Gary Blackburn brings with him 44 years of experience in the transportation/semi-trailer industry.
- In 2025, Gary joined W&B Service Company specifically to focus on our growing footprint in the Midwest
- Previously, Gary spent 20+ years at Great Dane Trailers, where he most recently served as Region Manager for the Midwest, covering Illinois, Indiana, Ohio, and Kentucky, for 12 years.
- Gary offers deep expertise in the transportation industry's manufacturers, customers, operators, & community.

Facility Operations/Usage - Trailer Sales



W&B's extensive inventory, curated to fulfill differentiated and specific customer needs, makes the Company the clear choice for new and used trailers

Overview

- W&B offers a broad selection of new and used specialized trailers, including refrigerated, flatbed, dry van and heavy haul trailers
- Deep, long-tenured relationships with leading OEM's provides W&B access to a wide array of trailers with unmatched specifications that reach a variety of differentiated end-markets, allowing for unique market diversification
- The Company is continuing to capture additional market share by enhancing its current trailer offering with best-in-class equipment and expanding into new trailer types, developing tailored solutions for new and existing customers
- W&B is the leading dealer of Hyundai Translead Refrigerated trailers, and they have proudly been awarded Trailer Dealer and/or Refrigerated Trailer Dealer of the Year each year since 2013



Superior Trailer Sales

- W&B acquired Superior Trailer Sales in 2018, further expanding the Company's comprehensive trailer sales, service and parts offering
- Superior Trailer Sales is a leading retailer of platform trailers, responsible for approximately 10% of all retail platform trailers in the U.S.
- Consistently the top dealer for Hyundai, Fontaine, Doonan and Dorsey

Operations/Usage - Parts & Service



Parts and Service business segment benefits from highly attractive margins and provides W&B with a full-suite product and service offering

Parts

- W&B carries a wide selection of parts and accessories, stocking a large inventory of refrigeration, trailer, truck-body, liftgate and APU parts for all manufacturers
- One stop parts provider with the ability to source and customize inventory to specific customer needs
- W&B leverages well established supplier relationships to obtain competitive pricing for parts



This is an example of one of our mobile service trucks

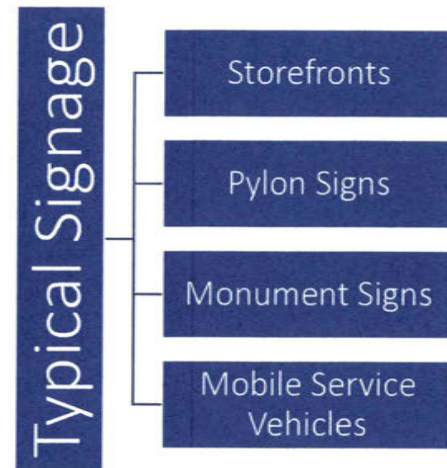
Service/Repair

- Expansive network of 20 locations and 100+ mobile service trucks allows W&B access to serve a wide range of customers
- Value-added services, such as mobile assistance, further enhances capabilities
- Our highly trained technicians are dedicated to maintaining and servicing customer equipment.
- In our shop, we can handle everything from minor trailer repair, to new trailer modifications, to major wreck repair.

W&B Facilities & Signage



- For Joliet, we expect to add with our logos.
- At W&B, we pride ourselves in being good neighbors and community members with clean and tidy facilities.
- At each of our locations, we typically work within the local government code on signage that meets our needs and appeals to the neighborhood. We prefer monument, pylon, and building signage, depending on the specific facility.



Culture, Employees, & Jobs



W&B's ability to hire, train and retain talented employees is a strategic competitive advantage

Employees & Job Creation

- At full scale, our Chicago-area store could offer 50+ jobs.
- Employees are at the forefront of W&B's success, with both sales and service interacting with customers daily
- Average tenure of top 100 employees, sorted by tenure, is 19 years; average tenure of employees with 1+ years at W&B is 8 years
- Our workplace Culture is key to who we are and W&B Service Company's success:

COMPANY VALUES	RECRUITMENT	TRAINING	EMPLOYEE WELLBEING	COMPANY EVENTS
• Customer focused • Industry leader	• Culture fit • Referral program	• Instructor-led • On-the-job	• Benefits • Paid time off	• Employee • Management

Chicago Area Headcount

Functional Group	Employee Count
Management	4
Sales – Trailers, Parts, Service	8
Parts Operations	10
Service & Repair Mechanics	26
Administrative	2
Total	50

We keep fleets moving with trusted service and equipment solutions you can rely on

NETWORK OF 100+ MOBILE SERVICE TRUCKS!

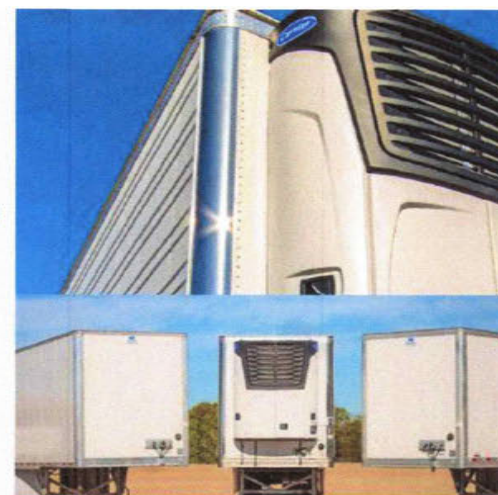
24/7 AFTER HOURS
CALL OUT SERVICE



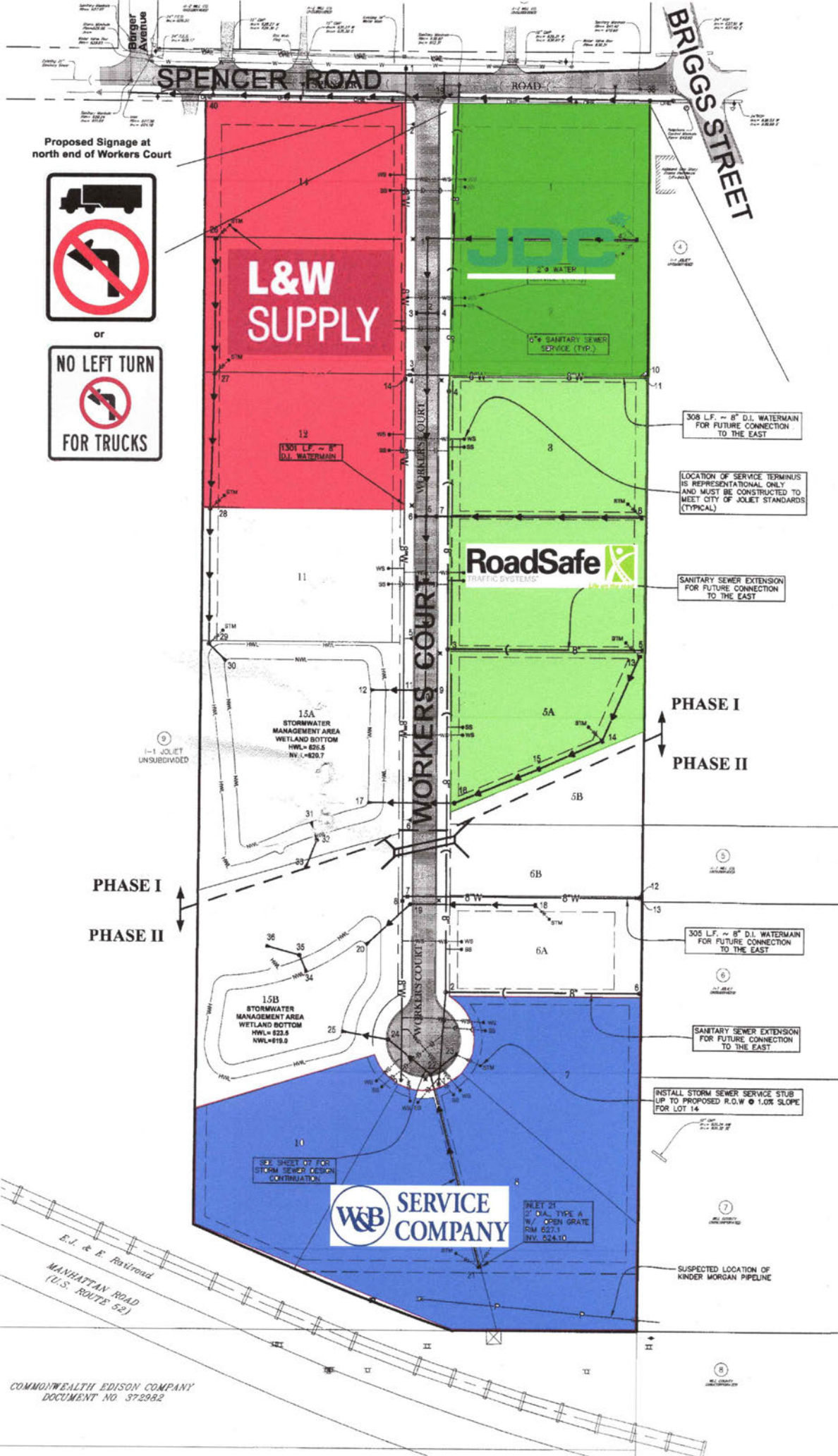
SERVICES OFFERED:

- **PARTS & SERVICE**
 - FULL SERVICE REEFER REPAIR
 - FULL SERVICE TRAILER REPAIR
 - FULL SERVICE PAINT & BODY
 - OUTSIDE PARTS TEAMS
- **NEW & USED EQUIPMENT SALES**
 - TRANSPORT REFRIGERATION UNITS
 - REFRIGERATED TRAILERS
 - DRY VANS
 - FLATBEDS
 - HEAVY-HAUL
 - GRAIN-HOPPER
 - LIVESTOCK
 - TRUCK BODIES

W&B Service Company is passionate for being the best transportation service and equipment provider where our talented people drive our success. We provide trusted solutions to keep your fleets moving with confidence mile after mile.



GEARED FOR SERVICE



Proposed Signage at north end of Workers Court



or



FOR OFFICE USE ONLY

Verified by Planner (please initial):_____

Payment received from: _____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date requested: _____

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS
PETITION FOR SPECIAL USE PERMIT

City of Joliet Planning Division, 150 W. Jefferson St., First Floor, South Wing, Joliet, IL 60432
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 1720 Workers Ct Joliet, Il 60433

PETITIONER'S NAME: W & B Service Company

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Proposed Tenant

OWNER OF PROPERTY: SRR Venture, LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: _____ FAX: _____

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

BUSINESS REFERENCES (name, address, phone):

Tim Park, Hyundai Translead, Dallas, TX, _____

Brett Herrington, Marsh MMA, Houston, TX, _____

Kurt Koster, BMO, Irving, TX, _____

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-26-206-007-0000;
_____; _____; _____.

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

IN SPENCER ROAD INDUSTRIAL PARK UNIT 2, BEING A SUB OF PRT OF THE NE1-4 OF SEC 26, T35NR10E.

LOT SIZE: WIDTH: 579 & 629 DEPTH: 558 & 348 AREA : 6.28 acres

PRESENT USE(S) OF PROPERTY: Vacant Land

PRESENT ZONING OF PROPERTY: I-1

SPECIAL USE REQUESTED: Sales, service of semi trailers and parts sales, car parking and
related office & ancillary uses

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

- (1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- (4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and
- (7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

The business will have no effect.

2. How will the special use impact properties in the immediate area? The business will have no effect.
-
-
-

3. Will the use impede the normal/orderly development/improvement of surrounding property?

The use will not impede the normal/orderly development/improvement of surrounding property.

4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?

Yes they are all provided.

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?

Yes, adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets.

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

Yes, the use conforms to the applicable land use regulations of the district in which it is located and does not violate any other applicable law, ordinance or regulations.

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

An application has never been submitted.

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, Robert F Wagner, 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.

[Redacted Signature]
Petitioner's Signature
[Redacted Signature]
Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 9 day of July, 2026

[Redacted Signature]



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:

1720 Workers Ct Joliet, IL 60433

PIN(s): 30-07-26-206-007-0000

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

Robert F Wagner 33.3%

Robert J Wagner 33.3%

Stacie L Lahey 33.3%

E-MAIL: [REDACTED]

FAX: [REDACTED]

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

Stellex Capital Partners II LP	47.0936%
Stellex W&B Management, LLC	48.2913%
Stellex W&B Splitter, LP	3.4011%
Various	1.214%

E-MAIL: [REDACTED] FAX: [REDACTED]

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: July 10, 2026

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

Mark E Koenig - Consultant [REDACTED] [REDACTED]

PRINT

ZONING BOARD OF APPEALS

CRITERIA FOR SPECIAL USES

Section 47-5.2 (C) of the Zoning Ordinance states:

A special use permit shall not be granted unless the applicant establishes by clear and convincing evidence:

	Does the evidence presented sustain this criteria?	Comments
(1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and		
(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and		
(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and		
(4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and		
(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and		
(6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and		
(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-10089

Agenda Date: 8/20/2026

STAFF REPORT

DATE: August 13, 2026
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2026-34
Applicant: S & P RE LLC
Status of Applicant: Contract Purchaser
Location: Northeast Corner of Route 59 and Theodore Street
(Council District #3)
Request: A Special Use Permit to allow an automobile service station and an accessory car wash

Purpose

The applicant is requesting a Special Use Permit to allow an automobile service station and an accessory car wash on Lot 1 of Cobalt Commercial Subdivision at the northeast corner of Route 59 and Theodore Street. Per the City of Joliet Zoning Ordinance, automobile service stations and car wash establishments may be allowed as special uses in the B-3 (general business) district by the Mayor and City Council, with the advice of the Zoning Board of Appeals in accordance with Section 47-5.2.

The Zoning Ordinance states that car wash establishments may not be located within 100 feet of a residential zoning district. There are properties with R-2 (single-family residential) zoning south of the subject site across Theodore Street. The south property line of the subject site is around 112 feet away from the north property line of the residentially-zoned lots, so the proposal meets the spacing requirement.

Site Specific Information

The subject site is Lot 1 of Cobalt Commercial Subdivision, which was recorded in 2021. The subdivision was annexed in 2019 and classified to the B-3 (general business) district for the development of a commercial subdivision. The subdivision contains private interior roads, Cobalt Drive and Cobalt Circle, which provide access to the lots while limiting access to Theodore Street and Route 59. A CarMax car dealership is located on Lot 4 and is the only developed site within the subdivision.

The subject lot, which is undeveloped, is at the southwest corner of the subdivision and bordered by Theodore Street on the south, Route 59 on the west, Cobalt Circle on the north, and Lot 2 on the east. The subject lot is approximately 2.9 acres. There are existing landscape easements and public utility and drainage easements around the perimeter of

the lot. The annexation agreement for Cobalt Commercial Subdivision included provisions requiring compliance with the City's landscape regulations and non-residential design standards. The agreement also states that lots within the subdivision shall have similar lighting and signage styles.

Most public improvements were completed following the recording of the subdivision, though public sidewalk will need to be installed along the frontage of Lot 1 adjacent to Theodore Street. Lot 1 has an existing curb cut off Theodore Street, across from the commercial access driveway on the south side of Theodore Street. Stormwater for Cobalt Commercial Subdivision is existing and located on Lot 9.

Surrounding Zoning, Land Use and Character

The subject site is located within Cobalt Commercial Subdivision at the northeast corner of the intersection of Route 59 and Theodore Street. There are commercial developments with B-3 (general business) zoning at the other three corners of the intersection. Across Theodore Street south of the subdivision is the Pheasant Landing residential subdivision, which is zoned R-2 (single-family residential).

The zoning and land uses for properties adjacent to the subject site are:

- North: B-3 (general business), commercial (undeveloped lots within Cobalt Commercial Subdivision)
- South: B-3 (general business), commercial (service and retail uses); and R-2 (single-family residential), residential (Pheasant Landing Subdivision)
- East: B-3 (general business), commercial (undeveloped lots within Cobalt Commercial Subdivision)
- West: B-3 (general business), commercial (undeveloped)

Applicable Regulations

- Section 47-13.2A(N) Special Uses – B-3 (General Business) District
- Section 47-13.2A(F) Special Uses – B-3 (General Business) District
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit (refer to attachment)

Discussion

The petitioner, S & P RE LLC, is requesting a Special Use Permit to allow an automobile service station and an accessory car wash in the B-3 (general business) district at the northeast corner of Route 59 and Theodore Street. The subject site is within a recorded commercial subdivision and located along an established commercial corridor. The petitioner proposes to develop the site with a gas station, car wash, and drive-thru restaurant. The gas station and the car wash require approval of a special use permit; the

restaurant is a permitted use in the B-3 (general business) district. A future subdivision will be needed to create a separate lot for the restaurant building because the Zoning Ordinance only allows one main building per lot. The car wash is considered an accessory use to the gas station so both uses would be located on the same lot.

The gas station will consist of an approximately 4,150-square-foot building with a convenience store, a canopy with eight fuel pumps, and 16 parking stalls. The proposed car wash consists of a 3,200-square-foot tunnel wash building and a vacuum station with ten stalls. The gas station and car wash will be under the same ownership. The gas station will have approximately six total employees and the car wash will have two total employees. Proposed hours of operation for the car wash are 7 AM to 9 PM, while the gas station will be open 24 hours.

The buildings will be required to meet the City's Non-Residential Design Standards. The proposed elevations show that the main exterior materials for the gas station, car wash, and restaurant will be brick and stone. The gas station canopy poles would also be wrapped in brick and stone. Elevations and renderings are included in the staff report packet. The development will also need to comply with the City's landscaping regulations, which will include installation of plant materials in the existing perimeter landscape easements. The site has landscape easements on the north, west, and south sides of 10, 25, and 20 feet respectively. Per the annexation agreement, the landscape area along Theodore Street will need to include a berm. The east side of the site will need a 5-foot landscape area.

The site will have one access off Theodore Street and two accesses off Cobalt Circle, which is a private street. These access driveways and the interior drive aisles will serve all proposed uses on the site. The future subdivision of the site into two lots will need to include appropriate easements for cross access throughout the site.

The car wash and the drive-thru restaurant will require approval of a drive-thru permit through City Council. The petitioner has been coordinating with the Public Works Department to finalize the site plan layout. The most recent version of the site plan is included in the staff report packet. Once the future users of the car wash and restaurant are confirmed, the Public Works Department can complete their review and then the drive thru permit can move forward for Council review.

Recommended Action

Staff finds that the special use request meets the attached criteria for special uses. The operation of the proposed use will not be detrimental to public health nor be injurious to the use of other property in the immediate vicinity. Additionally, the proposed use will not impede development of surrounding property. The site is within a recorded commercial subdivision along the Route 59 commercial corridor. The other three corners of the

intersection contain commercial uses. The site is served by the existing drainage and utility infrastructure within Cobalt Commercial Subdivision.

The proposed ingress and egress to the site has been designed to minimize traffic issues. The subdivision was planned with interior private roads to minimize access driveways off Route 59. No additional accesses to Route 59 are proposed. Additionally, the stacking and circulation requirements for the car wash will be evaluated through the required drive-thru permit. The proposed use will conform to other applicable land use regulations for the B-3 (general business) district, including landscaping requirements, building setbacks, design standards, and photometrics.

Conditions

If the Zoning Board desires to approve the Special Use Permit to allow an automotive service station and an accessory car wash at the northeast corner of Route 59 and Theodore Street, staff recommends that the following conditions would be included:

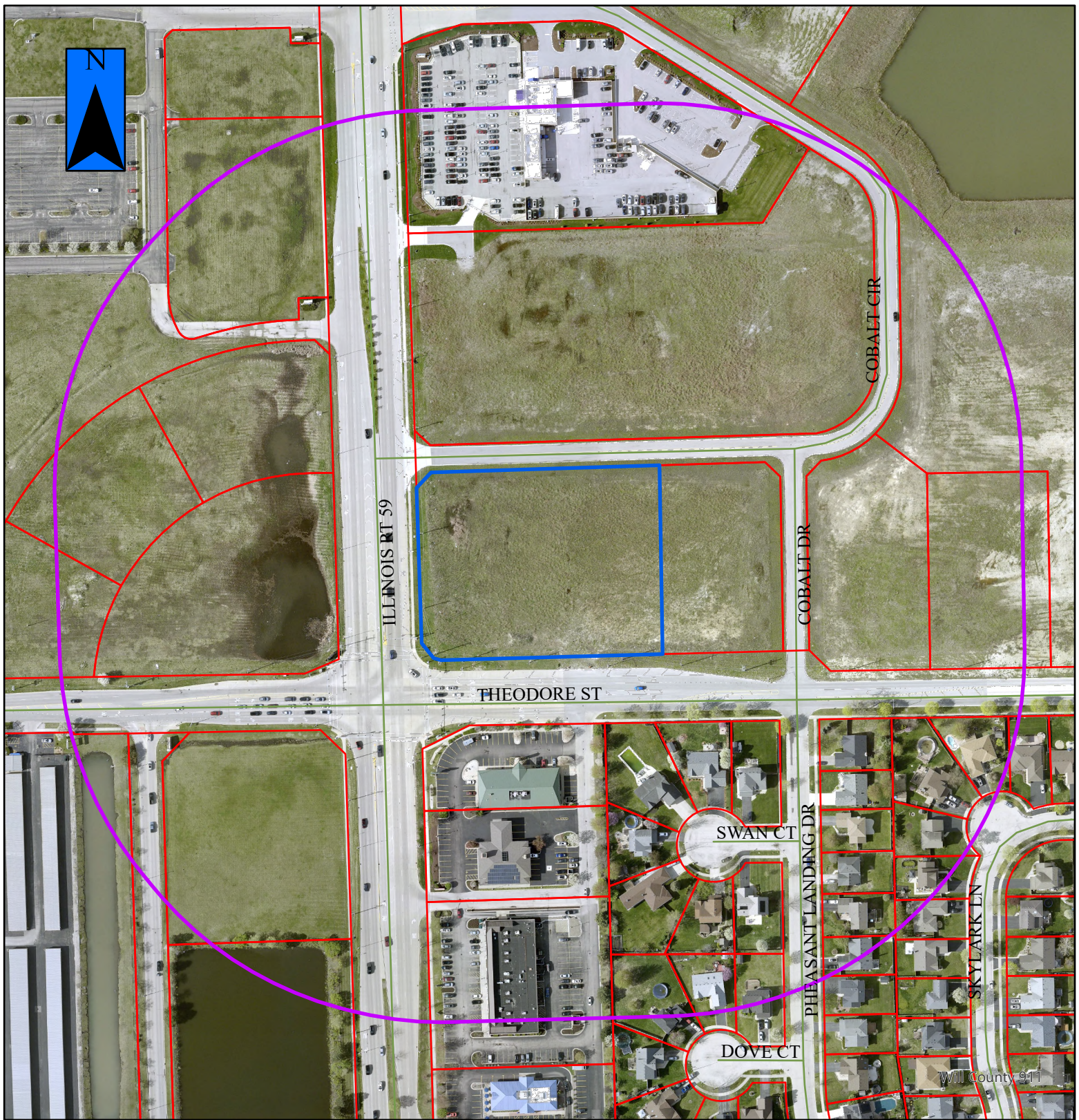
1. That building elevations that meet the City's Non-Residential Design Standards shall be submitted as part of the building permit plan set;
2. That the automobile service station canopy poles shall be wrapped in masonry materials that match the masonry materials used for the main structure;
3. That a landscape plan that meets City Ordinance shall be submitted as part of the building permit plan set and landscaping per the approved plan shall be installed prior to the issuance of a Certificate of Occupancy;
4. That the Special Use granted herein, per Section 47-5.2(E) Special Uses, shall terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period; and
5. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.

Figure 3: Intersection of Cobalt Circle with Route 59, view southeast from Route 59 (June 2026)



Figure 4: View west down Theodore Street near the east side of the subject site (right) (2026)

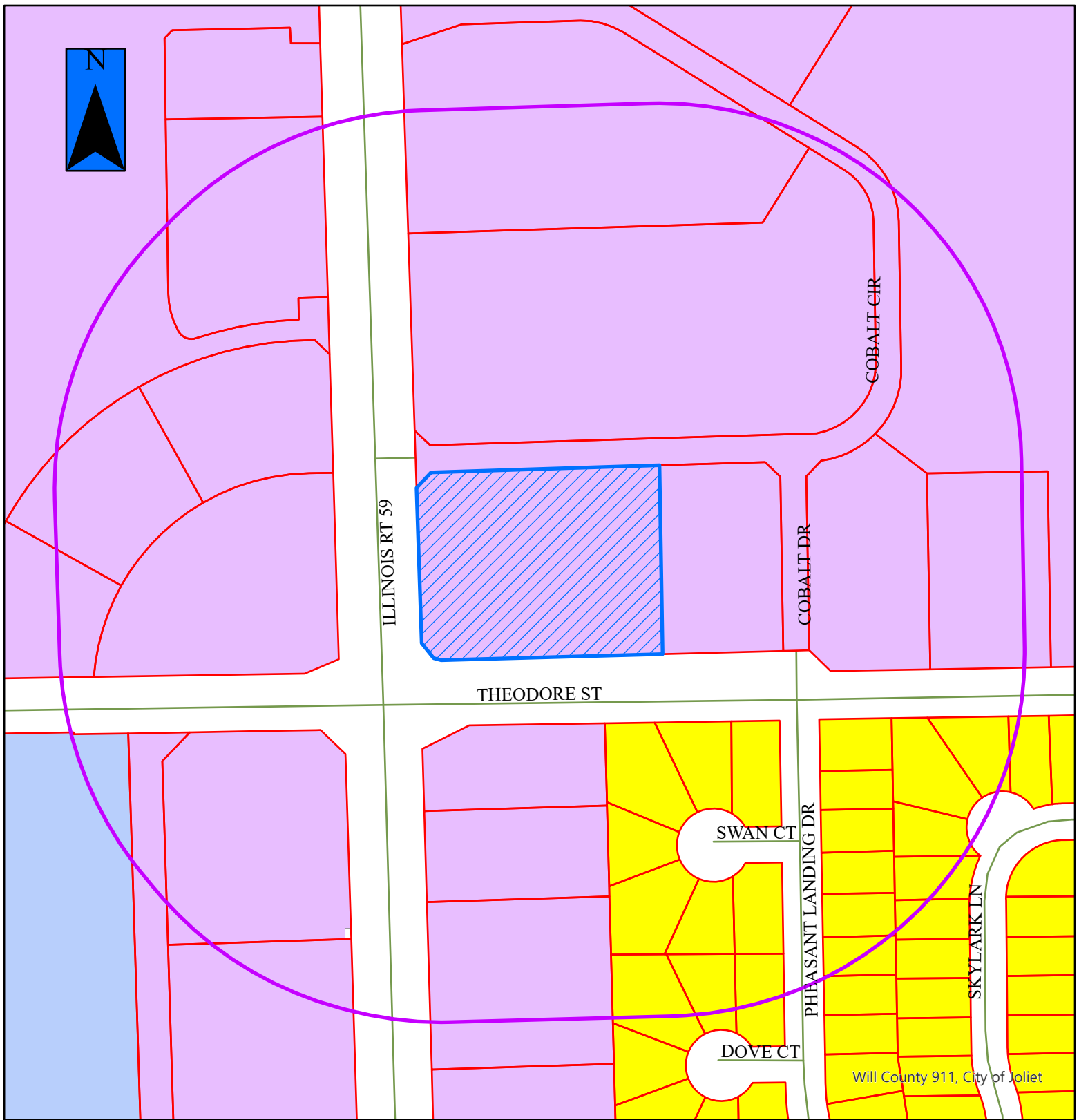




2026-34a



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



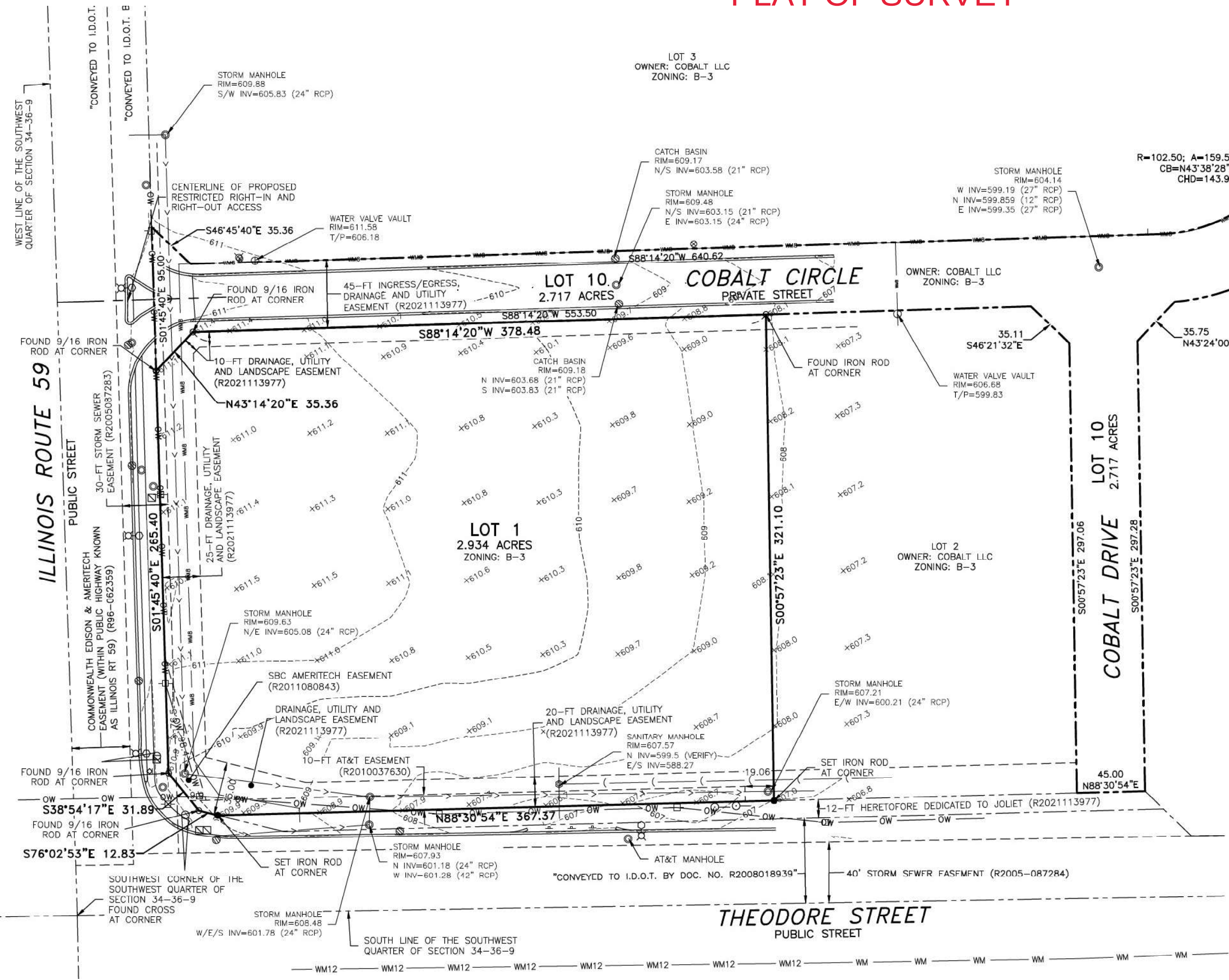
2026-34



 = Property in Question
 = 600' Public Notification Boundary

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

PLAT OF SURVEY



- UTILITY HAND HOLE
- UTILITY DOUBLE HAND HOLE
- UTILITY HEAVY DUTY HAND HOLE
- UTILITY JUNCTION BOX
- UTILITY SPLICE BOX - GENERAL
- UTILITY SPLICE BOX - TELEPHONE
- STORM SEWER CATCH BASIN
- STORM SEWER FLARED END SECTION (FES)
- STORM SEWER MANHOLE
- STORM SEWER INLET
- SANITARY SEWER MANHOLE
- WATER - POST INDICATOR VALVE (PIV)
- WATER - FIRE HYDRANT
- WATER - VALVE BUFFALO BOX
- WATER - VALVE BOX
- WATER - VALVE VAULT
- GAS VALVE BOX
- LIGHT POLE W/ARM

LINE LEGEND

- PRIMARY SURVEYED PARCEL
- ADDITIONALLY INSURED PARCEL (LOT)
- ADDITIONALLY INSURED PARCEL (EASEMENT)
- SECTION LINE
- OFF-SITE PARCEL LINE
- EASEMENT LINE
- ZONING ORDINANCE LIMITS
- OVERHEAD UTILITY LINE(S)
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELECOM LINE
- UNDERGROUND FIBER OPTIC LINE
- WATERMAIN
- UNDERGROUND PIPELINE
- UNDERGROUND GAS LINE
- SANITARY SEWER
- STORM SEWER
- FENCE LINE
- GUARDRAIL

STATE OF ILLINOIS) SS
COUNTY OF WILL)

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COBALT LLC
S&P FIRST, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 11, 13, 14, 17 AND 21 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 3, 2025.

