

## **STAFF REPORT**

**DATE:** August 13, 2025  
**TO:** Zoning Board of Appeals  
**FROM:** Helen Miller, Planner  
**RE:** Petition Number: 2025-34  
Applicant: Leticia Quintero  
Status of Applicant: Owner  
Location: 501 Albert Avenue (Council District #5)  
Request: Variation to reduce the corner side yard setback to allow a rear addition

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### **Purpose**

The applicant is requesting the following variation to allow construction of a rear addition to their existing residence at 501 Albert Avenue:

- Variation to reduce the required corner side yard setback from 20 feet to 11 feet

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

### **Site Specific Information**

The subject site is a corner lot that is 61 feet by 116 feet (7,120 square feet) and contains a one-story residence built around 1890. The house contains around 1,120 square feet of living area. The property is zoned R-2 (single-family residential) and is located at the northeast corner of Albert Avenue and Wilson Avenue.

The house has existing nonconforming setbacks: the corner side yard setback is around 11 feet (the required setback is 20 feet) and the front yard setback to the porch is around 12 feet (the required setback 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 owner is proposing to extend the west and rear walls to construct a 17.2-foot by 9.6-foot addition at the northwest corner of the house. The proposed addition will have the same 11-foot corner side yard setback as the existing structure.

In September 2021, the Zoning Board of Appeals approved a series of variations for this address to allow construction of a second-story addition on the existing one-story residence. The variations approved were to reduce the corner side yard setback to 11.5

feet and to reduce the front yard setback to 20.5 feet. The petitioner did not construct a second story.

### **Surrounding Zoning, Land Use and Character**

The property is located in a residential neighborhood south of Washington Street, and surrounded by residential uses with either R-2 (single-family residential) or R-3 (one- and two-family residential) zoning. Albert Avenue is around 350 feet long and terminates at Hickory Creek at its east end.

### **Applicable Regulations**

- Section 47-6.4 R-2 District Yard and Lot Requirements
- Section 47-17.3 Yards Required for Corner Lots
- 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 construct a 17.2-foot by 9.6-foot addition that is set back 11 feet from the corner side yard property line. The required corner side yard setback in the R-2 district is 20 feet. The house, which was built around 1890, has an existing corner side yard setback of 11 feet. The addition would extend this nonconforming setback along the west side of the property, which requires a variation.

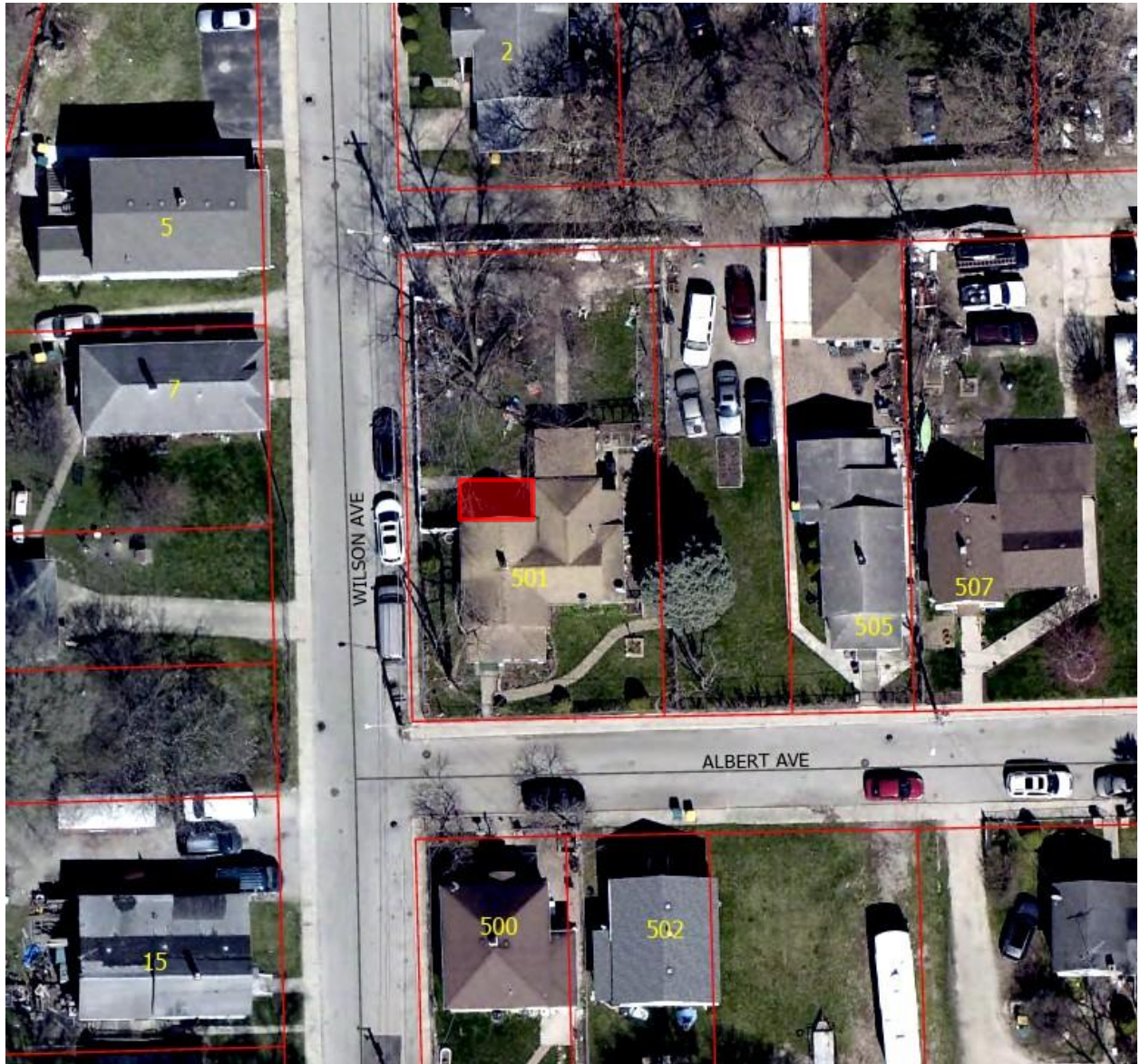
The addition would allow the expansion of two bedrooms at the northwest corner of the house. The gable roof over the west part of the house would be extended over the addition, and the rear wall would be moved north to align with the other existing exterior wall. The siding and roof materials of the addition would match the existing house. A plat of survey, floor plan, and elevations are included in the staff report packet.

