

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

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

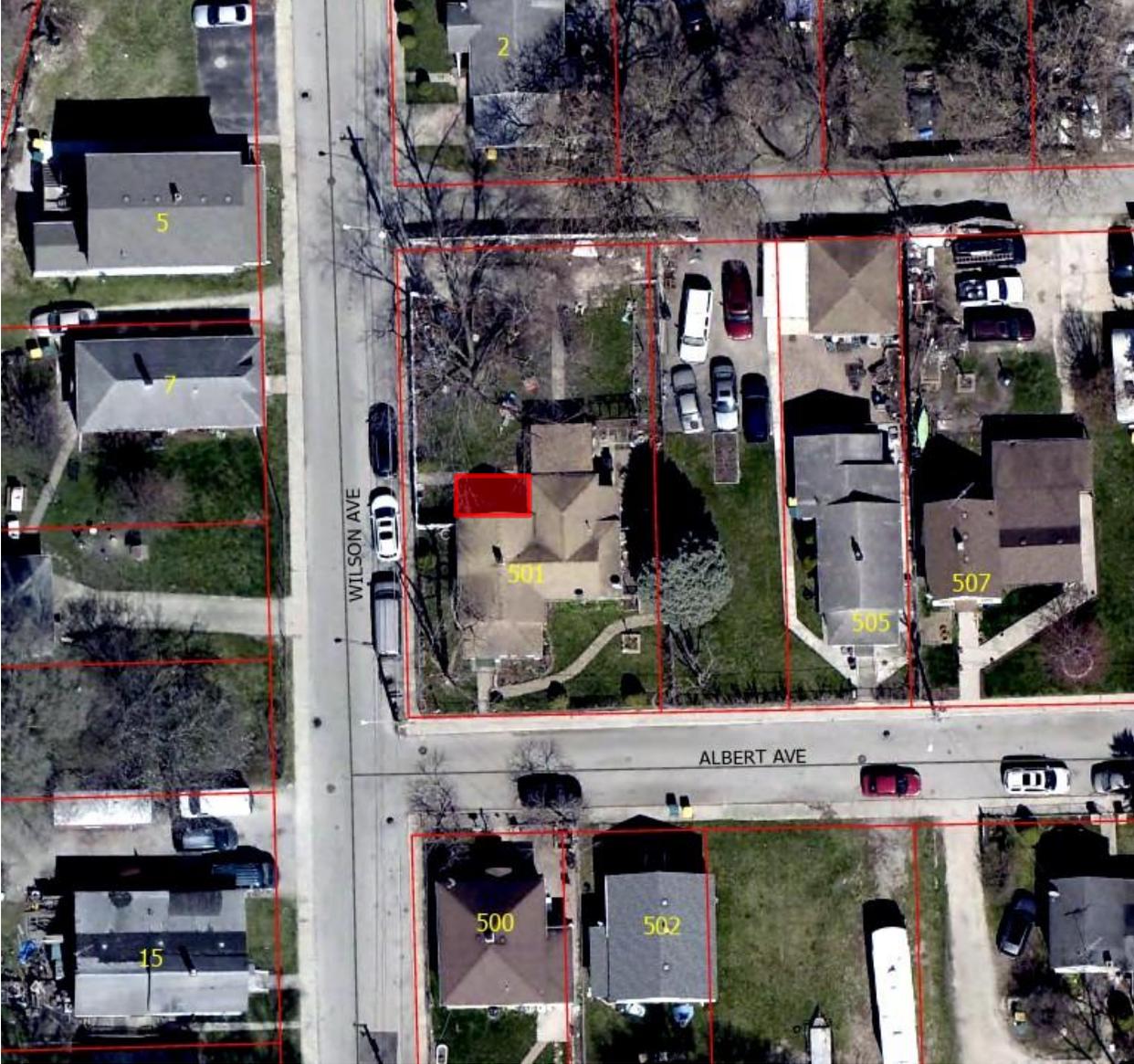


Figure 2: 501 Albert Avenue, view north from intersection of Wilson Avenue and Albert Avenue (July 2025)