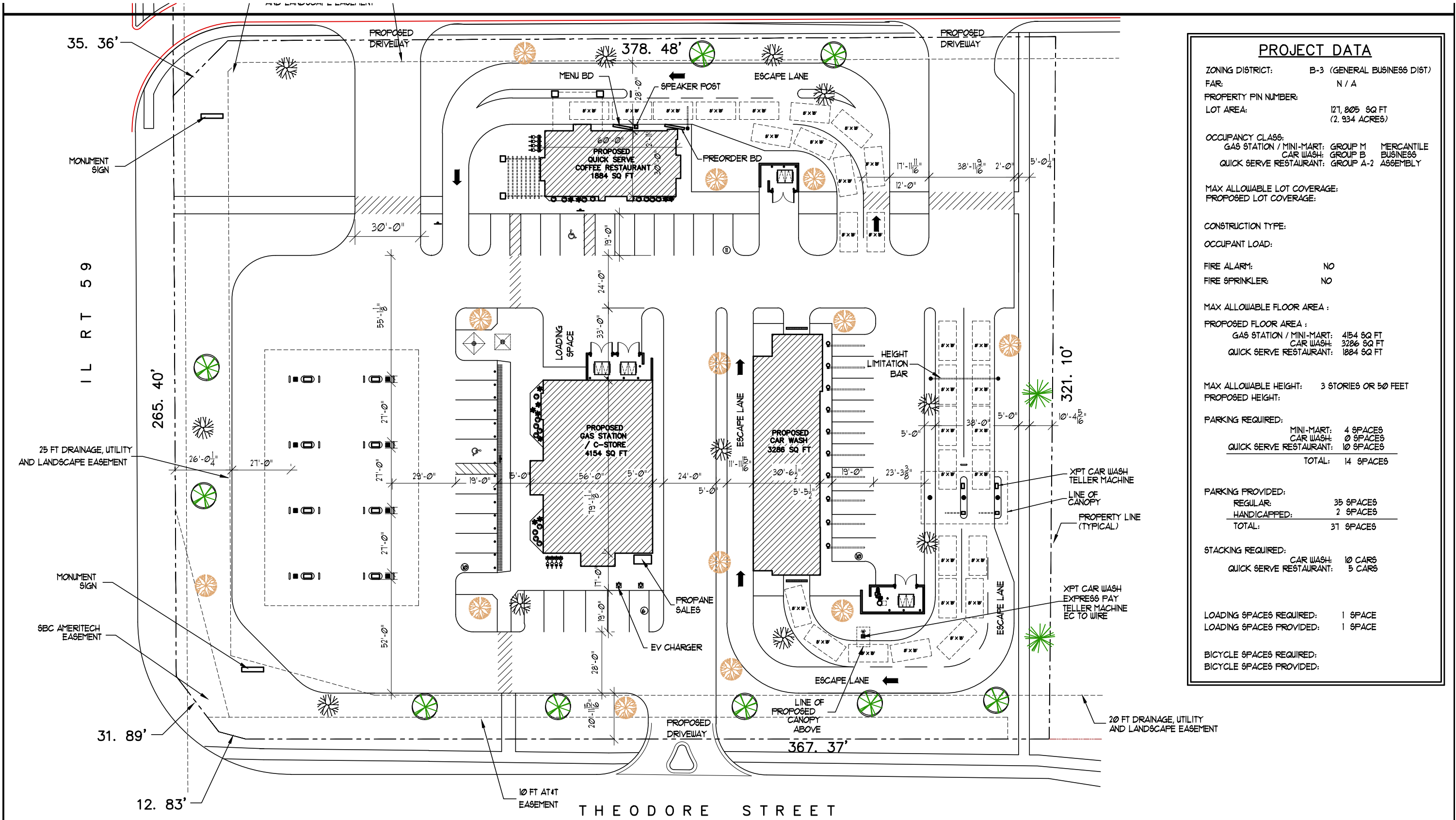
September 15, 2025

DATE



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
EXPIRATION DATE: 11/30/2026
cpapesh@geotechincorp.com

PROPOSED SITE PLAN



PROJECT DATA	
ZONING DISTRICT:	B-3 (GENERAL BUSINESS DIST)
FAR:	N / A
PROPERTY PIN NUMBER:	
LOT AREA:	121,805 SQ FT (2.934 ACRES)
OCCUPANCY CLASS:	
GAS STATION / MINI-MART:	GROUP M
CAR WASH:	GROUP B
QUICK SERVE RESTAURANT:	GROUP A-2
	MERCANTILE BUSINESS ASSEMBLY
MAX ALLOWABLE LOT COVERAGE:	
PROPOSED LOT COVERAGE:	
CONSTRUCTION TYPE:	
OCCUPANT LOAD:	
FIRE ALARM:	NO
FIRE SPRINKLER:	NO
MAX ALLOWABLE FLOOR AREA :	
PROPOSED FLOOR AREA :	
GAS STATION / MINI-MART:	4154 SQ FT
CAR WASH:	3286 SQ FT
QUICK SERVE RESTAURANT:	1884 SQ FT
MAX ALLOWABLE HEIGHT:	3 STORIES OR 50 FEET
PROPOSED HEIGHT:	
PARKING REQUIRED:	
MINI-MART:	4 SPACES
CAR WASH:	0 SPACES
QUICK SERVE RESTAURANT:	10 SPACES
TOTAL:	14 SPACES
PARKING PROVIDED:	
REGULAR:	35 SPACES
HANDICAPPED:	2 SPACES
TOTAL:	37 SPACES
STACKING REQUIRED:	
CAR WASH:	10 CARS
QUICK SERVE RESTAURANT:	5 CARS
LOADING SPACES REQUIRED:	1 SPACE
LOADING SPACES PROVIDED:	1 SPACE
BICYCLE SPACES REQUIRED:	
BICYCLE SPACES PROVIDED:	

SITE PLAN "J"
SCALE: 1" = 40'-0"





PROYEKT STUDIO, LLC
ARCHITECTURE, ENGINEERING



2810 RFD
Long Grove, IL. 60047
773-796-5992, GZIOMEK@SBCGLOBAL.NET

PROPOSED
COMMERCIAL DEVELOPMENT

NE CORNER OF RT 59 & THEODORE
JOLIET IL. 60586

REVISIONS			DATE
NO.	DATE	DESCRIPTION	
			8/6/26
			JOB # 2512Z
			SHEET Δ-1
			OF 9 SHEETS



 PROYEKT STUDIO, LLC
ARCHITECTURE, ENGINEERING
2810 RFD
LONG GROVE, IL. 60047
773-796-5992

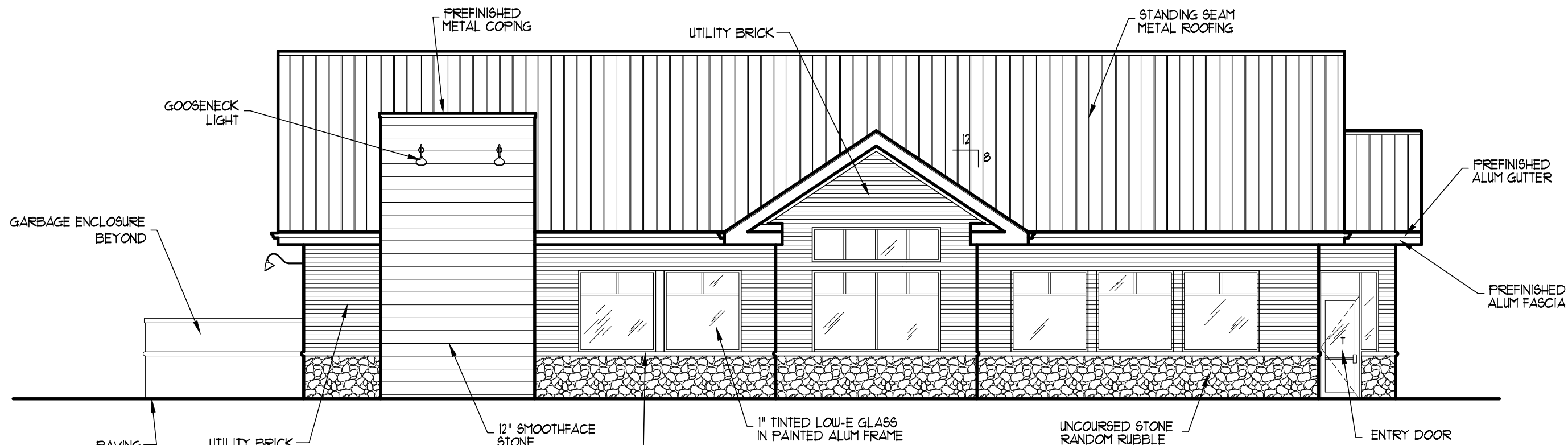


 PROYEKT STUDIO, LLC
ARCHITECTURE, ENGINEERING
2810 RFD
LONG GROVE, IL. 60047
773-796-5992



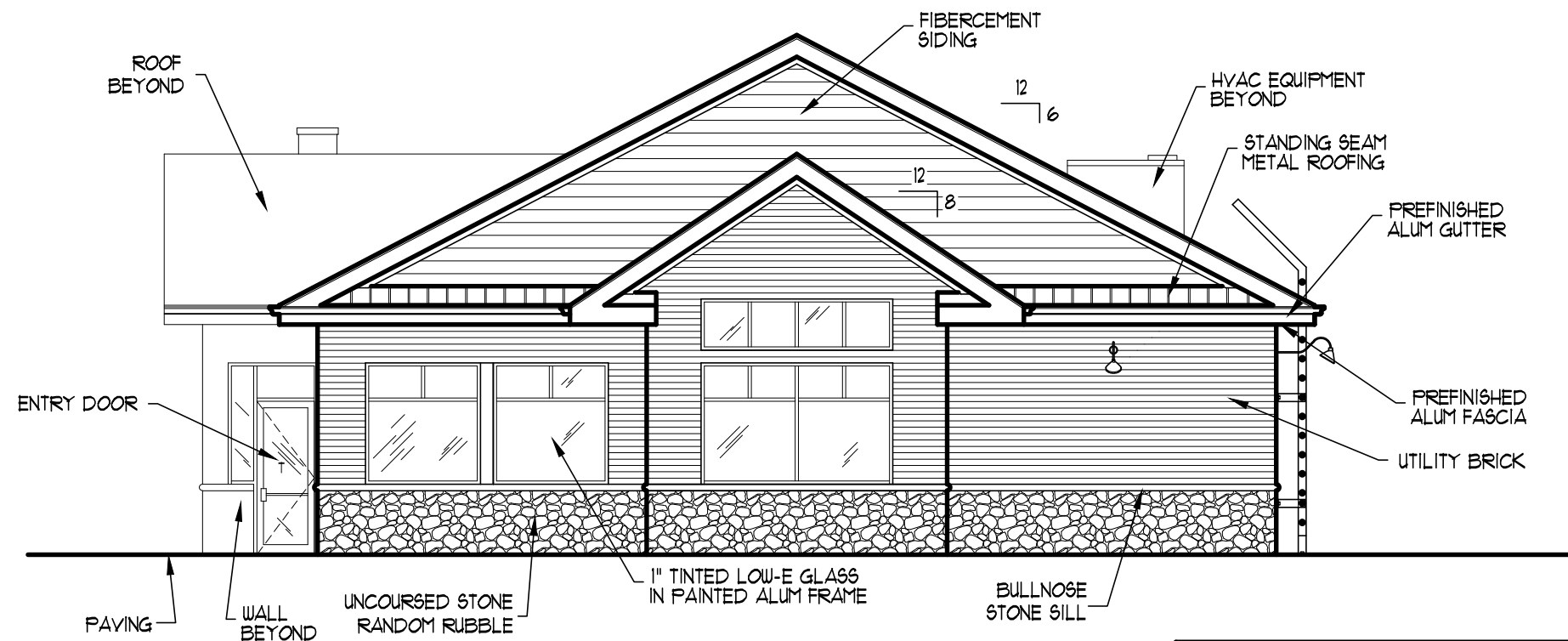
PROYEKT STUDIO, LLC
ARCHITECTURE, ENGINEERING

2810 RFD
LONG GROVE, IL. 60047
773-796-5992



GAS STATION WEST ELEVATION

SCALE: 1/8" = 1'-0"



GAS STATION SOUTH ELEVATION

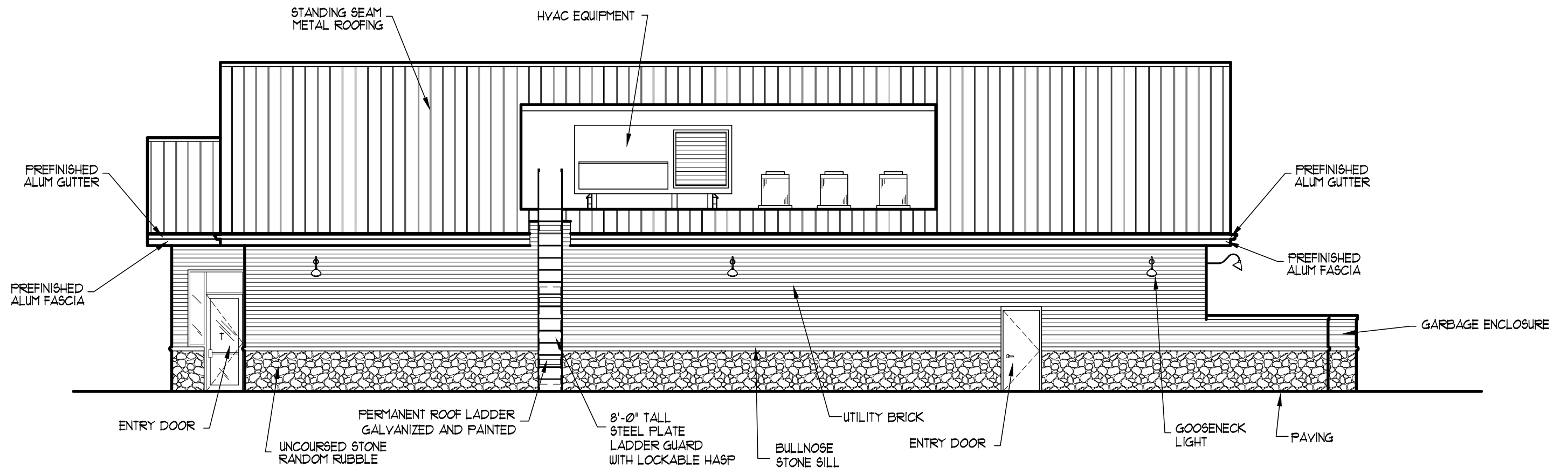
SCALE: 1/8" = 1'-0"

PROYEKT STUDIO, LLC
 ARCHITECTURE, ENGINEERING
 2810 RFD
 Long Grove, IL. 60047
 773-796-5992, GZIOMEK@SBCGLOBAL.NET

**PROPOSED
 COMMERCIAL DEVELOPMENT**
 NE CORNER OF RT 59 & THEODORE
 JOLIET IL. 60586

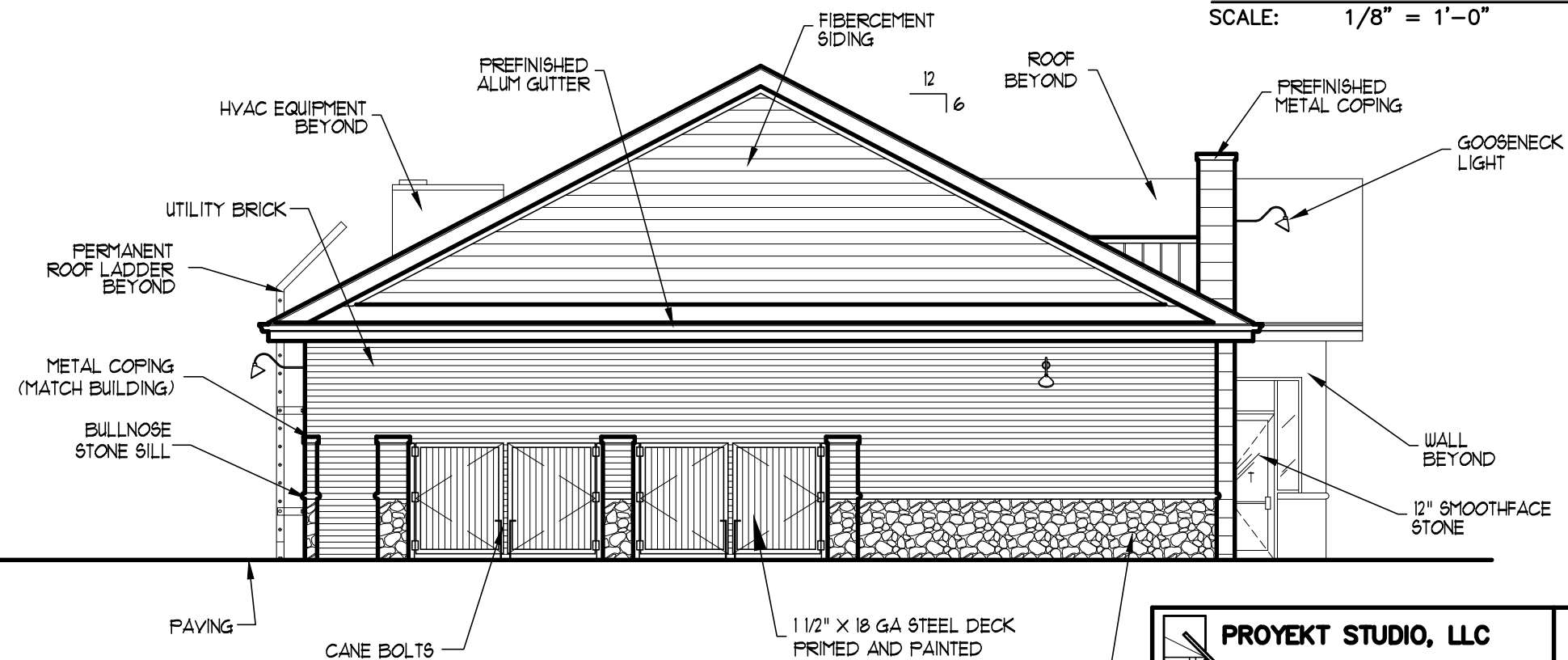
REVISIONS			DATE
NO.	DATE	DESCRIPTION	

DATE **8/6/26**
 JOB # **2512Z**
 SHEET **A-5**
 OF **9** SHEETS



GAS STATION EAST ELEVATION

SCALE: 1/8" = 1'-0"



GAS STATION NORTH ELEVATION

SCALE: 1/8" = 1'-0"



PROYEKT STUDIO, LLC
ARCHITECTURE, ENGINEERING

2810 RFD
Long Grove, IL. 60047
773-796-5992, GZIOMEK@SBCGLOBAL.NET

**PROPOSED
COMMERCIAL DEVELOPMENT**

NE CORNER OF RT 59 & THEODORE
JOLIET IL. 60586

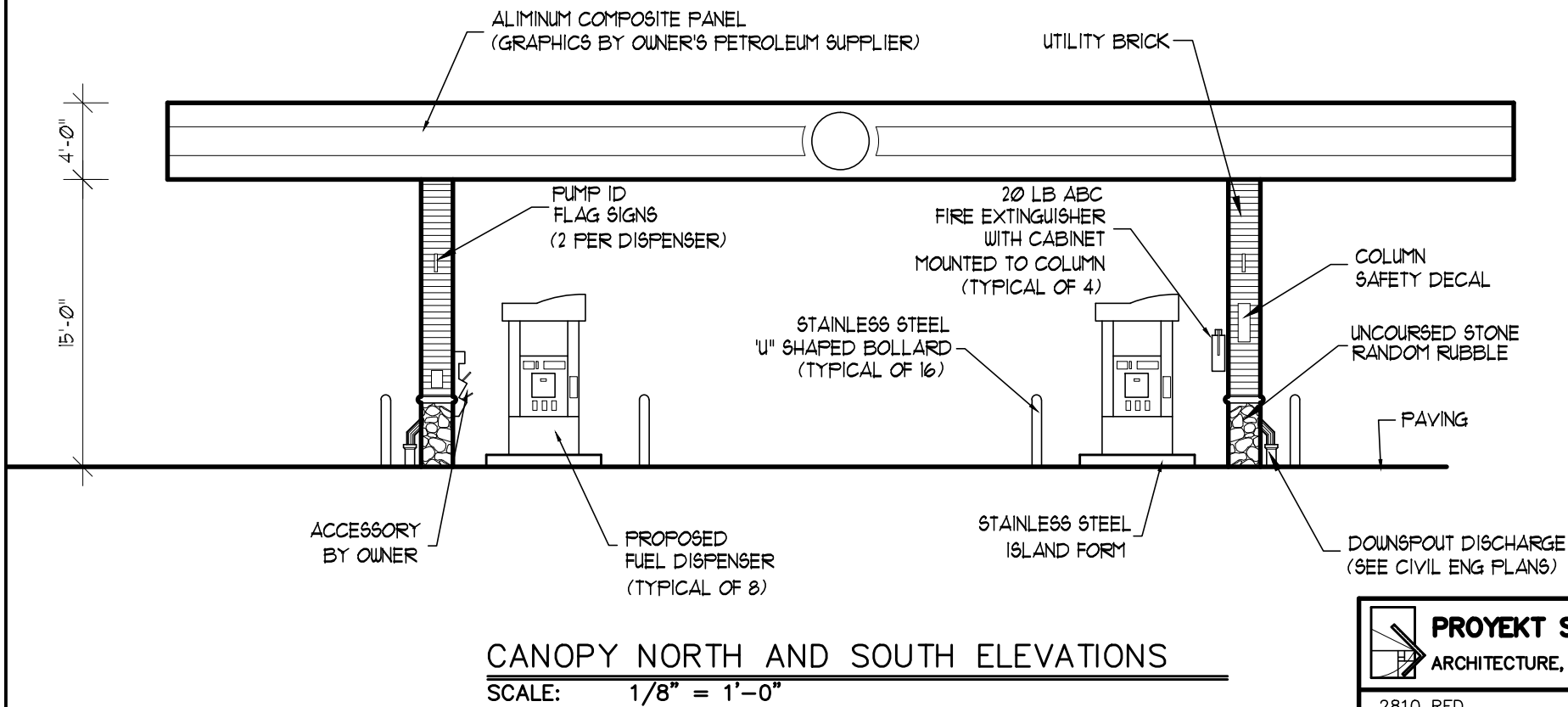
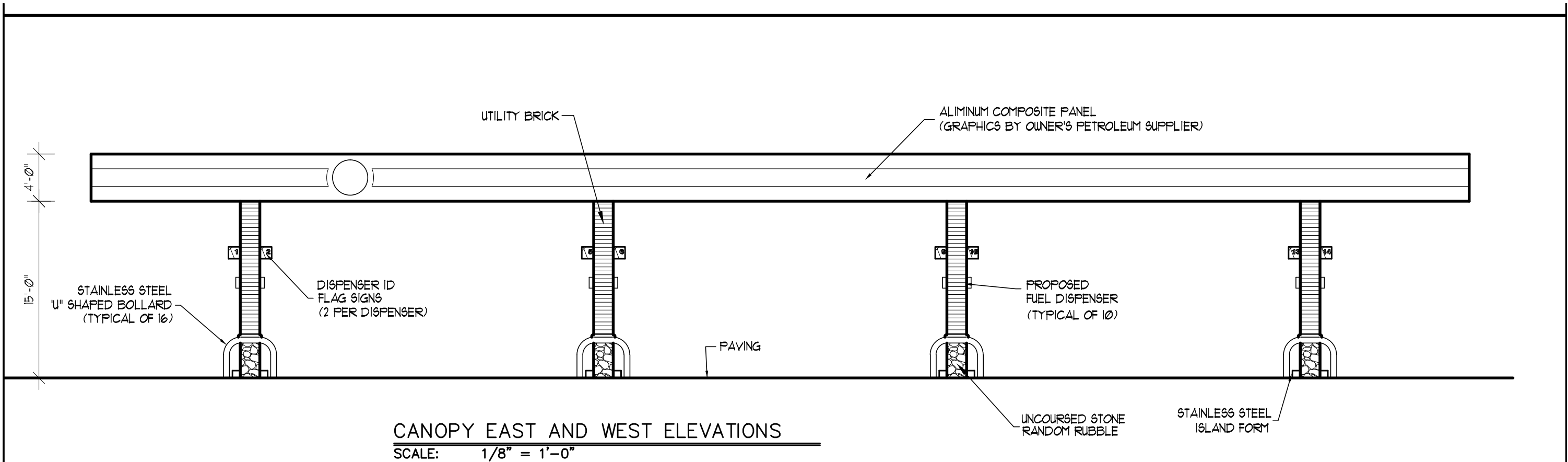
REVISIONS			DATE
NO.	DATE	DESCRIPTION	

DATE **8/6/26**

JOB # **2512Z**

SHEET **A-6**

OF 9 SHEETS



PROYEKT STUDIO, LLC
ARCHITECTURE, ENGINEERING

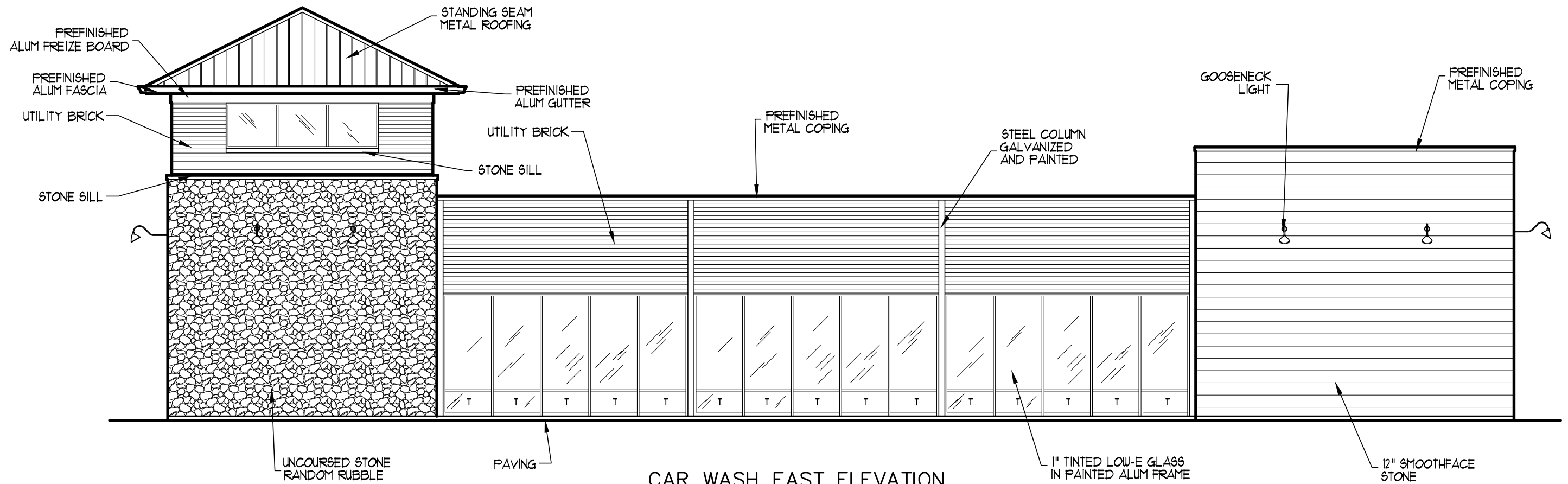
2810 RFD
Long Grove, IL. 60047
773-796-5992, GZIOMEK@SBCGLOBAL.NET

**PROPOSED
COMMERCIAL DEVELOPMENT**

NE CORNER OF RT 59 & THEODORE
JOLIET IL. 60586

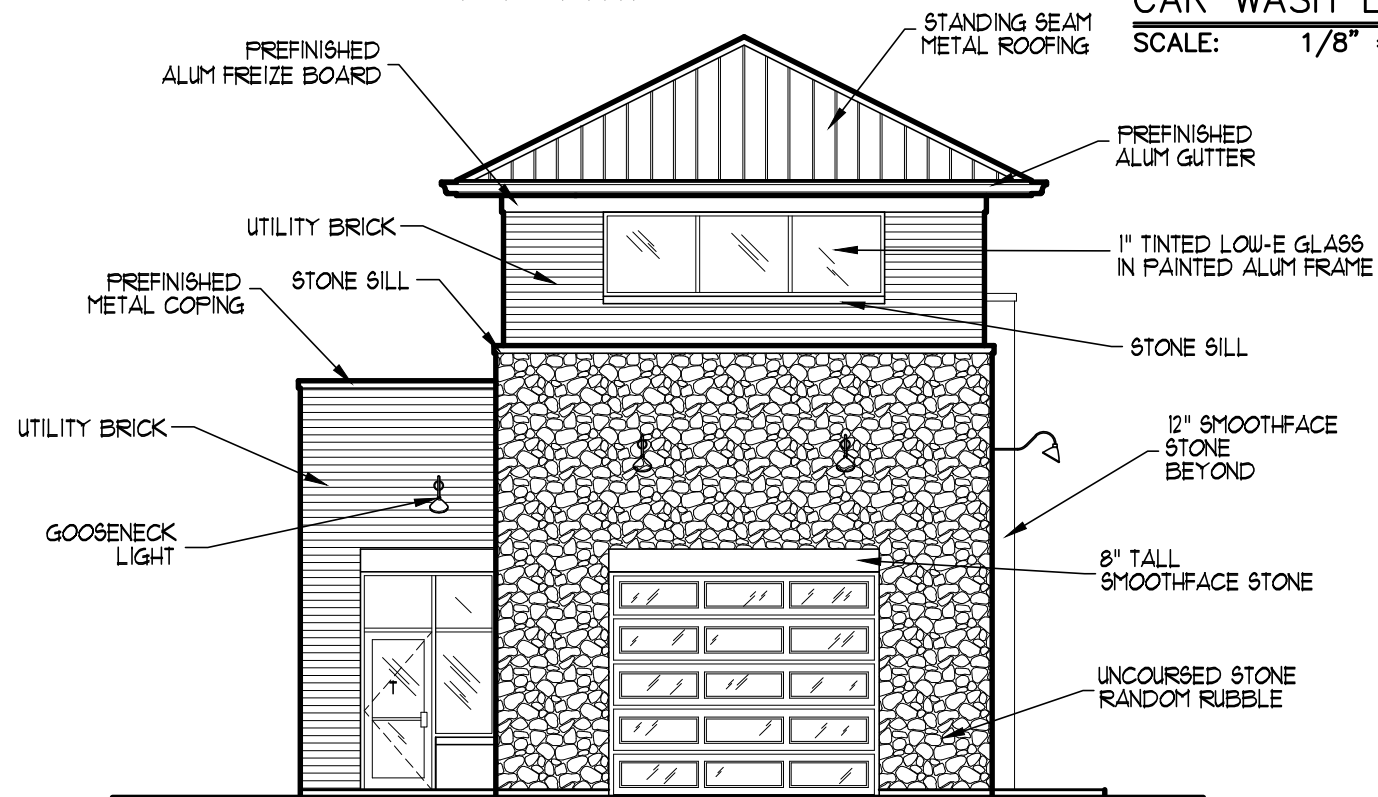
REVISIONS		
NO.	DATE	DESCRIPTION

DATE	8/6/26
JOB #	2512Z
SHEET	A-9
OF	9 SHEETS



CAR WASH EAST ELEVATION

SCALE: 1/8" = 1'-0"



CAR WASH SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PROYEKT STUDIO, LLC
ARCHITECTURE, ENGINEERING

2810 RFD
Long Grove, IL. 60047
773-796-5992, GZIOMEK@SBCGLOBAL.NET

**PROPOSED
COMMERCIAL DEVELOPMENT**

NE CORNER OF RT 59 & THEODORE
JOLIET IL. 60586

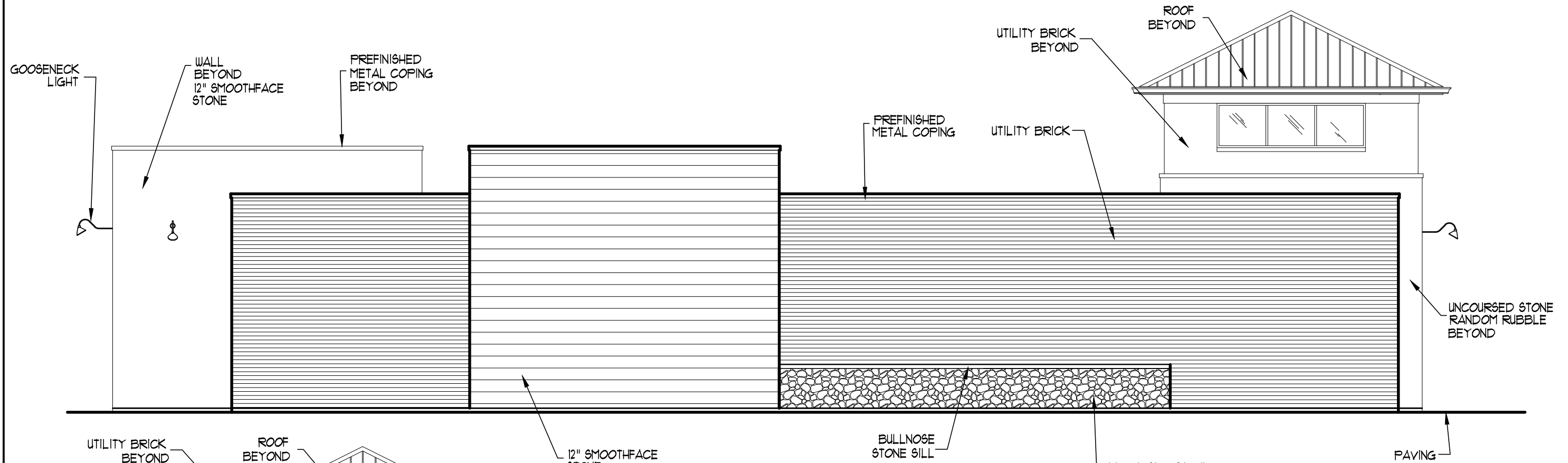
REVISIONS			DATE
NO.	DATE	DESCRIPTION	

DATE **8/6/26**

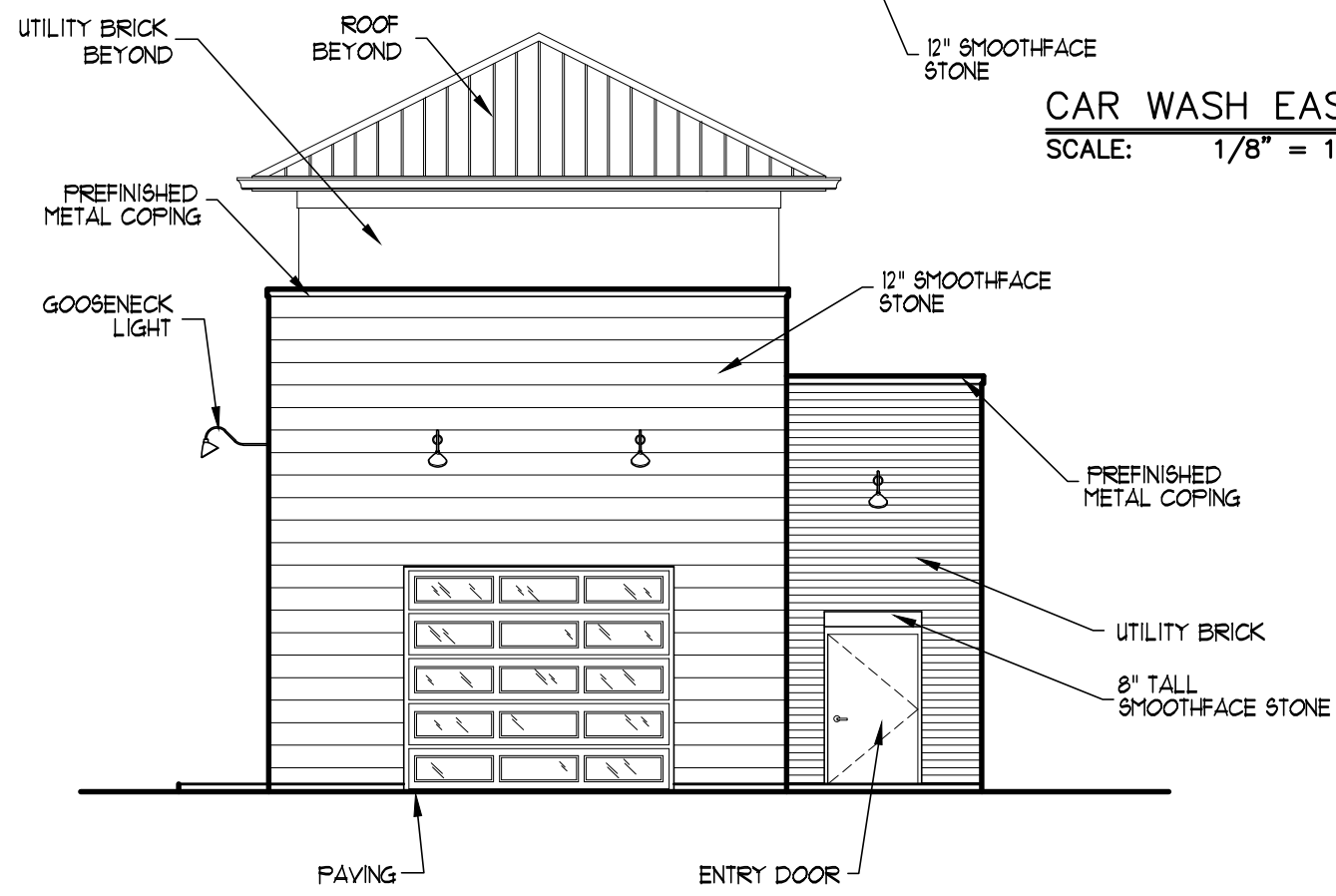
JOB # **2512Z**

SHEET **Δ-7**

OF **9** SHEETS

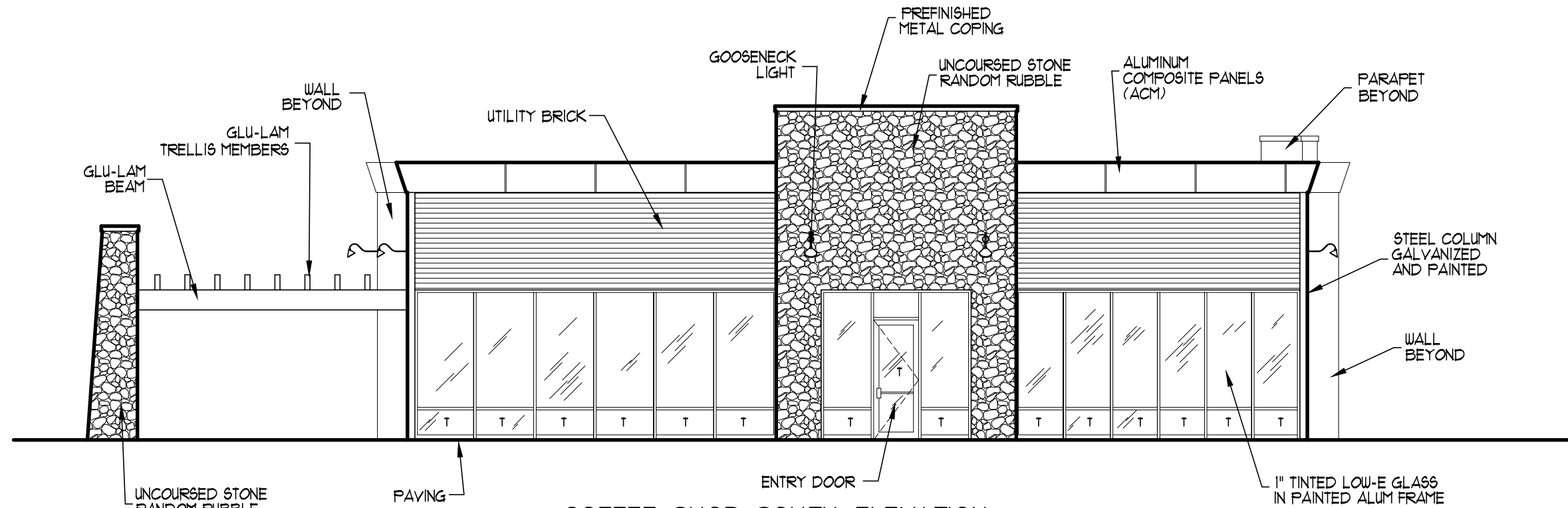


CAR WASH EAST ELEVATION
 SCALE: 1/8" = 1'-0"