Staff finds that the request meets the following criteria for variations: 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 corner side yard setback. The petitioner would not be able to build an addition in this location and meet the current required setbacks. The neighborhood contains many older homes built between 1870 and 1920 that have nonconforming setbacks. The proposed addition will not be out of character with the existing residence nor with other properties in the neighborhood.

### **Conditions**

None

Figure 1: 501 Albert Avenue (2024), with proposed addition in red





*Figure 2: 501 Albert Avenue, view north from intersection of Wilson Avenue and Albert Avenue (July 2025)*



*Figure 3: West side (with 11-foot setback) of existing residence at 501 Albert Avenue, view east from Wilson Avenue (May 2023)*





*Figure 4: West and north sides of existing residence at 501 Albert Avenue, view southeast from Wilson Avenue (May 2023)*







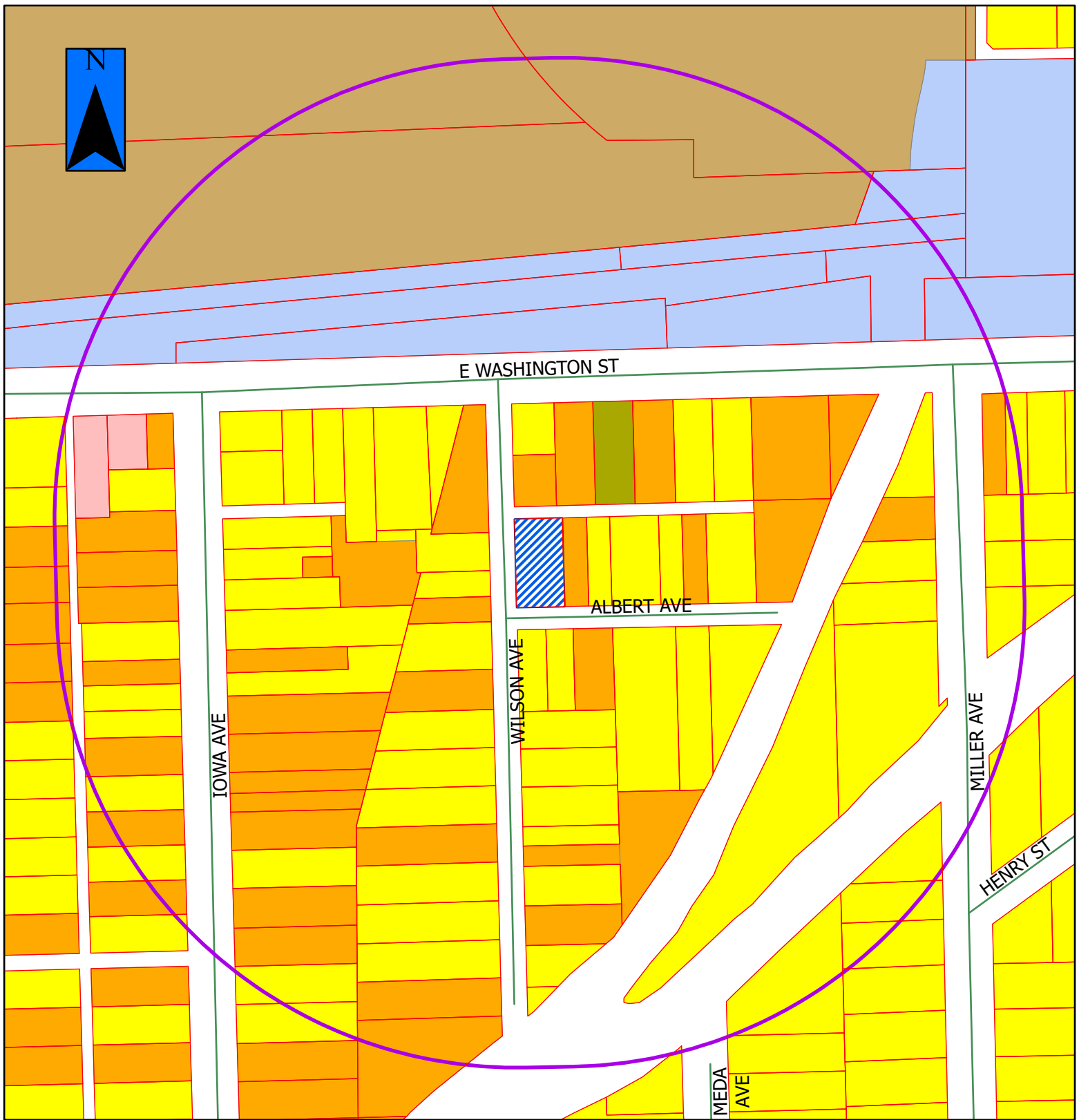


2025-34a



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

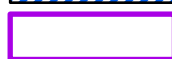




**2025-34**





















= 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

LEGAL DESCRIPTION

LOT 8, IN JAMES HORAN'S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 1873, IN PLAT BOOK 1, PAGE 90, AS DOCUMENT NO. 88888, IN WILL COUNTY, ILLINOIS; COMMONLY KNOWN AS 501 ALBERT AVENUE, JOLIET, ILLINOIS.

STATE OF ILLINOIS  
COUNTY OF WILL

THIS IS TO CERTIFY THAT I, JAMES J. GIBBONS, AN ILLINOIS REGISTERED 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 THIS 24TH DAY OF MAY, 1990.

