

STAFF REPORT

DATE: November 12, 2024
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2024-57
Applicant / Owner: Jimmy Hensley
Location: 1150 Norley Avenue
Request: Series of Variations to reduce the required side yard and corner side yard

Purpose

The applicant is requesting the following variations to allow construction of a new single-family house at 1150 Norley Avenue:

- Variation to reduce the required side yard setback from 8 feet to 6 feet
- Variation to reduce the required corner side yard from 20 feet to 11 feet

The following variations are also included due to the lot's nonconforming size:

- Variation to reduce the minimum lot area from 7,500 square feet to 5,570 square feet
- Variation to reduce the lot width from 60 feet to 42.3 feet

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

Site Specific Information

The subject site is 5,570 square feet and contains a 1,100-square-foot single-family residence, built around 1958. The structure was damaged in a fire several months ago and requires significant repairs. The house is on a corner lot with an address on Norley Avenue but with the longer lot dimension perpendicular to the side street, Burry Street. The existing house faces Norley Avenue, with an attached garage and driveway on the west side. Because of the orientation of the lot, the required 30-foot front yard is adjacent to Burry Street while the corner side yard is along Norley Avenue. The property is zoned R-2 (single-family residential).

Surrounding Zoning, Land Use and Character

The property is located at the southwest corner of Norley Avenue and Burry Street, within the Beverly Place subdivision, and 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 47-17.22 Nonconformities
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

