

STAFF REPORT

DATE: June 10, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-19
Applicant: Rijon Manufacturing (Wayne Roman)
Status of Applicant: Contractor
Owner: Robert and Carla Fox
Location: 823 Manor Court
Request: Series of Variations to allow the replacement of an existing carport

Purpose

The applicant is requesting the following variations to allow the replacement of an existing metal carport at 823 Manor Court:

- Variation to reduce the required side yard setback from 8 feet to 0 feet
- Variation to increase maximum lot coverage from 30 percent to 35 percent
- Variation to allow a metal (aluminum) carport

The Zoning Board of Appeals makes the final decision on these variation requests.

Site Specific Information

The subject site is a 5,625-square-foot lot (45 feet by 125 feet) that contains a two-story residence built around 1957, a detached two-car garage, and a shed. The house has an attached 20-foot-deep by 26-foot-wide metal carport at its northwest corner that covers part of the driveway and a rear patio. The existing carport has no setback from the west property line along the driveway edge. The owner wants to replace it with an aluminum carport with the same 20-foot depth and the same 0-foot setback on the west. The existing carport was recently removed in preparation for its replacement. The property is zoned R-2 (single-family residential).

Based on aerial imagery, the carport has existed on this property since at least 1995. The property received approval of a variation in 1985 to increase maximum lot coverage from 30 percent to 33 percent to allow the construction of the detached two-car garage. That petition states that “the driveway to the proposed garage will be located under an existing covered patio,” which suggests that the carport may have existed in 1985.

Surrounding Zoning, Land Use and Character

The property is located in the Reedwood neighborhood on the north side of Manor Court near William Street. The property is surrounded by other residences with R-2 (single-family residential) zoning.

Applicable Regulations

- Section 47-6.4 R-2 District Yard and Lot Requirements
- Section 47-17.5 Garages and Carports
- Section 47-17.29 Percentage of Ground Coverage
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

Discussion

The approval of the requested variation would allow the owner to replace an existing 20-foot by 26-foot metal carport with a 20-foot by 28-foot metal carport. The new carport would be aluminum and look similar to those shown in the attached brochure. The existing carport is shown in Figures 1, 2, and 3. Since 2012, the Zoning Ordinance has prohibited metal carports, so the owner needs a variation to rebuild the carport with aluminum material.

The existing carport does not meet the side yard setback requirement of 8 feet for attached roof structures. The carport posts and driveway edge are on the west property line, creating a 0-foot setback. Typically, nonconforming accessory structures can be rebuilt to the same dimensions and in the same location. The contractor proposes to extend the east side of the carport an additional two feet so that the roof edge does not fall over the middle of a rear window. The larger dimension triggers the need for a variation on the required side yard setback, to be reduced from 8 feet to 0 feet, and on the maximum lot coverage, to be increased from 30 percent to 35 percent. The property previously received a variation to allow lot coverage up to 33 percent. The additional two feet are not on the side that abuts the property line. If the requested setback and lot coverage variations are not approved, the owner could replace the carport in the original dimensions.

Staff finds that the request meets the following criteria for variations: the existing driveway location does not allow a carport that meets the required side yard setback. The carport, which also serves as a patio roof, has existed for several decades. Staff finds that the granting of the variation will not alter the essential character of the area since the carport is located to the rear of the house.

Conditions

None

Figure 1: Aerial view of 823 Manor Court (2024)



Figure 2: Existing carport at 823 Manor Court, view from the backyard (2025)