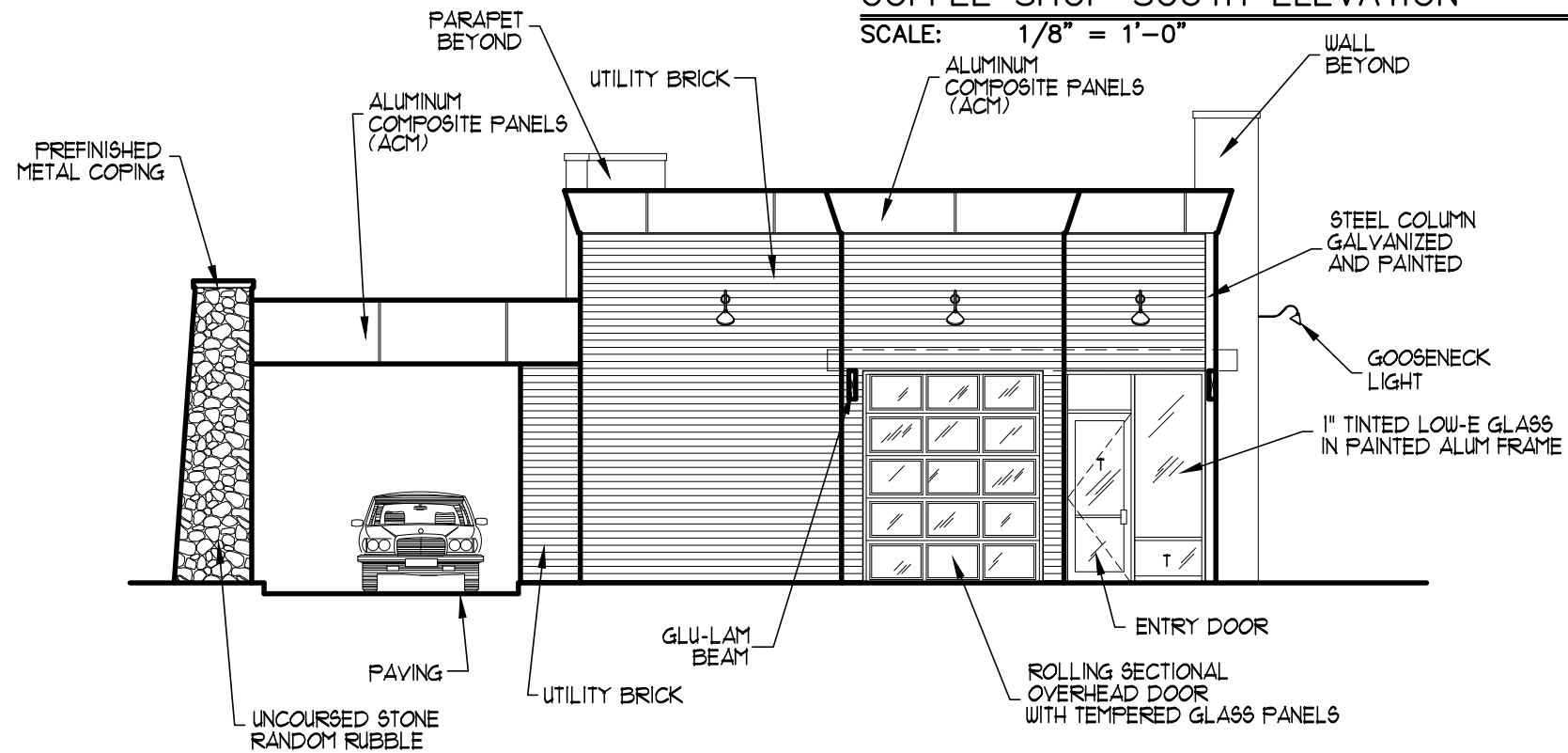
CAR WASH NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

 PROYEKT STUDIO, LLC ARCHITECTURE, ENGINEERING			REVISIONS NO. DATE DESCRIPTION		DATE 8/6/26
					JOB # 2512Z
2810 RFD Long Grove, IL. 60047 773-796-5992, GZIOMEK@SBCGLOBAL.NET			PROPOSED COMMERCIAL DEVELOPMENT NE CORNER OF RT 59 & THEODORE JOLIET IL. 60586		SHEET Δ-8
					OF 8 SHEETS



COFFEE SHOP SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



COFFEE SHOP WEST ELEVATION

SCALE: 1/8" = 1'-0"



PROYEKT STUDIO, LLC
ARCHITECTURE, ENGINEERING

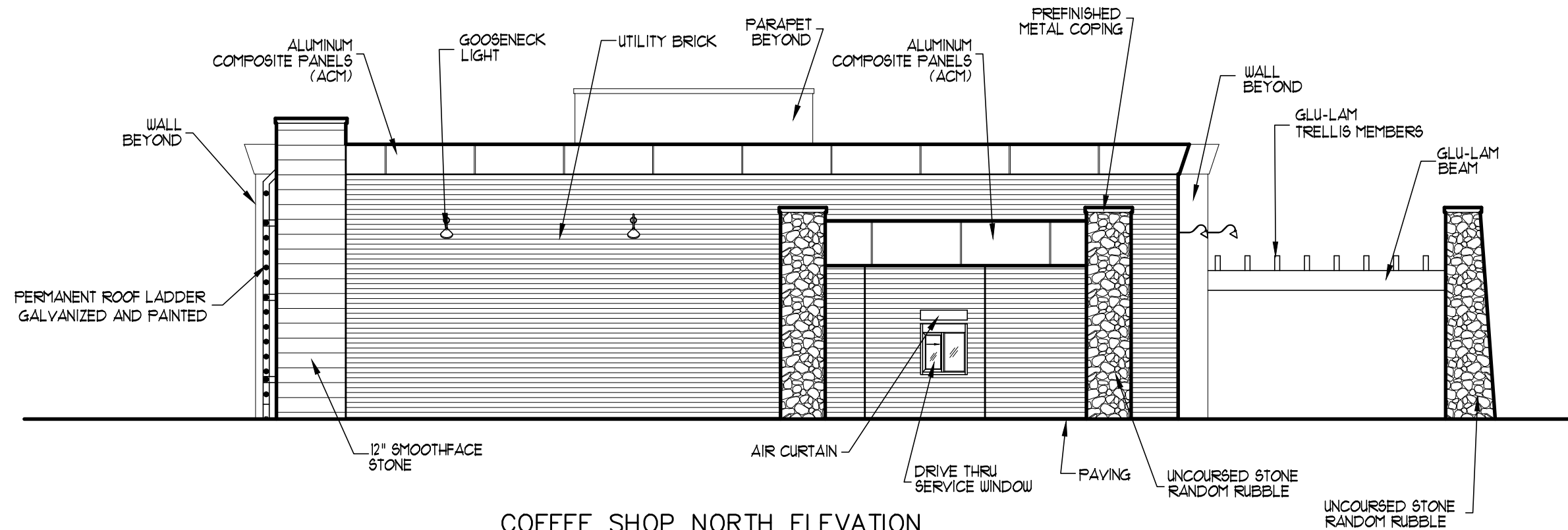
2810 RFD
Long Grove, IL. 60047
773-796-5992, GZIOMEK@SBCGLOBAL.NET

**PROPOSED
COMMERCIAL DEVELOPMENT**

NE CORNER OF RT 59 & THEODORE
JOLIET IL. 60586

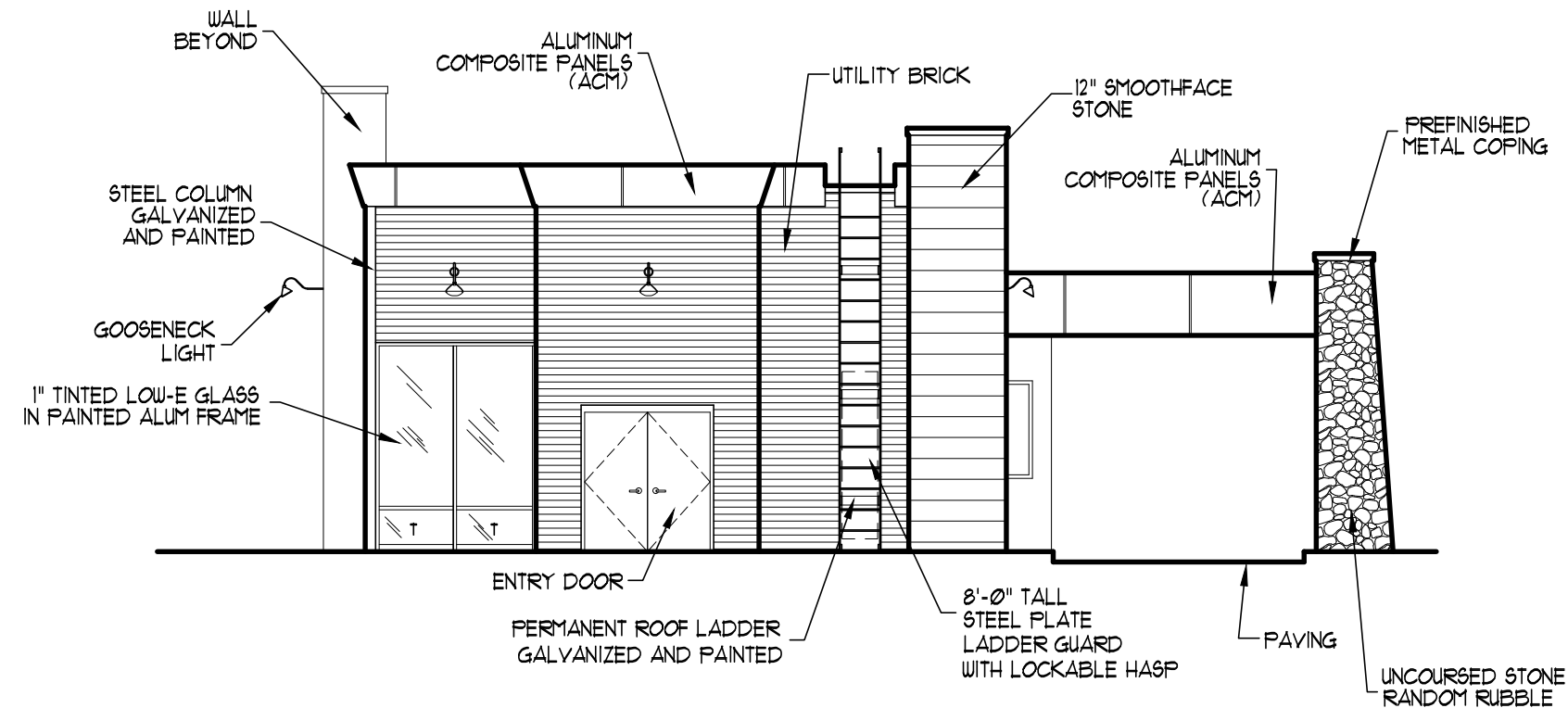
REVISIONS		
NO.	DATE	DESCRIPTION

DATE	8/6/26
JOB #	2512Z
SHEET	A-3
OF	9 SHEETS



COFFEE SHOP NORTH ELEVATION

SCALE: 1/8" = 1'-0"



COFFEE SHOP EAST ELEVATION

SCALE: 1/8" = 1'-0"



PROYEKT STUDIO, LLC
ARCHITECTURE, ENGINEERING

2810 RFD
Long Grove, IL. 60047
773-796-5992, GZIOMEK@SBCGLOBAL.NET

**PROPOSED
COMMERCIAL DEVELOPMENT**

NE CORNER OF RT 59 & THEODORE
JOLIET IL. 60586

REVISIONS			DATE
NO.	DATE	DESCRIPTION	

DATE **8/6/26**

JOB # **2512Z**

SHEET **Δ - 4**

OF 9 SHEETS

ZONING BOARD OF APPEALS

CRITERIA FOR SPECIAL USES

Section 47-5.2 (C) of the Zoning Ordinance states:

A special use permit shall not be granted unless the applicant establishes by clear and convincing evidence:

	Does the evidence presented sustain this criteria?	Comments
(1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and		
(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and		
(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and		
(4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and		
(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and		
(6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and		
(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-10090

Agenda Date: 8/20/2026

STAFF REPORT

DATE: August 13, 2026
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2026-35 and 2026-36
Applicant: Abraham Garcia
Status of Applicant: Property owner
Location: 540 Bluff Street (Council District #4)
Request: 2026-35: Variation of Use to allow conversion of a single-unit residence into a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district
2026-36: Variation to reduce the front yard setback to allow a second story addition

Purpose

The applicant is requesting a Variation of Use to allow the conversion of a single-unit residence into a two-unit residence, an R-3 (one- and two-family residential) use, within the R-2 (single-family residential) zoning district at 540 Bluff Street. The Variation of Use request must be considered by the City Council following the recommendation of the Zoning Board of Appeals.

The applicant is also requesting a Variation to reduce the required front yard setback from 30 feet to 12.9 feet to allow a second story addition on the existing structure. The Zoning Board of Appeals makes the final decision on this Variation request.

Site Specific Information

The subject site is an 80-foot by 100-foot double lot (8,000 square feet) that contains a one-story single-unit residence built around 1906. There is an existing asphalt driveway along the south side of the house. The property is zoned R-2 (single-family residential).

The property was reclassified from the R-4 (multi-family residential) zoning district to the R-2 (single-family residential) zoning district in 1995 as part of a neighborhood-wide rezoning process. At that time, the property was identified as a single-family use. Based on historic Joliet Street Directory information, the property appears to have been a single-family residence since its construction.

The house has an existing nonconforming front yard setback: the setback to the porch is around 8.3 feet and the setback to the front wall of the house is around 12.9 feet. The

required front yard setback in the R-2 district is 30 feet. Section 47-17.22(3) *Non-conforming Structures* of the Zoning Ordinance allows pre-existing nonconformities to remain as long as the structures are not enlarged or altered in a way that increases their nonconformity. The addition of a full second story, with the same 12.9-foot front yard setback as the existing structure, increases the nonconformity and requires approval of a Variation.

The petitioner previously submitted the same Variation and Variation of Use requests for 540 Bluff Street, which were heard at the April 16, 2026 Zoning Board of Appeals meeting. The Zoning Board of Appeals denied the Variation request and recommended denial of the Variation of Use request. The Variation of Use request did not move forward for Council review because the proposed floor plans and elevations were not valid without the approval of the setback Variation for the second story.

Surrounding Zoning, Land Use and Character

The property is located in the Bicentennial Bluffs neighborhood on the east side of Bluff Street, south of Lime Street. The area contains a mix of single-unit, two-unit, and multi-unit residential uses. The zoning and land use for the adjacent properties are as follows:

- North: R-2 (single-family residential), residence
- South: R-2 (single-family residential), residence and auto repair business
- East: Des Plaines River
- West: R-2 (single-family residential), residences

Applicable Regulations

- Section 47-7 R-3 (One- and Two-Family Residential) District
- Section 47-6 R-2 (Single-Family Residential) District
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)
- 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, Abraham Garcia, is requesting a Variation of Use to allow a two-unit residence in the R-2 (single-family residential) zoning district and a Variation to reduce the front yard setback to allow a full second story on an existing structure. The house was previously a single-unit one-story structure with around 1000 square feet of first floor living area. The petitioner purchased the property in December 2025 and began construction without permits to convert the structure into a two-story, two-unit residence. When City

staff alerted the owner to apply for building permits, staff also informed the owner that a two-unit was a prohibited use in the R-2 zoning district and that approvals of a Variation of Use and Variation would also be needed. The owner ceased work on the structure and applied for these petitions in March of 2026.

The initial Variation and Variation of Use petitions were heard at the April 16, 2026 Zoning Board of Appeals meeting. After the Variation was denied at that meeting, the petitioner worked with their architect to revise the proposed elevations for a second submittal. The revised elevations include two dormers on the north side of the gable roof and an updated porch railing. There are no other changes to the elevations or floor plans since the first petition. The proposed two-story structure would have a gable roof with a 4:12 pitch. The existing front porch and enclosed side porch would remain. The proposed floor plans show that each floor would contain one dwelling unit with three bedrooms and approximately 1,012 square feet of living area. The units would have separate entrances and no interior connections. The structure prior to the recent construction is shown in Figure 1; the current structure is shown in Figures 2 and 3. The proposed elevations and floor plans are included in the staff report packet.

The required number of off-street parking spaces for a two-unit residence is three spaces. The site plan shows that these will be provided on the existing paved driveway along the south side of the house. As a condition of approval, the parkway along the frontage of the north side of the lot would need to be returned to grass and not used for parking. The property meets the required lot area per family of 3,500 square feet, which is the area required per unit for two-unit dwellings in the R-3 (one- and two-family residential) district.

The construction of a full second story requires approval of a Variation because the front wall of the second story has the same nonconforming front yard setback of 12.9 feet as the existing structure. The Variation for the second story addition is required even if the structure remains as a single-unit residence. The petitioner will be required to pull all necessary building permits and receive approval of their building plans prior to re-starting construction work on the site.

The petitioner states that they plan to live in one of the units and rent out the other unit. If the Variation of Use is approved, the property will need to be enrolled in and comply with the City's Rental Inspection Program.

Recommended Action

Staff does not find that the Variation of Use request meets the criteria for hardship or practical difficulties. However, staff does find that the proposed two-unit use would not be out of character with other uses in the area. The neighborhood has a mix of single- and multi-unit properties. The property in question can accommodate the required number of off-street parking spaces for two units.

Staff finds that the setback Variation request meets the following criteria: there is a physical hardship due to the house's existing location on the lot. The house was built prior to the adoption of the Zoning Ordinance bulk requirements and has an existing nonconforming front yard setback. The petitioner would not be able to add a second story in an architecturally sensitive manner and meet the current front yard setback requirement of 30 feet. Staff does not find the addition of a full second story to be out of character with the area, as there are other two-story structures in the neighborhood. However, staff believes the proposed roof pitch and style as well as the massing of the addition to be out of character with other houses along the street and surrounding streets. Staff recommends that the roof pitch be increased to at least a 7:12 pitch and that the dormers be eliminated for the proposed structure to be more contextually appropriate.

Staff recommends considering the Variation and Variation of Use requests separately and voting on these requests as separate items. Approval of the Variation would allow a full second story on what was previously a one-story structure. Approval of the Variation of Use would allow one additional dwelling unit within the neighborhood.

Conditions

2026-35: If the Zoning Board desires to approve the Variation of Use to allow conversion of a single-unit residence into a two-unit residence at 540 Bluff Street, staff recommends that the following conditions would be included:

1. That the property shall be enrolled in and comply with the City's Rental Inspection Program;
2. That a building permit shall be applied for and approved prior to any construction commencing;
3. That the area between the street edge and the front property line shall be seeded or sodded with turf grass prior to issuance of a Certificate of Occupancy;
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.

2026-36: If the Zoning Board desires to approve the Variation to reduce the front yard setback to allow a second story addition at 540 Bluff Street, staff recommends that the following conditions would be included:

1. That a building permit shall be applied for and approved prior to any construction commencing; and
2. That the area between the street edge and the front property line shall be seeded or sodded with turf grass prior to issuance of a Certificate of Occupancy.

Figure 1: One-story structure at 540 Bluff Street (April 2025)



Figure 2: Current structure at 540 Bluff Street (August 2026)

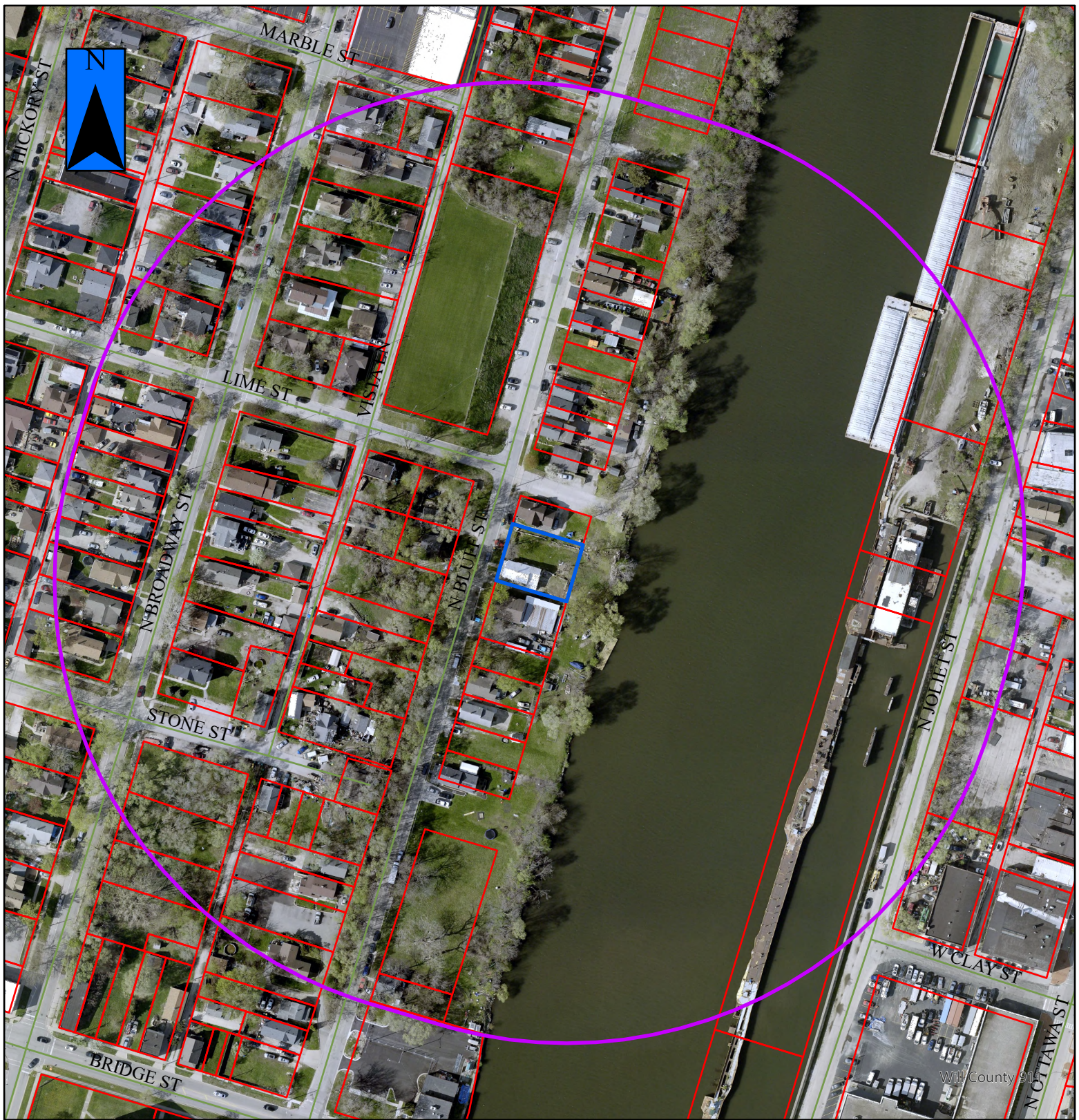


Figure 3: Current structure at 540 Bluff Street (April 2026)



Figure 4: Aerial view of the subject site (2025)

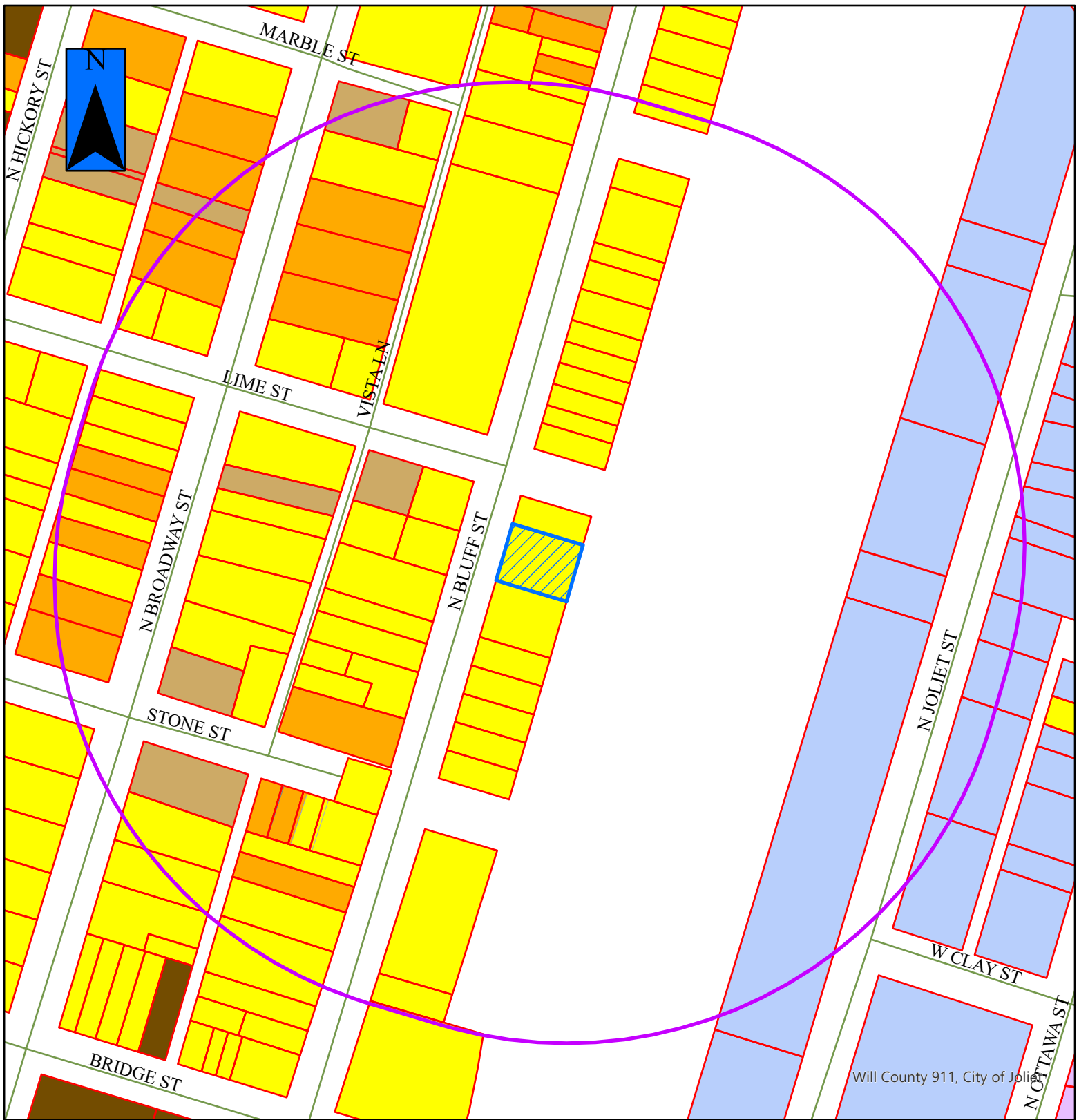




2026-35a & 2026-36a



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



2026-35 & 2026-36



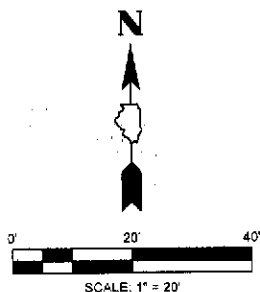
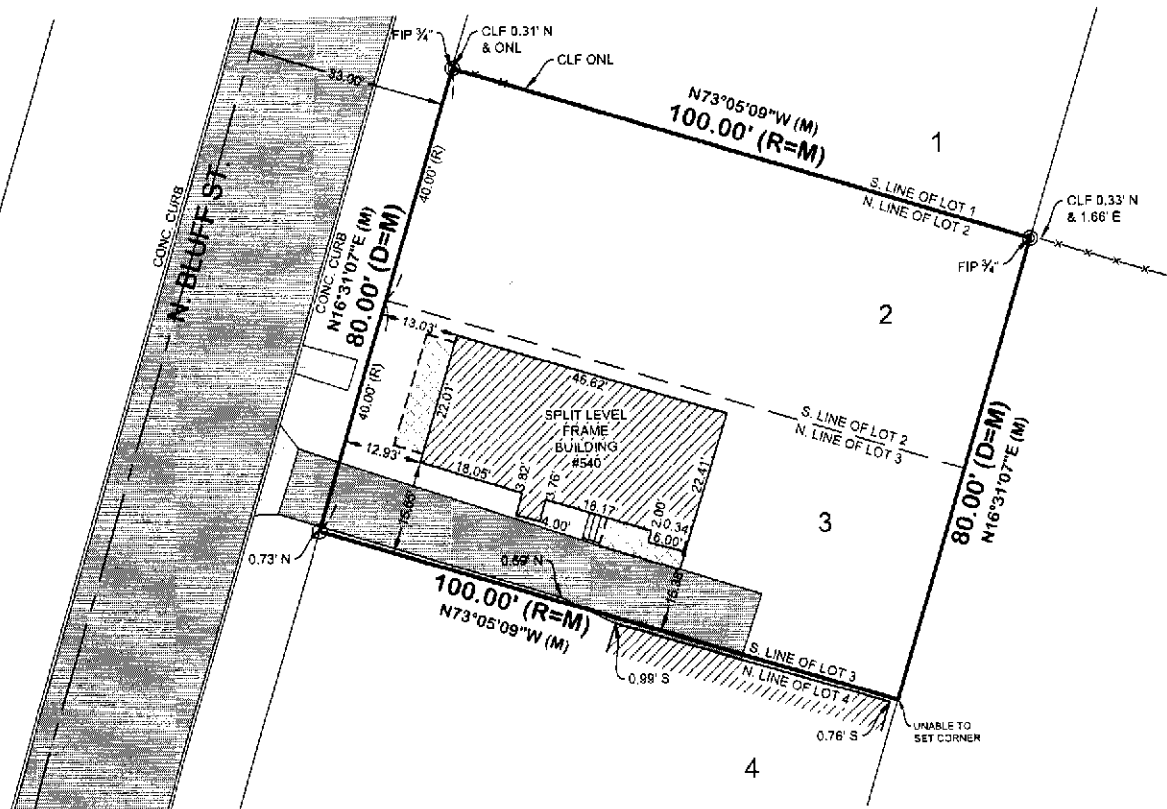
 = Property in Question
 = 600' Public Notification Boundary

Legend

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

PLAT OF SURVEY

OF
LOTS 2 AND 3, IN BLOCK 4, IN NORTH JOLIET, IN THE CITY OF JOLIET, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 9, IN TOWNSHIP 35 NORTH, AND RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



LEGEND

(M)	MEASURED DIMENSION	ONL	ON LINE	⊙	FOUND IRON PIPE 1/2" (FIP)		BUILDING
(R)	RECORD DIMENSION	POB	POINT OF BEGINNING	⊙	SET IRON PIPE 1/2" (SIP)		CONCRETE
(D)	DEED DIMENSION	POC	POINT OF COMMENCEMENT	⊙	FOUND IRON ROD 5/8" (FIR)		ASPHALT
CH	CHORD DIMENSION	OH	OVERHANG	⊙	SET IRON ROD 5/8" (SIR)		WOOD
BSL	BUILDING SETBACK LINE	TYP	TYPICAL	⊙	CUT CROSS		METAL
PC	POINT OF CURVATURE	CLF	CHAIN LINK FENCE	⊙	FOUND CROSS		BRICK
PT	POINT OF TANGENCY	WF	WOOD FENCE	⊙	CUT NOTCH		GRAVEL
PRC	POINT OF RETURN CURVE	MF	IRON/METAL FENCE	⊙	FOUND CROSS		STONE
L	ARC LENGTH DIMENSION	PF	PLASTIC/VINYL FENCE	⊙	FOUND MAG NAIL (FMAG)		WATER
R	ARC RADIUS DIMENSION	WRF	WIRE FENCE	⊙	SET MAG NAIL (SMAG)		OVERHANG
CH	ARC CHORD DIMENSION	GR	GUARD RAIL	⊙	RTW		ADDITION

SURVEY NOTES:

- FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE ETC.
- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE, BEFORE DAMAGE MAY OCCUR.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME.
- WE DO NOT CERTIFY UTILITIES, THEREFORE, CONTACT UTILITIES COMPANIES BEFORE BUILDING.
- BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
- DATE OF FIELD WORK IS DATE SHOWN IN CERTIFICATION.
- NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
- ANY COMMENTS, MODIFICATIONS, ALTERATIONS AND REVISIONS MUST BE BROUGHT TO OUR ATTENTION WITHIN 90 DAYS OF DATE OF COMPLETION OF THIS SURVEY.
- TREES AND UTILITIES ARE NOT SHOWN HEREON.
- CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
- TO ENSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE SEAL OF THE PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.
- ALL BUILDING DIMENSIONS AND TIES ARE TO CURRENT SIDING MATERIAL AND NOT TO FOUNDATION.
- ARCHITECT, OWNER OR ENGINEER SHOULD VERIFY AND RE-MEASURE BUILDING FOR BUILDING ADDITION PURPOSES.
- NO PHOTOCOPIES/SCANNED COPIES SHALL BE MADE WITHOUT EXPRESS AUTHORIZATION FROM PROFESSIONAL LAND SURVEYOR.
- NO IMPROVEMENTS SHALL BE CONSTRUCTED BASED ON TIES SHOWN HEREON WITHOUT PRIOR WRITTEN APPROVAL FROM THE PROFESSIONAL LAND SURVEYOR. REFERENCE SHALL BE MADE ONLY TO EXISTING MONUMENTATION.
- REFER TO LOCAL TAX ASSESSOR'S OFFICE FOR REPORTED SQUARE FOOTAGE.

© 2025 PI SURVEYING PLLC - ALL RIGHTS RESERVED.

SNOW NOTE:

DUE TO SNOW OR ICE COVERAGE, SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON.

SUBJECT SITE AREA:
8,000.2± SQ. FT.