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)

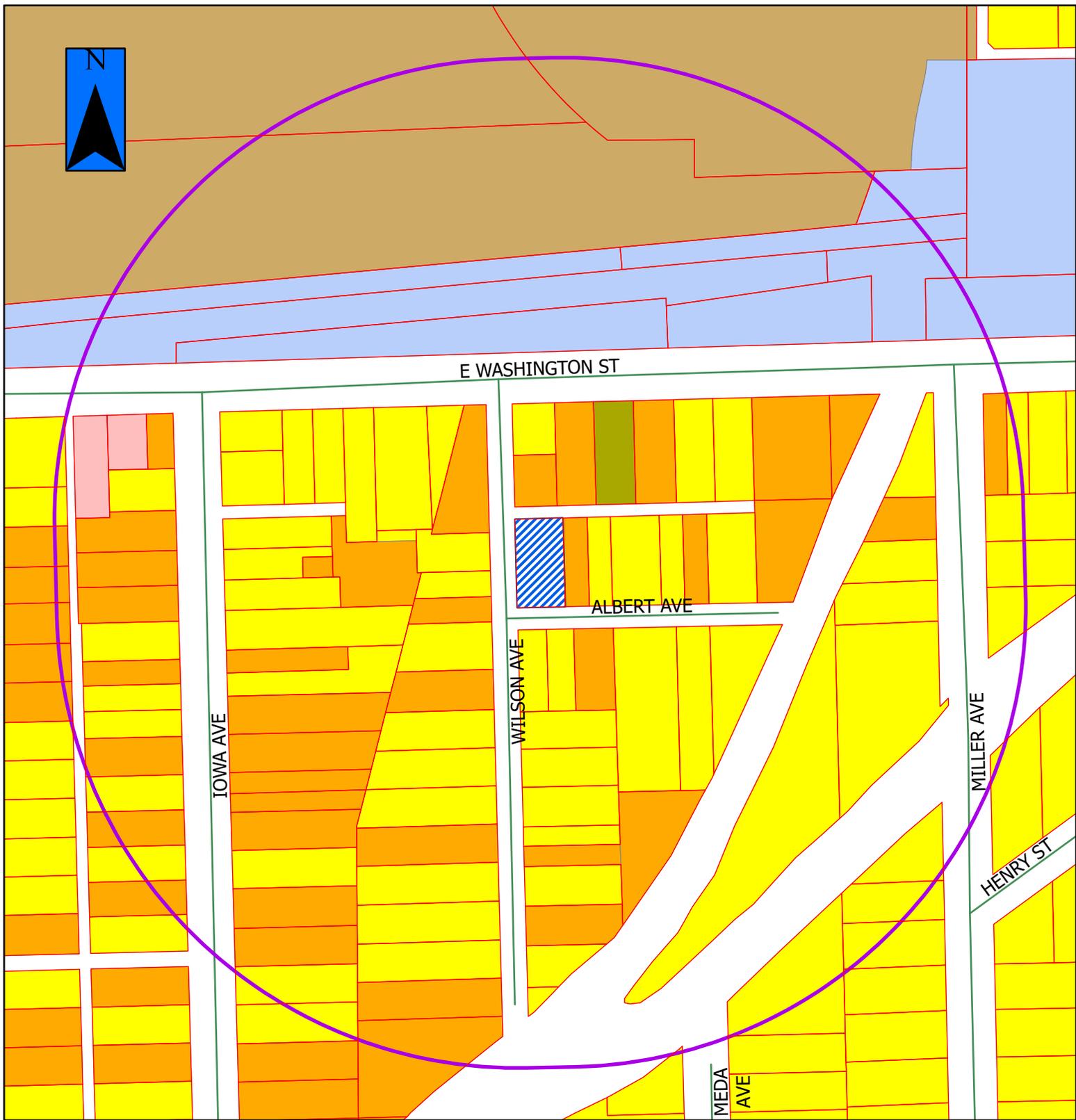




2025-34a



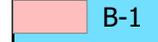
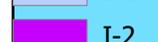
= Property in Question / Propiedad en cuestión
= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