JAMES J. GIBBONS - ILLINOIS LAND SURVEYOR NO. 2283

● INDICATES IRON PIPE FOUND

○ INDICATES IRON PIPE PLACED

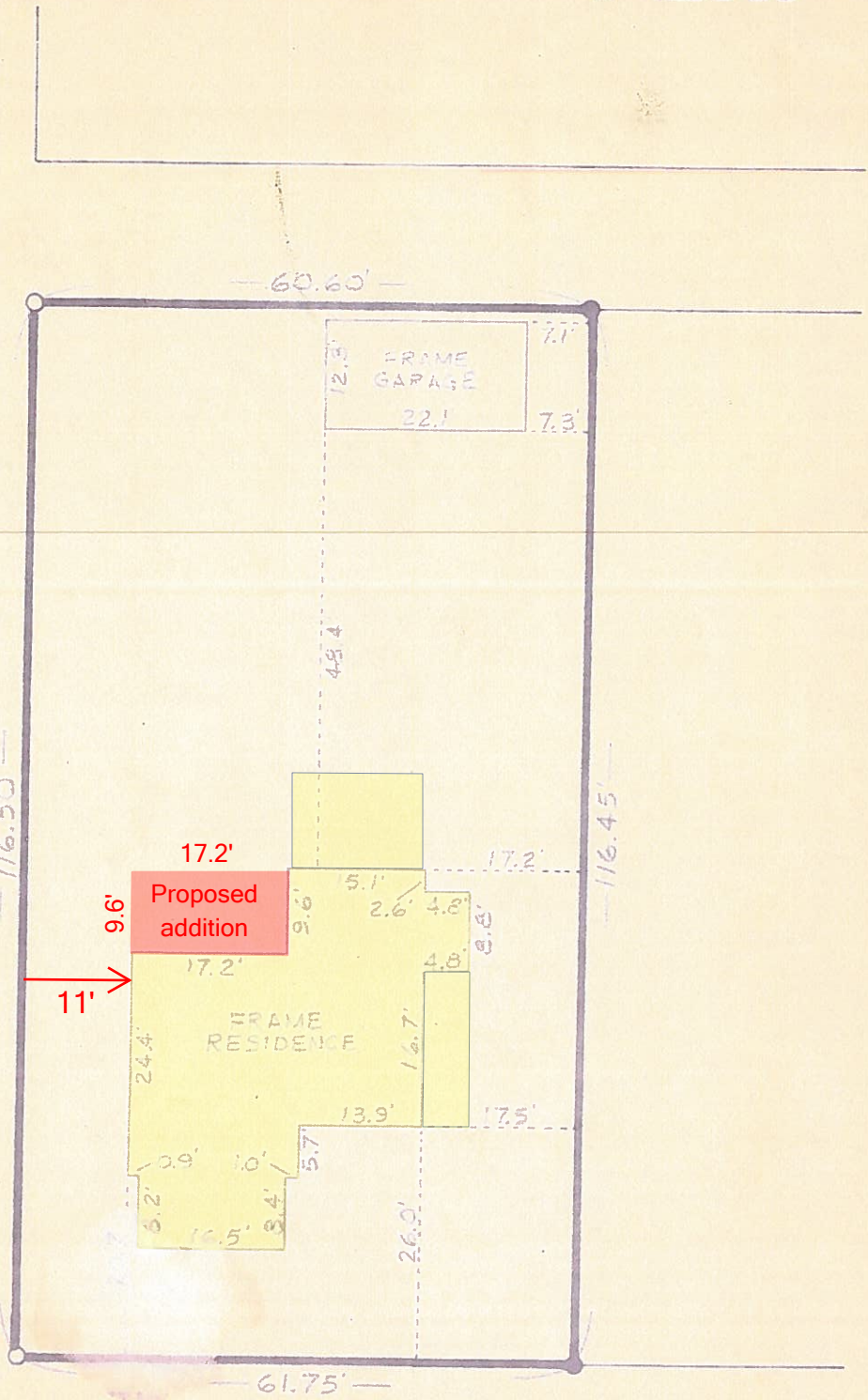
JAMES J. GIBBONS		PHONE: (815) 467-6683
CIVIL ENGINEER - LAND SURVEYOR		
2409 JOSEPH AVENUE, JOLIET, ILLINOIS 60436		
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY JJG
DATE: 05/24/90		REVISED
MR. RICHARD KAVANAGH, ATTORNEY		
P.O. BOX 2068		
JOLIET, ILLINOIS 60434		
FR7D61		DRAWING NUMBER