BASIS OF BEARINGS:

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

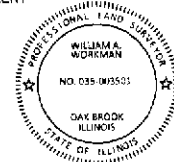
STATE OF ILLINOIS
COUNTY OF DUPAGE

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

DATED AT OAK BROOK, ILLINOIS THIS 9th DAY OF DECEMBER, 2025.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003501
LICENSE EXPIRES 11/30/2026

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.00811-0003



COPYRIGHT NOTICE
THIS DRAWING IS THE PROPERTY OF PI SURVEYING PLLC AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND SITE NAMED HEREIN AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION FROM PI SURVEYING PLLC



Pi Surveying PLLC
LAND SURVEYORS

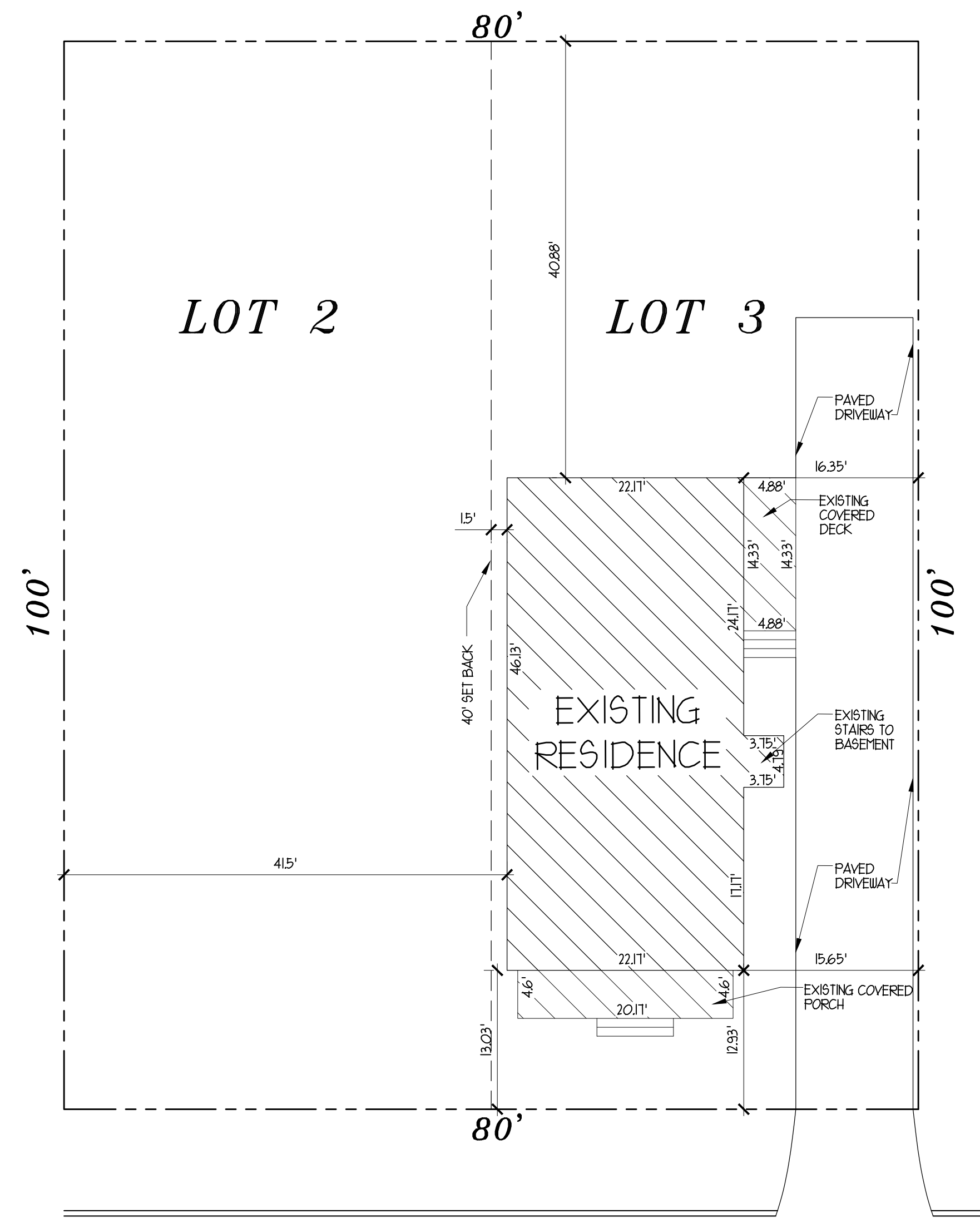
903 COMMERCE DRIVE, SUITE 210, OAK BROOK, IL 60623
PHONE: (773) 444-0445 www.pisurveying.com

ADDRESS: 540 NORTH BLUFF STREET, JOLIET, IL, 60435

FILE NUMBER: L25-5782

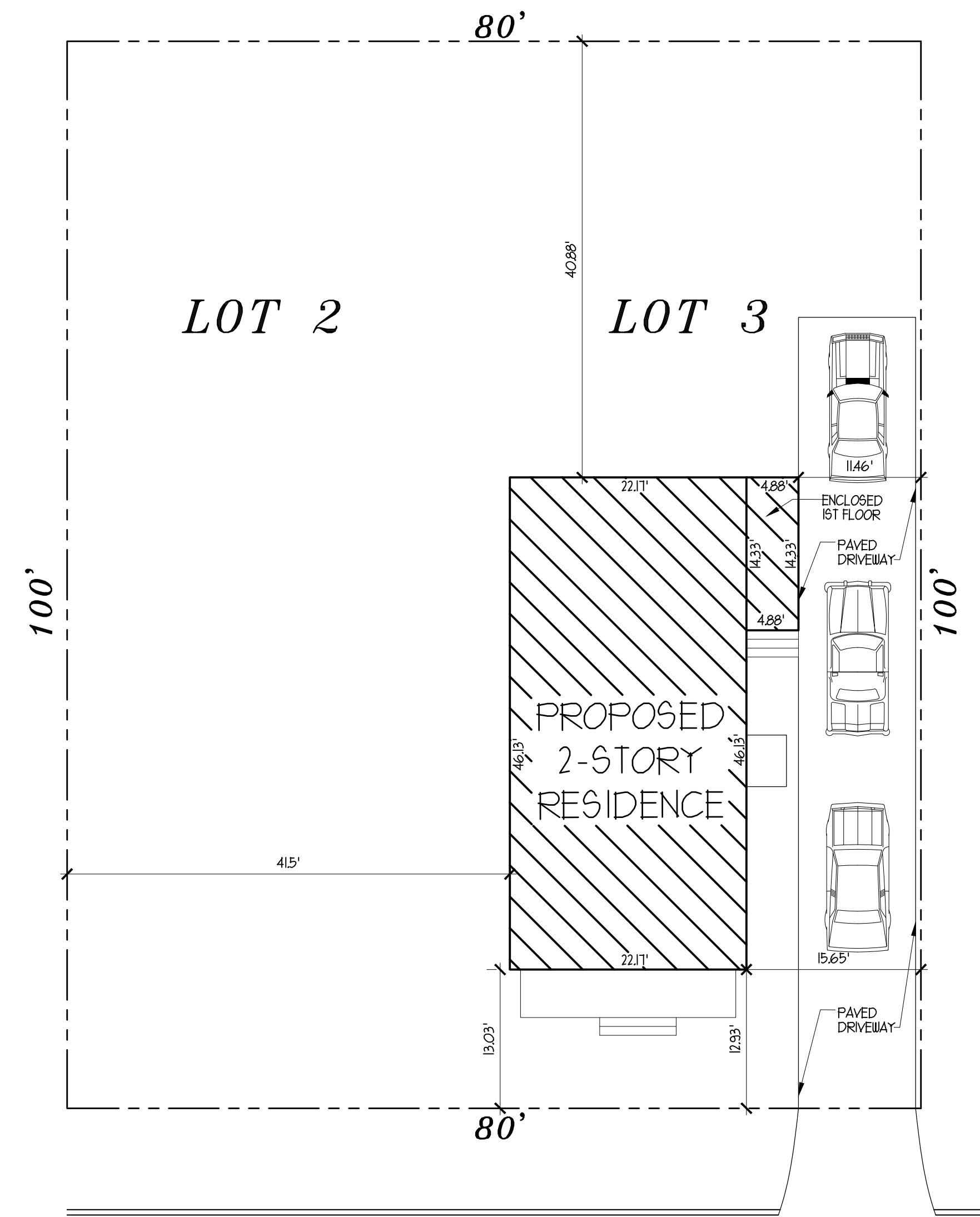
ORDERED BY: HANSON & ASSOCIATES, LTD

CATEGORY: BOUNDARY FIELD BY: AV DRAWN BY: AB CHECKED BY: WAW



EXISTING SITE PLAN

SCALE : 1" = 10'-0"



PROPOSED SITE PLAN

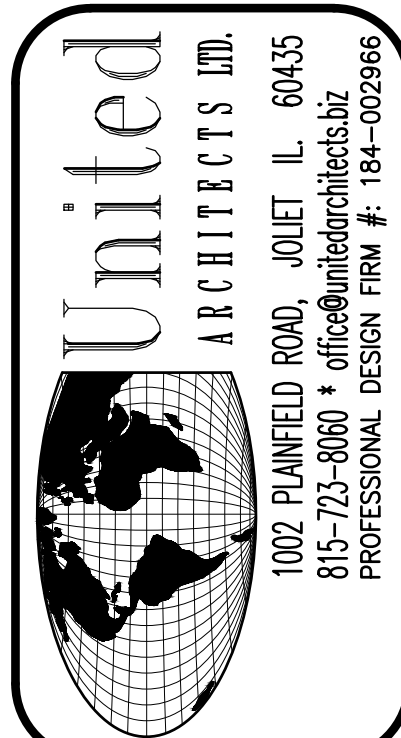
SCALE : 1" = 10'-0"



DRAWING INDEX	
S-1	EXISTING & PROPOSED SITE PLANS
A-1	EXISTING FLOOR PLANS & WALL SECTION
A-2	EXISTING ELEVATIONS
A-3	PROPOSED FLOOR PLANS
A-4	PROPOSED ROOF PLAN & WALL SECTION
A-5	PROPOSED ELEVATIONS
E-1	PROPOSED ELECTRICAL PLANS

UNITED ARCHITECTS RESERVE COPYRIGHT AND OTHER RIGHTS RESTRICTING THESE DRAWINGS FOR THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS CHANGES OR OTHER ASSIGNMENTS ARE PROHIBITED. © 2026

ISSUED FOR OWNER'S REVIEW JUNE 1, 2026

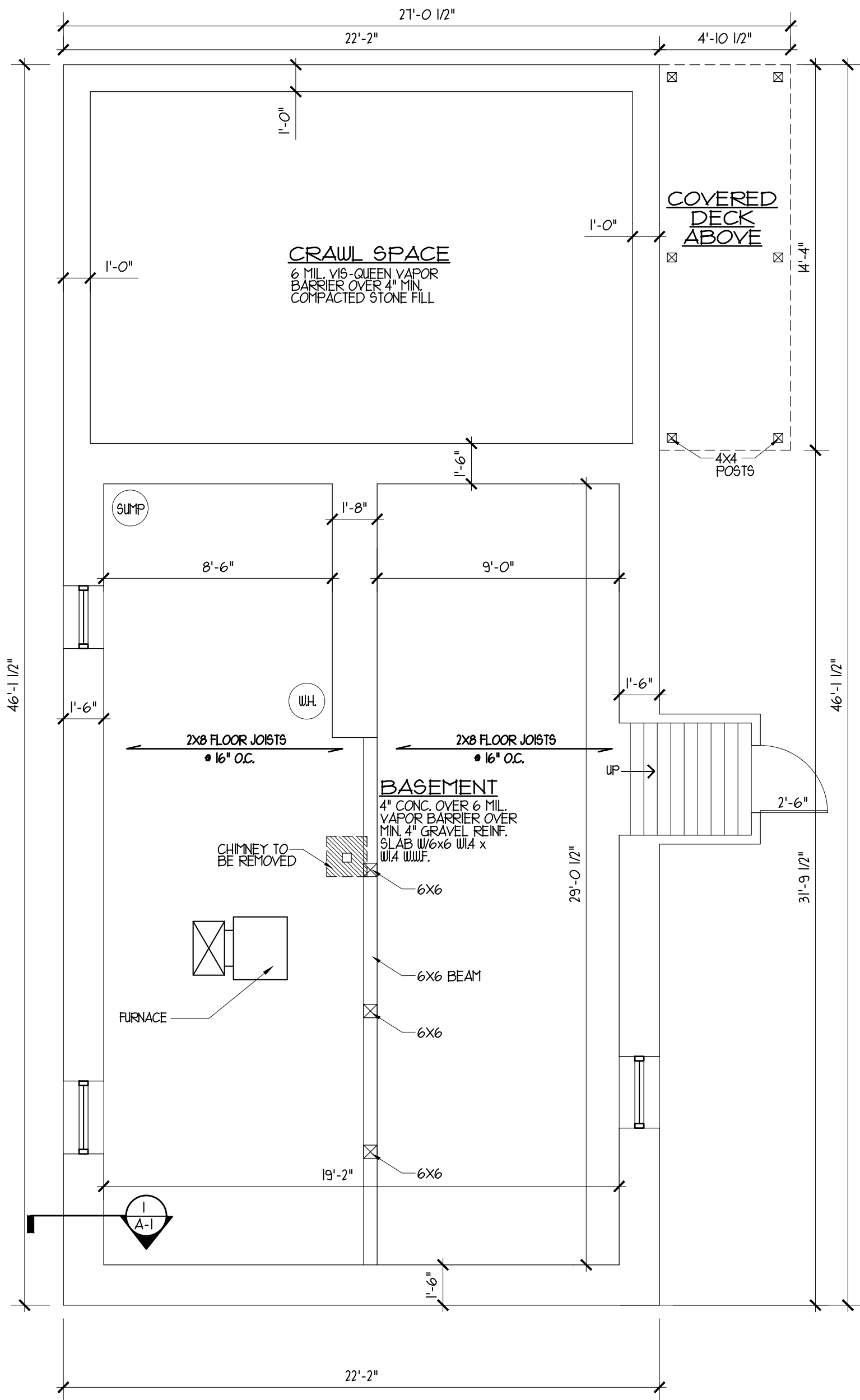


REVISION NO.	DATE	REMARKS

PROPOSED 2ND FLOOR ADDITION
FOR : GARCIA
540 N. BLUFF ST., JOLIET, IL, 60435

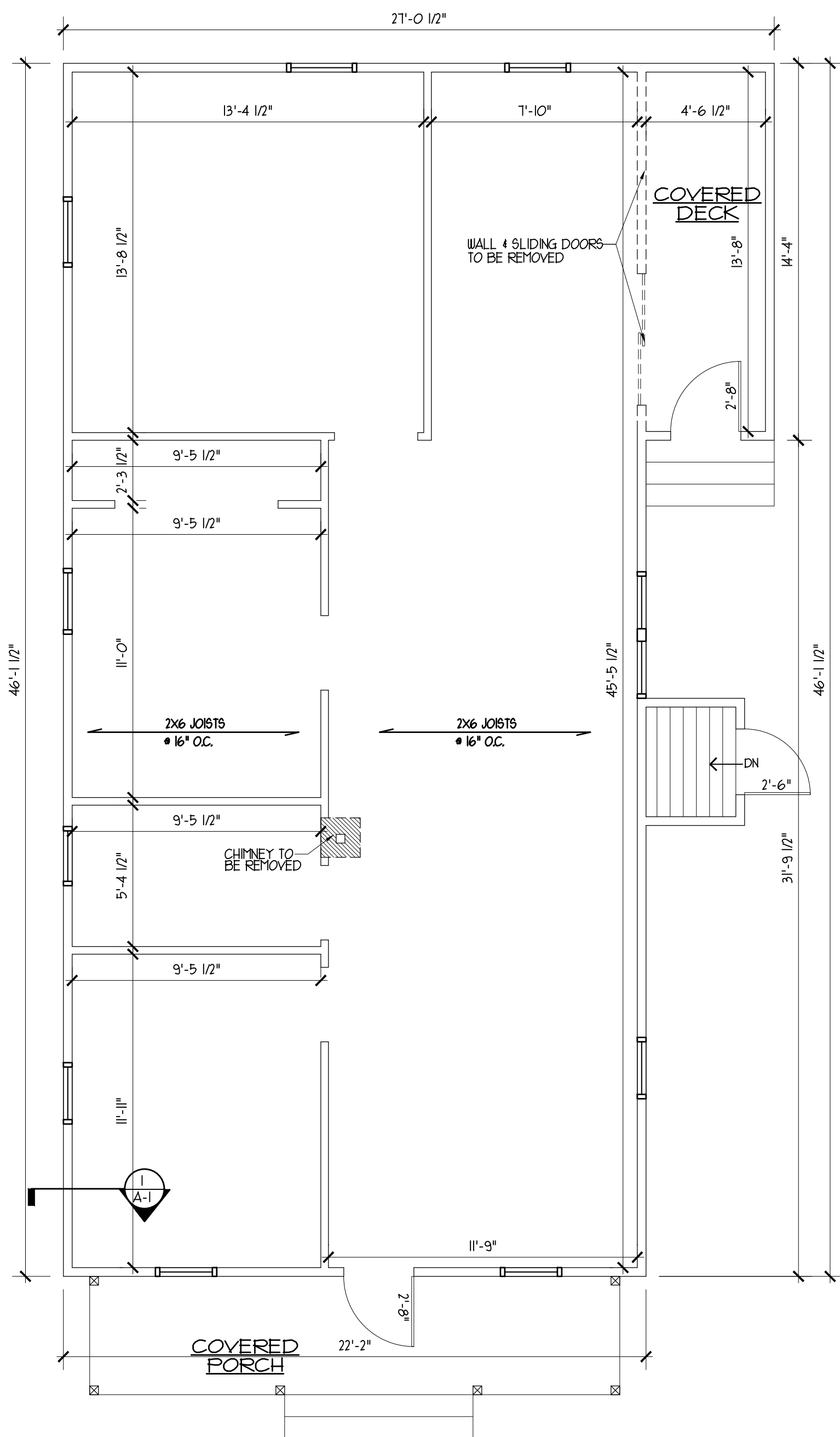
DRAWN BY: M.A.
CHECKED BY: BOB GEBEL
DATE : JUNE 1, 2026
PROJECT NO: 26-02
TITLE: EXISTING FLOOR PLANS

SHEET
A-1



EXISTING FOUNDATION PLAN

SCALE : 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"



ADMINISTRATIVE NOTES

- THIS ARCHITECT HAS **NOT** BEEN RETAINED TO SUPERVISE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE CONSTRUCTION BASED ON THE DRAWINGS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS.
- THE INFORMATION CONTAINED IN THESE DRAWINGS WAS OBTAINED PREVIOUSLY. IF CONDITIONS HAVE CHANGED SUBSEQUENT TO COMPLETION OF THE DRAWING (I.E. DESIGN, CONTRACTOR , PRE-FABRICATED METAL BUILDING DESIGN OR SUPPLIER) THE ARCHITECT SHALL BE CONTACTED FOR REVISIONS TO THE DRAWINGS. IF NOT CONTACTED THE CONTRACTOR AND OWNER SHALL ASSUME RESPONSIBILITY FOR ANY VARIATIONS OR CHANGES FROM ANY INFORMATION, MATERIAL, ETC., ON THESE DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO STARTING THE WORK.
- ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AND COORDINATED AGAINST ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS BY CONTRACTOR.
- THE CONTRACTOR, OWNER OR OTHER SHALL BE RESPONSIBLE FOR ANY DEVIATIONS OR CHANGES FROM THESE PLANS WITHOUT APPROVAL OF THE ARCHITECT.
- ALL CONSTRUCTION SHALL BE DONE BY A LICENSED CONTRACTOR AND ACCORDING TO THE ICC INTERNATIONAL RESIDENTIAL CODE 2015.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF INSERTS, HANGERS, SLEEVES, DUCTWORK, PADS AND ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL EQUIPMENT. NO SLEEVES GREATER THAN 4 INCH DIAMETER OR ANY OPENINGS CLOSER THAN 12 INCHES TO A COLUMN SHALL BE ALLOWED IN THE CONCRETE WORK, UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVAL BY THE STRUCTURAL ENGINEER OR ARCHITECT. THE GENERAL CONTRACTOR SHALL VERIFY ALL OPENINGS THROUGH FLOORS AND WALLS WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
- THE INFORMATION CONTAINED ON THE STRUCTURAL DRAWINGS IS IN ITSELF INCOMPLETE AND VOID UNLESS USED IN CONJUNCTION WITH THE CONTRACT DOCUMENTS AND WITH ALL THE SPECIFICATIONS, TRADE PRACTICES , OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE OF BY SIGNING THE CONTRACT.
- ALL PLUMBING SHALL BE DONE BY A LICENSED CONTRACTOR AND ACCORDING TO ILLINOIS STATE PLUMBING CODE 2014.
- ALL ELECTRICAL WORK SHALL BE DONE BY A LICENSED CONTRACTOR AND ACCORDING TO THE NATIONAL ELECTRICAL CODE 2014.
- ALL MECHANICAL WORK SHALL BE DONE BY A LICENSED CONTRACTOR AND ACCORDING TO THE INTERNATIONAL MECHANICAL CODE 2015.
- ALL INSULATION & ENERGY CONSERVATION WORK SHALL BE DONE ACCORDING TO THE THE INTERNATIONAL ENERGY CONSERVATION CODE 2012.

- ALL COLORS, FINISHES, MATERIALS AND PRODUCTS TO BE APPROVED BY OWNER FROM SAMPLES OR SPECIFICATIONS FURNISHED BY CONTRACTOR.
- CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS FOR FABRICATION PROCESS AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING, SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.), FOR THE VARIOUS TRADES AND FOR SAFE CONDITIONS ON THE JOB SITE.
- STRUCTURAL LOADS -

ROOF LOADS	SECOND FLOOR LOADS
30 PSF LIVE LOAD 15 PSF DEAD LOAD	30 PSF LIVE LOAD 15 PSF DEAD LOAD
FIRST FLOOR LOADS	
40 PSF LIVE LOAD 15 PSF DEAD LOAD	
ATTIC FLOOR LOAD	
NO STORAGE 10 PSF LIVE LOAD 15 PSF DEAD LOAD	
WIND LOADS	
115 MPH	

STANDARD ROOF CONSTR

MIN 30 YEAR FIBERGLASS ROOF SHINGLES
1/4" ROOFING FELT
3/8" PLYWOOD SHEATHING
2 X 6 RAFTERS @ 16" O.C.
ATTACH EACH CEILING JOIST TO RAFTERS

PROVIDE ICE & WATER SHIELD
TO 24" HORIZONTALLY FROM
INTERIOR OF WALL

STARTER COURSE ROOFING
ALUM. DRIP EDGE
ALUM. GUTTER & DOWN SPOUTS
ALUM. FASCIA
WRAPPED ON 2 X 10

VENTED ALUM. SOFFIT

TYPICAL WALL CONSTRUCTION

HORIZ. VINYL SIDING AS PER ELEV.
1/4" OSB SHEATHING W/ TYVEK WRAP
2 X 4 WOOD STUDS @ 16" O.C.
3 1/2" R-15 FIBERGLASS BATT INSUL.
W/ HOUSE WRAP

FINAL FINISH GRADE
SLOPE AWAY FROM HOUSE

1'-6" STONE FOUNDATION

1/2" EXPANSION JOINT
BASEMENT SLAB
4" THK. CONC. SLAB WITH
6X6 W/4 X W/4 W/4 OVERLAP JOINTS
ON 6 MIL VAPOR BARRIER
ON MIN. 4" COMPACTED STONE FILL

FOOTINGS TO BEAR
ON UNDISTURBED SOIL
WITH MINIMUM BEARING
CAPACITY OF 2000 PSF

1
A-4

EXISTING WALL SECTION

SCALE : 3/4" = 1'-0"

ISSUED FOR OWNER'S REVIEW JUNE 1, 2026

PROPOSED 2ND FLOOR ADDITION

FOR : GARCIA

540 N. BLUFF ST., JOLIET, IL, 60435

DRAWN BY: M.A.

CHECKED BY: BOB GEBEL

DATE : JUNE 1, 2026

PROJECT NO: 26-02

TITLE: EXISTING FLOOR PLANS

SHEET
A-1

UNITED ARCHITECTS RESERVE COPYRIGHT AND OTHER RIGHTS RESTRICTING THESE DRAWINGS FOR THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS CHANGES OR OTHER ASSIGNMENTS ARE PROHIBITED. © 2026

REVISION NO. -DATE- -REMARKS-

PROPOSED 2ND FLOOR ADDITION

FOR : GARCIA

540 N. BLUFF ST., JOLIET, IL, 60435

DRAWN BY: M.A.

CHECKED BY: BOB GEBEL

DATE : JUNE 1, 2026

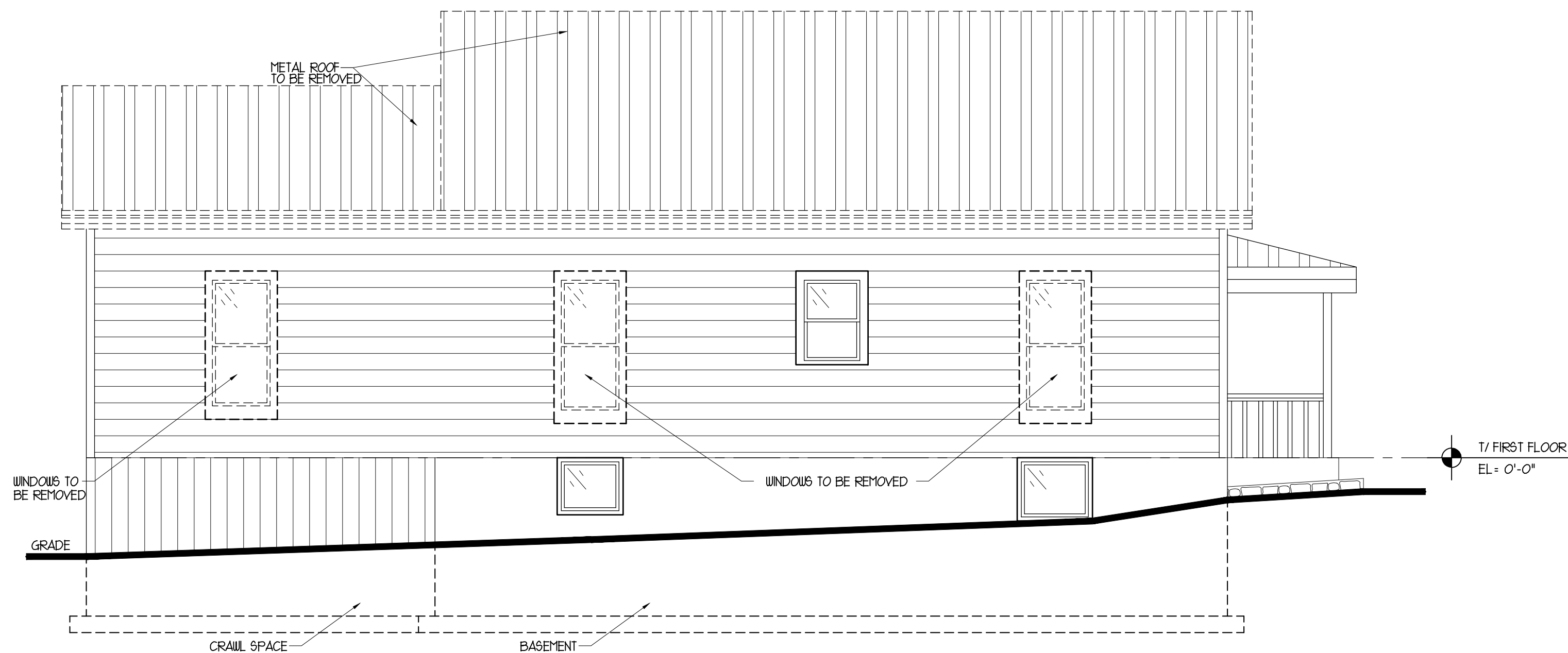
PROJECT NO: 26-62

TITLE: EXISTING ELEVATIONS

SHEET
A-2

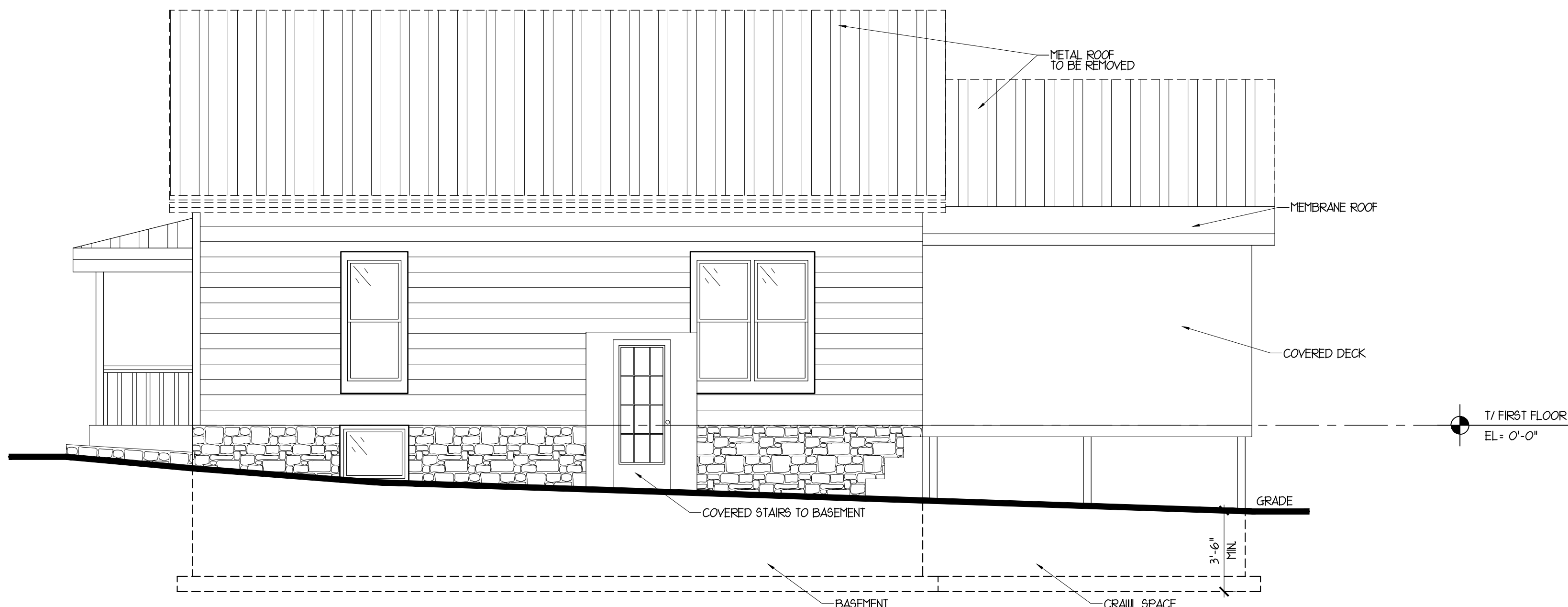
UNITED ARCHITECTS RESERVE COPYRIGHT AND OTHER RIGHTS RESTRICTING THESE DRAWINGS FOR THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS CHANGES OR OTHER ASSIGNMENTS ARE PROHIBITED. © 2026

ISSUED FOR OWNER'S REVIEW JUNE 1, 2026



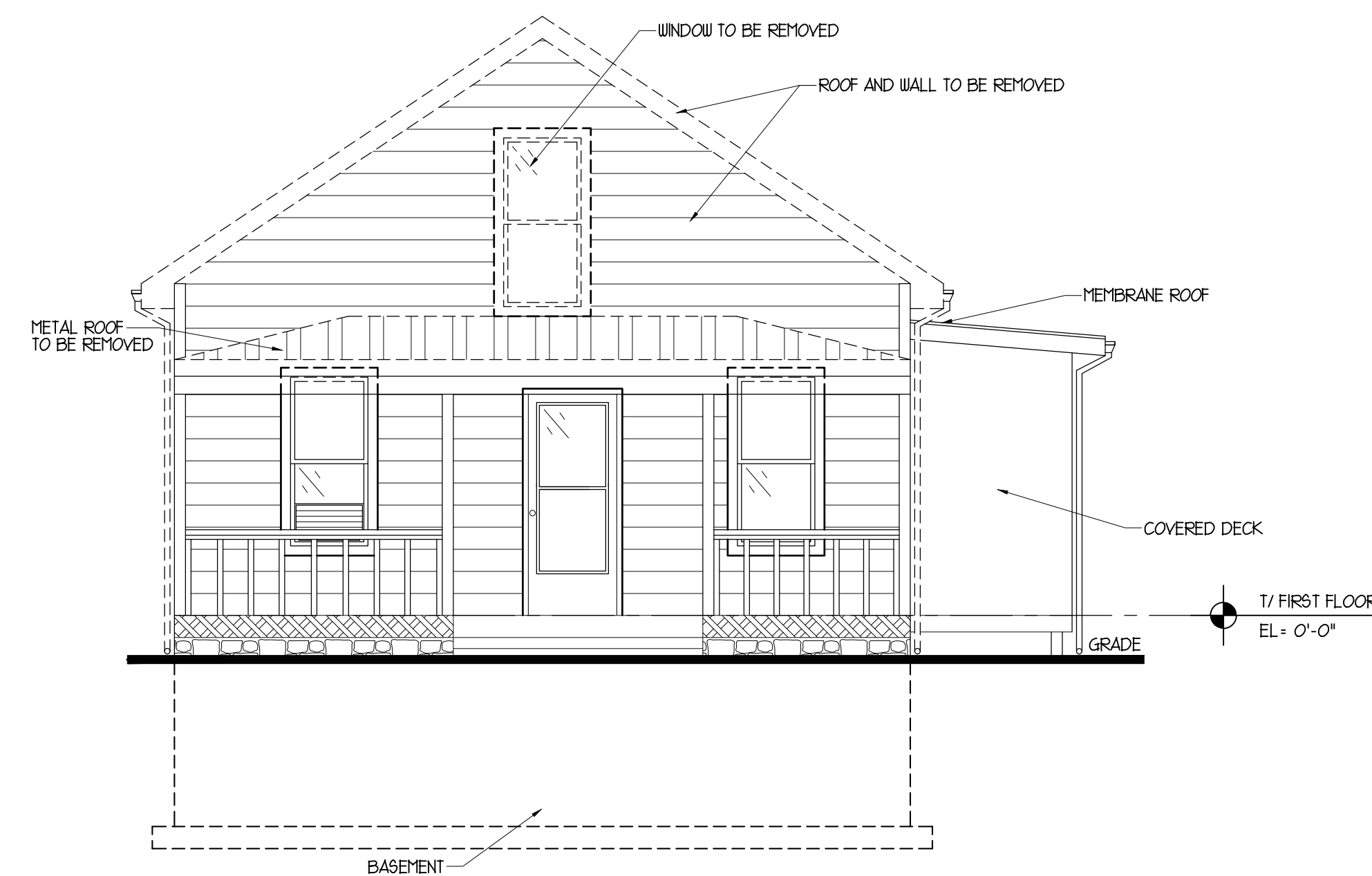
EXISTING LEFT ELEVATION

SCALE : 1/4" = 1'-0"



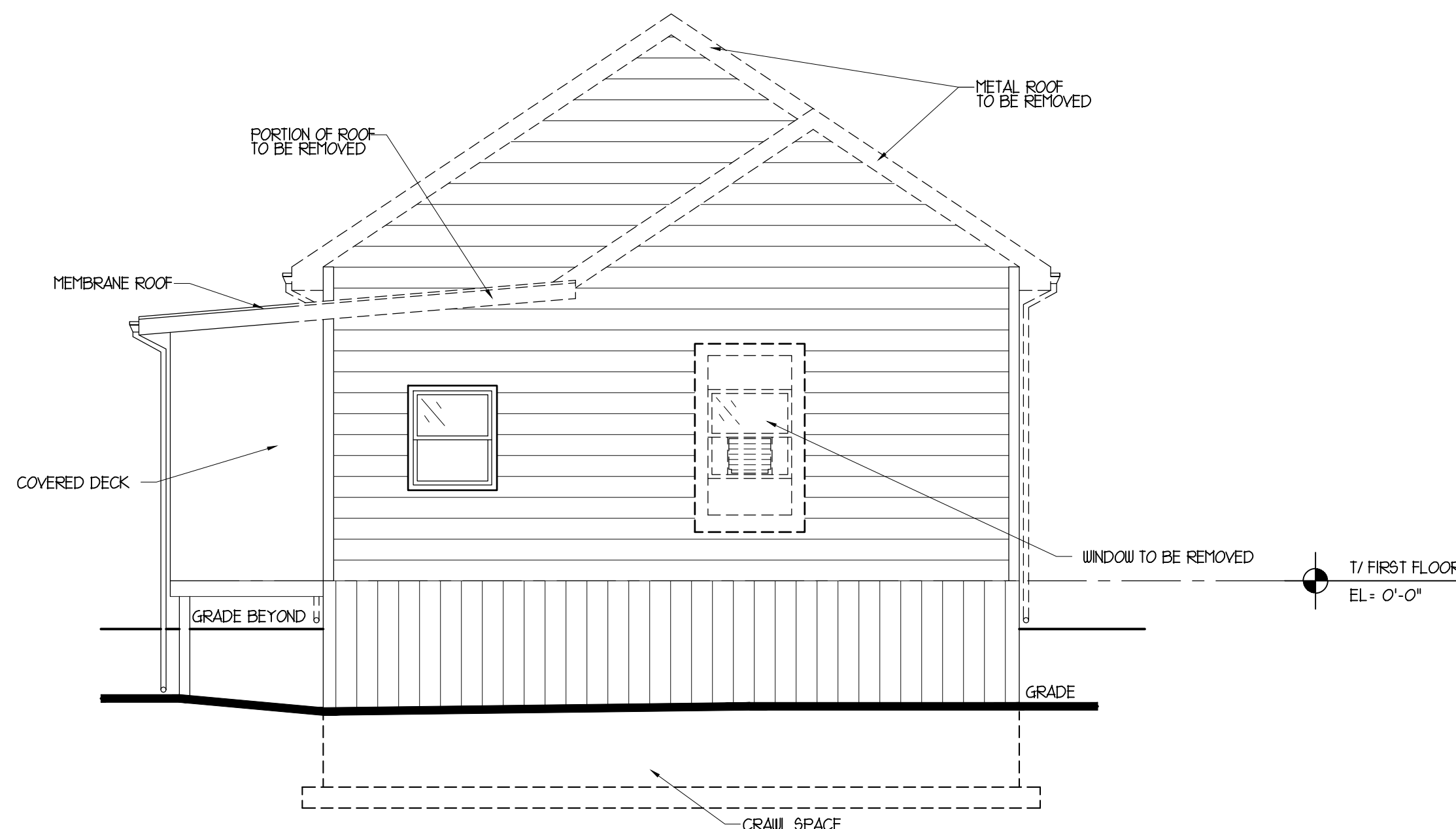
EXISTING RIGHT ELEVATION

SCALE : 1/4" = 1'-0"



EXISTING FRONT ELEVATION

SCALE : 1/4" = 1'-0"



EXISTING REAR ELEVATION

SCALE : 1/4" = 1'-0"

UNITED ARCHITECTS RESERVE COPYRIGHT AND OTHER RIGHTS RESTRICTING THESE DRAWINGS FOR THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS CHANGES OR OTHER ASSIGNMENTS ARE PROHIBITED © 2026

REVISION NO. -DATE- -REMARKS-

PROPOSED 2ND FLOOR ADDITION

FOR : GARCIA

540 N. BLUFF ST., JOLIET, IL, 60435

DRAWN BY: M.A.