2025-34



 = Property in Question
 = 600' Public Notification Boundary

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

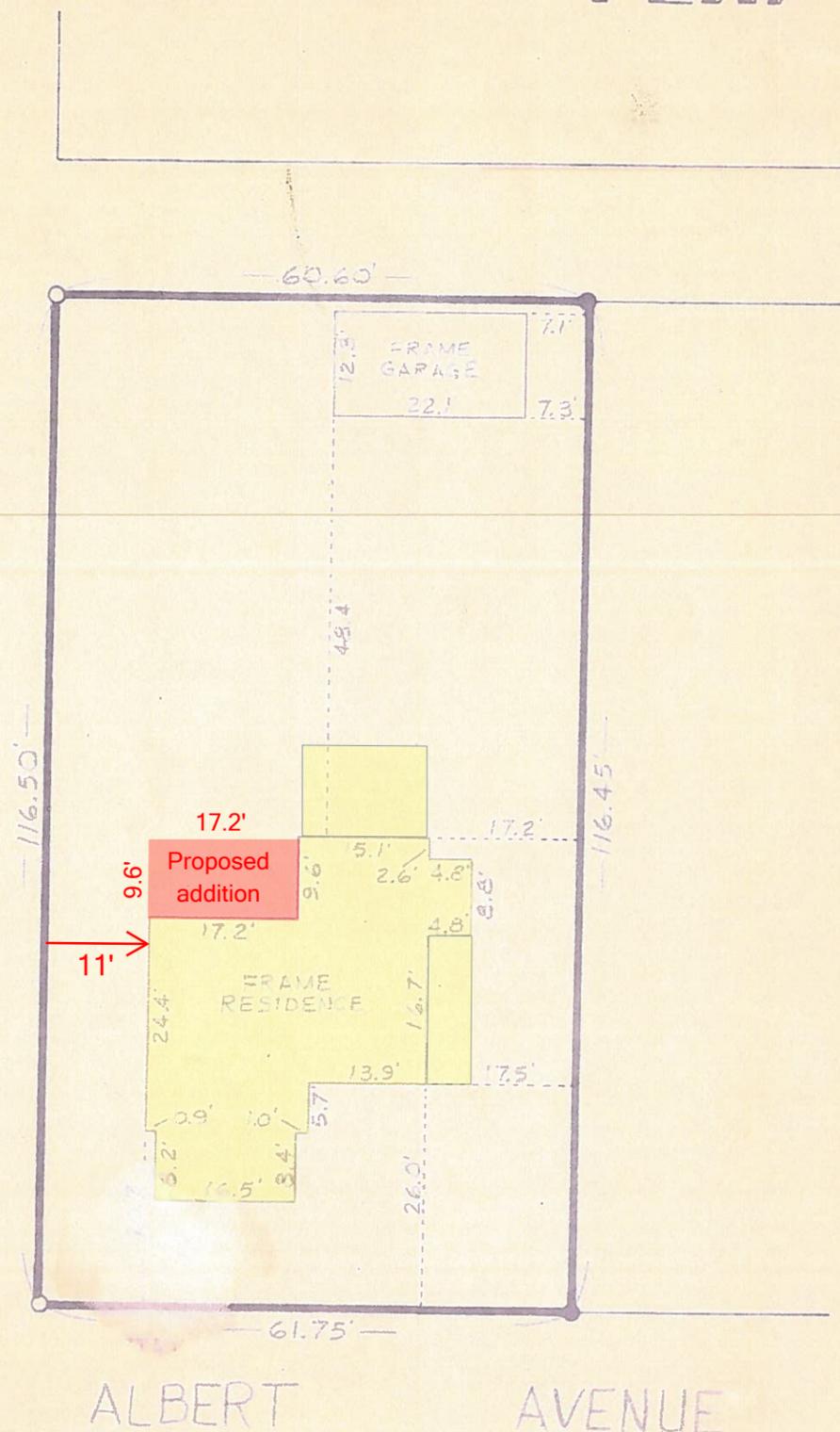
PLAT of SURVEY

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.