STREET

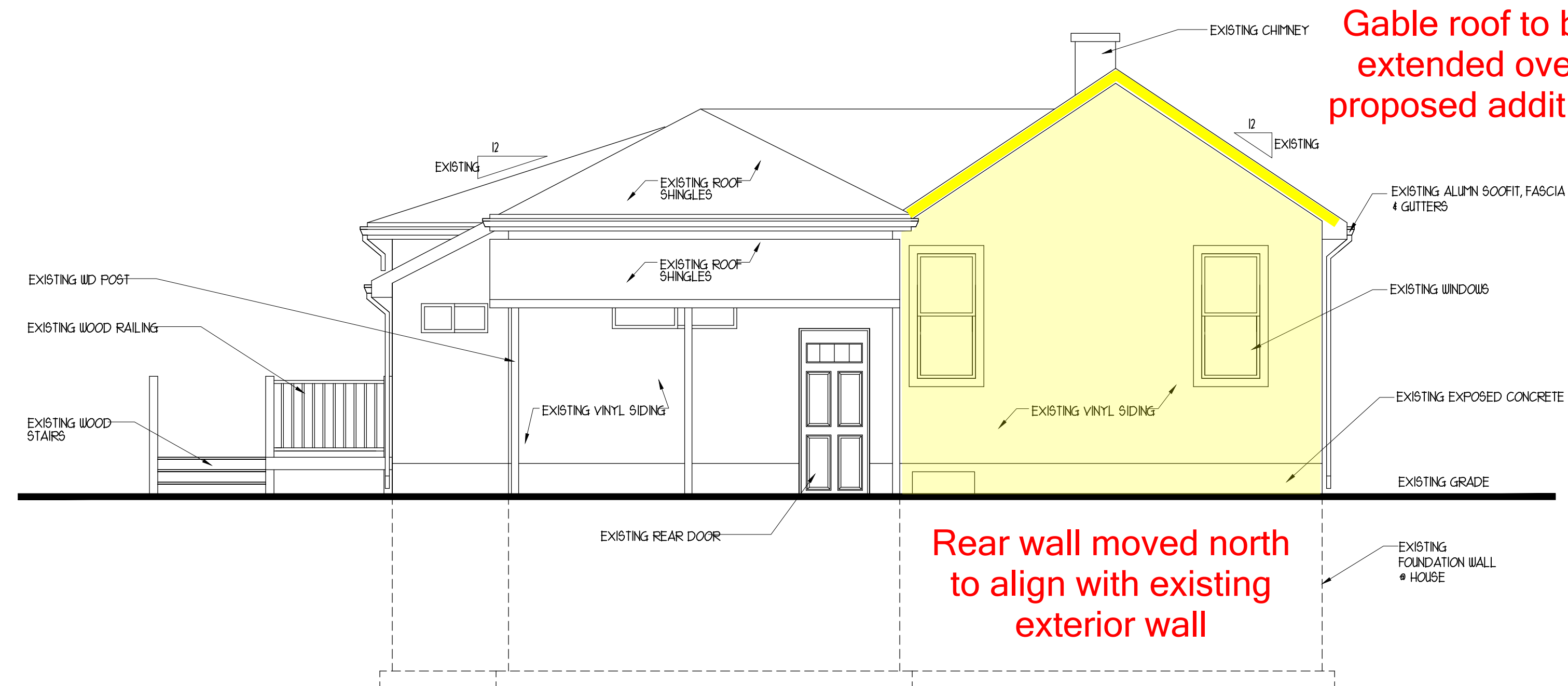
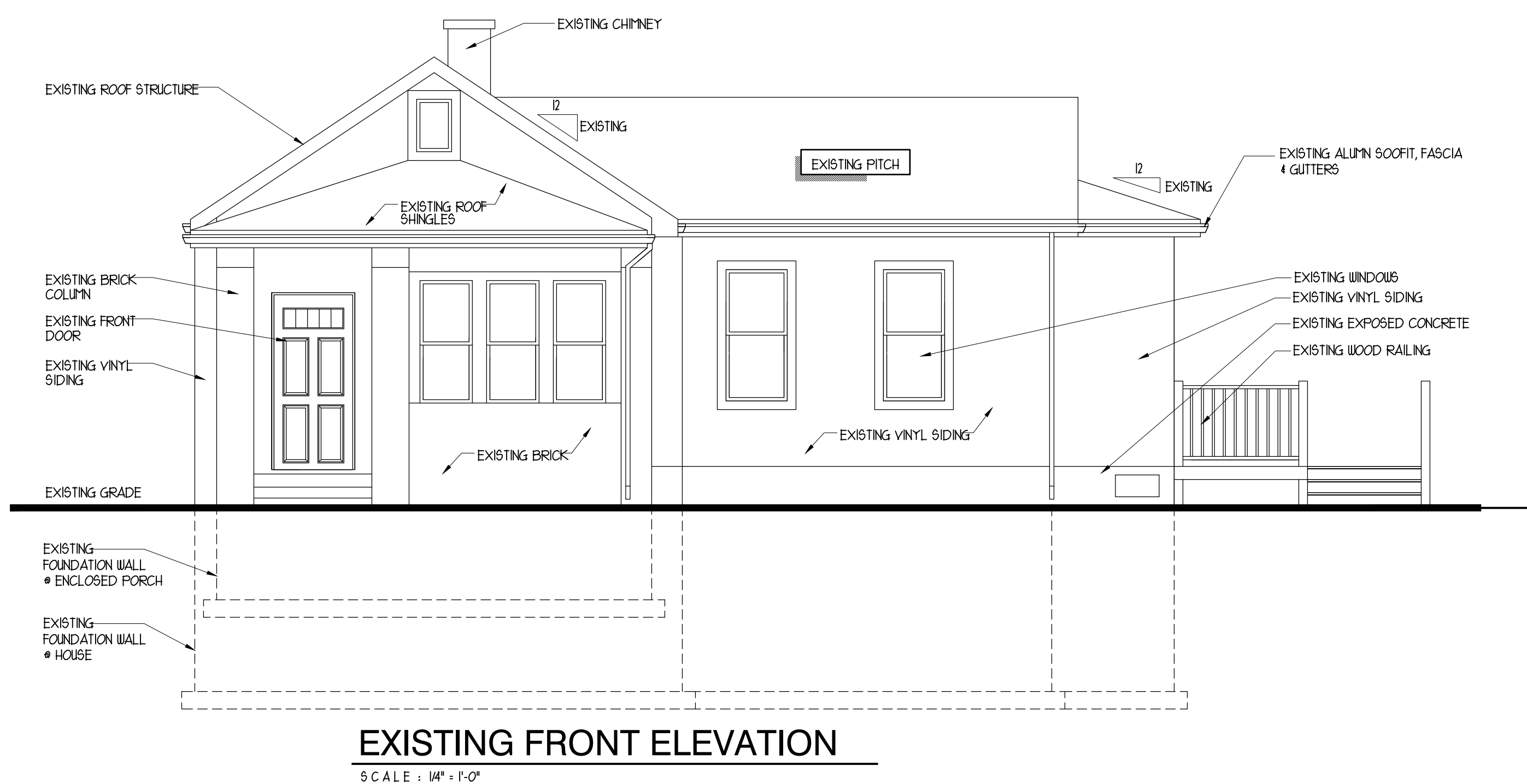