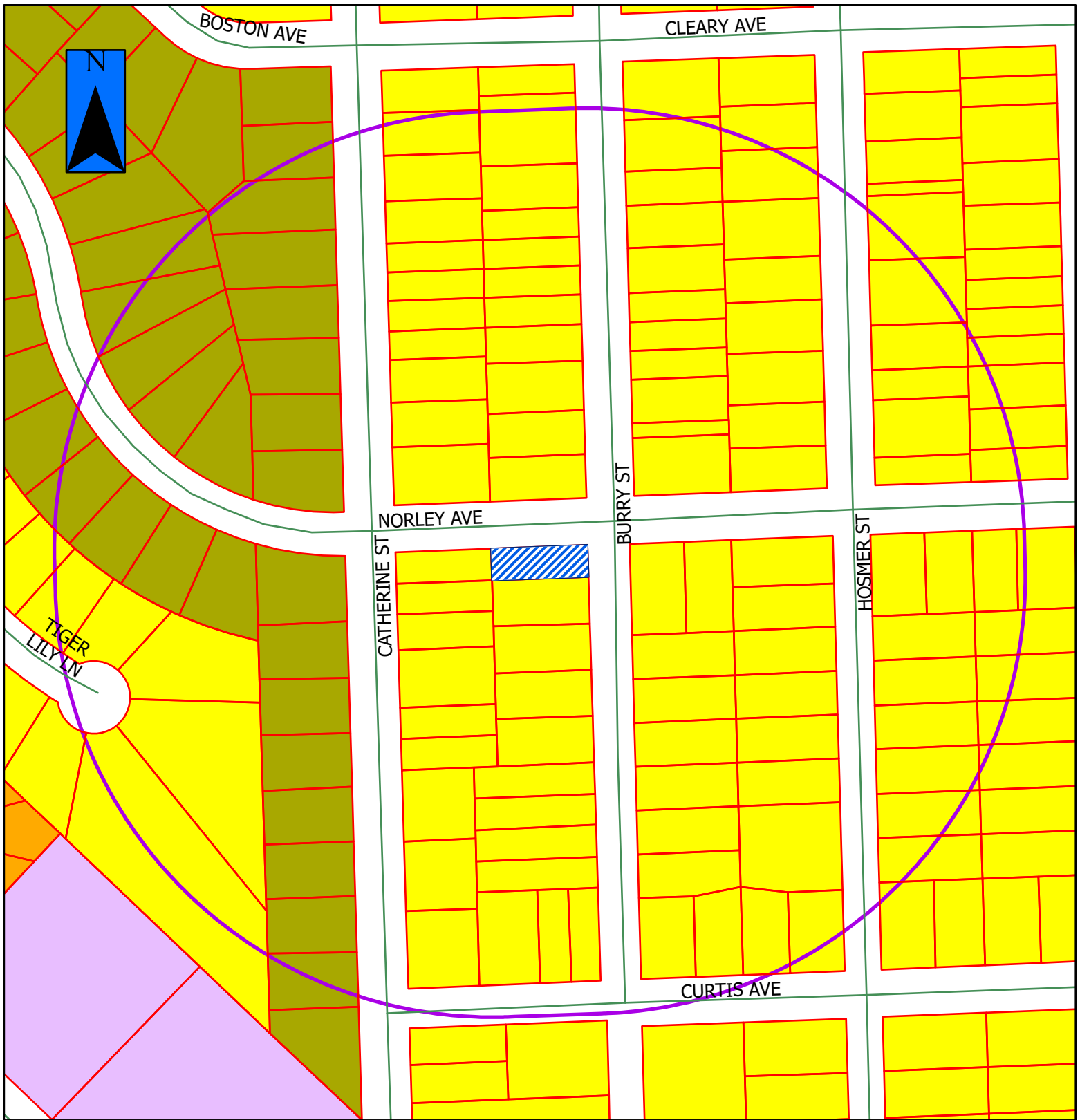
Discussion

The approval of the requested variations would allow the owner to build a new two-story single-family home to replace an existing one-story single-family home. The existing structure was damaged in a fire recently and would require extensive renovations. The owner would prefer to demolish rather than remodel the existing house so that he can build a house of higher quality. The proposed house would be two stories and have the same front yard, side yard, and corner side yard setbacks as the current house. The existing 11-foot corner side yard setback adjacent to Norley Avenue is nonconforming, as it is less than the requirement of 20 feet. The existing side yard at the south property line is 6 feet, which meets the minimum for a one-story home but is less than the requirement of 8 feet for a two-story home. Therefore, the petitioner is requesting variations for these two setbacks. The proposed house would meet the front yard and rear yard setback requirements.

The proposed house would be approximately 24 feet by 69 feet and have a similar footprint as the existing home. The house would contain four bedrooms and have an attached two-car garage. The garage would use the existing driveway off of Norley Avenue. The house would look similar to the attached elevations but with the garage located on the west (right) side and aligned with the front wall of the house. A plat of survey, site plan, and floor plans are attached.