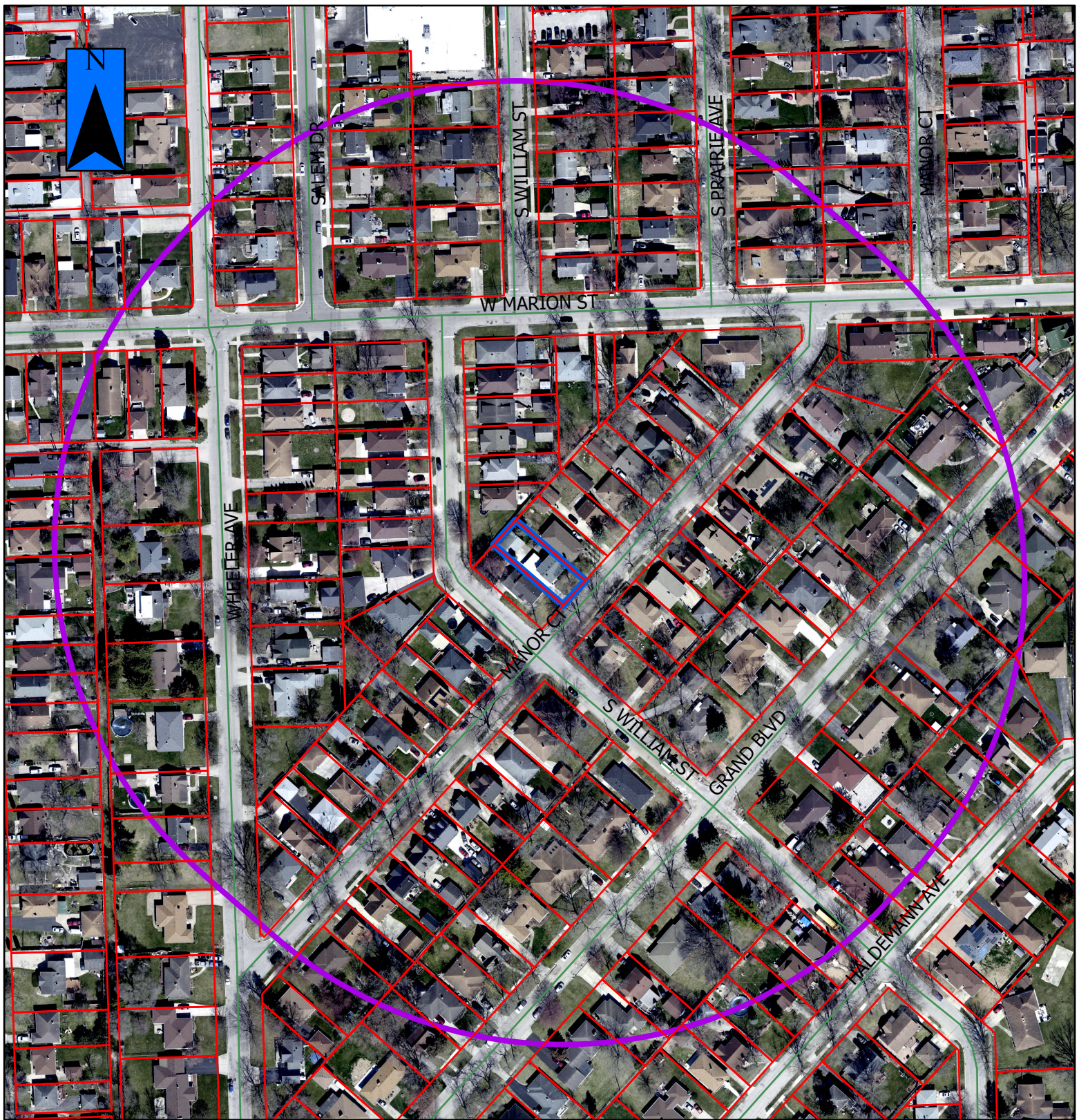


Figure 3: 823 Manor Ct. with carport on the left, view northwest from Manor Court (October 2022)



Figure 4: 823 Manor Ct. with carport removed, view northwest from Manor Court (June 2025)