CHECKED BY: BOB GEBEL

DATE : JUNE 1, 2026

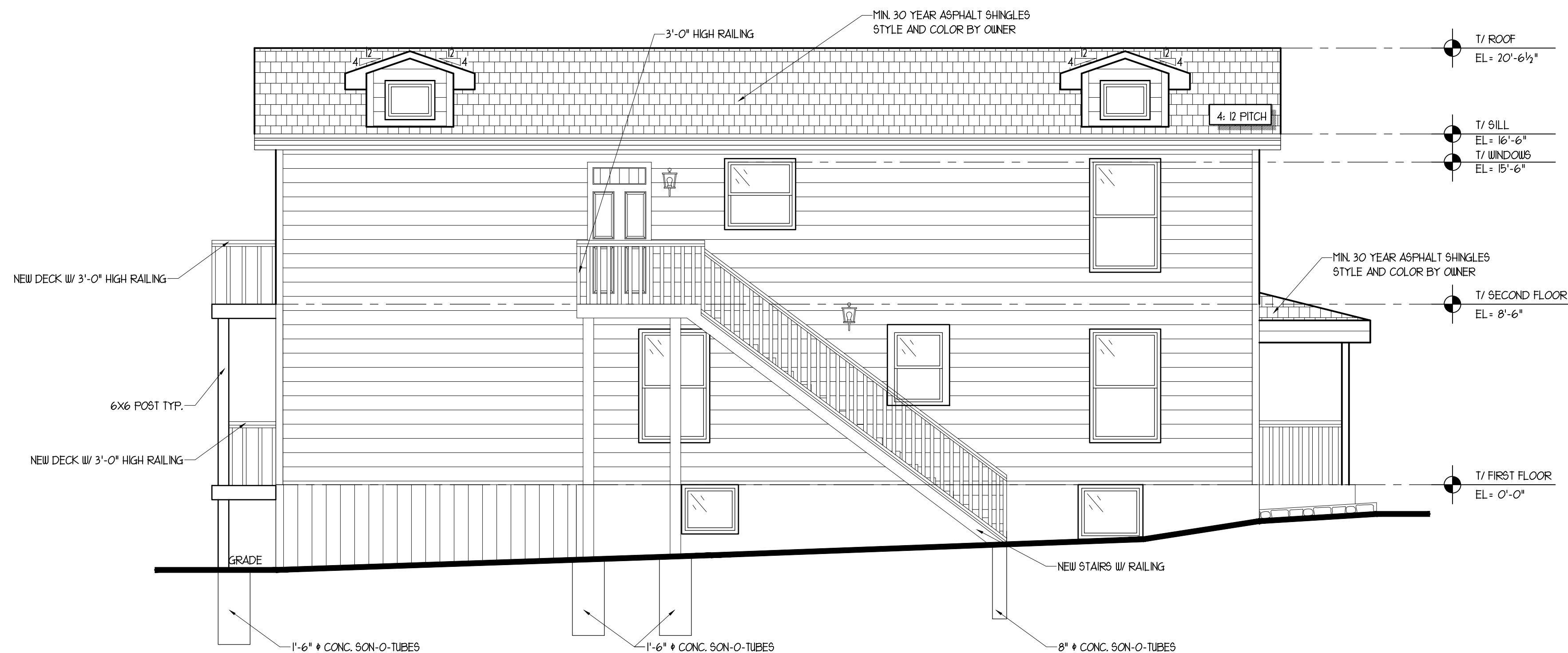
PROJECT NO: 26-02

TITLE: PROPOSED ELEVATIONS

SHEET
A-5

ISSUED FOR OWNER'S REVIEW JUNE 1, 2026

UNITED ARCHITECTS RESERVE COPYRIGHT AND OTHER RIGHTS RESTRICTING THESE DRAWINGS FOR THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS CHANGES OR OTHER ASSIGNMENTS ARE PROHIBITED. © 2026



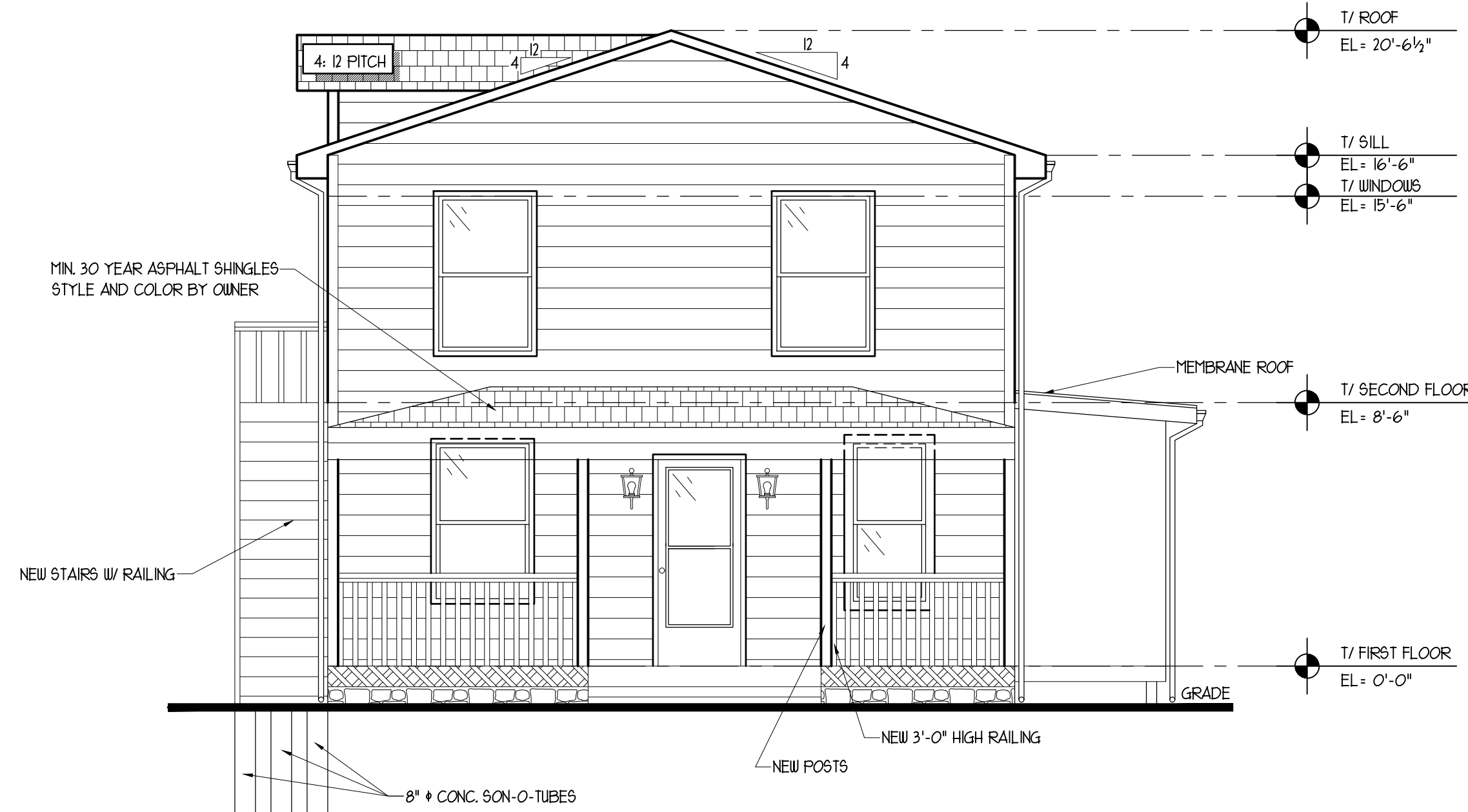
PROPOSED LEFT ELEVATION

SCALE : 1/4" = 1'-0"



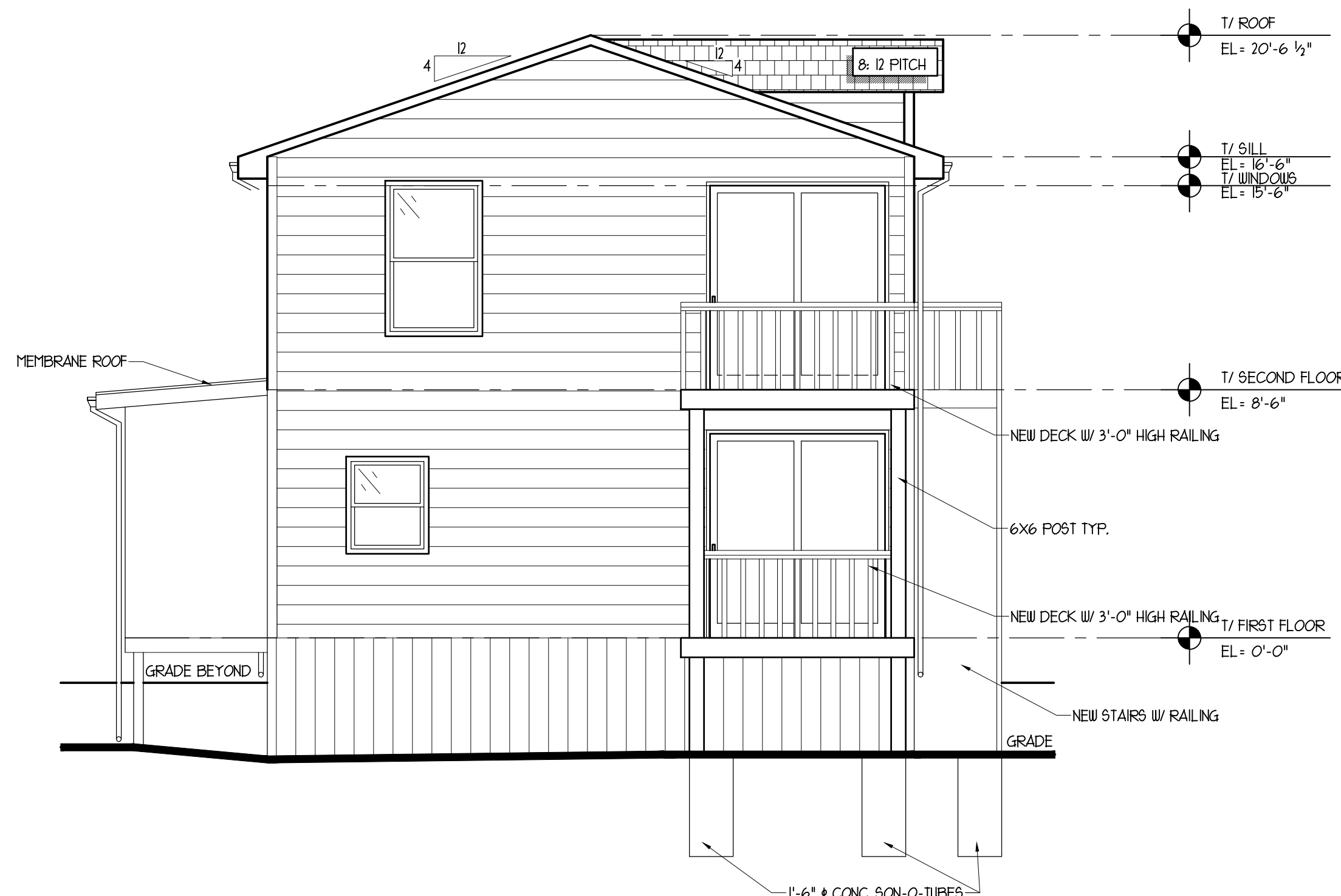
PROPOSED RIGHT ELEVATION

SCALE : 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

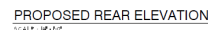
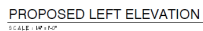
SCALE : 1/4" = 1'-0"



PROPOSED REAR ELEVATION

SCALE : 1/4" = 1'-0"

United
ARCHITECTS PC
102 PLANTED ROAD, SUITE L 50435
815-725-8860 • office@unitedarchitects.com
PROFESSIONAL DESIGN FIRM # 184-002968

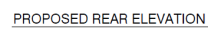


DRAWN BY: M.A.
CHECKED BY: BOB GEBEL
DATE : JUNE 1, 2026
PROJECT NO: 26-02
TITLE: PROPOSED ELEVATION

SHEET
A-5

6/2/2026 11:45:09 AM

United
ARCHITECTS LTD.
1002 PLAINFIELD ROAD, SUITE L 69435
815-732-5800 • info@unitedarchitects.com
PROFESSIONAL DESIGN FIRM # 184-002966



UNITED ARCHITECTS RESERVE COPYRIGHT AND OTHER RIGHTS RESTRICTING THEIR DRAWINGS FOR THE DESIGN, SPEC OR NUMBER FOR WHICH THEY WERE PREPARED. REPRODUCING OR USING IN OTHER ACCORDANCE ARE PROHIBITED. © 2004

CHECKED BY: BOB GEBEL
DATE : FEBRUARY 9, 2026
SHEET NO: 26-02
TITLE: PROPOSED ELEVATIONS

CH	DATE	PROJ	TITLE
SHEET			
A 5			

2/10/2026 11:43:34 AM

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).		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-10091

Agenda Date: 8/20/2026

STAFF REPORT

DATE: August 13, 2026
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2026-37
Applicant: John Honiotes
Status of Applicant: Property Owner
Location: 329 Pleasant Street (Council District #5)
Request: Variation to allow construction of a detached garage with a larger footprint than the principal structure

Purpose

The applicant is requesting the following Variation to allow the construction of a new detached garage on their property at 329 Pleasant Street:

- Variation to allow a detached garage that is larger in footprint (first floor square footage) than the principal structure

The Zoning Board of Appeals makes the final decision on this Variation request.

Site Specific Information

The subject site is around 22,015 square feet and contains a one-story residence built around 1890 and a detached garage. The lot is a through lot that faces Pleasant Street, with its rear yard along Hyde Park Avenue and its side yard along McDonough Street. The property is zoned R-2 (single-family residential).

Surrounding Zoning, Land Use and Character

The property is located in the St. Pat's neighborhood on the section of McDonough Street between Railroad Street and Center Street. There are residential properties zoned R-2 (single-family residential) adjacent to the north side of the property. Across the street to the west, south, and east of the site are residential properties with R-2 and R-3 (one- and two-family residential) zoning. A commercial business with I-2 (general industrial) zoning is southeast of the site across the McDonough Street and Pleasant Street intersection.

Applicable Regulations

- Section 47-17.5 Garages and Carports
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

Discussion

The petitioner, John Honiotes, is requesting a Variation to allow construction of a new detached garage that is larger in footprint than the existing principal residence at 329 Pleasant Street. The petitioner would like to demolish the existing 20-foot by 30-foot garage and construct a new 36-foot by 40-foot detached garage in the same part of the property. The Zoning Ordinance states that detached garages are to be smaller in footprint (first floor square footage) than the principal structure unless otherwise approved by a variance from the Zoning Board of Appeals. The first floor square footage of the existing house is approximately 1,169 square feet. The proposed garage would be 1,440 square feet, so the petitioner must request a Variation.

The proposed garage will meet setback requirements for an accessory structure on a through and corner lot. The garage will be set back at least 30 feet from Hyde Park Avenue as required for the rear yard of a through lot. The garage will be set back around 30 feet from McDonough Street, which exceeds the setback requirement of 20 feet for the corner side yard. The proposed garage will be accessed by the existing concrete driveway apron off McDonough Street. The petitioner will pave the driveway leading to the new garage as required by the Zoning Ordinance. The proposed garage will have a gable roof with a 6:12 pitch and engineered wood siding. There will be one vehicle door on its south side. Conceptual elevations are attached – the petitioner plans to install some windows but these are not shown on the plans.

The petitioner, who lives at the property, will use the garage for storage and hobby work. They request the proposed garage size in order to accommodate their belongings and workshop space.

Recommended Action

Staff does not find an exceptional hardship for this request but does find that the site's size compared to the size of the existing residence creates a unique circumstance. The lot is three times the minimum area for a lot in the R-2 (single-family residential) district. The proposed garage would be 217 square feet greater than the footprint of the existing house, which was constructed over 100 years ago. Staff also finds that approval of the Variation will not significantly alter the essential character of the area because the proposed garage will be set back at least 30 feet from the side and rear lot lines along the adjacent streets.

Recommended Conditions

None

Figure 1: Aerial view of the subject site at 329 Pleasant Street (2026)

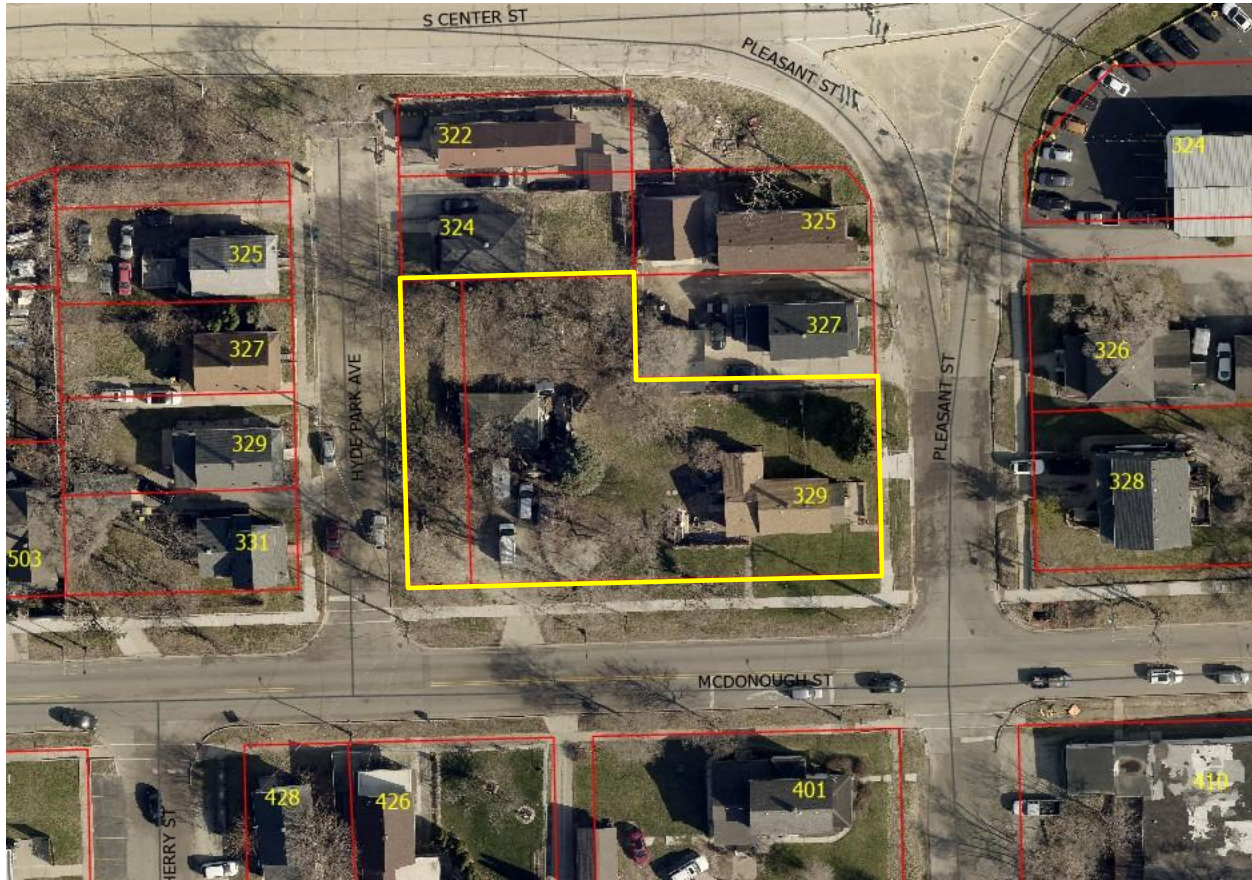


Figure 2: Existing garage at 329 Pleasant Street (left) and existing residence (right), view northeast from McDonough Street (August 2026)



Figure 3: Subject site at 329 Pleasant Street, view north from McDonough Street (June 2026)

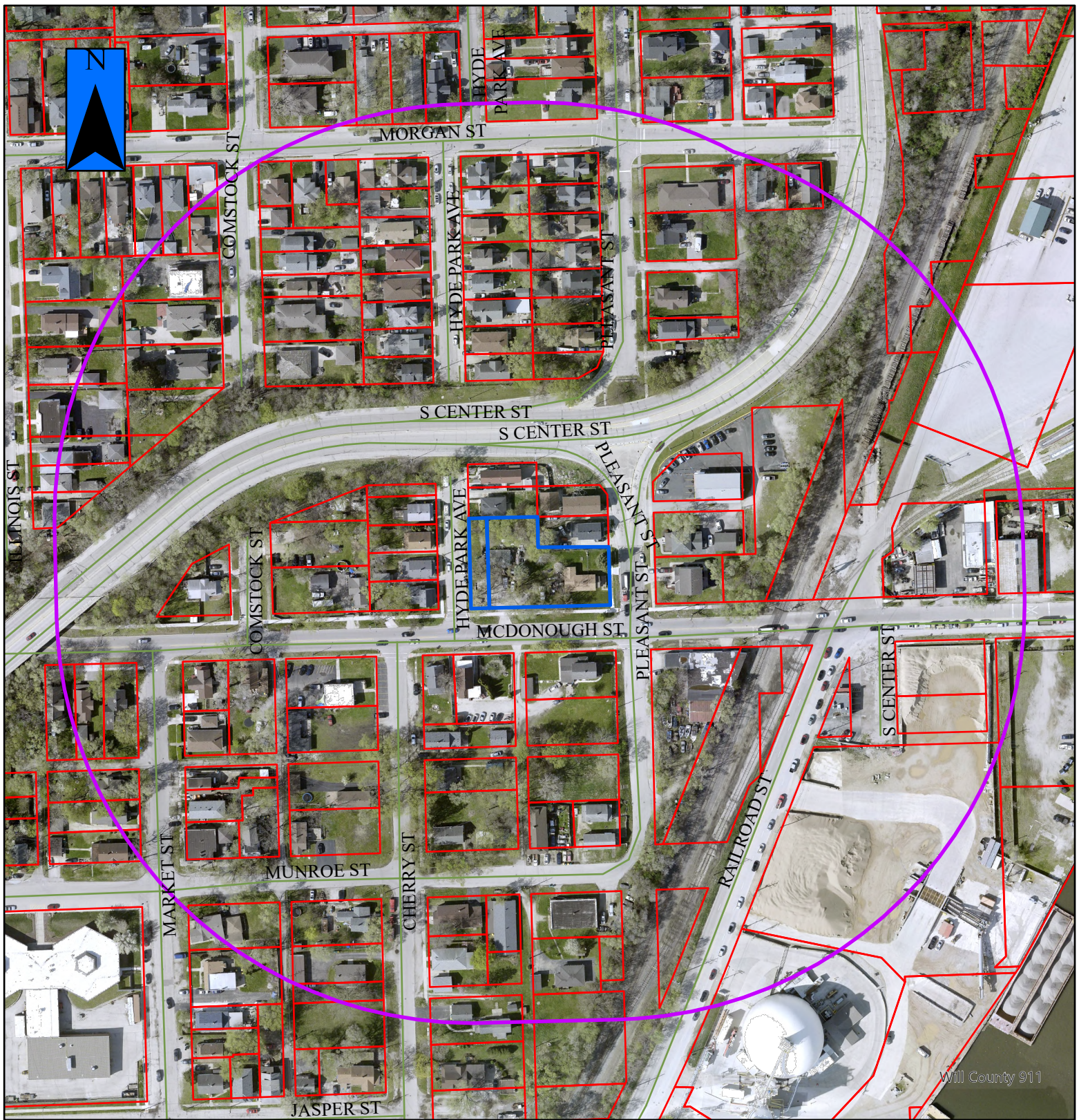


Figure 4: Rear yard of 329 Pleasant Street along Hyde Park Avenue, view north along Hyde Park Avenue (August 2026)



Figure 5: Existing residence at 329 Pleasant Street, view northwest from the intersection of McDonough Street and Pleasant Street (June 2026)

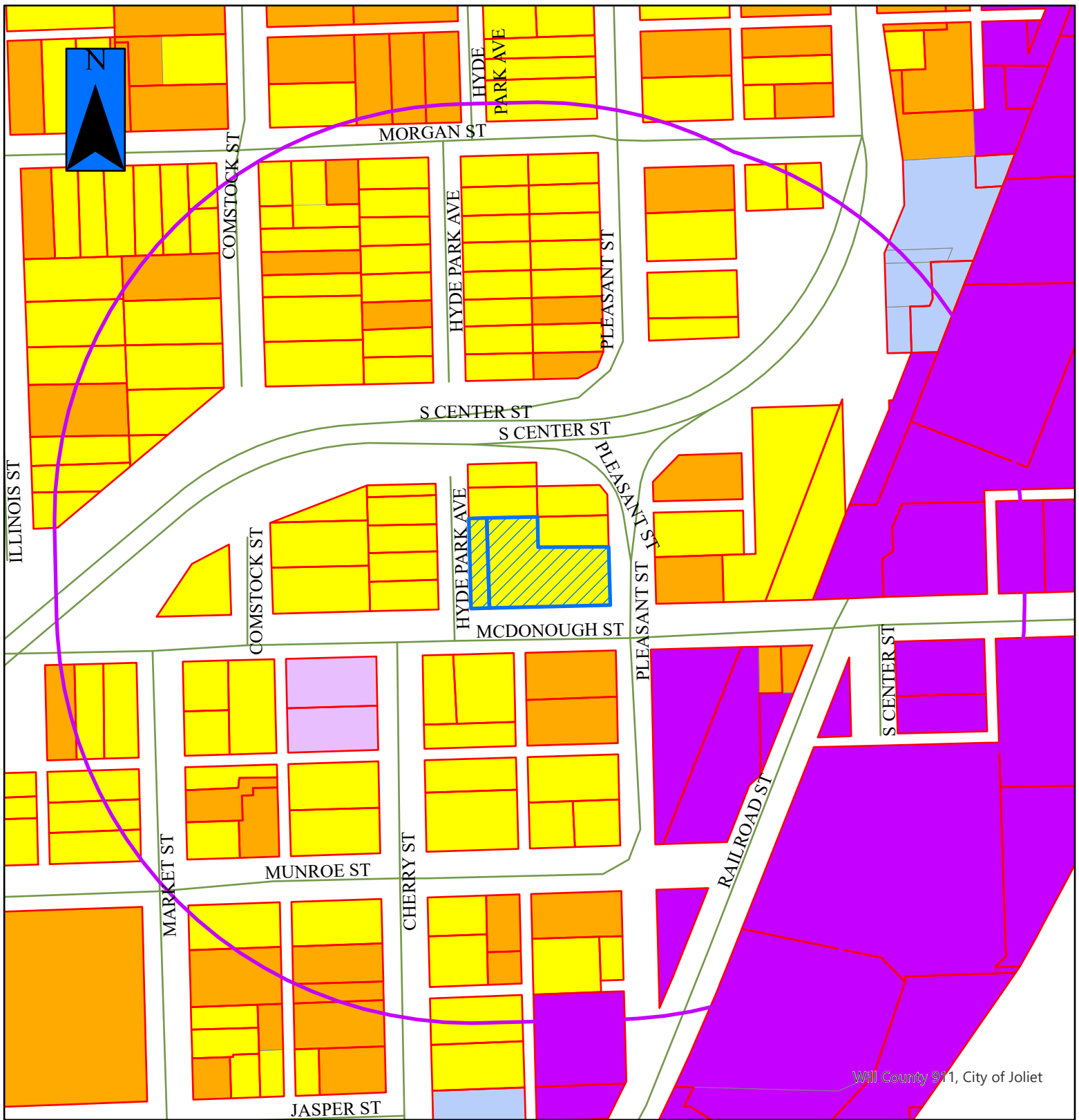




2026-37a



- = 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

2026-37



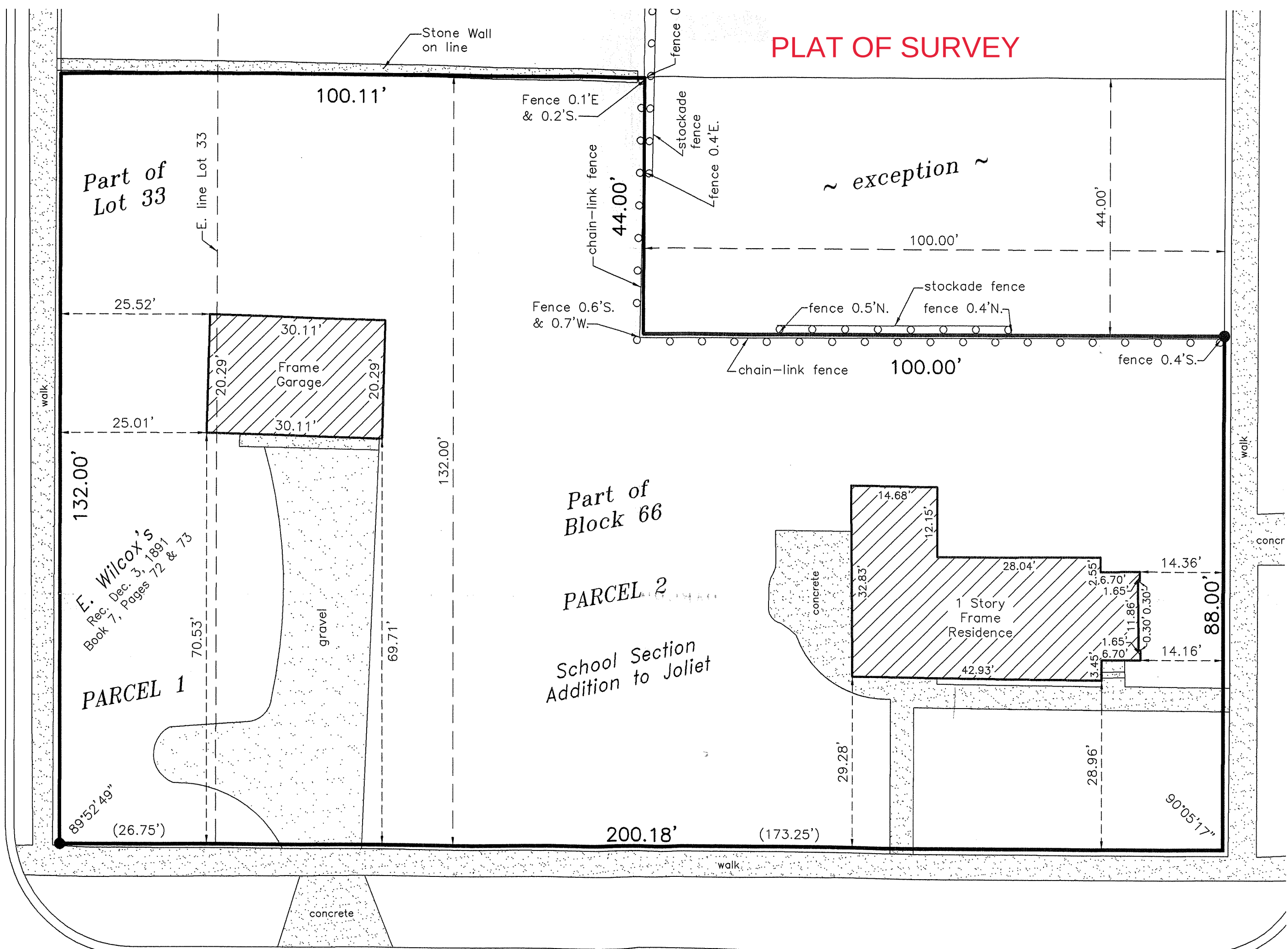
= Property in Question
= 600' Public Notification Boundary

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	

Hyde Park Avenue

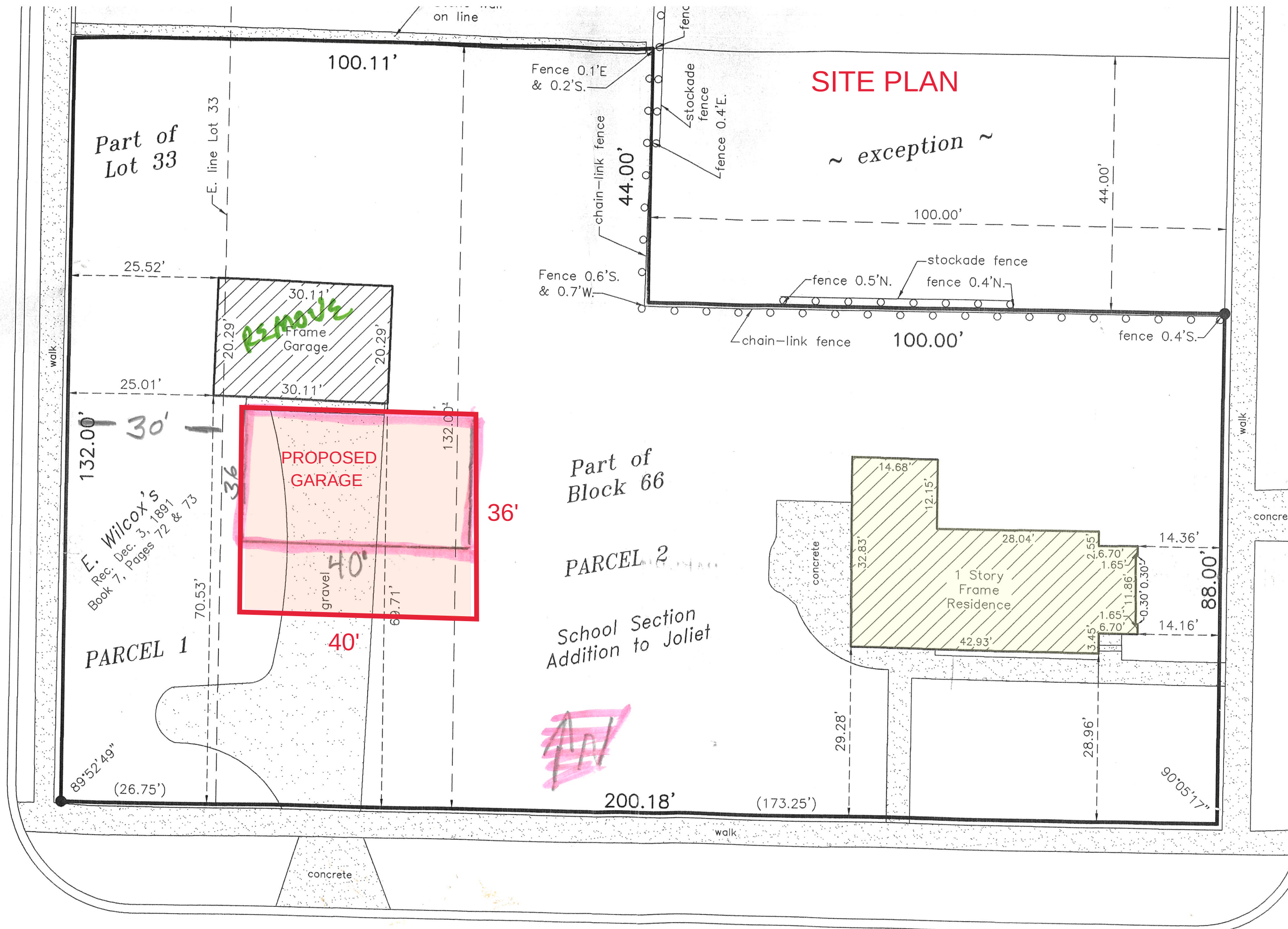
46.5' ROW

PLAT OF SURVEY



Hyde Park Avenue

46.5' ROW



Design & Buy™ GARAGE

How to recall and purchase your design at home:

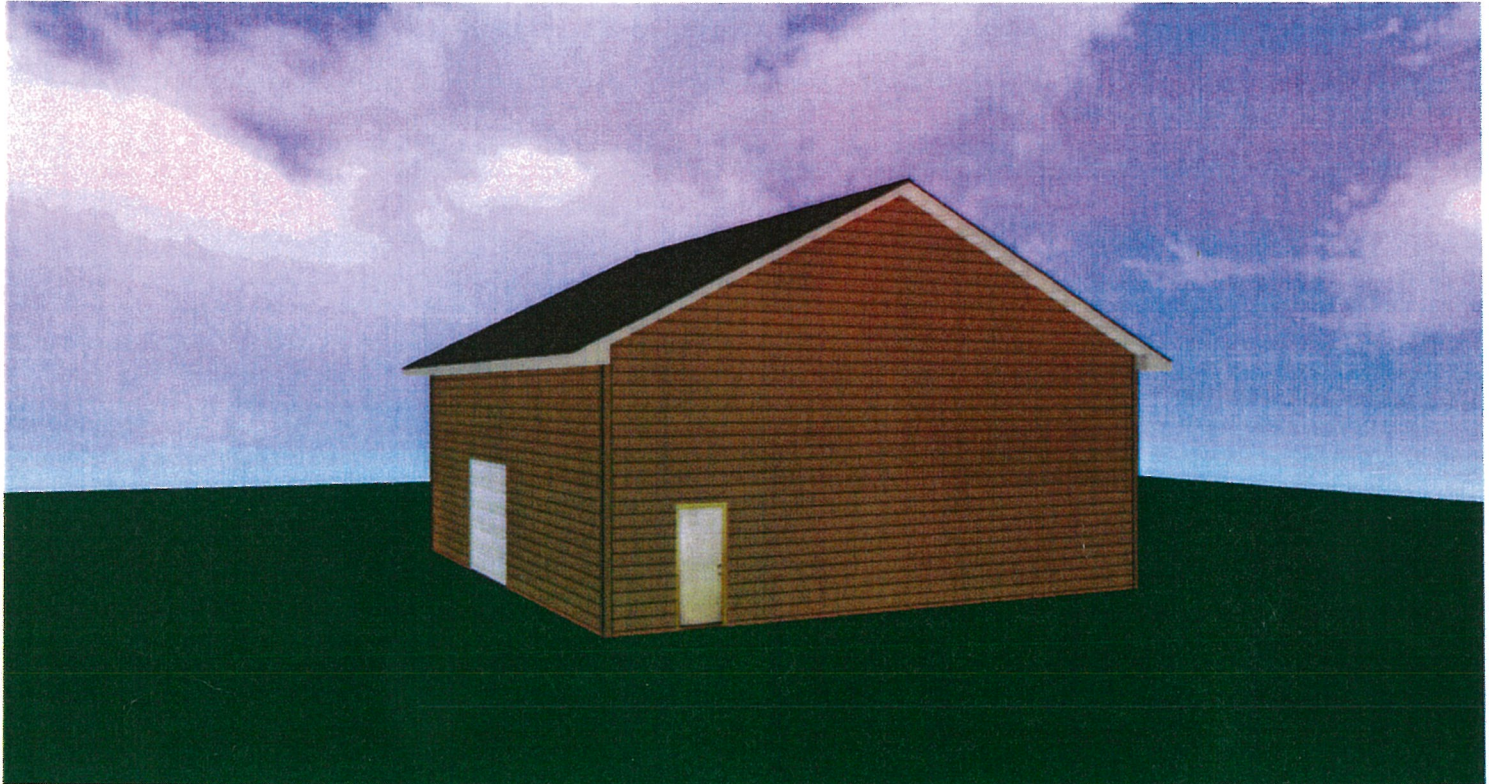


OR

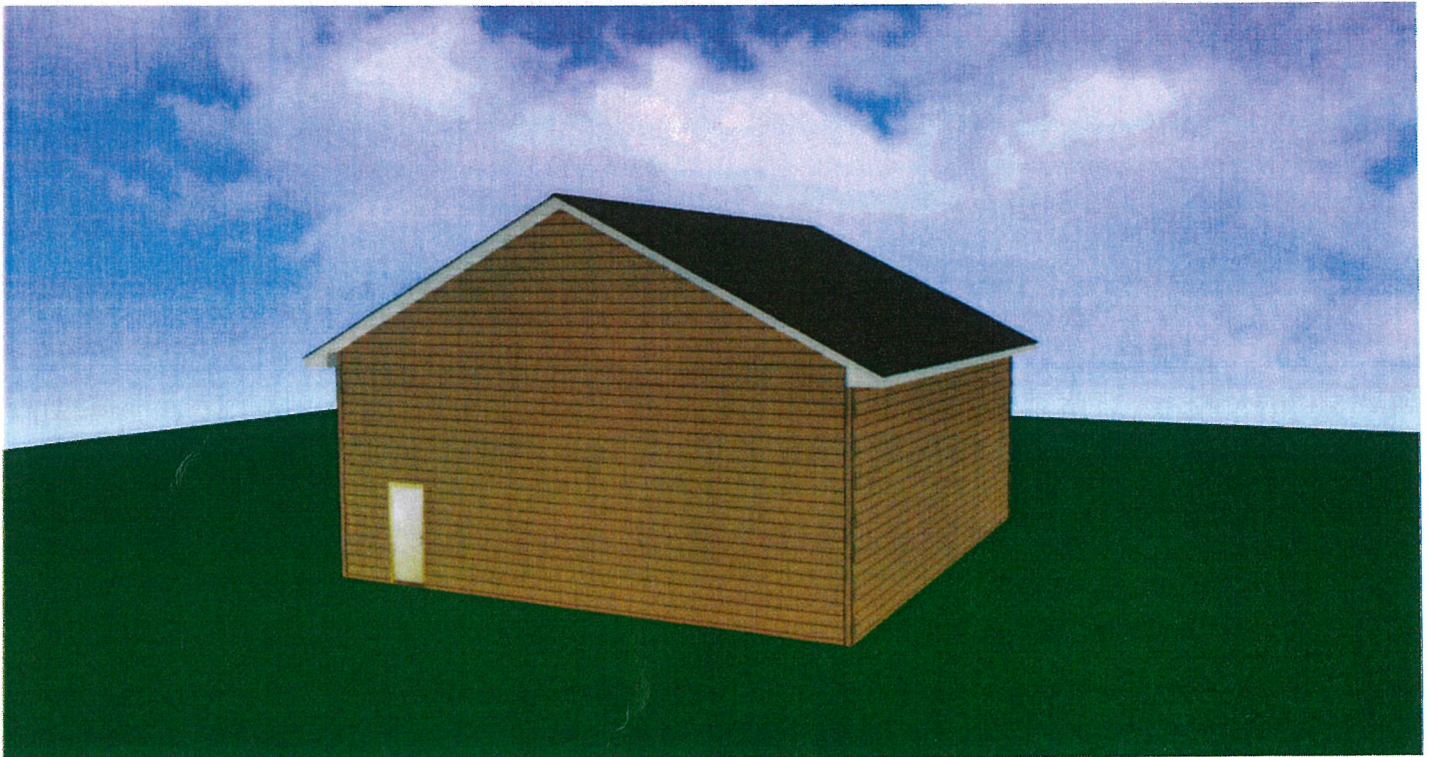
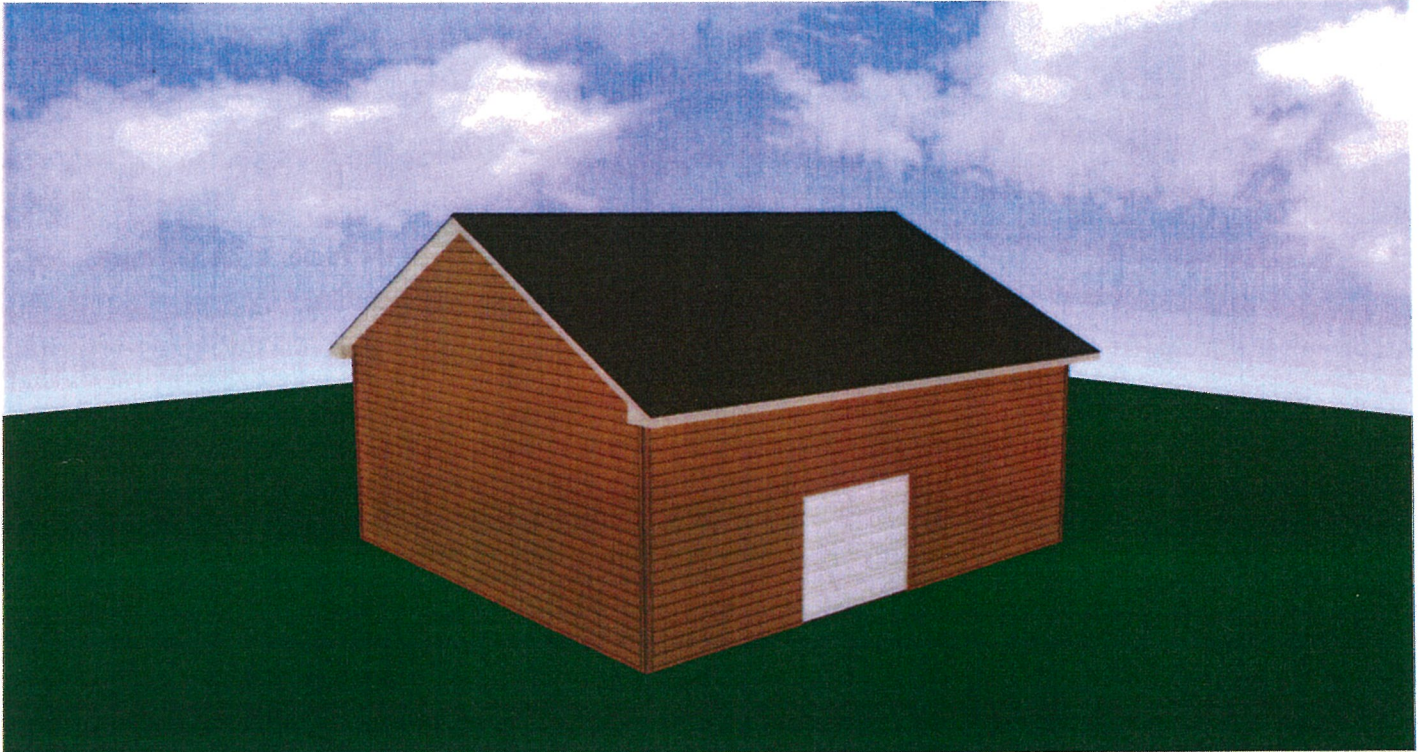
1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 307355177995
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

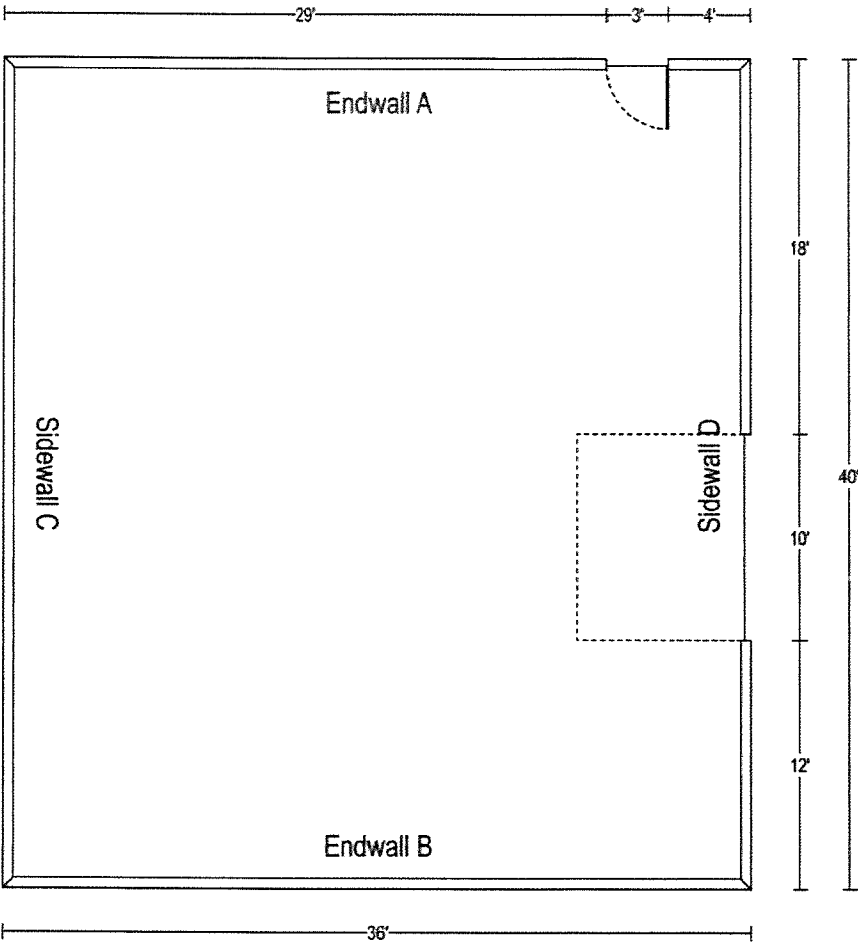
1. Enter Design ID: 307355177995 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Based on the building design the appropriate truss could not be found. Please use the "Request Truss Design" button to submit the trusses for design by our truss team. If you aren't already signed in we will need to collect some information in order to notify you once your design is complete. If you have further questions please chat or leave a message.



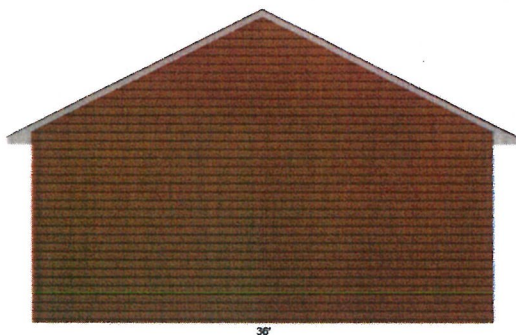
Garage Image



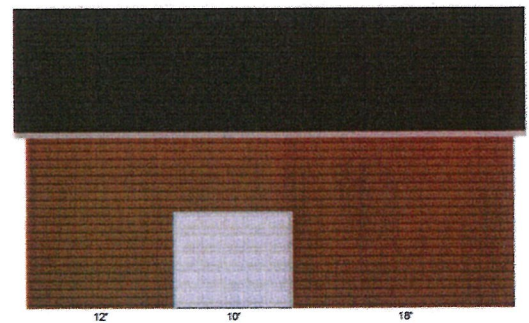
Dimensions

Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.

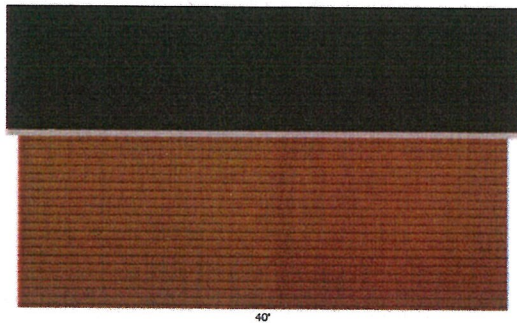


ENDWALL B

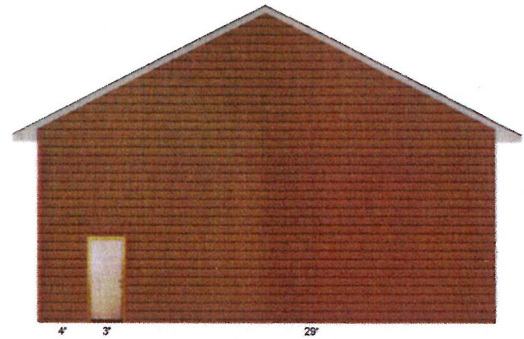


SIDEWALL D

10X8 White Raised Panel Extension Spring



SIDEWALL C



ENDWALL A

Mastercraft® 36W x 80H Primed Steel 6-Panel

MONOLITIC CONCRETE POUR

2x6 LOST 10 FOOT

6 PITCH ROOF / TRUSSES 18" OVERHANG

GABLE ROOF E-W

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

ADDRESS FOR WHICH VARIATION IS REQUESTED: 329 PLEASANT

PETITIONER'S NAME: JOHN G. MONIOTES

HOME ADDRESS: 329 PLEASANT ZIP CODE: 60436

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____

PROPERTY INTEREST OF PETITIONER: OWNER

OWNER OF PROPERTY: SAME

HOME ADDRESS: SAME ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: _____ FAX: _____

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

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

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): _____;
_____;

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 SIZE: WIDTH: _____ DEPTH: _____ AREA: _____

PRESENT USE(S) OF PROPERTY: SINGLE FAMILY

PRESENT ZONING OF PROPERTY: SINGLE FAMILY

VARIATION/APPEAL REQUESTED: _____

BUILD A 40' X 36' GARAGE
APPROX 300 SQ FT BIGGER THAN HOME FOOTPRINT

RESPONSE TO VARIATION CRITERIA

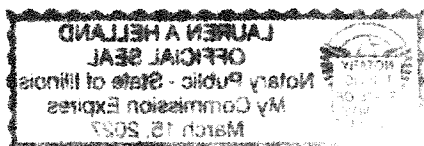
The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (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?

CAN NOT GET NEED SPACE FOR STORAGE &
SMALL HOBBY SHOP



2. What unique circumstances exist which mandate a variance?

SITS ON 1/2 ACRE LOT
SPACE IS SUITABLE TO ALH&EVE
NECESSARY SIZE TO FILL STORAGE NEEDS

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.

ADD TO
REMOVAL OF OLD STRUCTURE ADDING
NEW TO MIMIC HOME
MAY

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, JOHN W. MONROE, 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.

[Redacted Signature]

Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 1 day of July, 2026

[Redacted Notary Signature]



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:

PIN(s): _____

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: 1 JULY 20

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

PRINT

ZONING BOARD OF APPEALS
CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

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

	Does the evidence presented sustain this criteria?	Comments
(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).		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-10092

Agenda Date: 8/20/2026

STAFF REPORT

DATE: July 20, 2026
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2026-38
Applicant / Owner: Felipe Carrillo / Classic Investments LLC
Location: 10250 Chicago (COUNCIL DISTRICT #3)
Request: 2026-38: A Variation to reduce the required front yard setback to allow construction of an accessory agricultural structure.

Purpose

The applicant is requesting a Variation to reduce the required front yard setback from 30' to 23' to allow construction an accessory agricultural structure in an R1-B (Single-Family Residential) District. The Zoning Board of Appeals makes the final decision on this variation request.

Site Specific Information

The subject property is an agricultural parcel on the far west side of the city. It is zoned R1-B, and the surrounding area is farmland. A large portion of this area of Joliet was annexed in 2008 (Ord. 16294) and primarily given a zoning designation of R1-B. From aerial imagery, the property has always been used for agricultural purposes, and the property in question has always contained structures tied to the agricultural use of the property.

Surrounding Zoning, Land Use and Character

All nearby properties are zoned R-1B (Single-Family Residential). All surrounding properties are agricultural in use.

Applicable Regulations

- Section 47-16 Schedule of Yard and Lot Requirements
- Section 47-19.8 Criteria for Variations

Discussion

The petitioner has submitted a variation petition to reduce the required front yard setback in an R-1B zoning district from 30' to 23.' The proposed structure will be placed in the same location as the previous barn that was on the property. The new structure will be used for agricultural equipment storage and supplies. The petitioner desires to build the

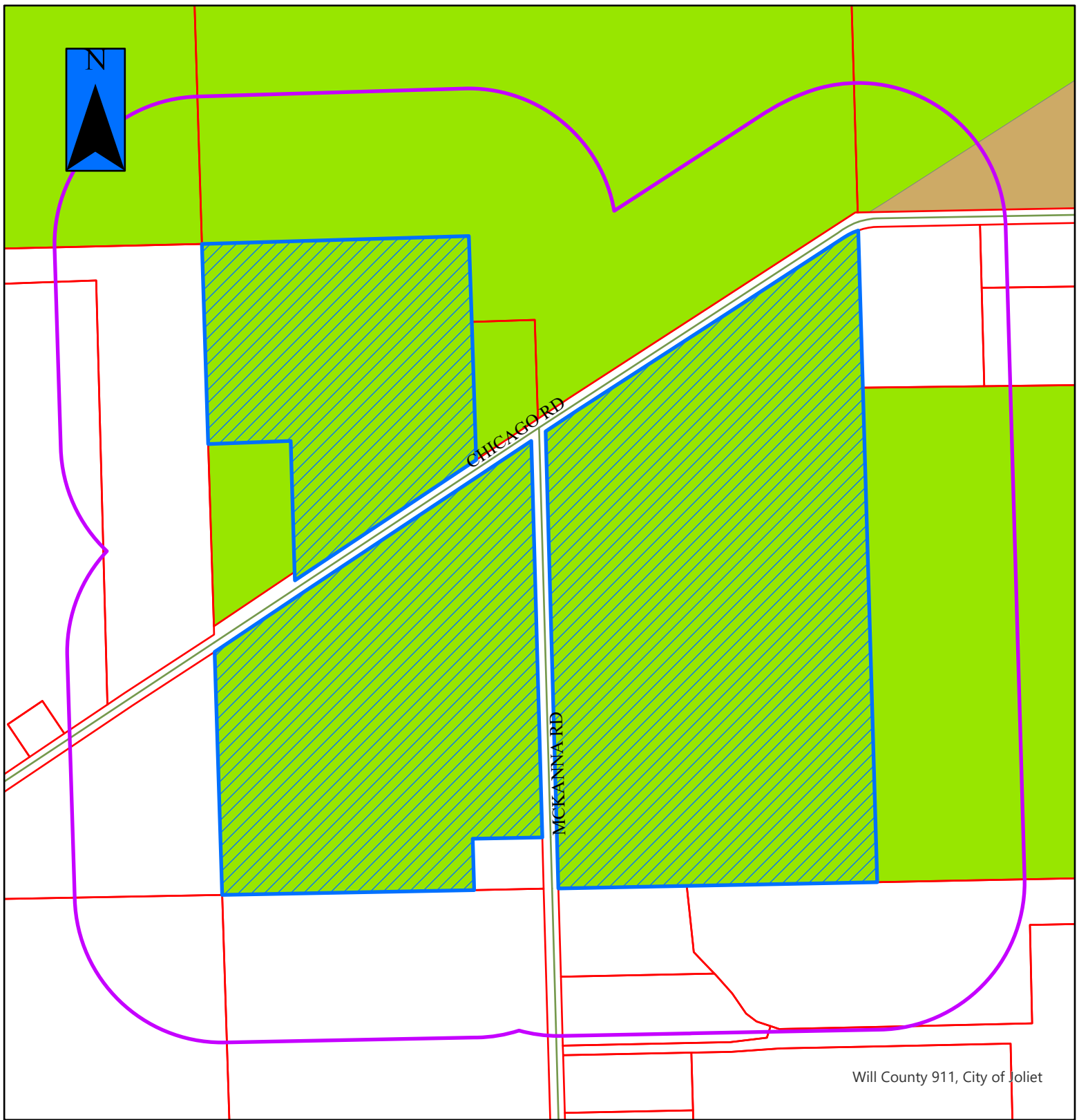
new structure in the same location to reduce buildings costs, keep access close to Chicago Road, and preserve the current site layout for operations.

Recommended Action

Staff recommends approval of the Variation request. Surrounding properties are all agricultural use, even if zoned R-1B (Single-Family Residential), and the property in question is far from any residential developments. The approval of the Variation would not alter the character of the area, nor would it take away from the enjoyment of other nearby properties by their owners.

Conditions

1. That a building permit shall be applied for and approved prior to any construction commencing.



2026-38



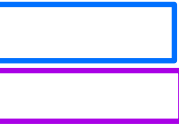
 = Property in Question
 = 600' Public Notification Boundary

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

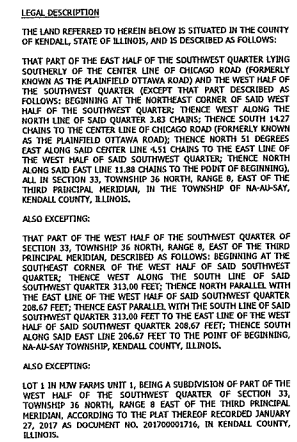
Will County 911, City of Joliet



2026-38a



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



LEGEND

MANHOLE	
CATCH BASIN	 OR 
DRILEY	 OR 
WATER MAIN	
FIRE HYDRANT	
STREET LIGHT	
WATER VALVE WARE	

UTILITY POLE/RITE

UTILITY POLE	
STORM SEWER	
WATER MAIN	
20' BOX	
FLAG POLE	
OVERHEAD	
ELECTRIC	
WOOD	
POST	

STATE OF ILLINOIS)
(COUNTY OF WILL)
I, MICHAEL R. BOGUNA, LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY
CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTIONED
AND THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION THEREOF.

DATED THIS 12TH DAY OF JULY, 1988

Michael R. Boguna

1988 PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
MICHAEL R. BOGUNA

MICHAEL R. BOGUNA 1 P.A.S. 3118
LICENSE EXPIRES 11/30/1994

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.

REFER TO DEED OR GUARANTEE TITLE POLICY FOR BUILDING LINE RESTRICTIONS OR AGREEMENTS NOT SHOWING GRANT OF SURVEY.

TO ENSURE AUTHENTICITY OF ANY COPIES, THEY MUST BEAR THE SURVEYOR'S SEAL & SIGNATURE IN RED INK OR IMPRESSED SEAL.

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

COMMONLY KNOWN AS:
VACANT PROPERTY
CHICAGO & HICKMAN ROADS
MINNEAPOLIS, ILLINOIS 55444

FILE# 44-3369-001

PART OF THE E 1/2 & W 1/2, SW 1/4 OF
SEC. 33-36-8

SCALE: 1" = 100'

PLATTED BY: J. M. & J. W. ROGINA

DATE: 10/1/88

CURR:

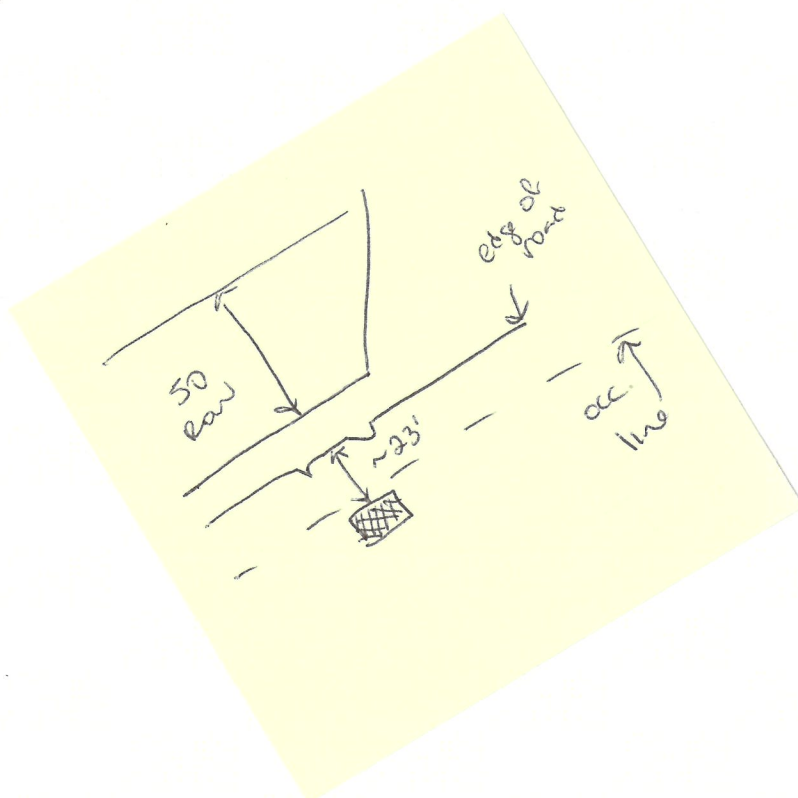
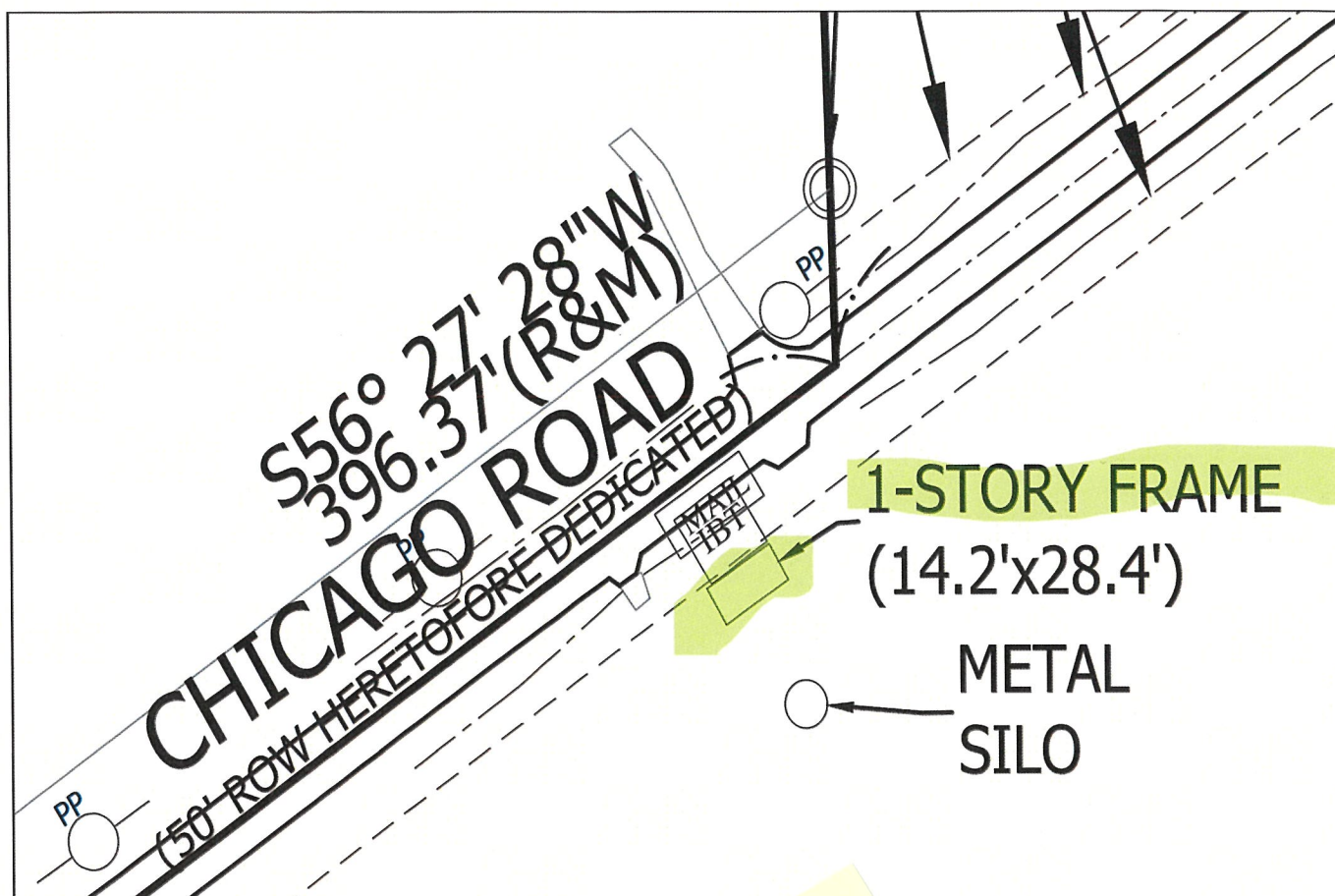
 **ROGINA**
ENGINEERS & SURVEYORS, LLC
1120 Commercial Street, Suite 200, Minneapolis, MN 55404
Professional Design Permit No. 104-066-0-Exp. 9/30/97

MJW FARMS, LLC

FILE NO. **R398.12**

NOTES:

MOE	M
BSL	D
(H)	B
(R)	L



40' x 30'

40x30 Pole Building 10' tall
Wood Post Frame / Pole Building

2x6 Brace Beam Trusses
4x6 Posts 8' on center
on Concrete Piers 5' deep

10' Wide x 9' Tall
Garage Door

1/4" = 1'
Scale

26'6"

10'

87'6"

30'

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

ADDRESS FOR WHICH VARIATION IS REQUESTED: 10250 CHICAGO RD, MINOOKA IL 60447

PETITIONER'S NAME: FELIPE CARRILLO AS MEMBER

HOME ADDRESS: _____ ZIP CODE: 60543

BUSINESS ADDRESS: _____ ZIP CODE: 60543

PHONE: (Primary) _____

EMAIL ADDRESS: _____

PROPERTY INTEREST OF PETITIONER: OWNER

OWNER OF PROPERTY: CLASSIC INVESTMENTS LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: 60543

EMAIL ADDRESS: _____ FAX: _____

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

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

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 06-33-300-005;
_____;

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

SEE ATTACHED

LOT SIZE: WIDTH: 2690 SQFT DEPTH: 2690 SQFT AREA: 6071900 SQFT

PRESENT USE(S) OF PROPERTY: AGRICULTURAL UNDER R-1 PERMITTED USE

PRESENT ZONING OF PROPERTY: R1-B

VARIATION/APPEAL REQUESTED: A variation from section 47-5B.4 of the City of Joliet Zoning Ordinance

to allow an existing/proposed one-story agricultural storage structure at a front-yard setback

less than the 30 feet required in the R-1B district

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?
SEE ATTACHED

2. What unique circumstances exist which mandate a variance?

SEE ATTACHED

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.

SEE ATTACHED

REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

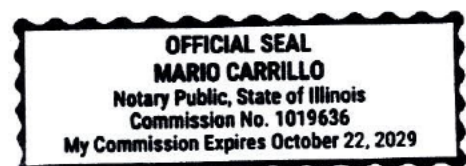
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Felipe Carrillo as member, 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.

[Redacted Signature]

Owner's Signature
(If other than petitioner)

[Redacted Signature]



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:

10250 CHICAGO RD, MINOOKA IL 60447

PIN(s): 06-33-300-005

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

FELIPE CARRILLO [REDACTED]

MARIO CARRILLO [REDACTED]

E-MAIL: [REDACTED]

FAX: [REDACTED]

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

N/A

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: Felipe Carrillo as member

DATE: 6-23-26

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

FELIPE CARRILLO AS MEMBER

PRINT

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

Strict application of the 30-foot front-yard setback would prevent the owner from repairing/reconstructing and using the existing agricultural storage structure in its practical existing location. The property is currently used for agricultural purposes, and the structure is necessary for storage of the farmer tenant's agricultural equipment and supplies. Without the requested variation, the property cannot reasonably continue to support its existing agricultural use in the same manner because the tenant would lose needed on-site storage for equipment and supplies. The requested relief is limited to the setback/location of the structure and does not introduce a residential, retail, industrial, or public commercial use.

2. What unique circumstances exist which mandate a variance?

The property has an existing agricultural use and an existing agricultural storage structure/location that does not fit neatly within the residential accessory-structure setback rules applied to the R-1B district. The hardship is created by the existing location of the structure in relation to the Chicago Road frontage and the required 30-foot setback, not by a request to intensify the use of the property. The structure is intended only to repair/reconstruct agricultural storage in-kind for the farmer tenant's equipment and supplies. No expansion of use, residential occupancy, retail sales, animal housing, plumbing, mechanical systems, or public customer traffic is proposed. Relocating the structure farther back on the property would be impractical because of the existing site layout, agricultural operations, access needs, and the cost and disruption of moving/rebuilding the structure in a different location.

3. What impact would granting the variance have on the essential character of the general area?

Granting the variation would not alter the essential character of the area because the property is already used agriculturally and the structure will remain limited to agricultural storage. The request does not add residential units, retail sales, public commercial activity, exterior lighting, plumbing, mechanical equipment, or customer traffic. The positive impact is that the structure can be repaired/reconstructed safely and kept functional for the existing agricultural use. Any negative impact is limited to the reduced setback from Chicago Road, which already reflects the existing site condition. The petitioner is willing to comply with applicable building, drainage, visibility/sight-triangle, and maintenance requirements and to limit the structure to agricultural storage only. Petitioner agrees that the structure shall be limited to agricultural equipment and supply storage only; shall not be used as a residence, business open to the public, retail sales location, or animal housing; shall not include plumbing, mechanical systems, or electrical service unless separately permitted; and shall not be expanded beyond the approved dimensions without further City approval.

LEGAL DESCRIPTION

That part of the East half of the Southwest quarter lying Southerly of the center line of Chicago Road (formerly known as the Plainfield Ottawa Road) and the West half of the Southwest quarter (except that part described as follows: beginning at the Northeast corner of said West half of the Southwest quarter; thence West along the North line of said quarter 3.83 chains; thence South 14.27 chains to the center line of Chicago Road (formerly known as the Plainfield Ottawa Road); thence North 51 degrees East along said center line 4.51 chains to the East line of the West half of said Southwest quarter; thence North along said East line 11.88 chains to the Point of Beginning), all in Section 33, Township 36 North, Range 8, East of the Third Principal Meridian, in the Township of Na-Au-Say, Kendall County, Illinois.

Also excepting:

That part of the West half of the Southwest quarter of Section 33, Township 36 North, Range 8, East of the Third Principal Meridian, described as follows: beginning at the Southeast corner of the West half of said Southwest quarter; thence West along the South line of said Southwest quarter 313.00 feet; thence North parallel with the East line of the West half of said Southwest quarter 208.67 feet; thence East parallel with the South line of said Southwest quarter 313.00 feet to the East line of the West half of said Southwest quarter 208.67 feet; thence South along said East line 206.67 feet to the Point of Beginning, Na-Au-Say Township, Kendall County, Illinois.

Also excepting:

Lot 1 in MJW FARMS UNIT 1, being a subdivision of part of the West half of the Southwest quarter of Section 33, Township 36 North, Range 8 East of the Third Principal Meridian, according to the plat thereof recorded January 27, 2017 as document no. 201700001716, in Kendall County, Illinois.

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).		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-10093

Agenda Date: 8/20/2026

STAFF REPORT

DATE: July 17, 2026
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2026-39
Applicant / Owner: Araceli Fernandez
Location: 1105 Hacker Ave (COUNCIL DISTRICT #4)
Request: 2026-39: A Variation to reduce the required front yard setback to allow construction of a front porch roof

Purpose

The applicant is requesting a Variation to reduce the required front yard setback from 30' to 11' to construct a cover over an existing front deck at the property at 1105 Hacker Avenue. The Zoning Board of Appeals makes the final decision on the Variation request.

Site Specific Information

The 6,200 square foot property contains a one and a half story circa 1924 (according to historical Sanborn Maps) single-family house with an existing front deck. The house originally had front porch on the south elevation that was similar in size, style and location as the current front porch at the house at 1109 Hacker Avenue; however, this original front porch was enclosed at some point over the last 50 years. The property is zoned R-2 (Single-Family Residential) as are the surrounding properties.

Surrounding Zoning, Land Use and Character

Surrounding properties are all zoned R-2 (Single-Family Residential), and the area is a mix of one- and two-story homes.

Applicable Regulations

- Section 47-16 Schedule of Yard and Lot Requirements.
- Section 47-19.8 Criteria for Variations

Discussion

The petitioner has applied for a Variation to allow the construction of a roof over an existing front deck that has an 11' front yard setback, which does not conform to the required 30' front yard setback. Any expansion of the non-conformity requires approval of a Variation from the Zoning Ordinance. The footprint of the existing front deck would not be expanded, and the only change to the house and property would be the addition of a roof over the existing front deck.

Recommended Action

Staff supports this Variation request in recognition that adherence to the R-2 Zoning District's required 30' front yard setback imposes practical difficulties for the use and enjoyment of the property. This house and surrounding properties have existing front yard setbacks that do not comply with current front setback requirements. A roofed porch would not detract from the character of the neighborhood and would be consistent with this character as nearby properties have covered front porches that encroach into the required front yard setback.