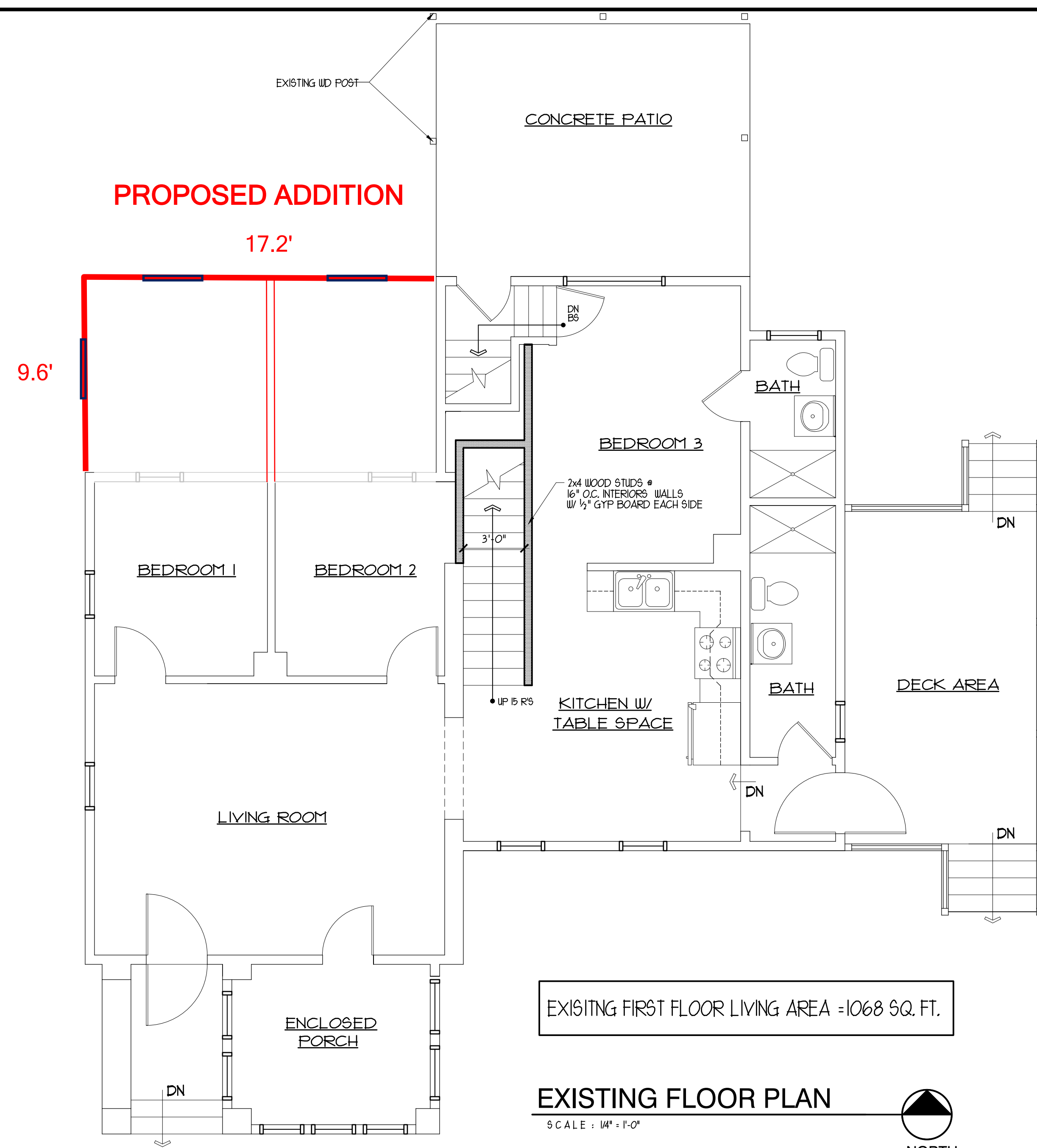
WILSON