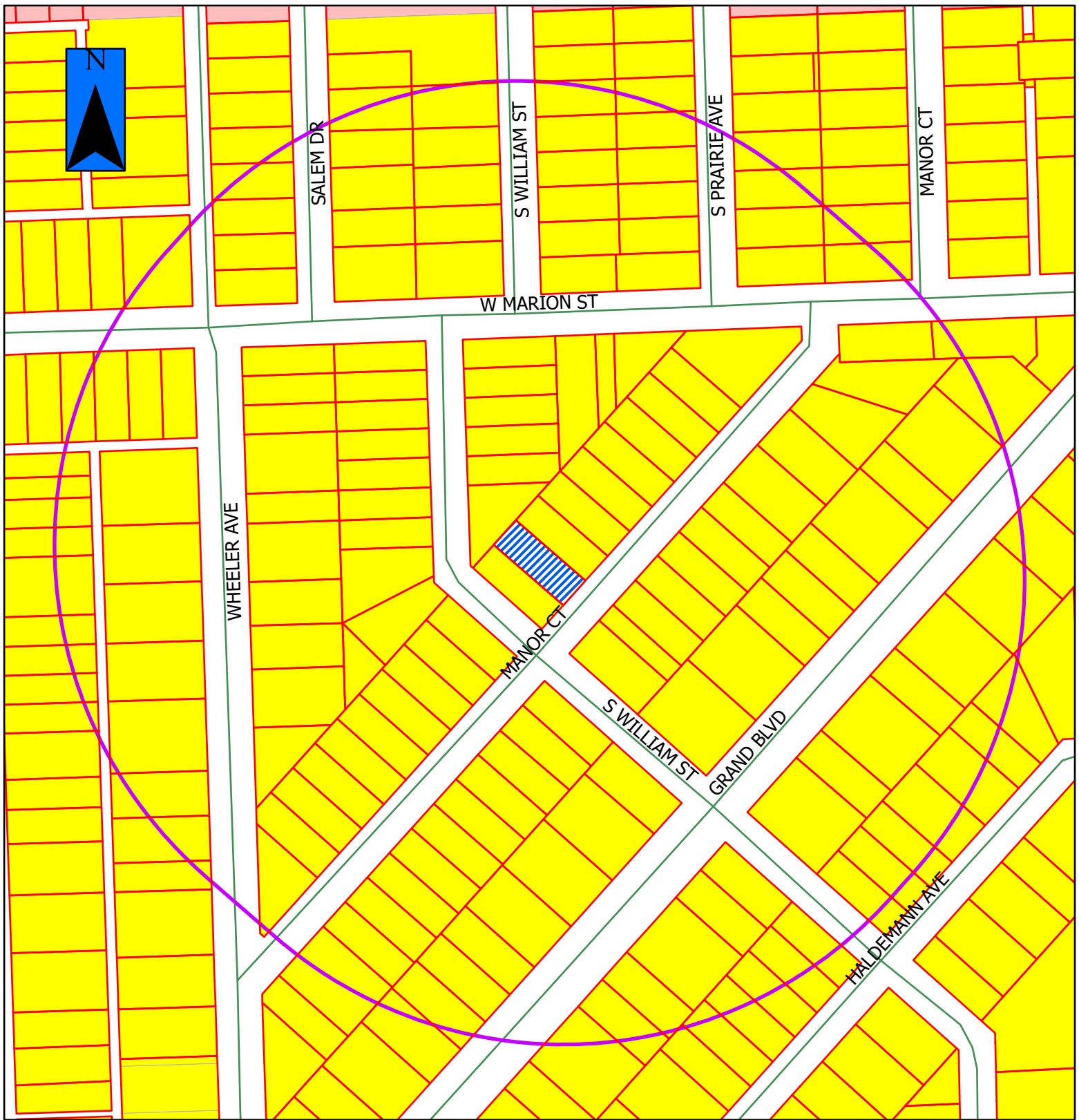




2025-19a



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



2025-19



= Property in Question

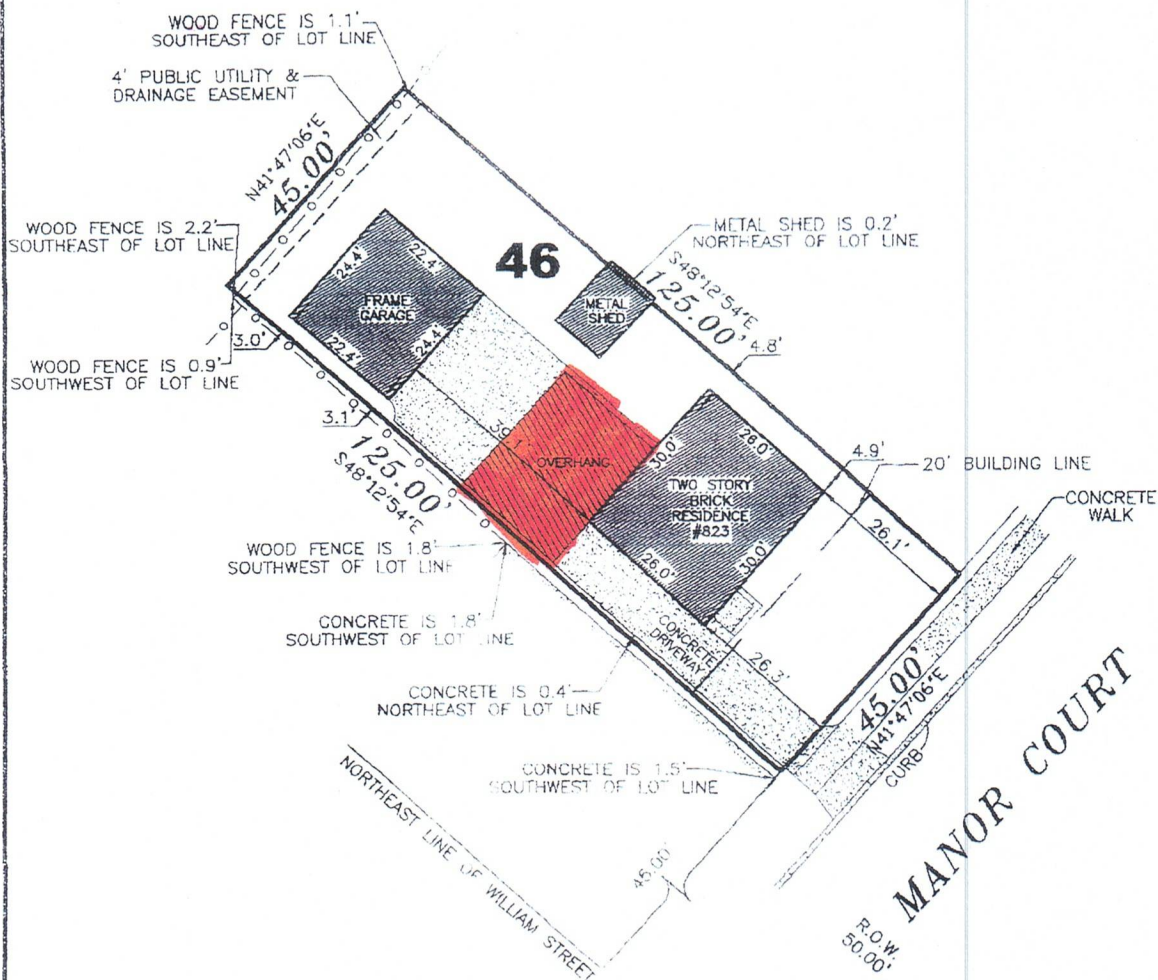


= 600' Public Notification Boundary

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

COMMON ADDRESS: 823 MANOR COURT



NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.

STEVEN J. NAGEL
030-3364
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS
HOMERGLEN ILLINOIS