STREET

WILSON



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
JAMES J. GIBBONS - ILLINOIS LAND SURVEYOR NO. 2283

- INDICATES IRON PIPE FOUND
- INDICATES IRON PIPE PLACED

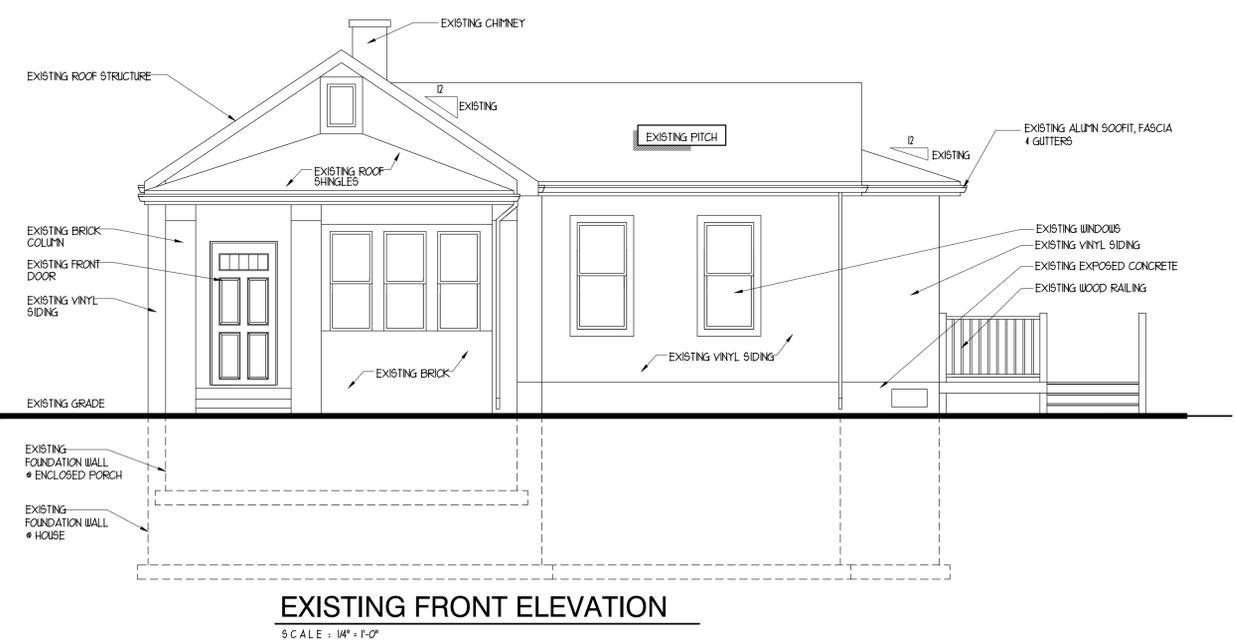
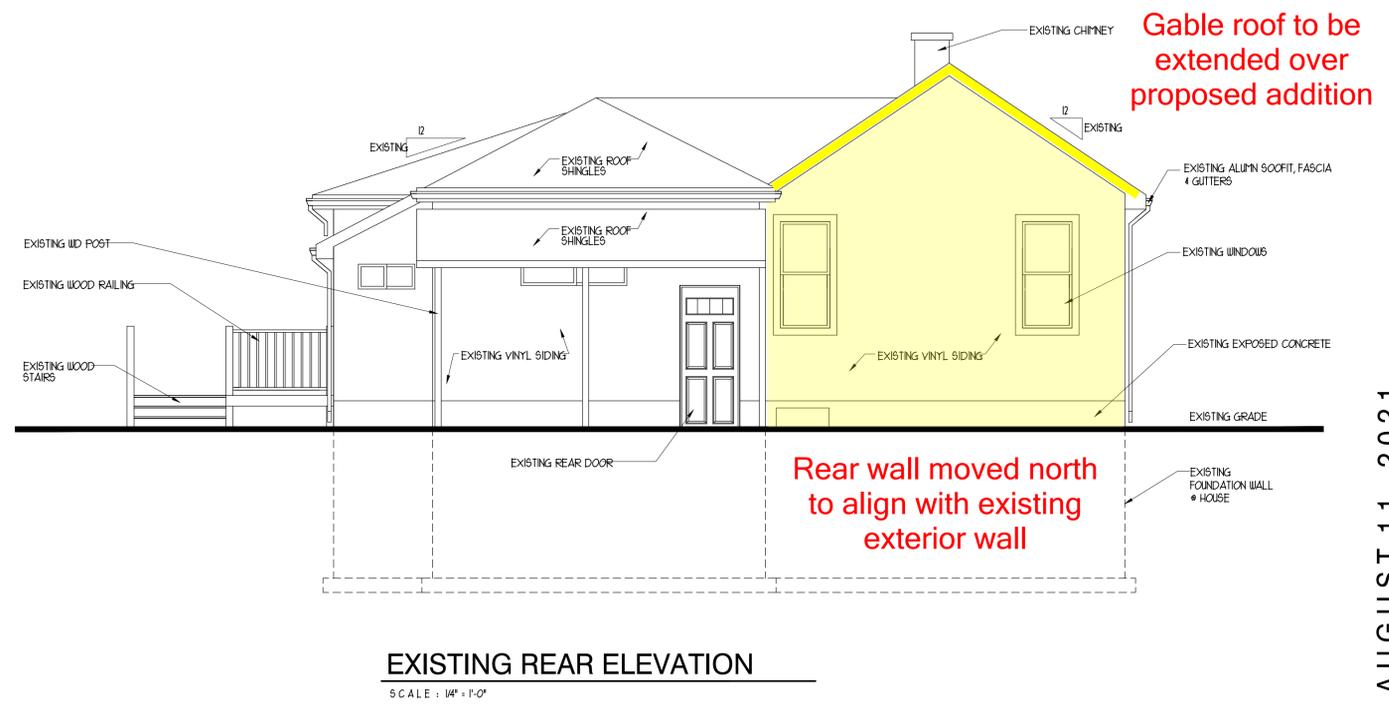
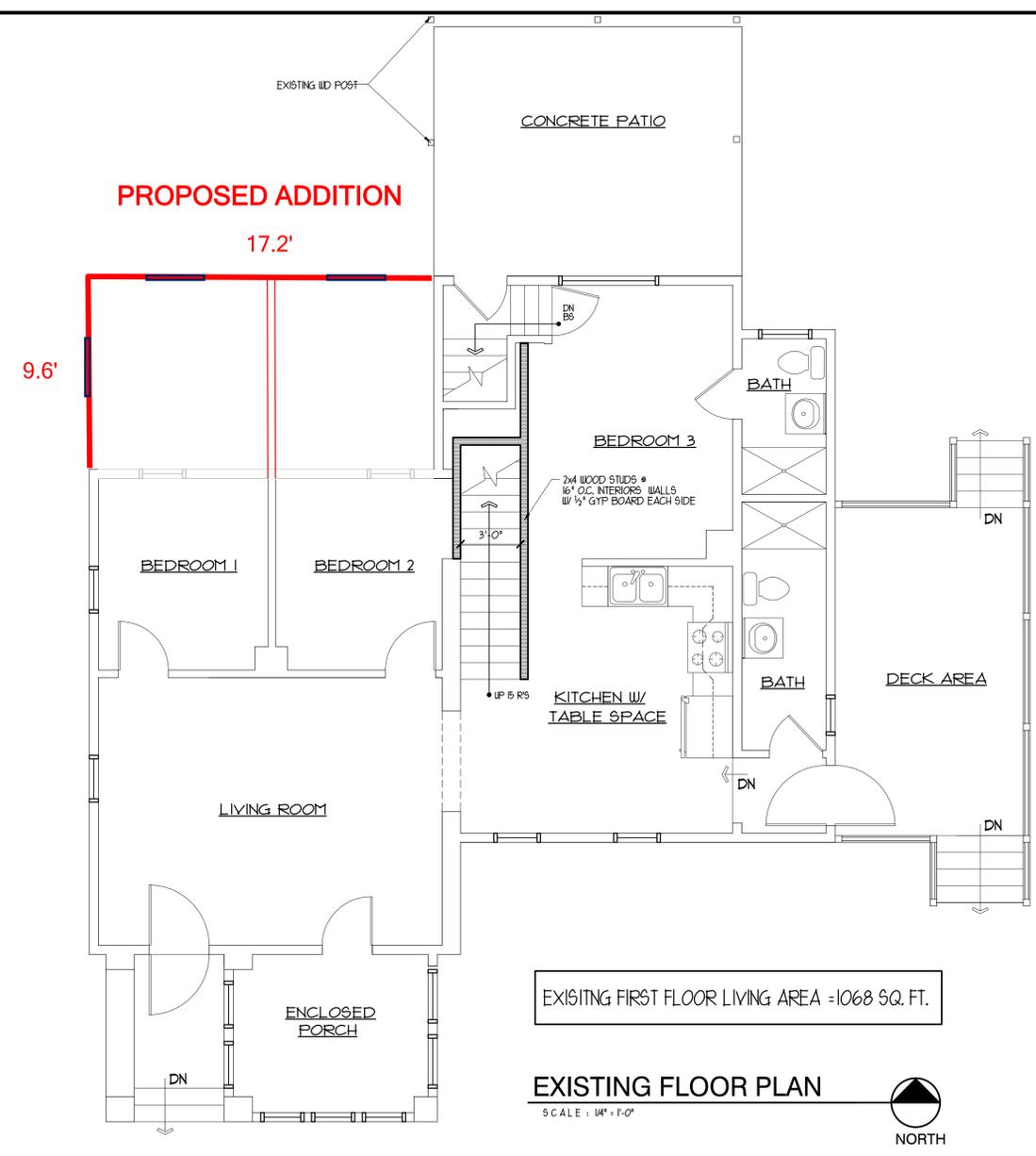
JAMES J. GIBBONS		PHONE: (815) 467-6683
CIVIL ENGINEER - LAND SURVEYOR		
2409 JOSEPH AVENUE, JOLIET, ILLINOIS 60436		
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY JJG
DATE: 05/24/90		REVISED
MR. RICHARD KAVANAGH, ATTORNEY		
P.O. BOX 2068		
JOLIET, ILLINOIS 60434		
FR7D61	DRAWING NUMBER	