ALBERT

AVENUE







### EXISTING REAR ELEVATION

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

[illegible]

## PROPOSED SECOND FLOOR ADDITION

FOR LETICIA QUINTERO

501 ALBERT AVENUE, JOLIET, IL

DRAWN BY: J.C.
CHECKED BY: BOB GEBEL
DATE -AUGUST 11, 2021
PROJECT NO: 21-G14
TITLE-EXISTING PLANS

SHEET  
A-2

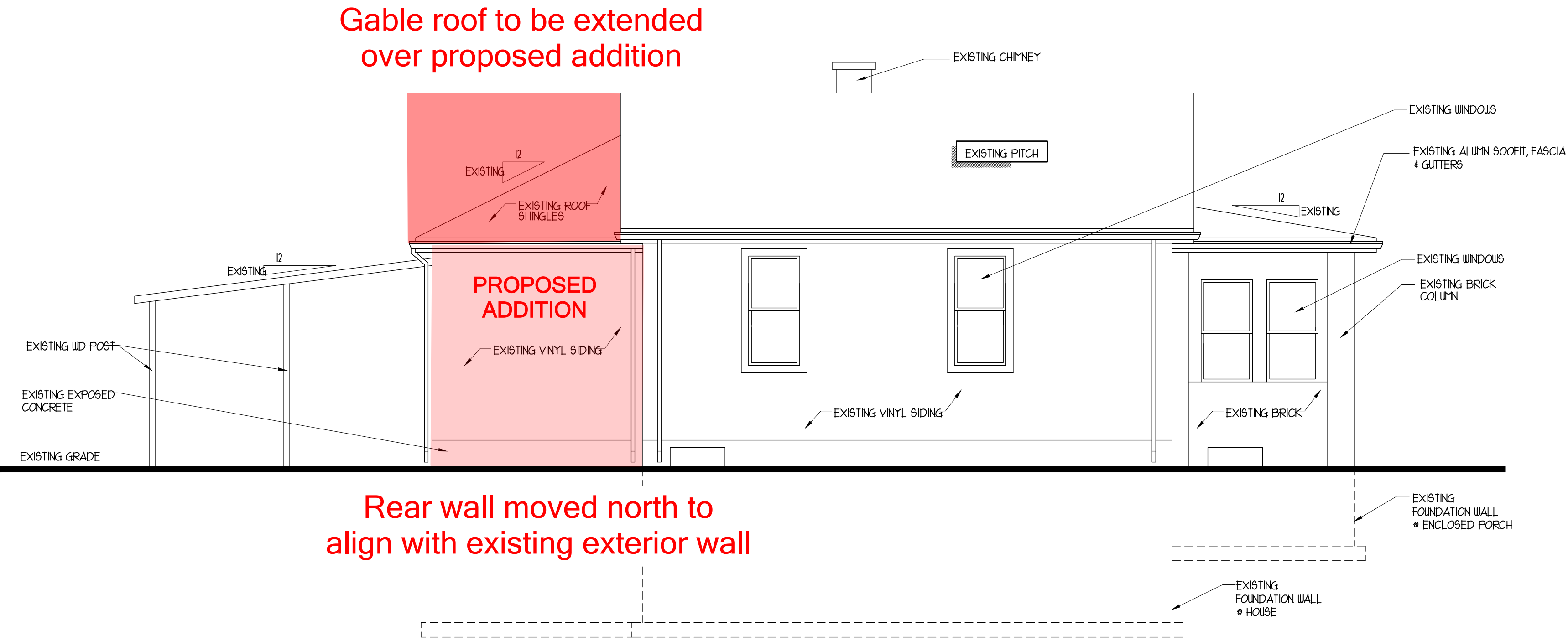
ISSUED FOR OWNER'S REVIEW AUGUST 11, 2021

**Gable roof to be extended over proposed addition**

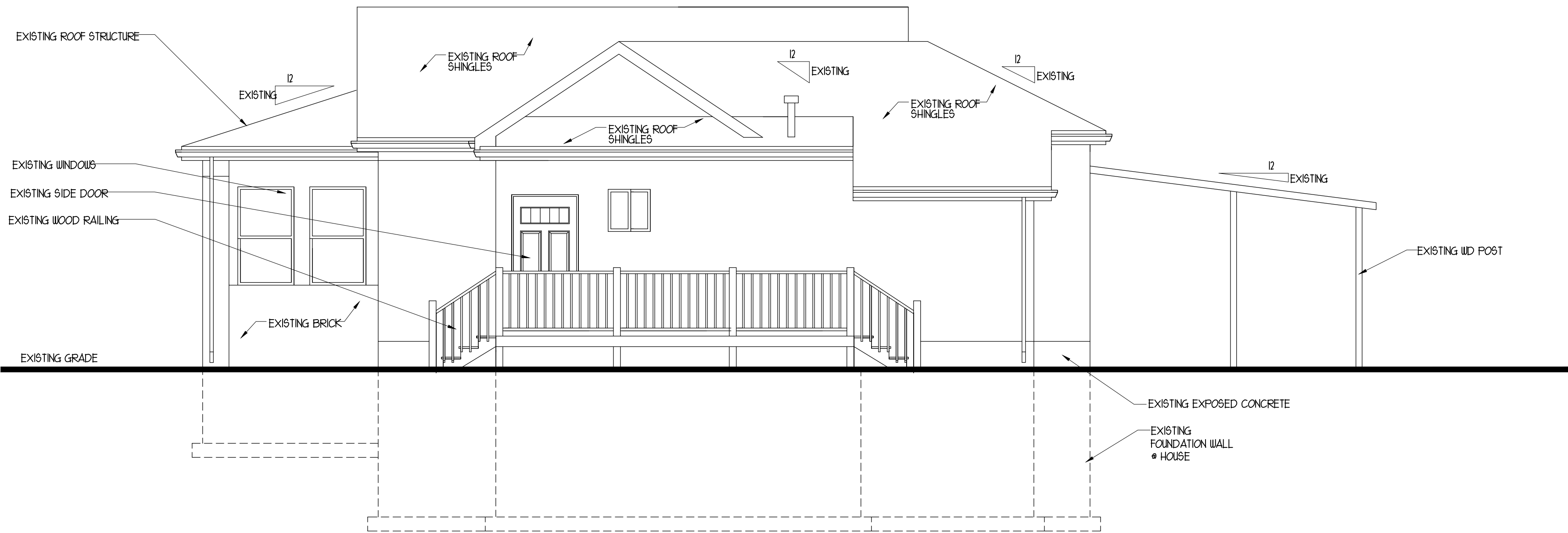
Rear wall moved north  
to align with existing  
exterior wall

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 © 2021





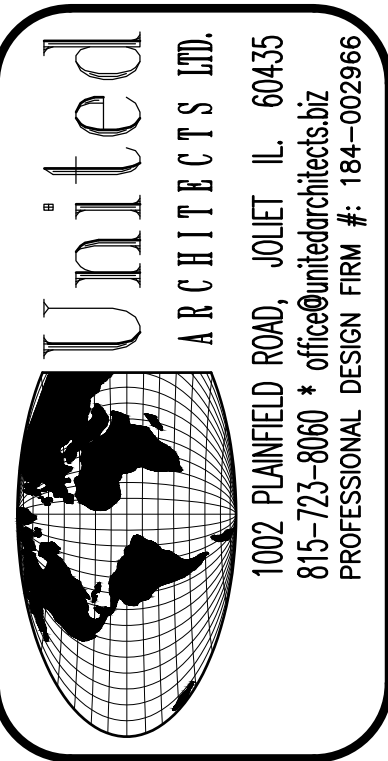
**EXISTING LEFT SIDE ELEVATION**  
SCALE : 1/4" = 1'-0"