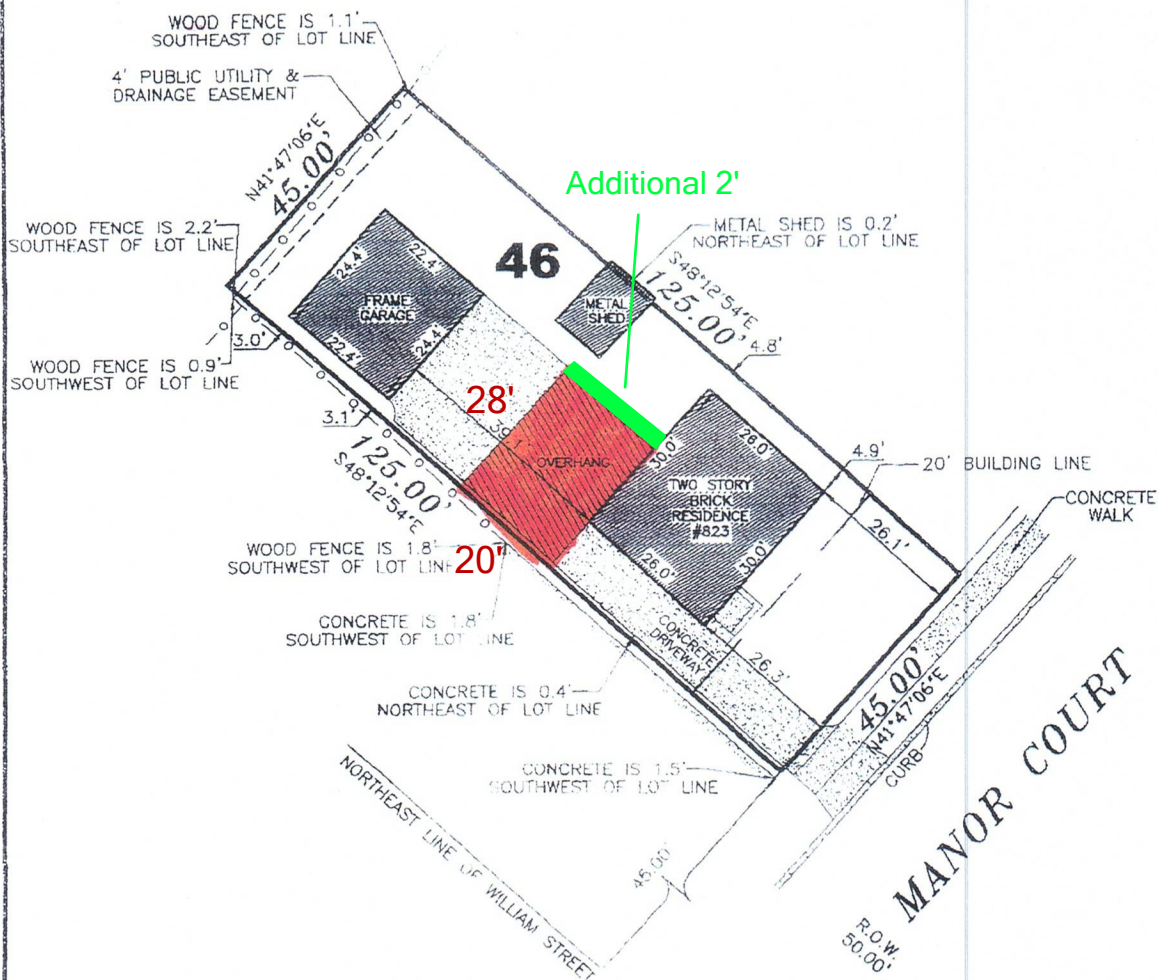
THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY.
LICENSE EXPIRES 11/30/16

IPLS No 3354



SURVEY NO. 16-08-333

COMMON ADDRESS: 823 MANOR COURT



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SURVEY NO. 16-08-333

Carla Fox
823 Manor Court
Joliet, IL 60436
(815) 212-4128

House

Driveway

11/05/24
(SF)

Post Ht.
103"

Post Ht.
8 1/2"

Post Ht.
86"

128"

7x5 1/2" I-Beam
middle support

3 1/2 x 3" I-Beam
front support

Front Overhang
27"

14 ft

28 ft.

20 ft

Rijon Manufacturing Company

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(Commercial & Residential)

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Blue Island, IL 60406

708-388-2295

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OUTSIDE VIEW



INSIDE VIEW

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: 823 MANOR CT

PETITIONER'S NAME: WAYNE P ROMAN

HOME ADDRESS: 651 LISSON GROVE NEW LENOX ZIP CODE: 60451

BUSINESS ADDRESS: 13733 CHATHAM ST BLUE ISLAND ZIP CODE: 60406

PHONE: (Primary) 708-388-2295 (Secondary) 708-860-4868

EMAIL ADDRESS: FIJONMAG@GMAIL.COM FAX: 788-388-2298

PROPERTY INTEREST OF PETITIONER: SUPPLIER / INSTALLER

OWNER OF PROPERTY: _____

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:

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

PRESENT USE(S) OF PROPERTY:

VARIATION/APPEAL REQUESTED:

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?

2. What unique circumstances exist which mandate a variance?

LOOKING TO MOUNT POSTS IN SAME LOCATION
ON NORTH WEST EDGE OF DRIVEWAY

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, Wayne P Roman, 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.

Wayne P Roman

Wayne P Roman

Petitioner's Signature

Robert L. Fox

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 5th day of May, 2025

Shannon L Gahan



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:

823 Manor Ct Joliet IL 60436

PIN(s): 30-07-17-217-012-0000

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

OWNERS - ROBERT L - CARLA Y FOX

823 MANOR CT JOLIET IL 60436

E-MAIL:

85-212-4128

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: Wayne P Roman

DATE: 6-6-25

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

WAYNE P ROMAN President Office 708-388-2295
cell 708-860-4868

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).		