REVISION NO.	DATE	REMARKS

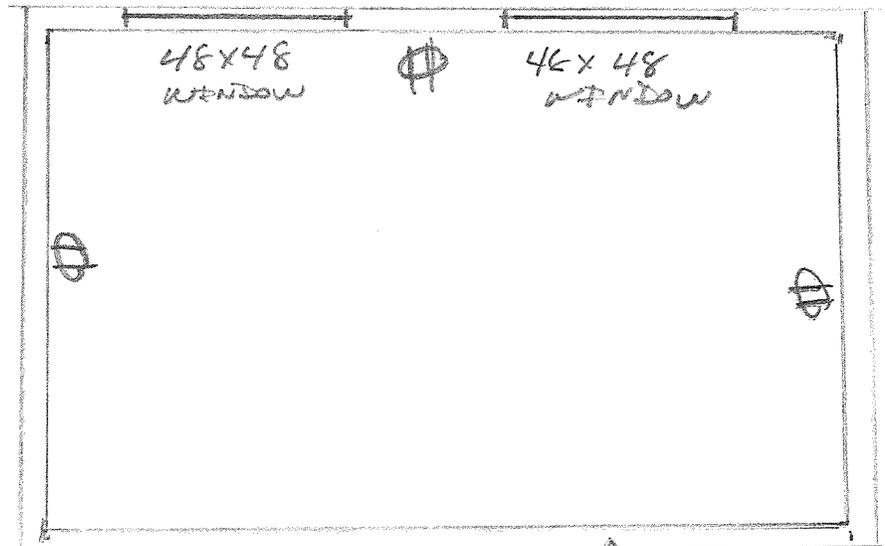
ISSUED FOR OWNER'S REVIEW AUGUST 11, 2021