Conditions

None



2024-57



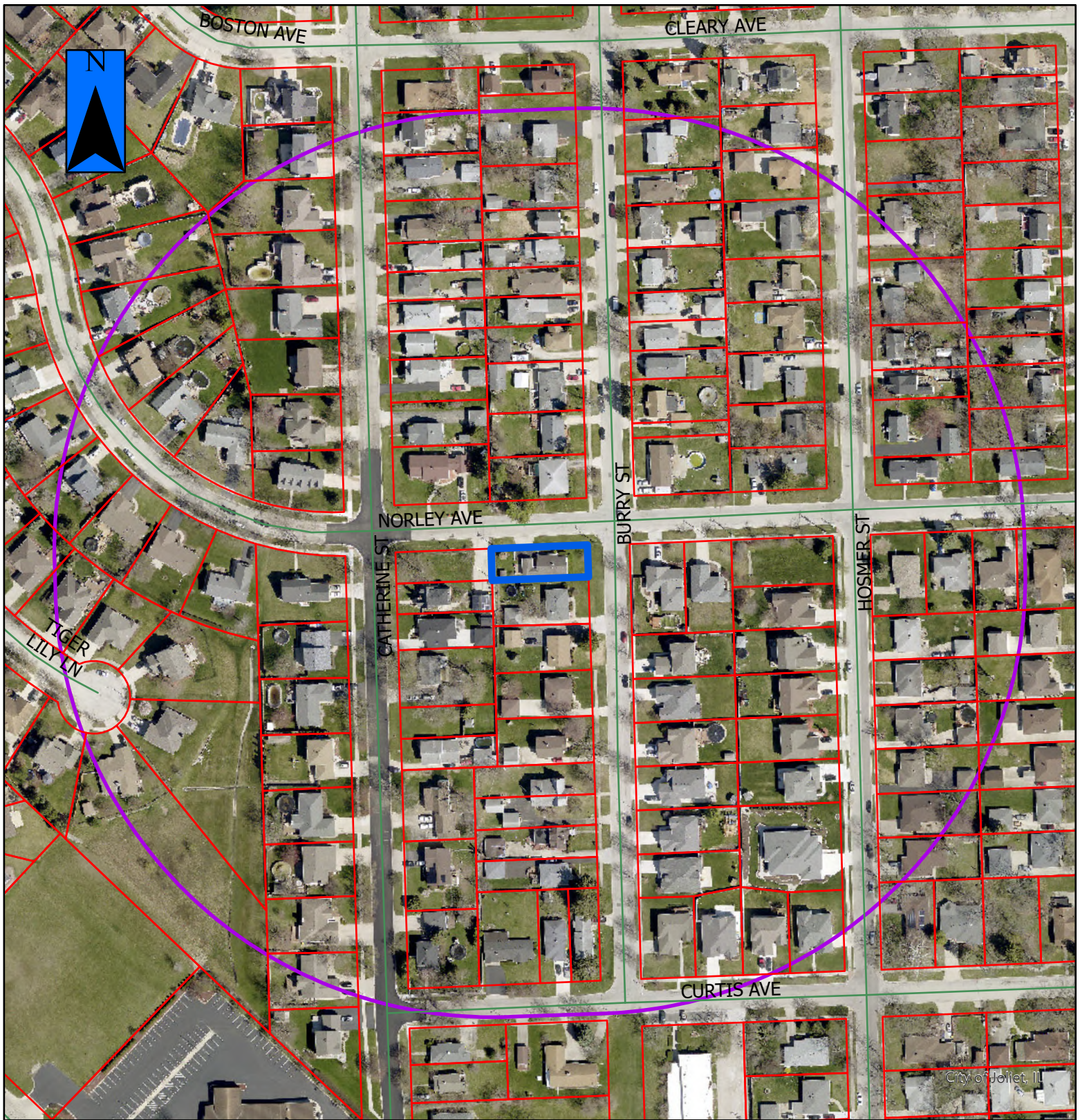
= Property in Question



= 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



2024-57a





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

Figure 1: Aerial view of 1150 Norley Avenue (2024)



Figure 2: Existing residence at 1150 Norley Avenue, view south from Norley Avenue (November 2024)



Figure 3: Lot at 1150 Norley Avenue, view southwest from the corner of Norley Avenue and Burry Street (November 2024)



Figure 4: 1150 Norley Avenue, view southeast from Norley Avenue (November 2024)



PLAT OF SURVEY

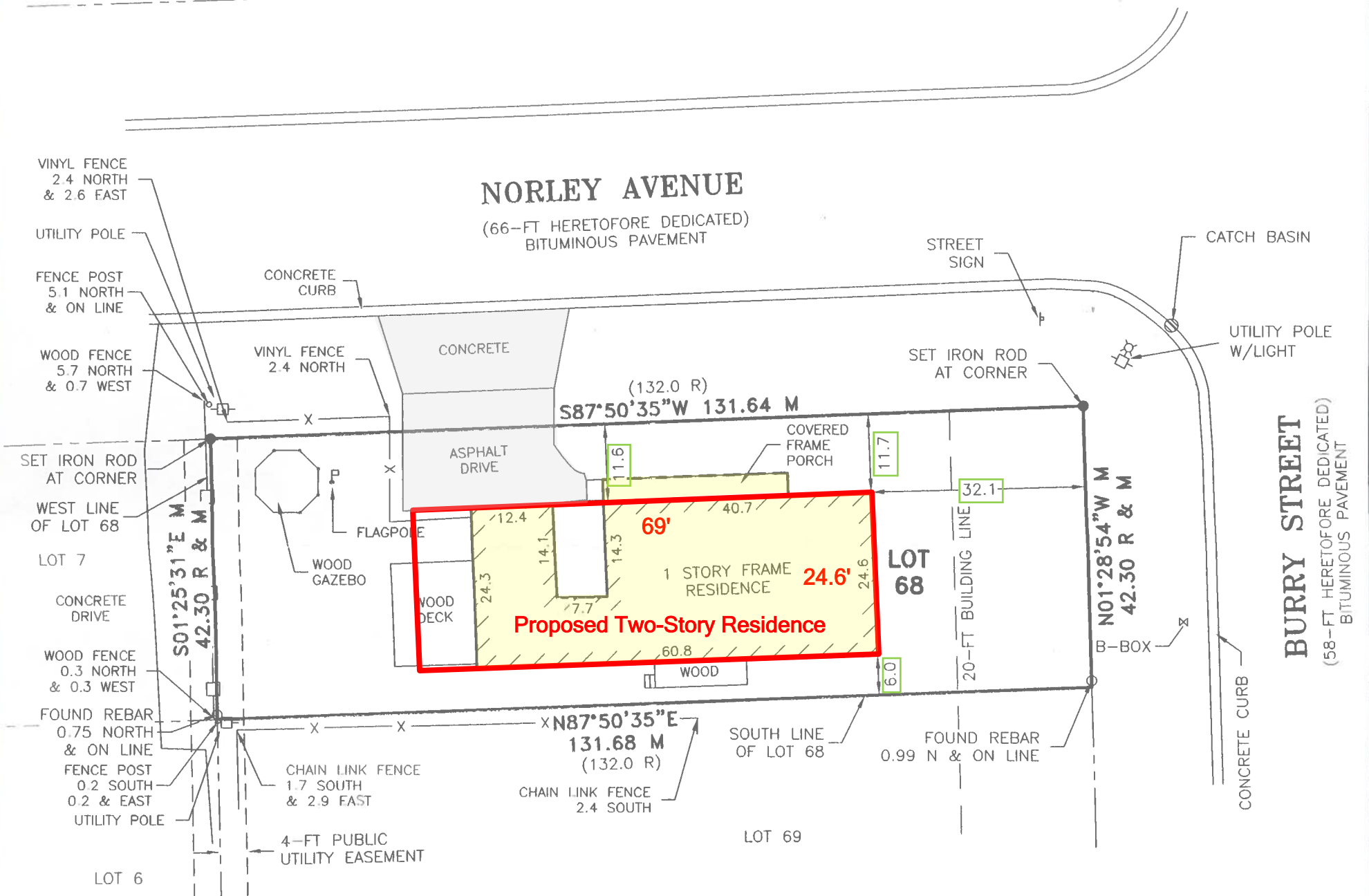
LOT 68, IN BEVERLY PLACE, A SUBDIVISION OF PART OF THE WEST ONE HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 19, 1927, IN PLAT BOOK 16, PAGE 66, AS DOCUMENT NUMBER 404563, IN WILL COUNTY, ILLINOIS.