**EXISTING RIGHT SIDE 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. © 2021

ISSUED FOR OWNER'S REVIEW AUGUST 11, 2021



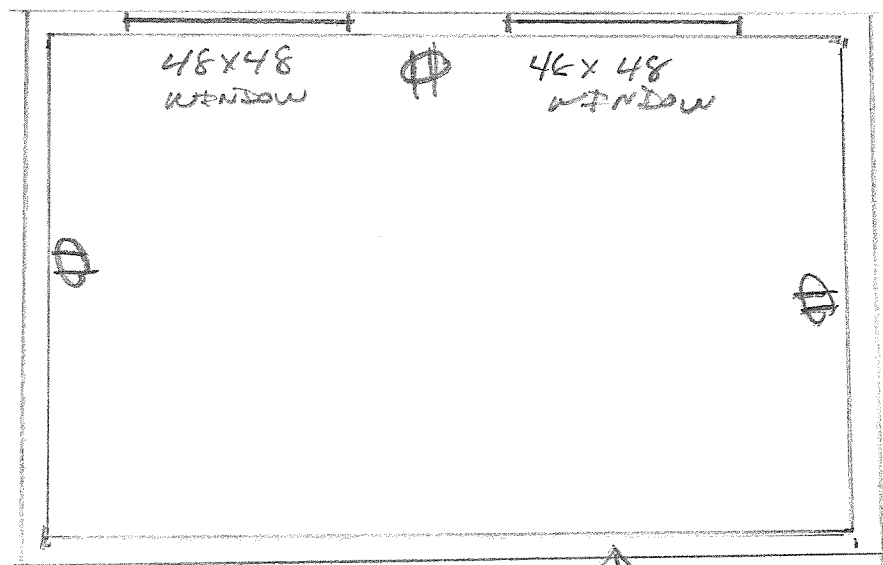
REVISION NO.	DATE	REMARKS

PROPOSED SECOND FLOOR ADDITION
FOR LETICIA QUINTERO
501 ALBERT AVENUE, JOLIET, IL

DRAWN BY: J.C.
CHECKED BY: BOB GEBEL
DATE: AUGUST 11, 2021
PROJECT NO: 21-014
TITLE: EXISTING ELEVATIONS

**SHEET**  
**A-3**

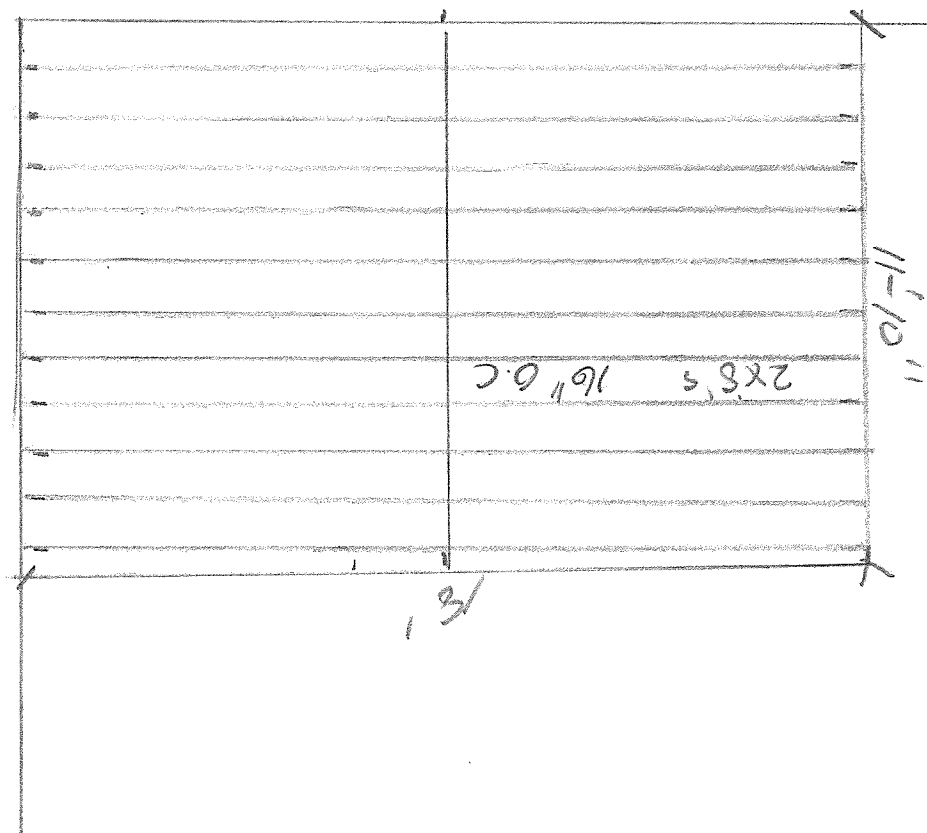


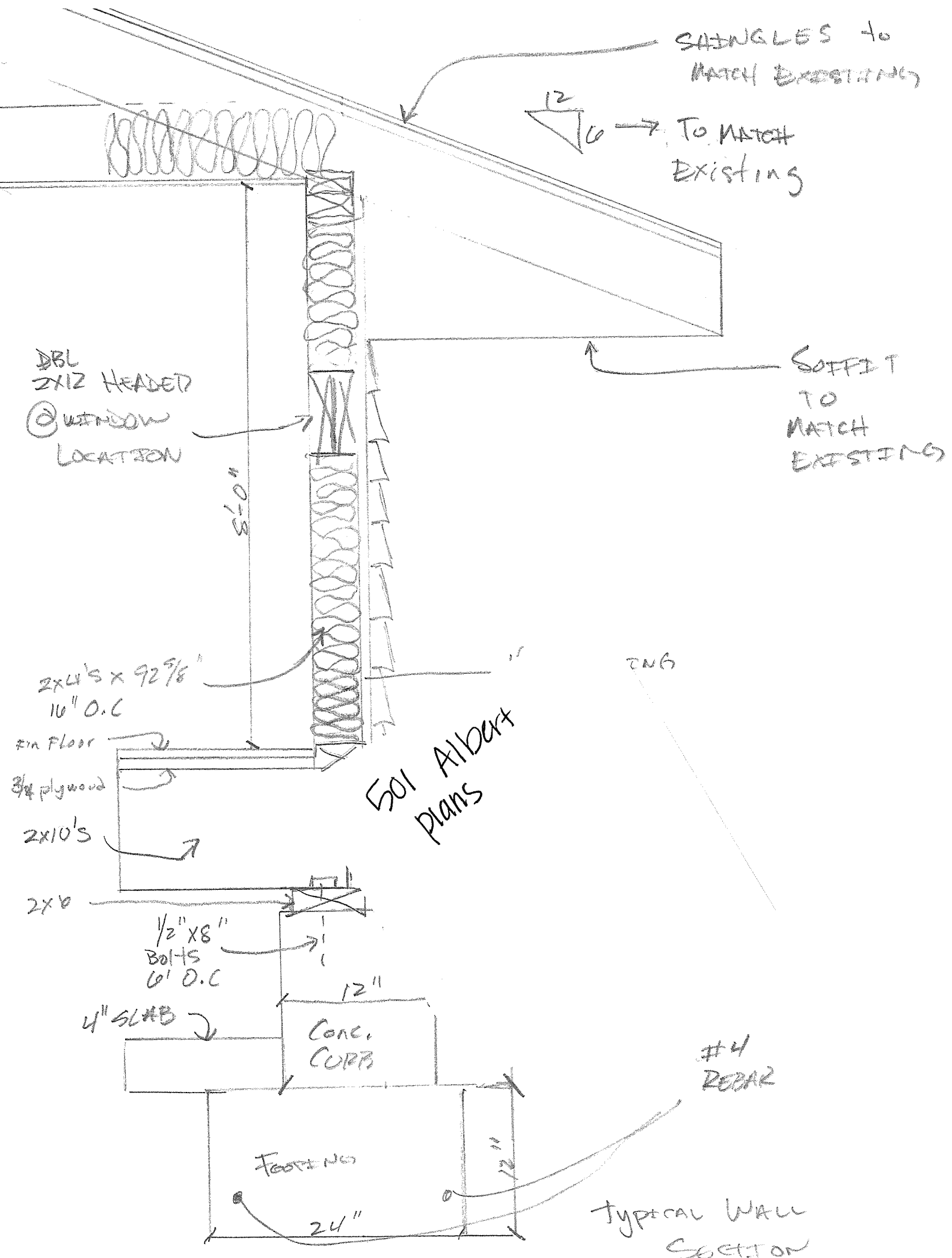


DBL LVL  
11 7/8 x 18'  
SET @ C.J. Ht + T



Foot Transition Plan







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: 501 Albert Ave

PETITIONER'S NAME: Leticia Quintero

HOME ADDRESS: 501 Albert Ave ZIP CODE: 60433

BUSINESS ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PHONE: (Primary) 815 603 8046 (Secondary) \_\_\_\_\_

EMAIL ADDRESS: leticia.pena@gmail.com FAX: \_\_\_\_\_

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Leticia Quintero

HOME ADDRESS: 501 Albert Ave ZIP CODE: 60433

BUSINESS ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

EMAIL ADDRESS: leticia.pena@gmail.com 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.): 30-07-15-203-010-0000  
\_\_\_\_\_ ; \_\_\_\_\_ ; \_\_\_\_\_.

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

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LOT SIZE: WIDTH: 61' DEPTH: 116.50 AREA: 7,106.5 SF

PRESENT USE(S) OF PROPERTY: Home Residence

PRESENT ZONING OF PROPERTY: Residential

VARIATION/APPEAL REQUESTED: Side and Front Variation  
\_\_\_\_\_  
\_\_\_\_\_

#### **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 owner wishes to make the 2 Bedrooms  
Bigger AS there is only Room for a Bed + dresser  
And rooms have no closet space  
\_\_\_\_\_  
\_\_\_\_\_



2. What unique circumstances exist which mandate a variance?

The lot size & the house size are already established

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.

Positive - increase property value of lot & neighbor lots

Negative - None

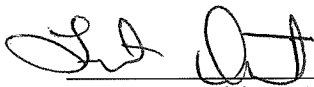
**REQUIRED SUPPORTING ATTACHMENTS**

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

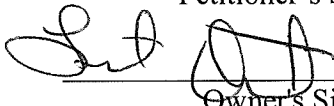
