

DATE: April 10, 2026  
TO: Joliet Zoning Board of Appeals  
FROM: Francisco Jimenez - Planner  
SUBJECT: 2026-07: A Special Use Permit to allow a duplex, located at 1216 Fairview Ave.  
2026-08: A Variation of Use for an R-3 (one and two family residential) use in the R-2 (single family residential) zoning district.  
2026-09: A series of Variations to deviate from Zoning Ordinance standards for a lot located within an R-2 (single family residential) zoning district.

GENERAL INFORMATION:

APPLICANT: Robert Casey  
STATUS OF APPLICANT: Property Owner  
OWNER: Robert Casey

SPECIAL INFORMATION: City Staff is requesting the subject petitions be deferred to May 21, 2026 to give staff and the property owner additional time to review the proposed petition.