SCALE 1" = 20'

"O" INDICATES SURVEY MONUMENT FOUND
"●" INDICATES 9/16" X 30" IRON ROD SET

C OR CALC = CALCULATED
D = DEED
M OR MEAS = MEASURED
R OR REC = RECORD

LOT 67



NOTES:

1. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
2. GEOTECH INCORPORATED IS PROFESSIONAL DESIGN FIRM NUMBER 184-000165.
3. FOR A SURVEY TO BE CONSIDERED TO BE AN ORIGINAL IT MUST BE SIGNED AND HAVE EITHER AN EMBOSSED SEAL OR A RUBBER STAMP SEAL IN THE COLOR RED OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR.
4. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
5. UNLESS OTHERWISE NOTED ON THE DRAWING, ALL PROPERTY CORNERS SET ARE 9/16-IN X 30-IN GALVANIZED IRON STEEL RODS.
6. THIS PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE LEGAL DESCRIPTION OF THE SURVEYED PROPERTY IS BASED ON THE WARRANTY DEED RECORDED AS DOCUMENT NUMBER R2024007590.
7. THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS THE STATE PLANE OF ILLINOIS, ZONE EAST [NAD83 (2011)], BASED ON GNSS OBSERVATIONS UTILIZING THE TRIMBLE NOW VRS NETWORK.
8. THE AREA OF THE SURVEYED PARCEL IS 0.128 ACRE.
9. FIELD WORK COMPLETED ON AUGUST 26, 2024.

STATE OF ILLINOIS) SS
COUNTY OF WILL)

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE SURVEYED, STAKED, AND LOCATED THE IMPROVEMENTS ON, AND PLATTED THE LAND DESCRIBED IN THE FOREGOING CAPTION AND SHOWN ON THIS PLAT, AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS.

THIS 3rd DAY OF September, 2024, A.D.

Christopher M. Papesh
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
LICENSE EXPIRATION DATE: 11/30/2024
cpapesh@geotechincorp.com

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS

1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT: JIM HENSLEY	FIELD BOOK #: BJ 35-10 PG 67
DRAWN BY: MC	DATE: 8/29/24
SCALE: 1"=20'	JOB NO. 21732

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES



[↻ REVERSE](#)

Elevation



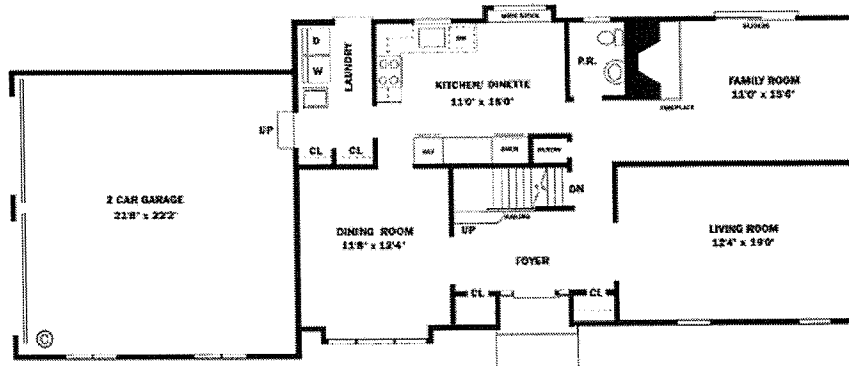
[↻ REVERSE](#)