Conditions

1. That a building permit shall be applied for and approved prior to any construction commencing.



2026-39



= Property in Question

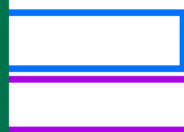


= 600' Public Notification Boundary

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



2026-39a

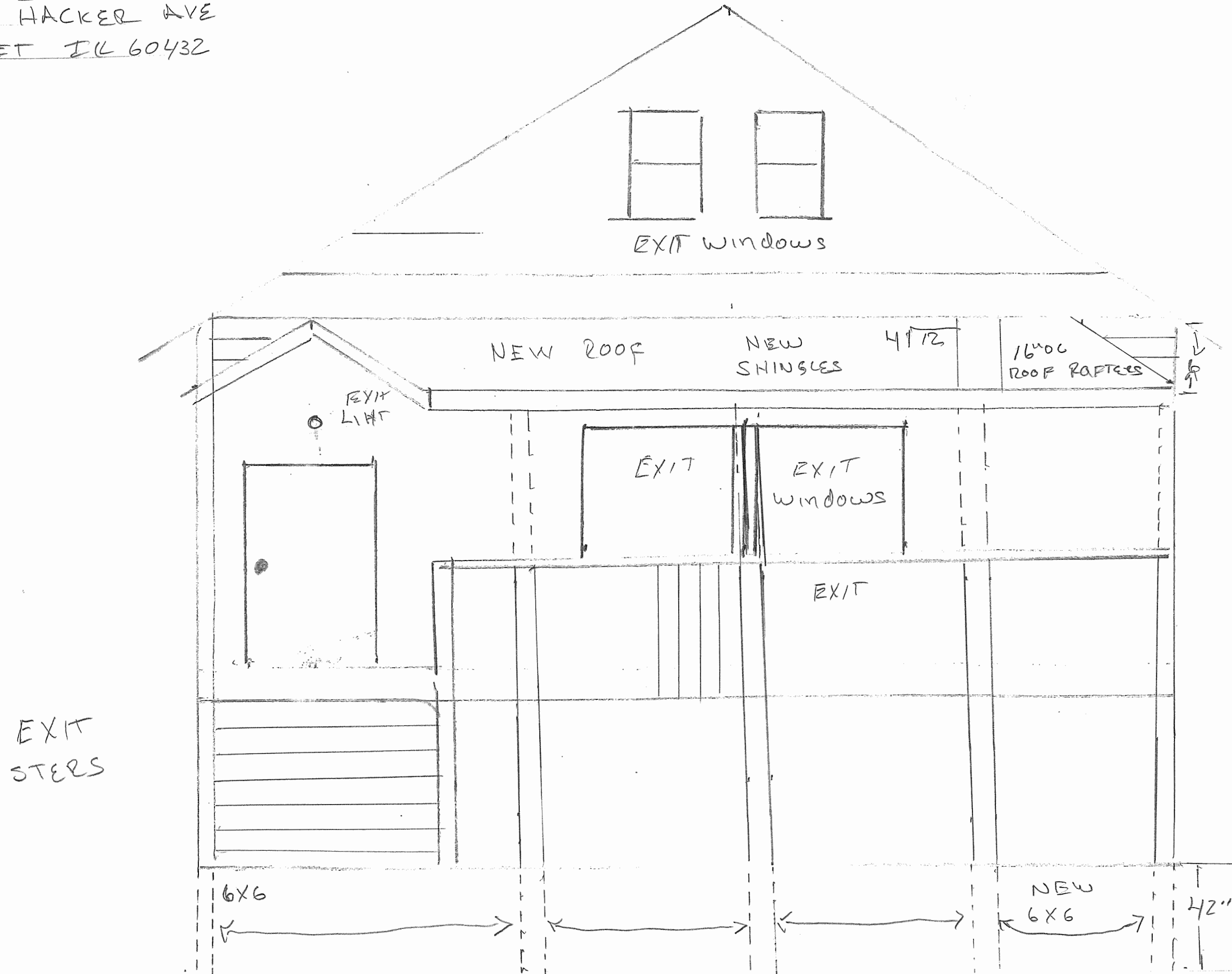


= Property in Question / Propiedad en cuestión
 = 600' Public Notification Boundary /
 Límite de notificación pública de 600 ft (180 m)



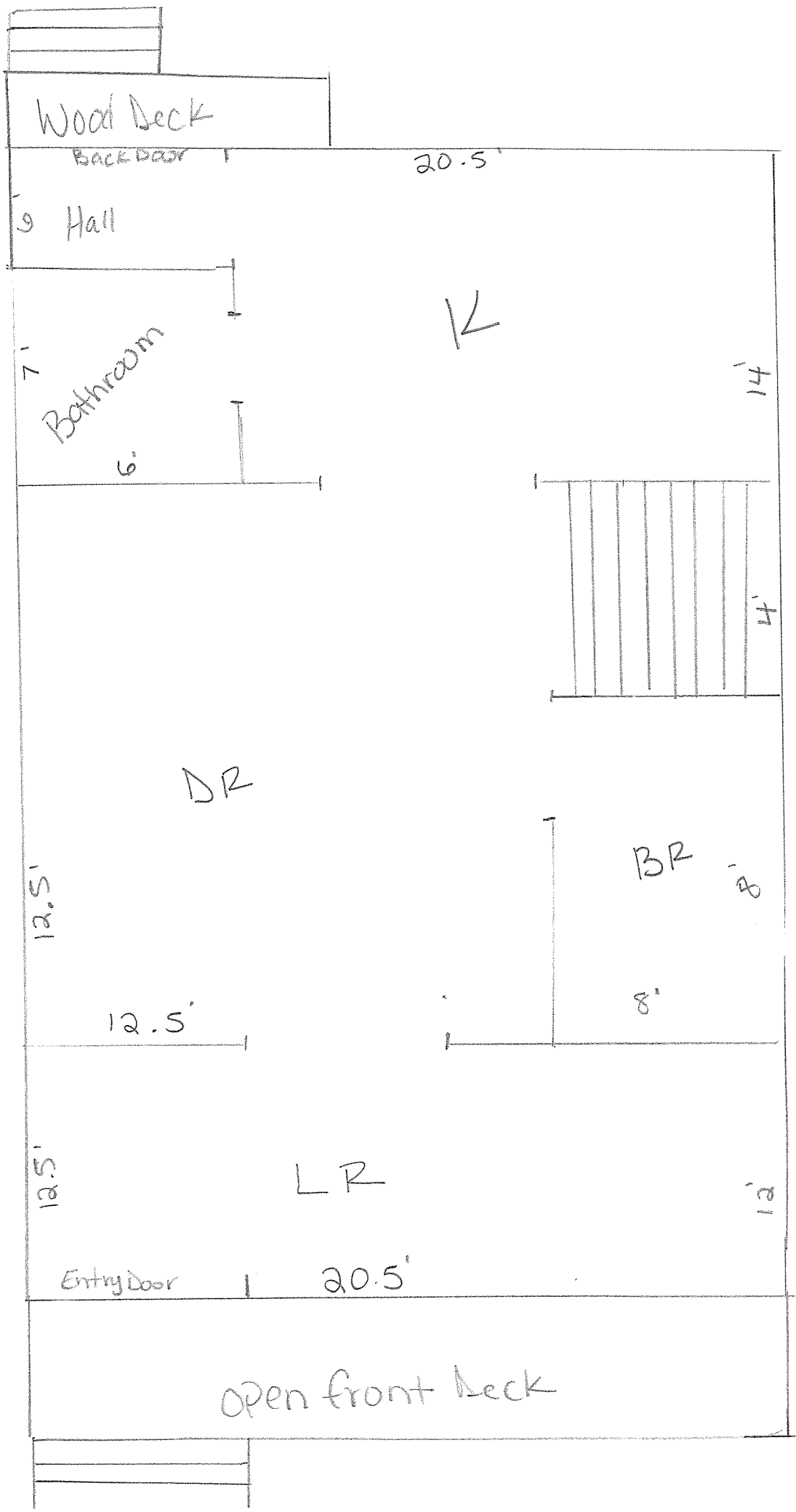
ARACELI FERNANDEZ
1105 HACKER AVE
JOLIET IL 60432

4/12



NEW ROOF
PORCH
2X6 ROOF 1600C
250# ASPHALT
SHINGLES
1/2 PLYWOOD
15# ASPHALT
SATURATED FELTS

NEW
6X6
42"



Plat of Survey

LEGAL DESCRIPTION

LOT 25, IN BLOCK 4 IN CHRISTIAN HACKER'S ADDITION TO JOLIET, A SUBDIVISION OF LOT 12, IN THE ASSESSOR'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 3, IN TOWNSHIP 35 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1888, AS DOCUMENT NUMBER 150087, IN WILL COUNTY, ILLINOIS.

(1105 HACKER AVENUE, JOLIET, ILLINOIS)

STATE OF ILLINOIS
COUNTY OF WILL

THIS IS TO CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS, THIS 19TH DAY OF APRIL, 2004.

Rhonda J. White
RHONDA J. WHITE, ILLINOIS LAND SURVEYOR NO. 3306
LICENSE EXPIRES 11-30-04

NOTE : REFER TO TITLE POLICY FOR BUILDING AND EASEMENT RESTRICTIONS.

●	FOUND IRON
○ 5/8" x 30"	REBAR PLACED
(123.45')	RECORDED DATA
123.45'	MEASURED DIMENSION
123.45'(COMP)	COMPUTED DIMENSION
F.C.	FENCE CORNER

Y\3000\3562\JOB3562

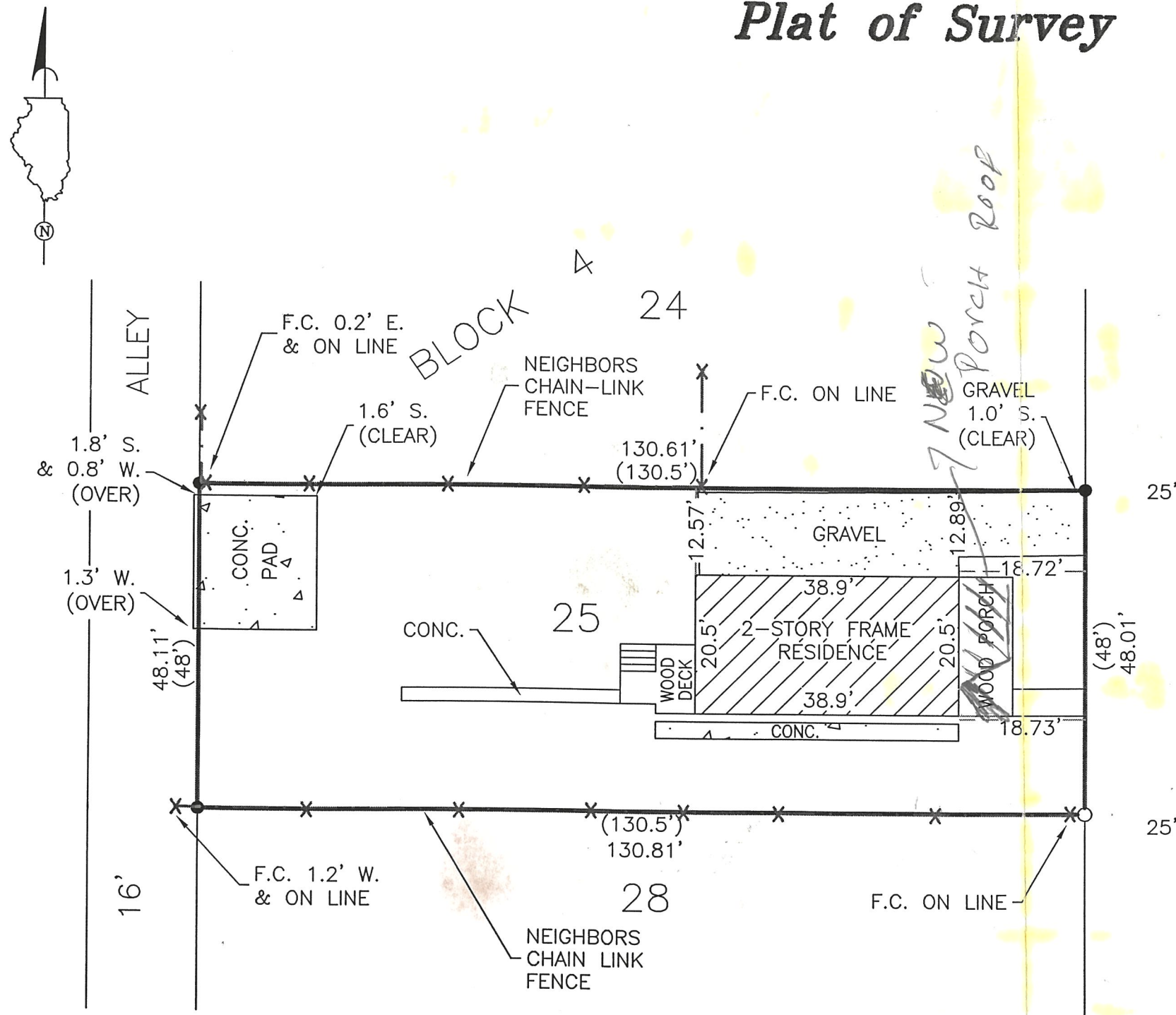
JOB#3562

CLAASSEN, WHITE & ASSOCIATES P.C.
SURVEYORS/ENGINEERS
800 WEST JEFFERSON ST. T. (815) 744-3720
JOLIET, ILLINOIS 60435 F. (815) 744-3752

ORDERED BY: CAPITAL ASSET RESEARCH
CORPORATION, LTD
(800) 888-8293 EXT. 7141

SCALE: 1"=20'
DATE : 04/20/04
DRAWN: DDG
REF : FB297P80
DWG#: 104-164

REVISED 10-15-04
CORRECTED SUBDIVISION
RECORDING DATE YEAR



Plat of Survey

LEGAL D

LOT 25, IN BLOCK 4 IN
JOLIET, A SUBDIVISION
SUBDIVISION OF PART C
SECTION 3, IN TOWNSHIP
EAST OF THE THIRD PR
THE PLAT THEREOF RE
DOCUMENT NUMBER 15

(1105 HACKER

STATE OF ILLINOIS
COUNTY OF WILL

THIS IS TO CERTIFY TH
LAND SURVEYOR, HAVE SUI
THE ABOVE CAPTION AS S
IS A TRUE AND CORRECT

GIVEN UNDER MY HAND
THIS 19TH DAY OF APRIL

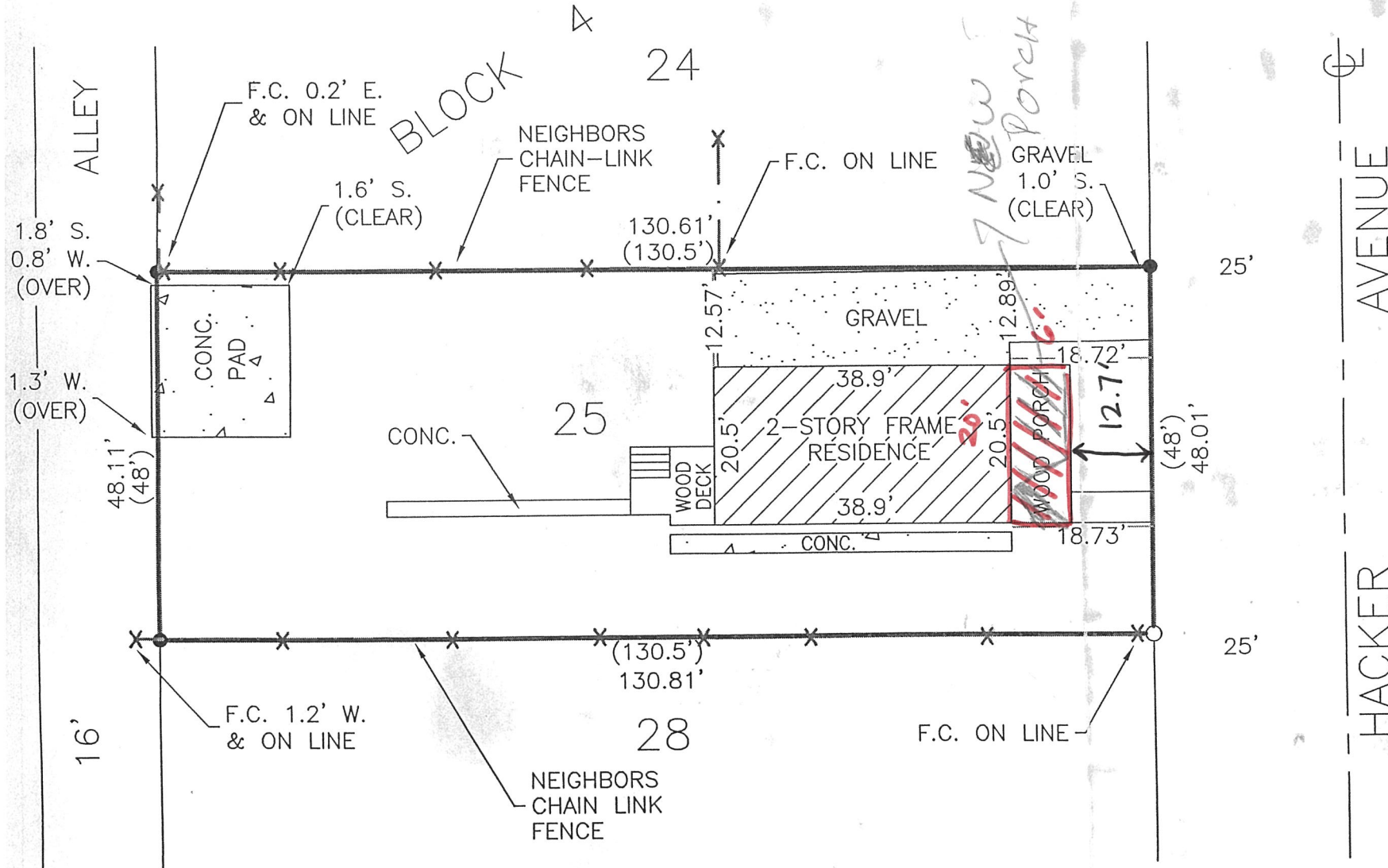
Rhonda J. White
RHONDA J. WHITE, ILLI
LICENSE EXPIRES 11-30-

NOTE : REFER TO THE
EASEMENT RE

● 5/8" x 3
(123.45')
123.45'
123.45'(CON
F.C.

Y\3000\3562\JOB3562

**CLAASSEN, WHITE &
SURVEYORS/ENGINEERS**



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

ADDRESS FOR WHICH VARIATION IS REQUESTED: 1105 Hacker Ave

PETITIONER'S NAME: Araceli Fernandez

HOME ADDRESS: _____ ZIP CODE: 60432

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Araceli Fernandez

HOME ADDRESS: _____ ZIP CODE: 60432

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: _____ FAX: _____

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

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

OTHER PROJECTS AND/OR DEVELOPMENTS:

✓

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 3070 300703401 0280000;

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 SIZE: WIDTH: 48 DEPTH: 130.5 AREA: 6.26459

PRESENT USE(S) OF PROPERTY: Residential Single family

PRESENT ZONING OF PROPERTY: R-2

VARIATION/APPEAL REQUESTED: Permit to build a roof over an existing deck on front of house.

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?
The house was constructed prior to the city's regulations were implemented the floor plan remains the same since we took ownership

2. What unique circumstances exist which mandate a variance?

The property in question is an older house situated in the east side of the city and it was built before the current regulations were put in place

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 renovation design will blend in with the neighborhood since a number of houses in our street already have a similar look. A negative impact of the renovation will be the noise which will unfortunately be a cost to our neighbors for a small number of days.

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)

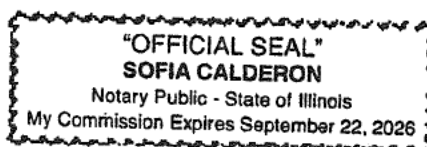
I, Araceli Fernandez, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

[Redacted Signature]

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me

[Redacted Notary Signature]



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:

1105 Hacker Ave
PIN(s) 3007034010280000

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

Araceli Fernandez

[Redacted Address]

E-MAIL:

[Redacted Email]

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: 6.26.26

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

PRINT

ZONING BOARD OF APPEALS
CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

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

	Does the evidence presented sustain this criteria?	Comments
(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).		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-10094

Agenda Date: 8/20/2026

STAFF REPORT

DATE: August 20, 2026
TO: Zoning Board of Appeals
FROM: Ray Heitner, Planner
RE: Petition Number: 2026-40
Applicant: Oswaldo Guzman
Status of Applicant: Owner
Location: 1111 Clement Street
Request: A Variation to reduce the required side yard setback to allow construction of a rear covered patio (COUNCIL DISTRICT #4)

Purpose

The applicant is requesting a Variation to reduce the required side yard setback from 8 feet to 4.8 feet to allow construction of a rear covered patio, located at 1111 Clement Street. The Zoning Board of Appeals makes the final decision on the requested petition.

Site Specific Information

The subject property is approximately 6,916 square feet in size (52 feet by 133 feet) and contains a two-story, 25-foot by 46-foot, two-dwelling residence that was built in 1904. Section 47-7.4 of the City's Zoning Ordinance requires lots improved with two-family dwellings to be 7,000 square feet in size, with a lot width of 50 feet. The same code section requires a minimum 6-foot side yard setback for two-story two-family dwellings in the R-3 zone. When the existing main structure was built in 1904, it was placed just 4.8 feet off the north side yard lot line.

The applicant wishes to build a covered rear patio that would match the width of the rear (west) side of the house and extend 14 feet deep into the rear yard. The patio would be 11 feet tall. Elevations of the proposed new patio have been included in the staff report packet. The covered patio would have three wooden support beams and a pitched wooden roof covering a cement patio. The ground floor dwelling unit is owner occupied and the proposed patio would be for that unit's use. Approval of the patio building permit is contingent upon approval of the request setback variation.

Surrounding Zoning, Land Use and Character

The subject property is in the Cunningham neighborhood on the City's near west side and is surrounded by single-family and two-unit residences with a combination of R-3 (one and two-family residential) and R-2 (single-family residential) zoning.

Applicable Regulations

- Section 47-7.3 Permitted Accessory Uses within the R-3 Zone
- Section 47-7.4 Yard and Lot Requirements within the R-3 Zone
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

Analysis

Approval of the requested variation would allow the owner to construct a 25-foot by 14-foot covered patio in the property's rear yard. The subject variation is needed to allow the rear patio to be built as proposed 4.8 feet from the north side yard lot line.

Section 47-19.8 of the City's Zoning Ordinance details the conditions that must be met to establish whether adequate evidence has been submitted to establish whether a practical difficulty or particular hardship exists to warrant approval of the requested variation. Staff finds that the property in question would still be able to yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular zone, as the R-3 zoning regulations that are in place do not negate the fact that the home was previously purchased without the proposed patio. However, staff does find that the plight of the owner is due to the unique circumstances that are present due to the undersized nature of the subject lot and the location of the principal structure within the lot that predates the application of the R-3 zoning designation. Furthermore, staff does not believe that the variation, if granted, would alter the essential character of the locality, as several residences in the neighborhood contain additional accessory structures within their respective rear yards such as detached garages, pools, and patios. Staff does not find the size or design of the proposed rear patio to be aesthetically out of character with the main building or with the architecture that can be found in the surrounding area.

Conditions

If the Zoning Board of Appeals wishes to approve the requested variation, staff recommends the following conditions:

1. That the new patio compliments the materials and color of the principal structure on the subject property.
2. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Variation.



Zoning Board of Appeals Application Packet

Variation

This packet should contain all of the following documents:

- Application;
- Ownership disclosure form;
- Public notice sign posting requirements and sign template

If you have any questions please contact the Planning 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

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.**

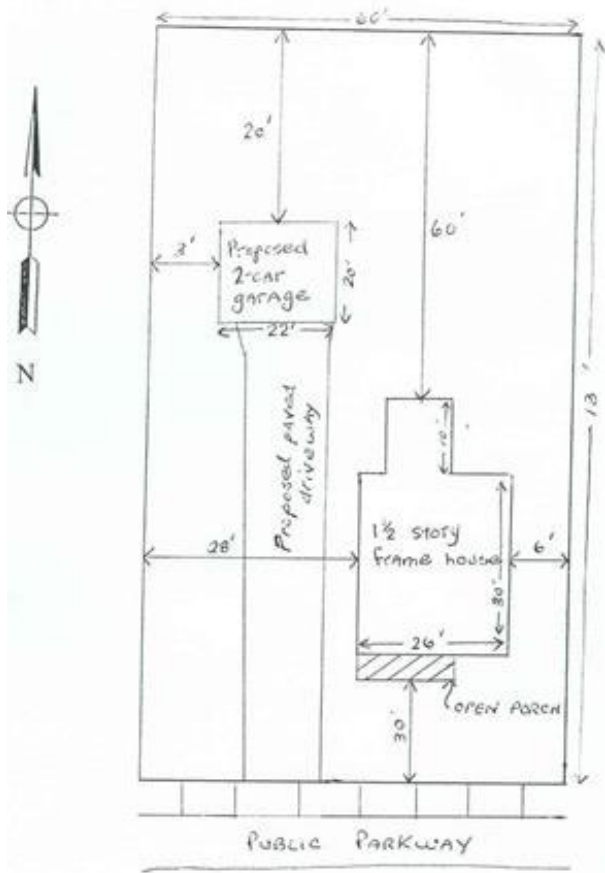
Upon completion of the public hearing, the sign(s) shall be removed and returned to the City of Joliet within ten (10) days. If the applicant fails to remove the sign within ten days, the City of Joliet may remove the sign, and the cost of the removal shall be deducted from the applicant's sign deposit. 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 3, EXCEPT THE NORTH 90 FEET THEREOF, IN KATHERINE S. NICHOLSON'S SUBDIVISION OF THE SOUTHWEST PART OF BLOCK 43, 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

ADDRESS FOR WHICH VARIATION IS REQUESTED: 1111 Clement St

PETITIONER'S NAME: Oswaldo Guzman

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: _____

OWNER OF PROPERTY: Waldo

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: _____ FAX: _____

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

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

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): _____;
_____; _____; _____.

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):

2 unit residential home

LOT SIZE: WIDTH: 51' 10" DEPTH: 132' 07" AREA: 6750

PRESENT USE(S) OF PROPERTY: Residential Living

PRESENT ZONING OF PROPERTY: MULTI, R-3

VARIATION/APPEAL REQUESTED: Distance from property line to build 5' away instead of the 8'
allowing to extend a covered attached roof in same dimensions as the back side of the house

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?

The current zoning regulations prevent me from making improvements to my home that would blend
seamlessly with the existing structure and maintain the property's overall appearance
in a manner that is architecturally consistent with the existing house.

2. *What unique circumstances exist which mandate a variance?*

The home was originally constructed in a location that does not conform to the current zoning regula

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

Granting the requested variance would provide useful shelter from the weather, allowing for greater of the backyard throughout the year. The improvement would also enhance the appearance and fun the property, increasing its overall value. I do not anticipate any negative impacts on the surrounding

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, [REDACTED], 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.

— [REDACTED] —
Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this _____ day of _____, 20_____

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:

1111 Clement St Joliet IL 60435 United States

PIN(s): 41.54399° N, 88.09691° W

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: [REDACTED] 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: 06/26/2026 _____

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.

**NOTICE OF PUBLIC MEETING
CITY OF JOLIET, IL**

DATE/TIME: _____

LOCATION: _____

150 W. Jefferson St., Joliet

DESCRIPTION OF REQUEST:

FOR MORE INFORMATION CALL: _____ 815-724-4040 OR

_____ 815-724-4050

**COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF JOLIET**

Permit # _____

Office Use Only

**CITY OF JOLIET****Building & Inspectional Services**

150 W. Jefferson Street, Joliet, IL 60432

Phone: 815-724-4070 Email: permitapplication@joliet.gov

Gazebo & Pergola Permit Application

If permit applications are incomplete, and/or submitted without the required permit information and supporting documents, they will be returned to the applicant.

All Contractor's must submit a copy of the contract with all permit applications.

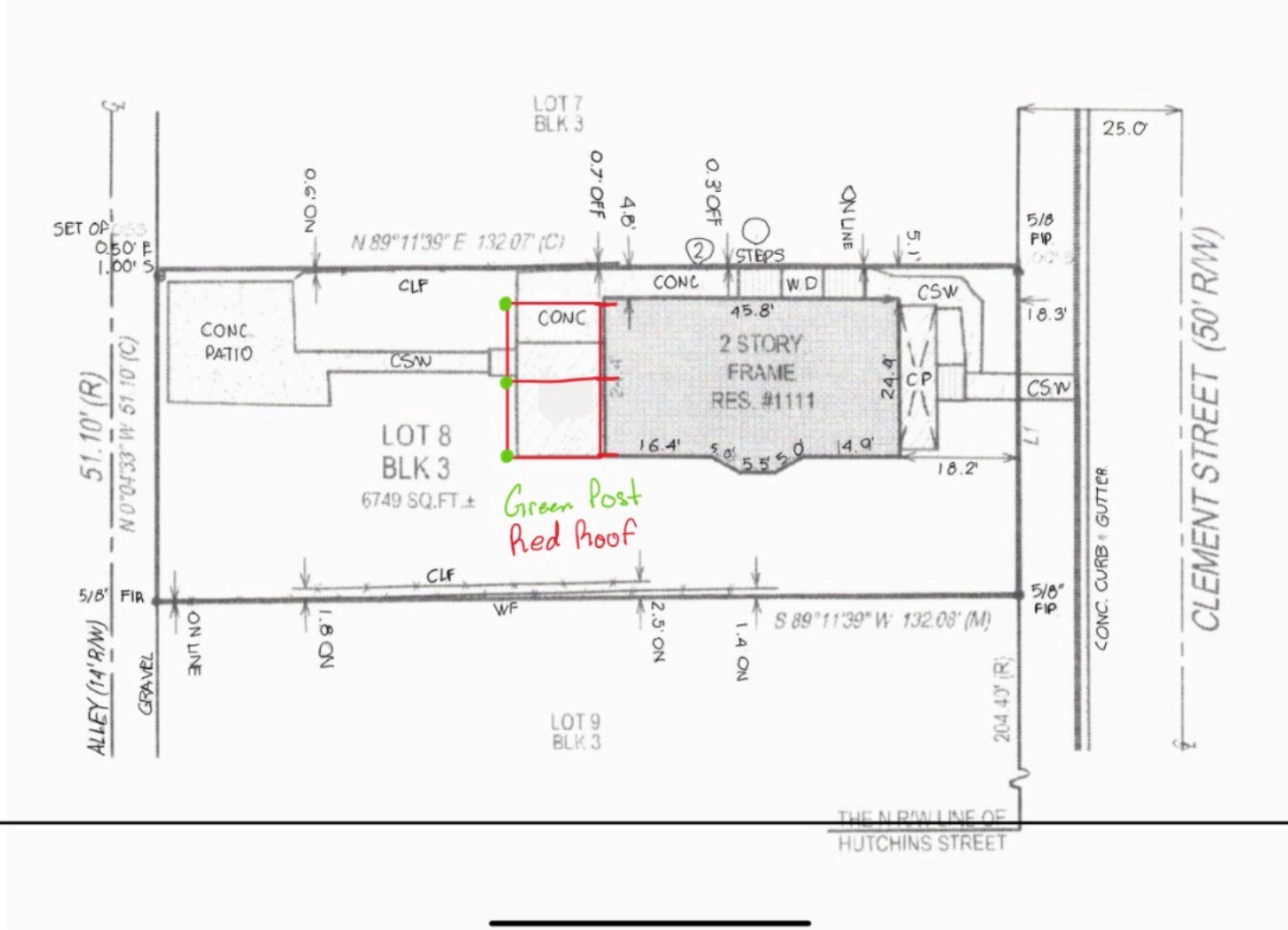
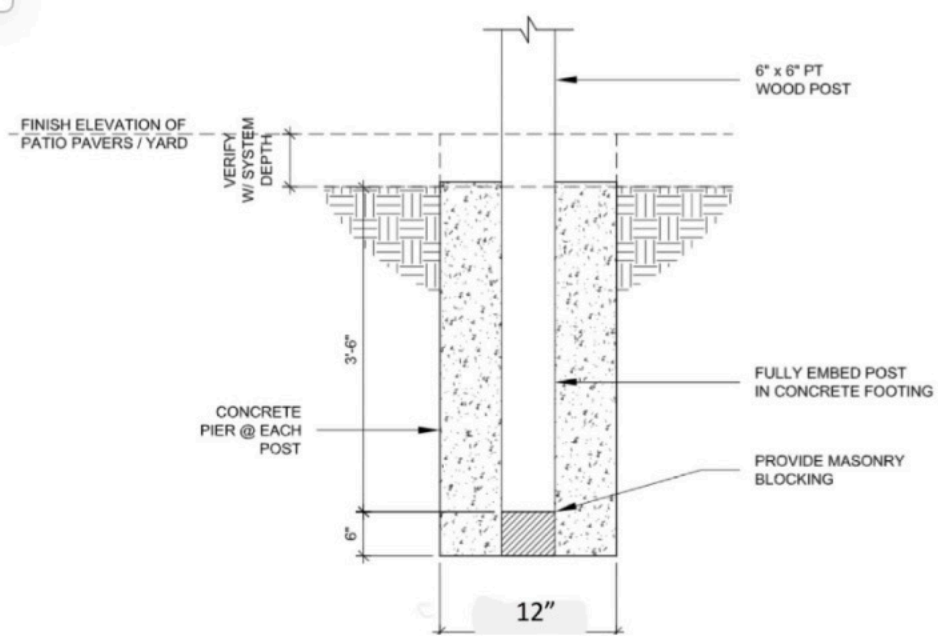
Address:		City:	Joliet
☐ Single Family ☒ Multi-Family - Number of Units <u>2</u>			
Is this property registered with the Neighborhood Services Rental Program? ☒ Yes ☐ No			
Work Being Completed By:		☒ Homeowner ☐ Contractor	
Homeowner's Name:		Oswaldo Guzman	
Address:			
Phone:		Email:	
Contractor's Name:		N/A	
Address:			
Phone:		Email:	
Description of Work			
Type: ☐ Gazebo or ☒ Pergola ☒ Attached or ☐ Detached			
Dimensions: Length: <u>25</u> ft. <u>0</u> in. Width: <u>14</u> ft. <u>0</u> in. Height: <u>11</u> ft. <u>0</u> in.			
Base Type: ☒ Concrete ☐ Wood ☐ Brick Pavers ☐ Other: _____			
Description of Work: Attached roof extension from old roof to cover backyard deck from weather.			
Total Cost \$4,000			
Applicant Signature		Date: <u>6/18/2026</u>	

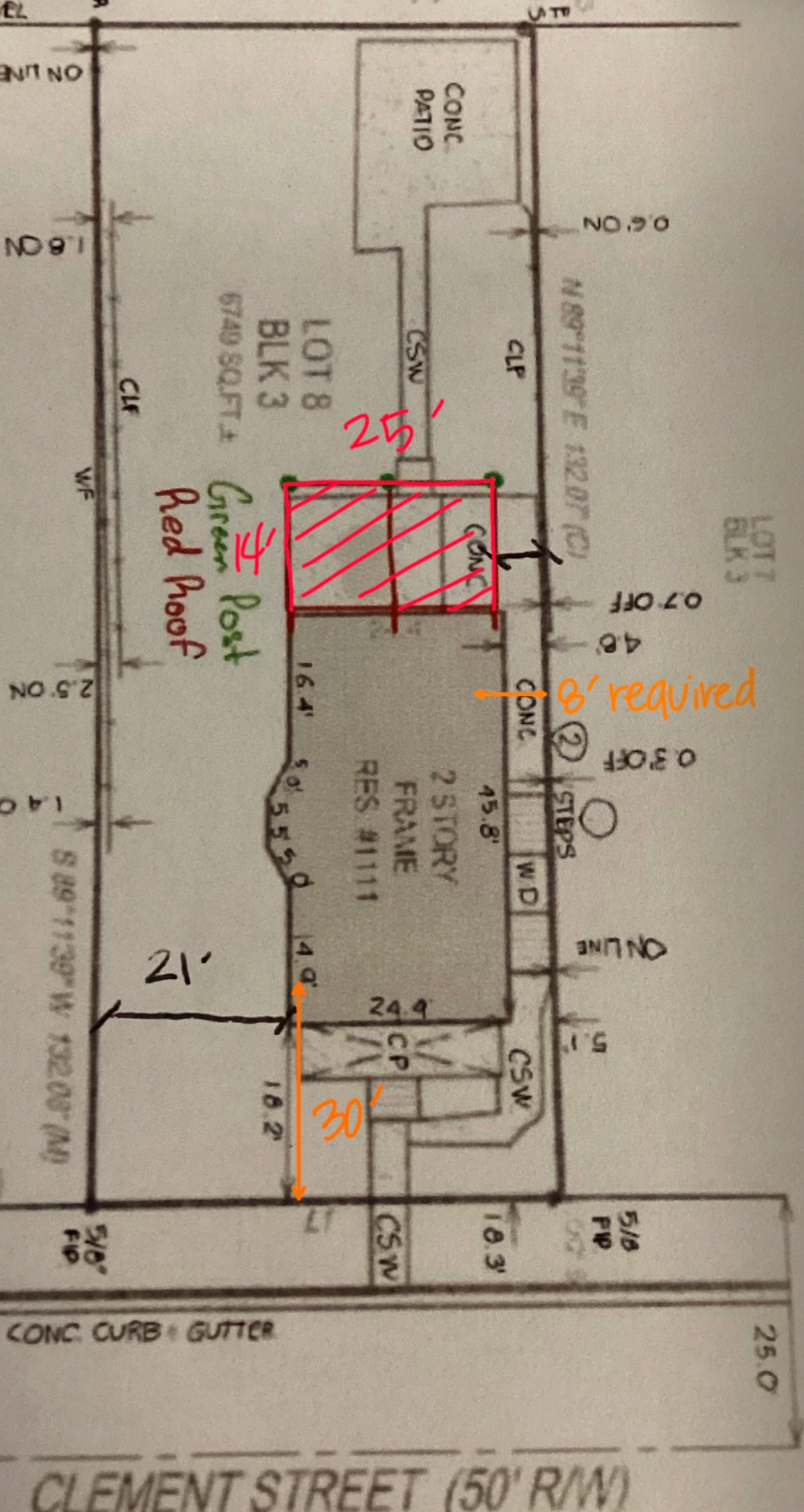
Office Use Only:

Building Official Signature _____

Date _____

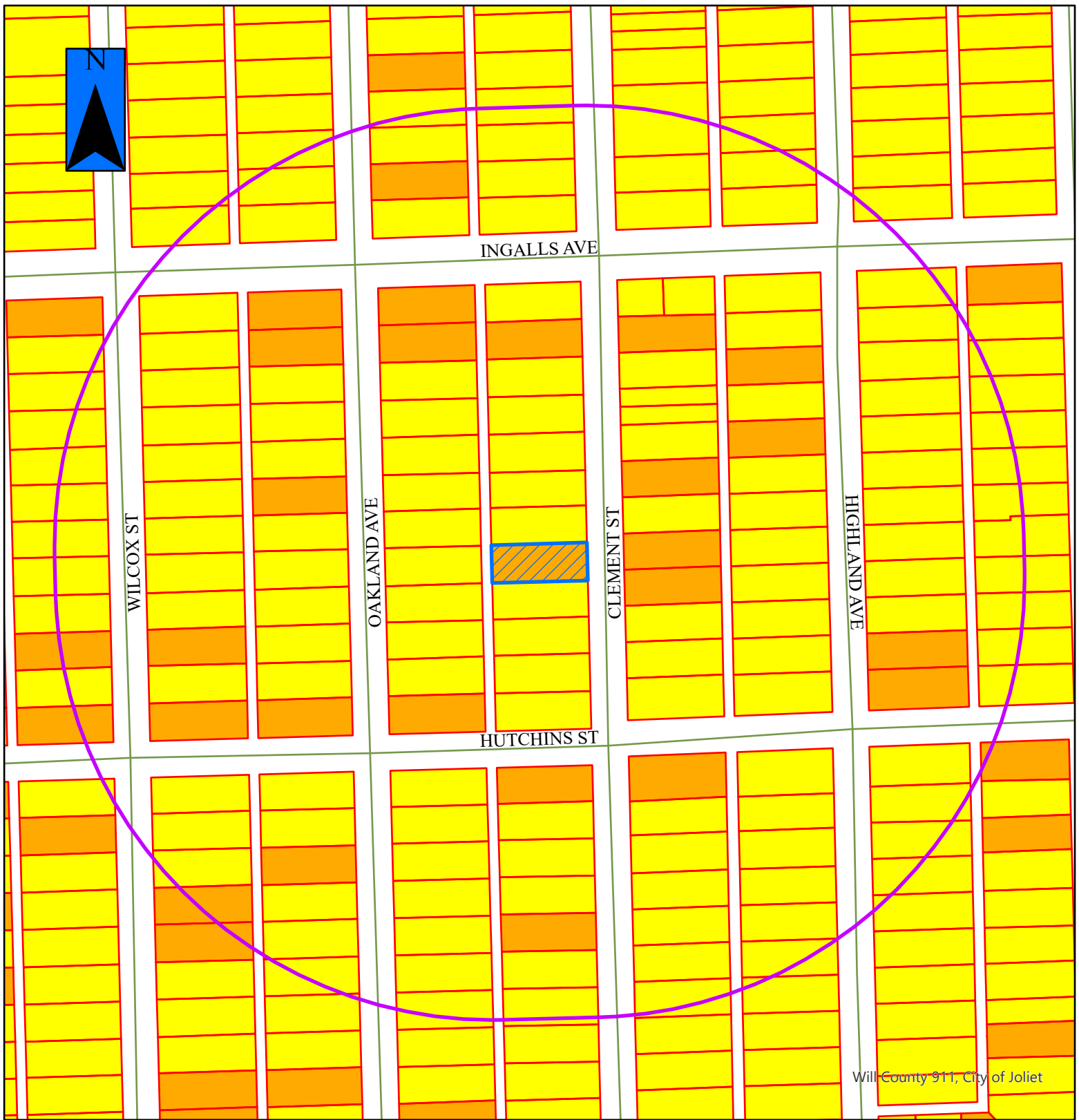












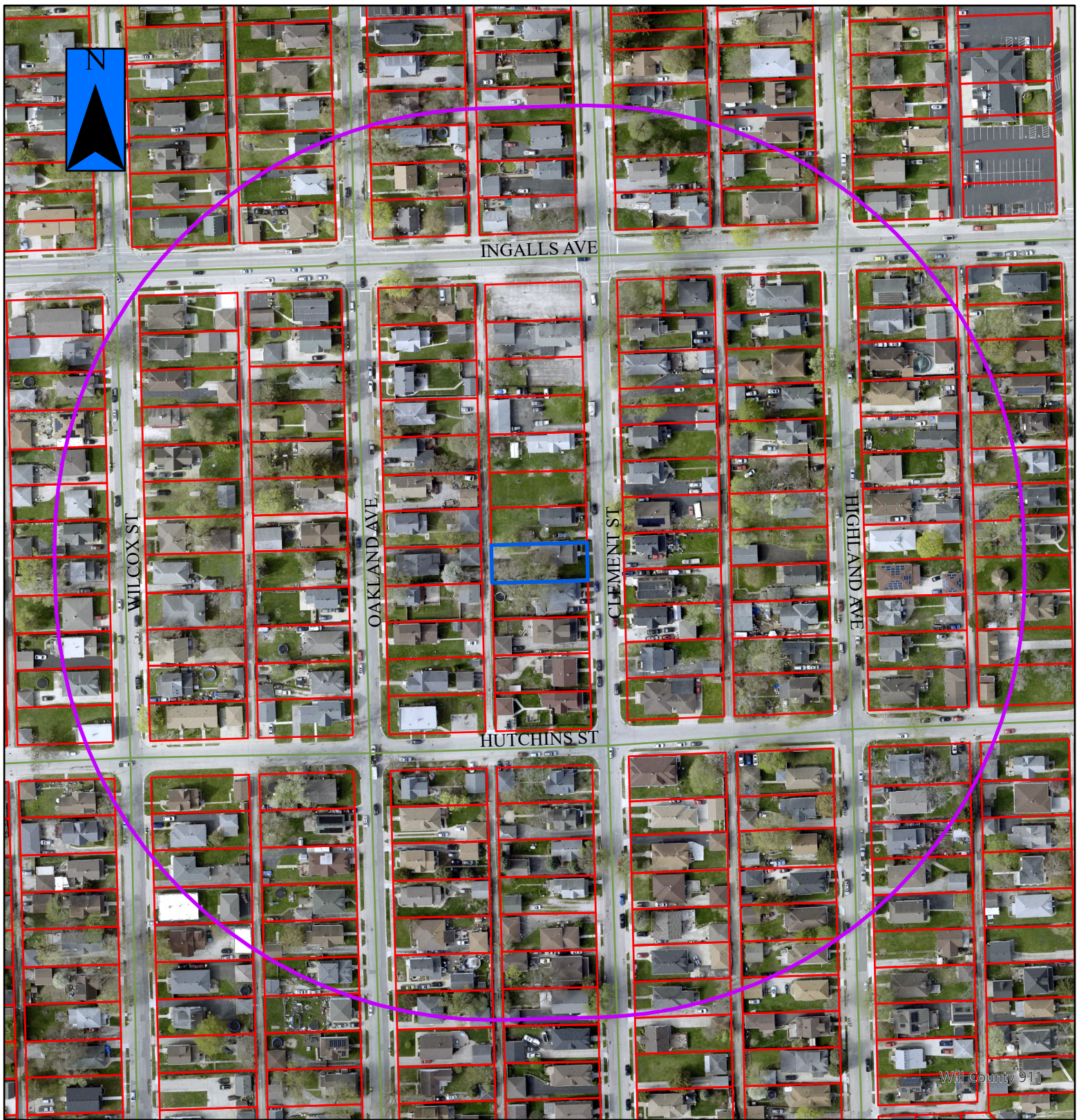
2026-40



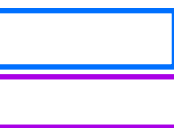
 = Property in Question
 = 600' Public Notification Boundary

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

Will County 911, City of Joliet



2026-40a



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



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-10095

Agenda Date: 8/20/2026

STAFF REPORT

DATE: July 16, 2026
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2026-41
Applicant: Luis Vazquez
Property Owner: South Suburban Land Bank
Location: 21 N. Hickory St (Council District #5)
Request: 2026-41: A Variation to reduce the required front yard setback to allow construction of a new single-family house.

Purpose

The applicant is requesting a Variation to reduce the required front yard setback from 30 feet to 12 feet to allow construction of a new single-family house. The Zoning Board of Appeals makes the final decision on this variation request.

Site Specific Information

The subject property, 21 N. Hickory St, is a vacant lot in the northeast corner of the St. Patrick's neighborhood of Joliet. The vacant lot is 5,700 square feet in size with a lot depth of 95 feet and a lot width of 60 feet. The current zoning is R-2 (Single-Family Residential). A demolition permit for the former dwelling on the property was approved in 2015, and the lot has remained vacant since that time.

Surrounding Zoning, Land Use and Character

- North: R-3 (One-and-Two-Family Residential)
- South: R-2 (One-and-Two-Family Residential)
- East: R-4 (Low Density Multi-Family Residential)
- West: R-2 (One-and-Two-Family Residential)

The property to the north is a multi-family apartment building. The property to the east is the site of the Victory Centre of Joliet, which is a senior apartment community. The properties to the west and the south are both single-family homes.

Applicable Regulations

- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)
- Section 47-6.4 Yard and Lot Requirements – R-2 (Single Family Residential)

Discussion

The applicant is proposing the construction of a one-story single-family home on a 5,700 square-foot vacant lot at 21 N. Hickory. The house will be 1,220 square feet in size and will have three bedrooms and will include the required two off-street parking spaces. At staff's request, the applicant has proposed a 12' front yard setback as opposed to the R-

2 District's required 30' front yard setback to more closely match the existing front yard setbacks of nearby properties.

Recommended Action

While the Variation request does not meet technical criteria for hardship or practical difficulties, staff requested that the applicant seek the front yard setback variation in recognition that adherence to the R-2 District's required 30' front yard setback would alter the essential character of the area. The reduced front yard setback would align with nearby properties as they also have front yard setbacks that do not meet the required minimum of 30 feet. Additionally, nearby properties exhibit smaller front yards and setbacks than is currently required by the Zoning Ordinance. Staff recognizes the mismatch between the existing built form in many older areas of the City and the dimensional requirements of the base zoning district and seeks to address this issue with a comprehensive zoning code update in the future. Staff finds that the construction of a new single-family residence at this location would not be detrimental to the public and would add needed housing to the area and city. Additionally, the proposed use will not impede the use and enjoyment of surrounding properties due to the residential nature of the project.

Conditions

If the Zoning Board desires to approve the Variation request to reduce the required front yard setback, the following conditions should be included:

1. That a building permit shall be applied for and approved prior to any construction commencing.



Will County 911, City of Joliet

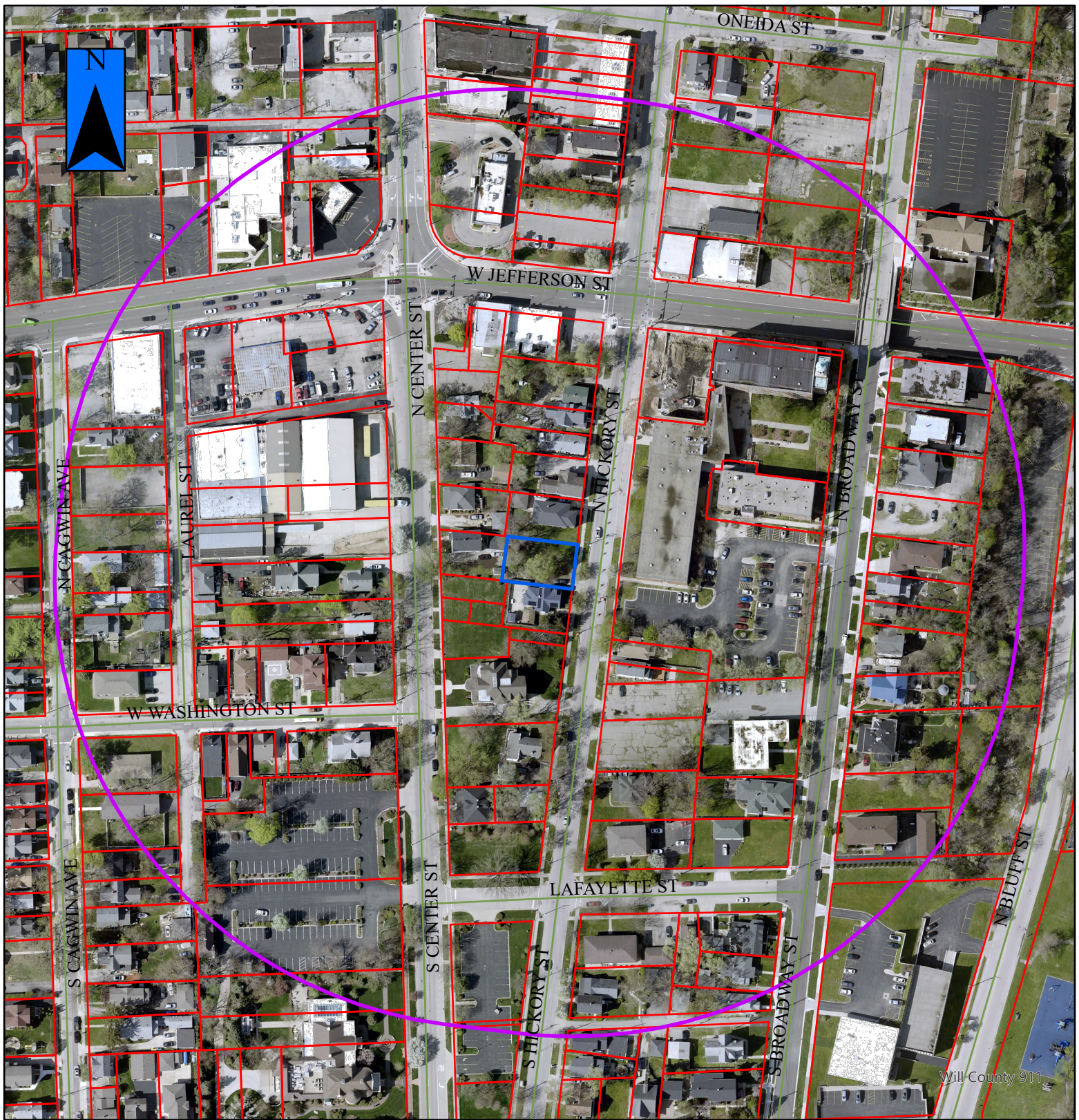
2026-41



= Property in Question
 = 600' Public Notification Boundary

Legend

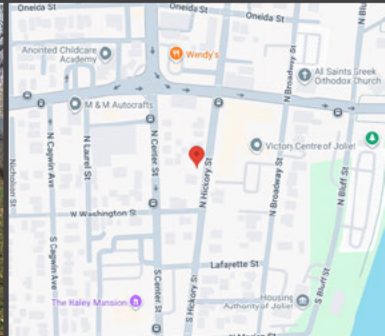
B-1	I-TA	R-2
B-2	I-TB	R-2A
B-3	I-TC	R-3
I-1	R-1	R-4
I-2	R-1A	R-5
I-T	R-1B	R-B



2026-41a



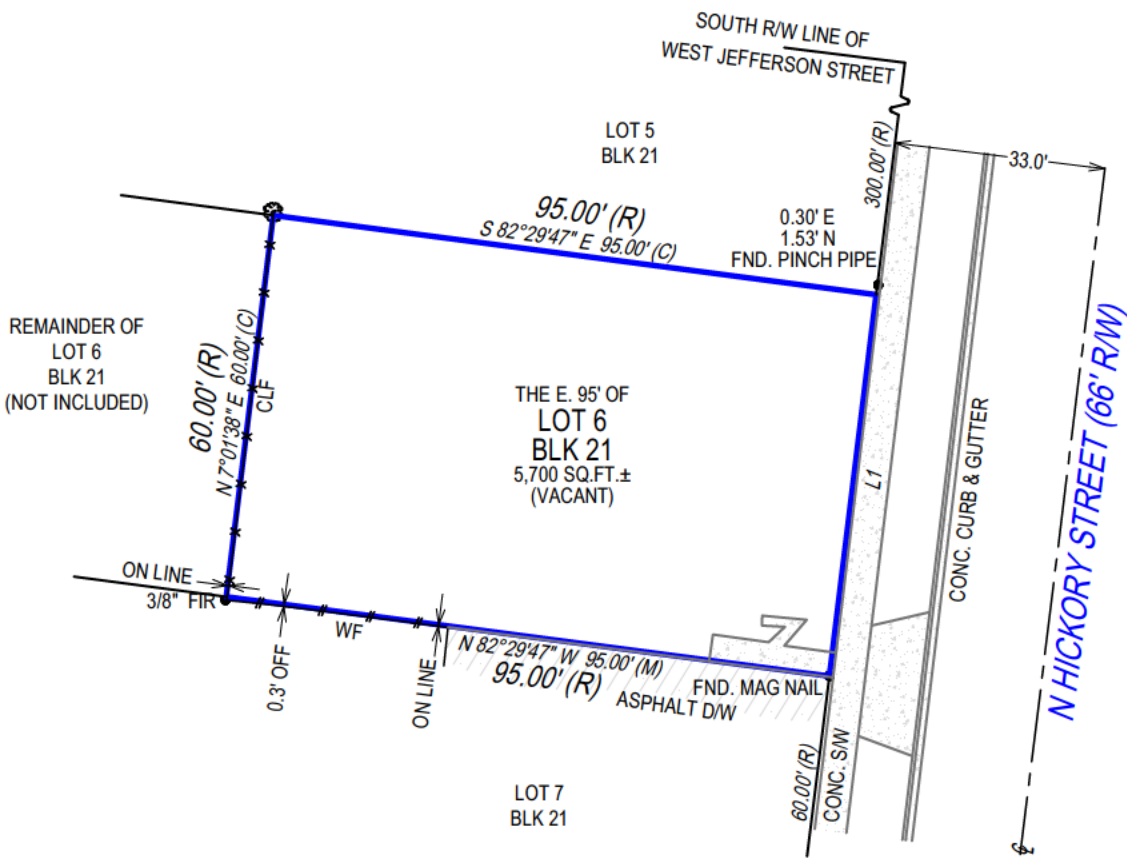
- = Property in Question / Propiedad en cuestión
- = 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



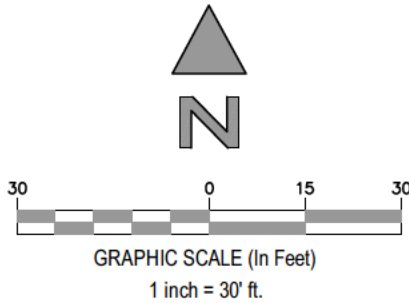
PROPERTY ADDRESS: 21 N HICKORY STREET, JOLIET, ILLINOIS 60435

SURVEY NUMBER: 2511.3721

2511.3721
PLAT OF SURVEY
WILL COUNTY, ILLINOIS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 7°01'38\" W	60.00' (C)
		60.00' (R)



STATE OF ILLINOIS SS
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy
035-003403
PROFESSIONAL
LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No.3403
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE

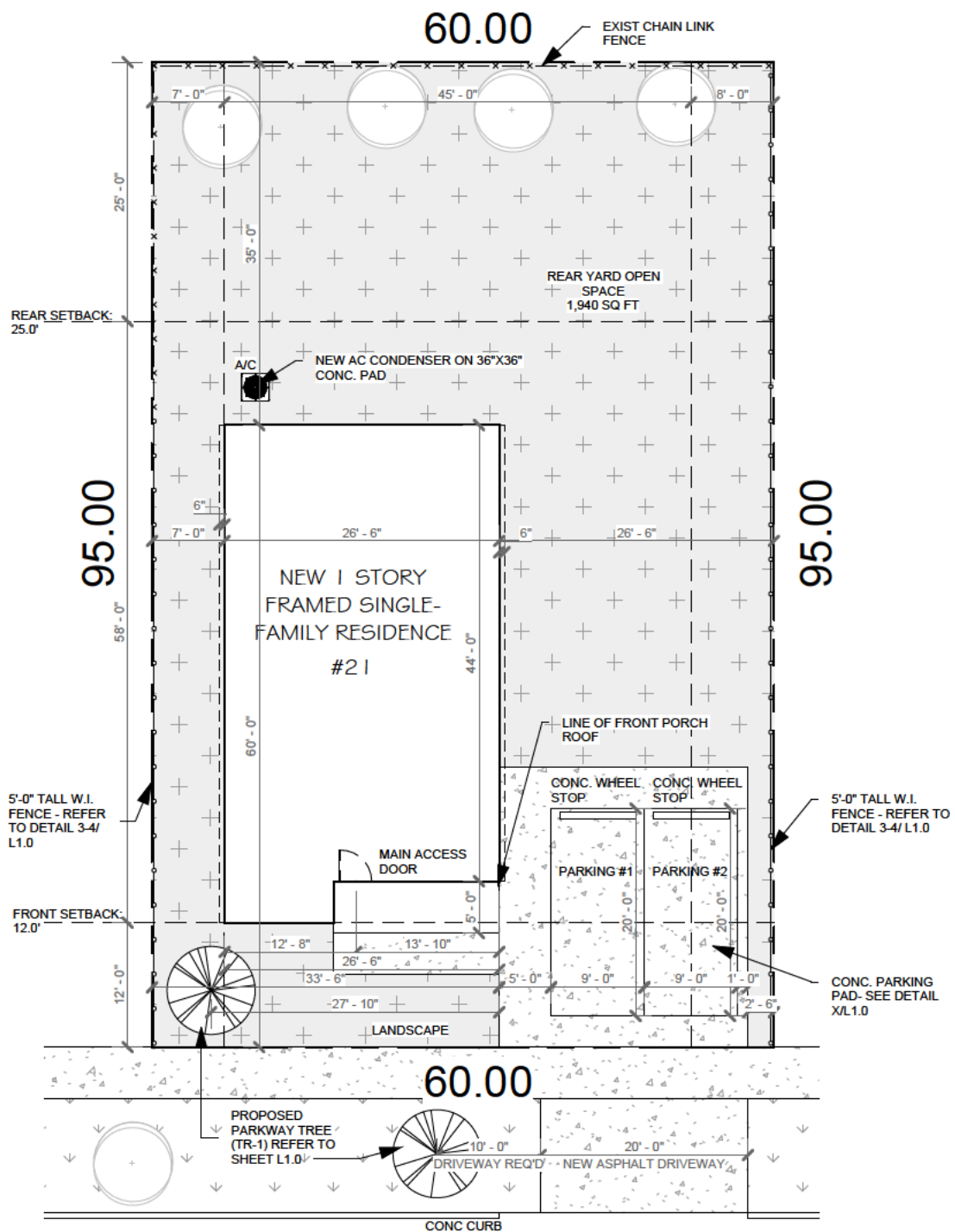


Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

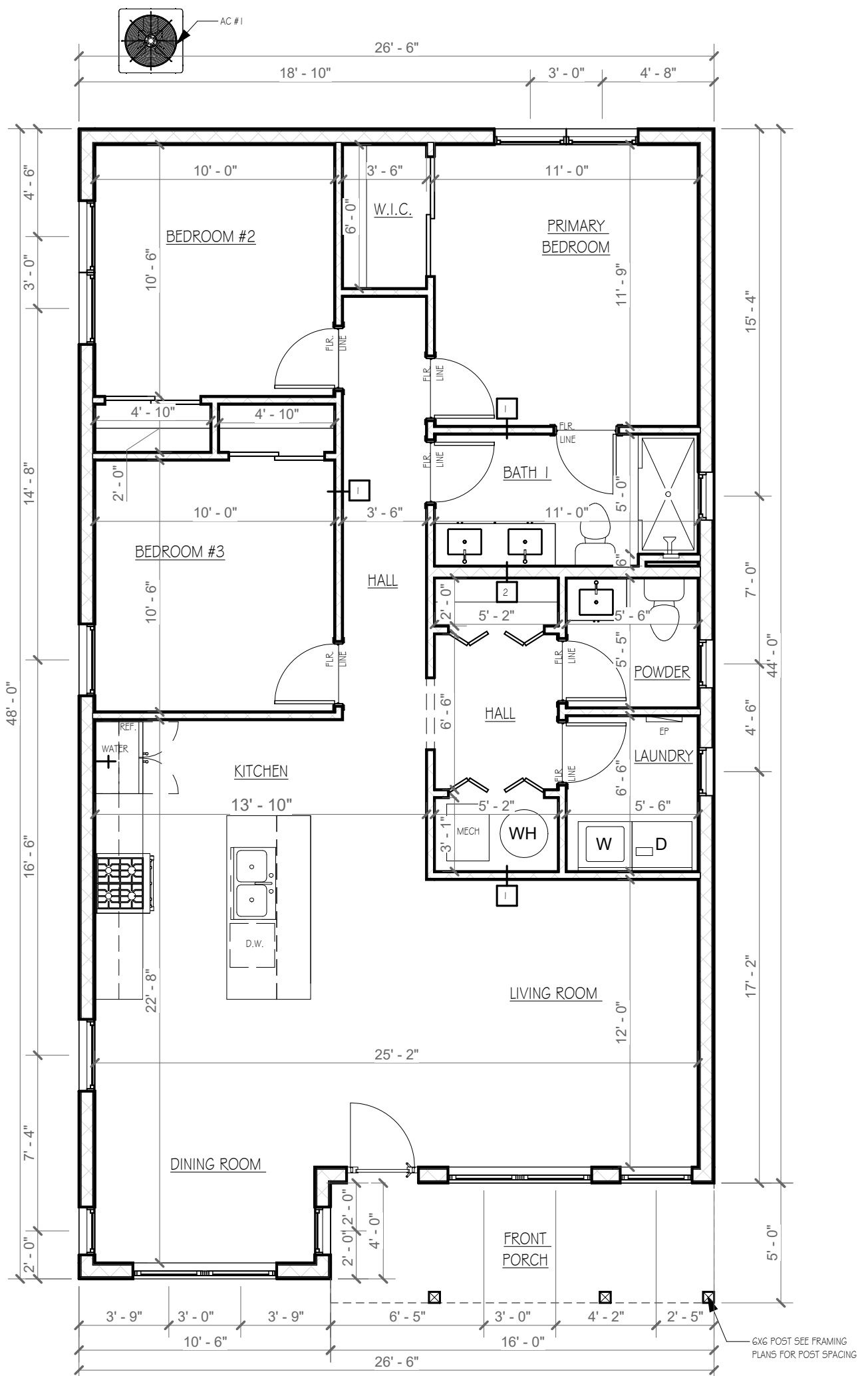


DATE OF SURVEY: 11/19/25
FIELD WORK DATE: 11/19/2025
REVISION DATE(S): (REV.0 11/19/2025)

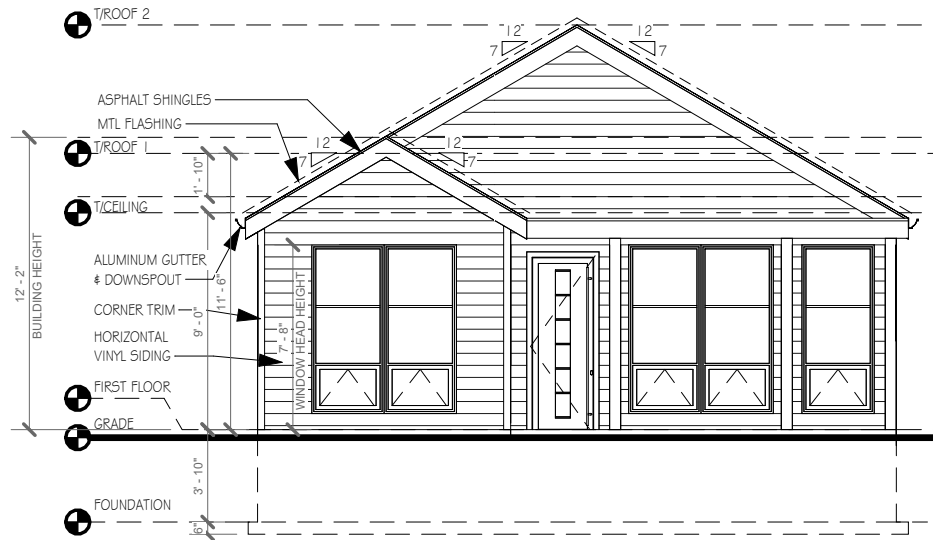
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



① SITE PLAN
1/16" = 1'-0"



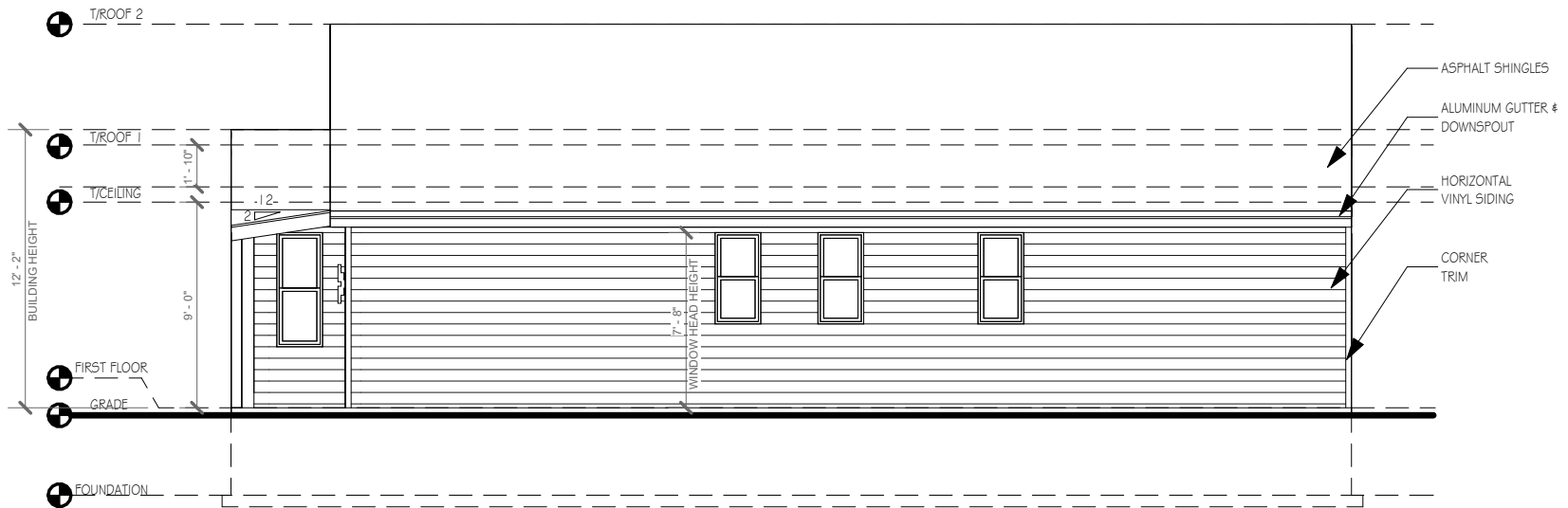
1 **FIRST FLOOR PLAN**
3/16" = 1'-0"



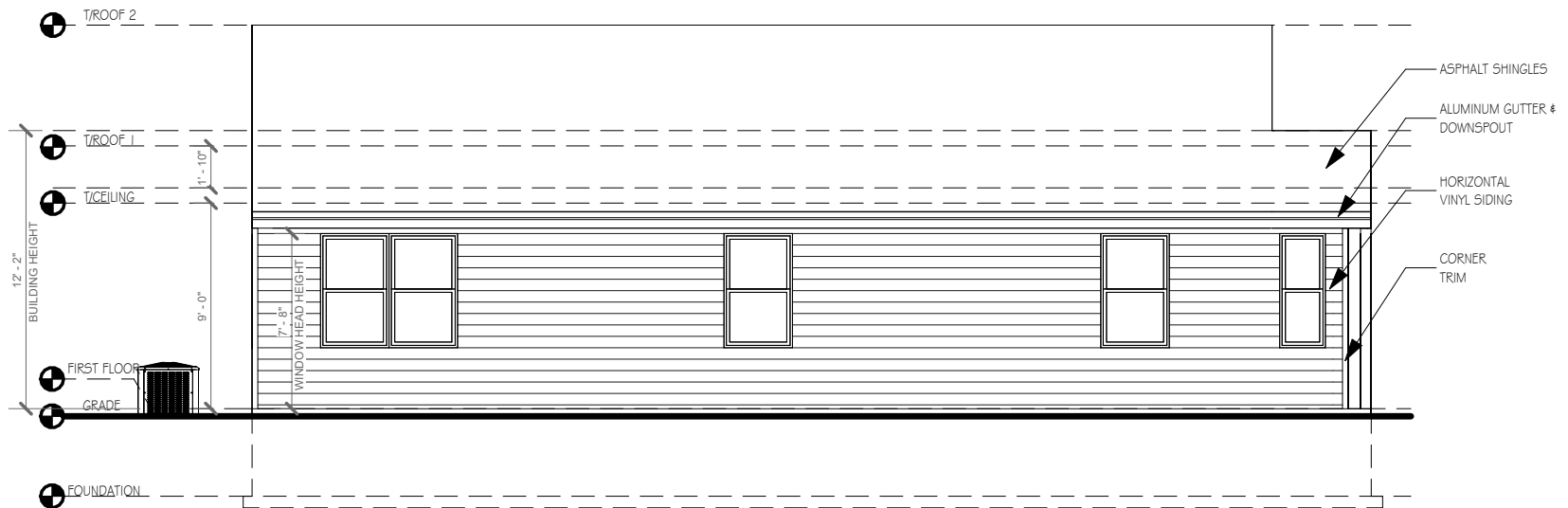
1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

FOR OFFICE USE ONLY

Verified by Planner (please initial):_____

Payment received from:

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIATION/APPEAL

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: 21 N Hickory Street, Joliet

PETITIONER'S NAME: Luis Vazquez

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: 60462

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: New Construction - Single Family home

OWNER OF PROPERTY: South Suburban Land Bank

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: 60477

EMAIL ADDRESS: _____ FAX: _____

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

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

OTHER PROJECTS AND/OR DEVELOPMENTS:

•126 E. 118th Street •11725 S. Indiana Avenue

•5023 S. Aberdeen Street

5025 S. Aberdeen Street - 1113 W 110TH PL

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-09-417-022-0000 ;
_____ ; _____ ; _____.

*****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):

THE E 95 FT OF LOT 6 IN BLK 21, IN WEST JOLIET, A SUB OF PRT OF THE W1/2 OF THE SE1/4 OF SEC. 9, T35N-R10E.

LOT SIZE: WIDTH: 61.0 " DEPTH: 95.5" AREA: 9,366 sqft

PRESENT USE(S) OF PROPERTY: Vacant Land

PRESENT ZONING OF PROPERTY: R-2

VARIATION/APPEAL REQUESTED: Variation for the front yard setback

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?

The property in question cannot yield a reasonable return due to the front setback condition required in the R-2 zoning district.

The R-2 zoning district requires a minimum front yard setback of 30ft.

2. What unique circumstances exist which mandate a variance?

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.

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, Luis Vazquez, 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.

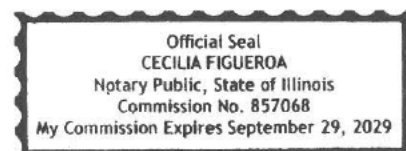
[Redacted Signature]

Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me

[Redacted Signature]



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:

30-07-09-417-022-0000

PIN(s): _____

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

Socorro Vazquez

E-MAIL [REDACTED] FAX [REDACTED]

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: 07/08/2026 _____

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

PRINT

ZONING BOARD OF APPEALS
CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

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

	Does the evidence presented sustain this criteria?	Comments
(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).		