**NOTARIZATION OF PETITION**

STATE OF ILLINOIS) ss  
COUNTY OF WILL)

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



Petitioner's Signature



Owner's Signature  
(If other than petitioner)

Subscribed and sworn to before me  
this \_\_\_\_ day of \_\_\_\_, 20\_\_

2. What unique circumstances exist which mandate a variance?

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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.

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**REQUIRED SUPPORTING ATTACHMENTS**

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- ☐ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

**NOTARIZATION OF PETITION**

STATE OF ILLINOIS) ss  
COUNTY OF WILL)

I, Leticia Quintana, 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.

[Signature]  
Petitioner's Signature

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

Subscribed and sworn to before me  
this 13 day of June, 2025  
Lauren A. Helland





## 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:

501 Albert Ave Joliet IL 60433

PIN(s): 30-07-15-203-010-0000

### 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

Leticia Quintero  
501 Albert Ave  
Joliet IL 60433  
815 603 8046

E-MAIL: ~~Leticia Quintero~~ FAX: \_\_\_\_\_

Leticia Peng 2@gmail.com

#### **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

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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:** Leticia Quintero

**DATE:** 6-13-25

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

Leticia Quintero 815 603 8046  
Owner

**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
<p>(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows:</p> <p>(a) _____</p> <p>(b) _____</p> <p>(c) _____</p> <p>(list of reasons)</p>		
<p>(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:</p> <p style="padding-left: 40px;">(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.</p> <p style="padding-left: 40px;">(b) The plight of the owner is due to unique circumstances.</p> <p style="padding-left: 40px;">(c) The variation, if granted, will not alter the essential character of the locality.</p>		
<p>(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).</p>		