Level One



Plan Number 99073 | Order Code: 00WEB | Elevation

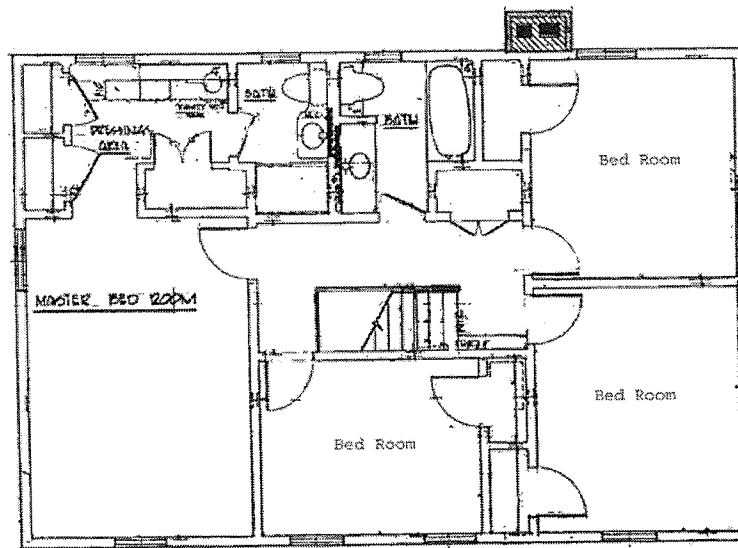
REVERSE PLAN



FIRST FLOOR

Plan Number 99073 | Order Code: 00WEB | First Floor Plan

REVERSE PLAN



Plan Number 99073 | Order Code: 00WEB | Second Floor Plan

REVERSE PLAN

Plan Number 99073 Specifications:

- ▶ Total Living Area: 2033
- ▶ Main Living Area: 1102
- ▶ Upper Living Area: 931
- ▶ Unfinished Basement Area: 586
- ▶ Garage Type: Attached
- ▶ Garage Bays: 2
- ▶ House Width: 67'6"
- ▶ House Depth: 24'6"
- ▶ Number of Stories: 2
- ▶ Bedrooms: 4
- ▶ Full Baths: 2
- ▶ Half Baths: 1
- ▶ Max Ridge Height: 26' from Front Door Floor Level
- ▶ Primary Roof Pitch: 7:12
- ▶ Roof Load: 40 psf
- ▶ Roof Framing: Stick
- ▶ Porch: 18 sq ft
- ▶ Formal Dining Room: Yes
- ▶ FirePlace: Yes

Available Foundation Types:

- ▶ Basement

Plan Number 99073 Plan Pricing:

- ▶ PDF File: \$955.00
- ▶ 1 Set: \$705.00 **
- ▶ 4 Sets: \$775.00
- ▶ 8 Sets: \$875.00
- ▶ Reproducible Set: \$955.00
- ▶ Materials List: \$85.00
- ▶ Additional Sets: \$50.00

** 1 Set order does not include a License-To-Build. For bidding purposes only. Customer can upgrade order within 90 days.

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: 1150 Norley

PETITIONER'S NAME: Jimmy Hensley

HOME ADDRESS: 111 S. Midland Ave ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) 815-791-8432 (Secondary) _____

EMAIL ADDRESS: becnjim22@yahoo.com FAX: 815-630-3526

PROPERTY INTEREST OF PETITIONER: owner

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:

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):

See attached

LOT SIZE: WIDTH: 132' DEPTH: 42.30 AREA: 5583.6

PRESENT USE(S) OF PROPERTY: single family

PRESENT ZONING OF PROPERTY: R-2 single-family residential

VARIATION/APPEAL REQUESTED: _____

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 has extensive fire damage

2. What unique circumstances exist which mandate a variance?

The house caught fire. House is not built well. It has 2"x2" interior walls. I would like to rebuild new home with a basement.

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. It will be a much nicer home after completion. I don't see any negative impacts other than neighbors look at it under construction

REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

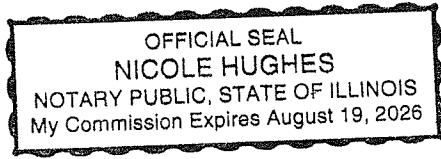
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Jimmy Hensley, 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.

Jimmy Hensley
Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 17 day of October, 20 24
Nicole Hughes



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:

1150 Norley
 PIN(s): see attached

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

Jimmy Hensley
111 S. Midland Ave
Joliet 60436
815-791-8432
 E-MAIL: benjim22@yahoo.com FAX: 815-630-3526

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: James Hendry

DATE: 10-17-24

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

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>(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>(b) The plight of the owner is due to unique circumstances.</p> <p>(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>		