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 PLANS



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48x48
WINDOW

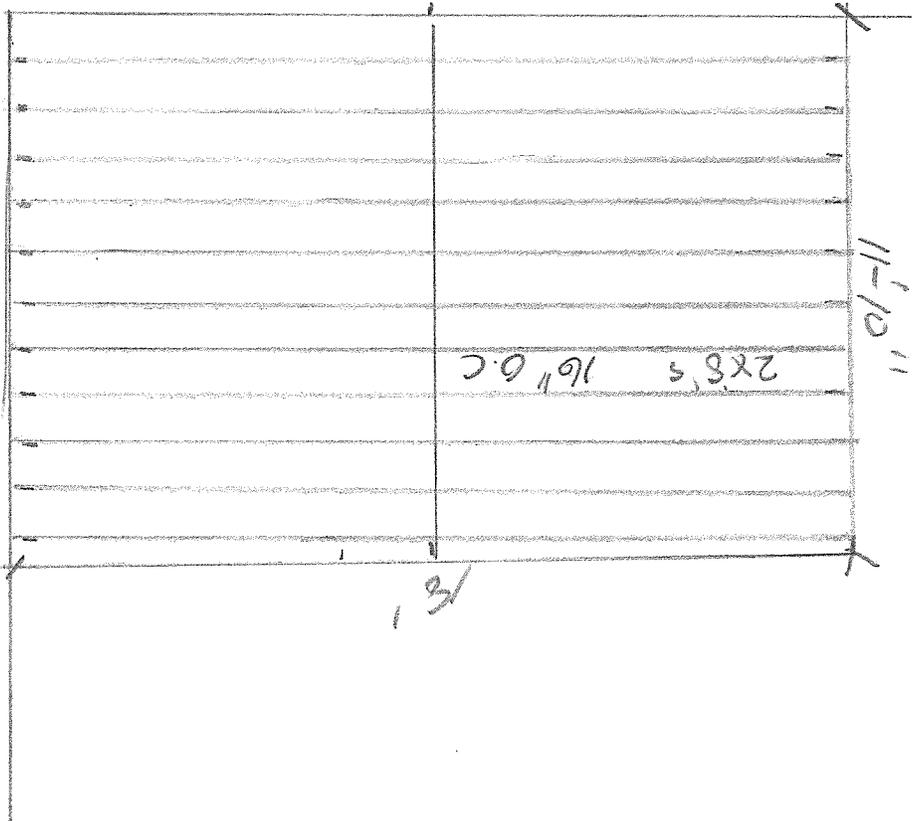


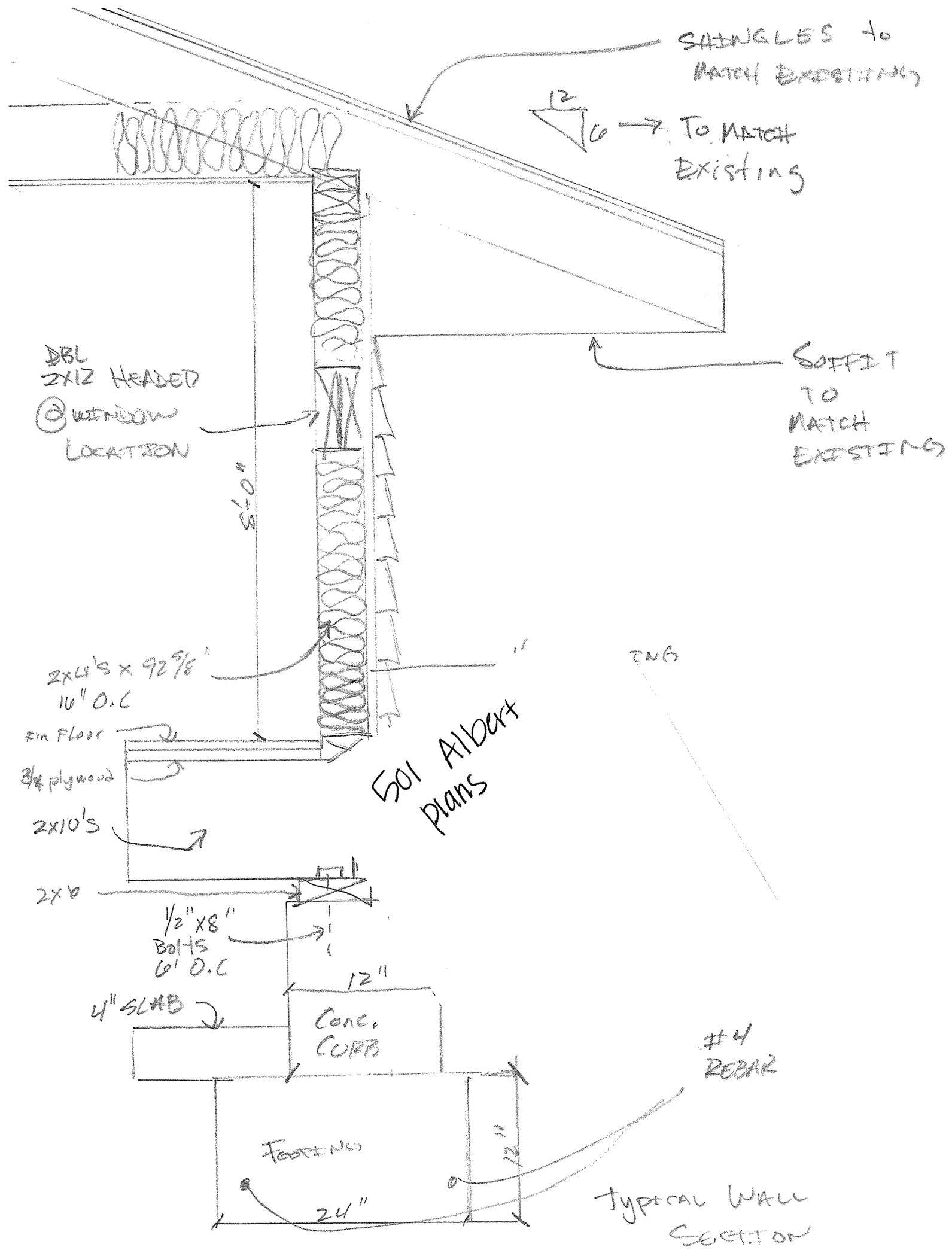
46x48
WINDOW



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

Roof Framing Plan





SHINGLES TO MATCH EXISTING

12
6 → TO MATCH EXISTING

SOFFIT TO MATCH EXISTING

DBL 2x12 HEADER @ WINDOW LOCATION

5'-0"

2x4's x 92 5/8" 16" O.C.

501 Alibert Plans

FIN FLOOR

3/4 plywood

2x10's

2x8

1/2" x 8" Bolts 6' O.C.

12"

4" SLAB

Conc. CURBS

#4 REBAR

FOOTINGS

24"

12"

TYPICAL WALL SECTION

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.

[Signature]
Petitioner's Signature

[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?

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
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NOTARIZATION OF PETITION

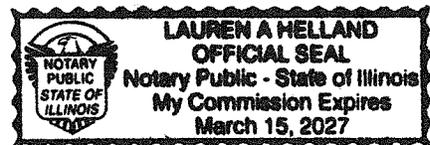
STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

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).		