

STAFF REPORT

DATE: July 16, 2026
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2026-41
Applicant: Luis Vazquez
Property Owner: South Suburban Land Bank
Location: 21 N. Hickory St (Council District #5)
Request: 2026-41: A Variation to reduce the required front yard setback to allow construction of a new single-family house.

Purpose

The applicant is requesting a Variation to reduce the required front yard setback from 30 feet to 12 feet to allow construction of a new single-family house. The Zoning Board of Appeals makes the final decision on this variation request.

Site Specific Information

The subject property, 21 N. Hickory St, is a vacant lot in the northeast corner of the St. Patrick's neighborhood of Joliet. The vacant lot is 5,700 square feet in size with a lot depth of 95 feet and a lot width of 60 feet. The current zoning is R-2 (Single-Family Residential). A demolition permit for the former dwelling on the property was approved in 2015, and the lot has remained vacant since that time.

Surrounding Zoning, Land Use and Character

- North: R-3 (One-and-Two-Family Residential)
- South: R-2 (One-and-Two-Family Residential)
- East: R-4 (Low Density Multi-Family Residential)
- West: R-2 (One-and-Two-Family Residential)

The property to the north is a multi-family apartment building. The property to the east is the site of the Victory Centre of Joliet, which is a senior apartment community. The properties to the west and the south are both single-family homes.

Applicable Regulations

- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)
- Section 47-6.4 Yard and Lot Requirements – R-2 (Single Family Residential)

Discussion

The applicant is proposing the construction of a one-story single-family home on a 5,700 square-foot vacant lot at 21 N. Hickory. The house will be 1,220 square feet in size and will have three bedrooms and will include the required two off-street parking spaces. At staff's request, the applicant has proposed a 12' front yard setback as opposed to the R-

2 District's required 30' front yard setback to more closely match the existing front yard setbacks of nearby properties.

Recommended Action

While the Variation request does not meet technical criteria for hardship or practical difficulties, staff requested that the applicant seek the front yard setback variation in recognition that adherence to the R-2 District's required 30' front yard setback would alter the essential character of the area. The reduced front yard setback would align with nearby properties as they also have front yard setbacks that do not meet the required minimum of 30 feet. Additionally, nearby properties exhibit smaller front yards and setbacks than is currently required by the Zoning Ordinance. Staff recognizes the mismatch between the existing built form in many older areas of the City and the dimensional requirements of the base zoning district and seeks to address this issue with a comprehensive zoning code update in the future. Staff finds that the construction of a new single-family residence at this location would not be detrimental to the public and would add needed housing to the area and city. Additionally, the proposed use will not impede the use and enjoyment of surrounding properties due to the residential nature of the project.

Conditions

If the Zoning Board desires to approve the Variation request to reduce the required front yard setback, the following conditions should be included:

1. That a building permit shall be applied for and approved prior to any construction commencing.



Will County 911, City of Joliet

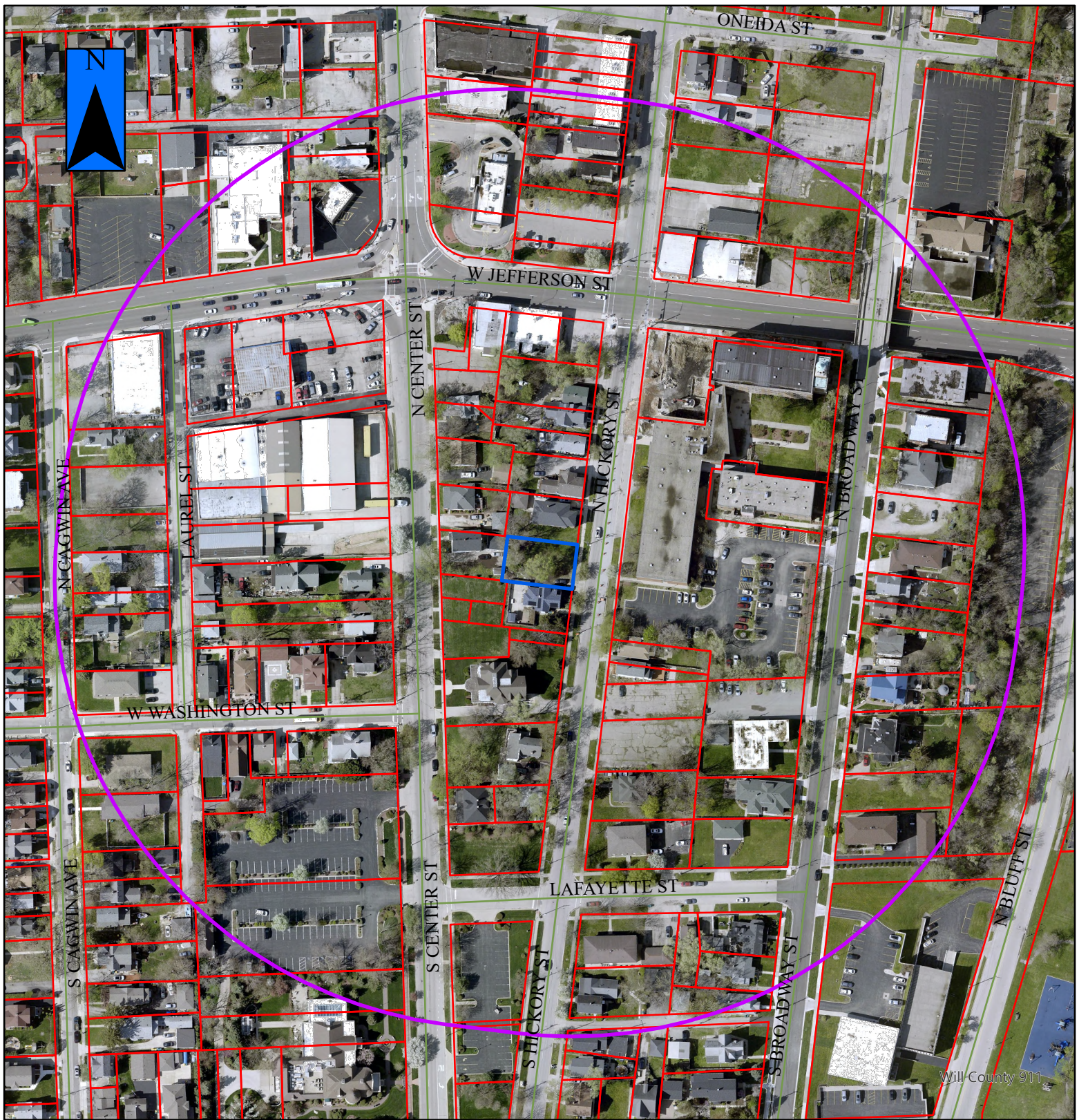
2026-41



= 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

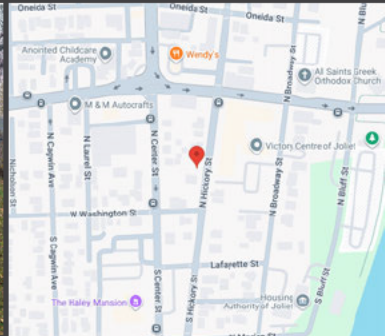


2026-41a



 = Property in Question / Propiedad en cuestión

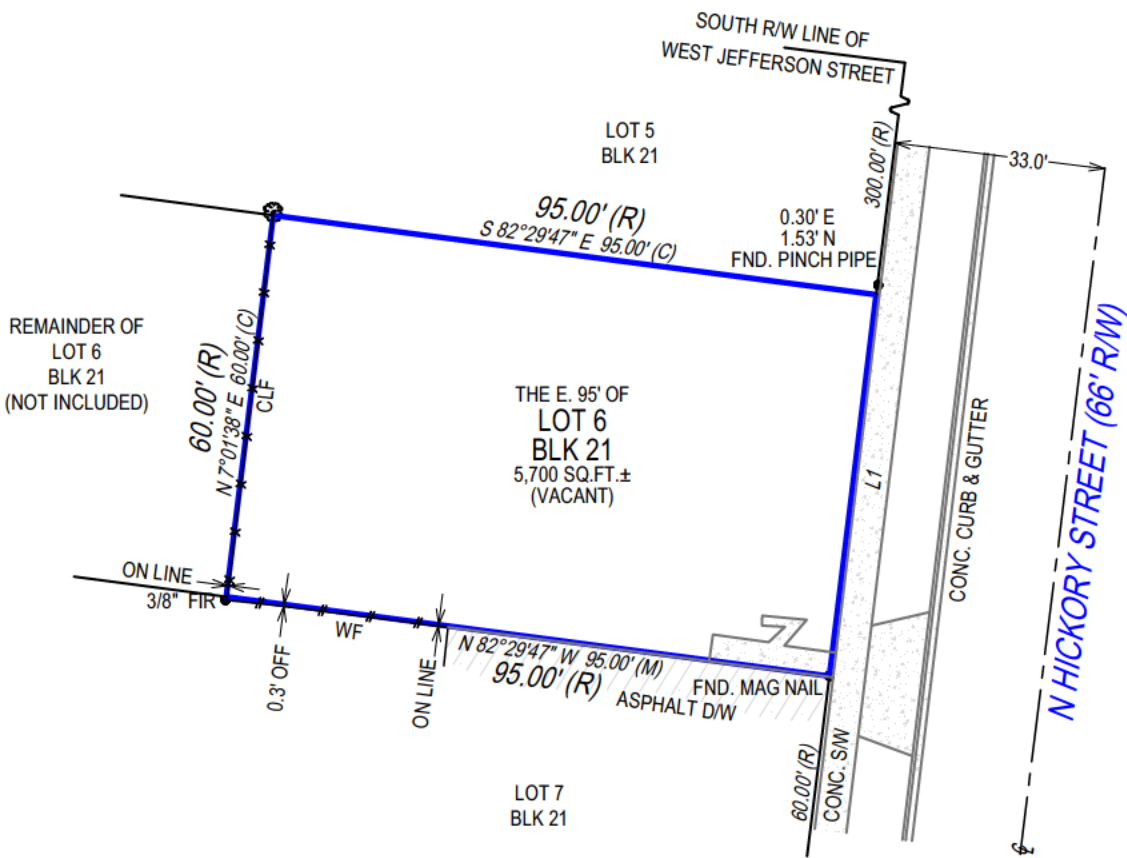
 = 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



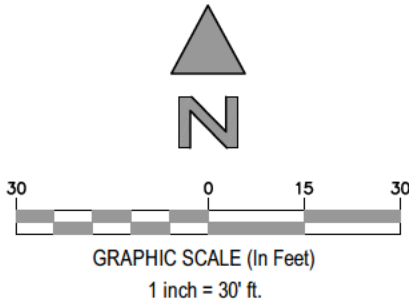
PROPERTY ADDRESS: 21 N HICKORY STREET, JOLIET, ILLINOIS 60435

SURVEY NUMBER: 2511.3721

2511.3721
PLAT OF SURVEY
WILL COUNTY, ILLINOIS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 7°01'38" W	60.00' (C)
		60.00' (R)



STATE OF ILLINOIS
COUNTY OF GRUNDY SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy
KENNETH A. KENNEDY
035-003403
PROFESSIONAL
LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No.3403
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE

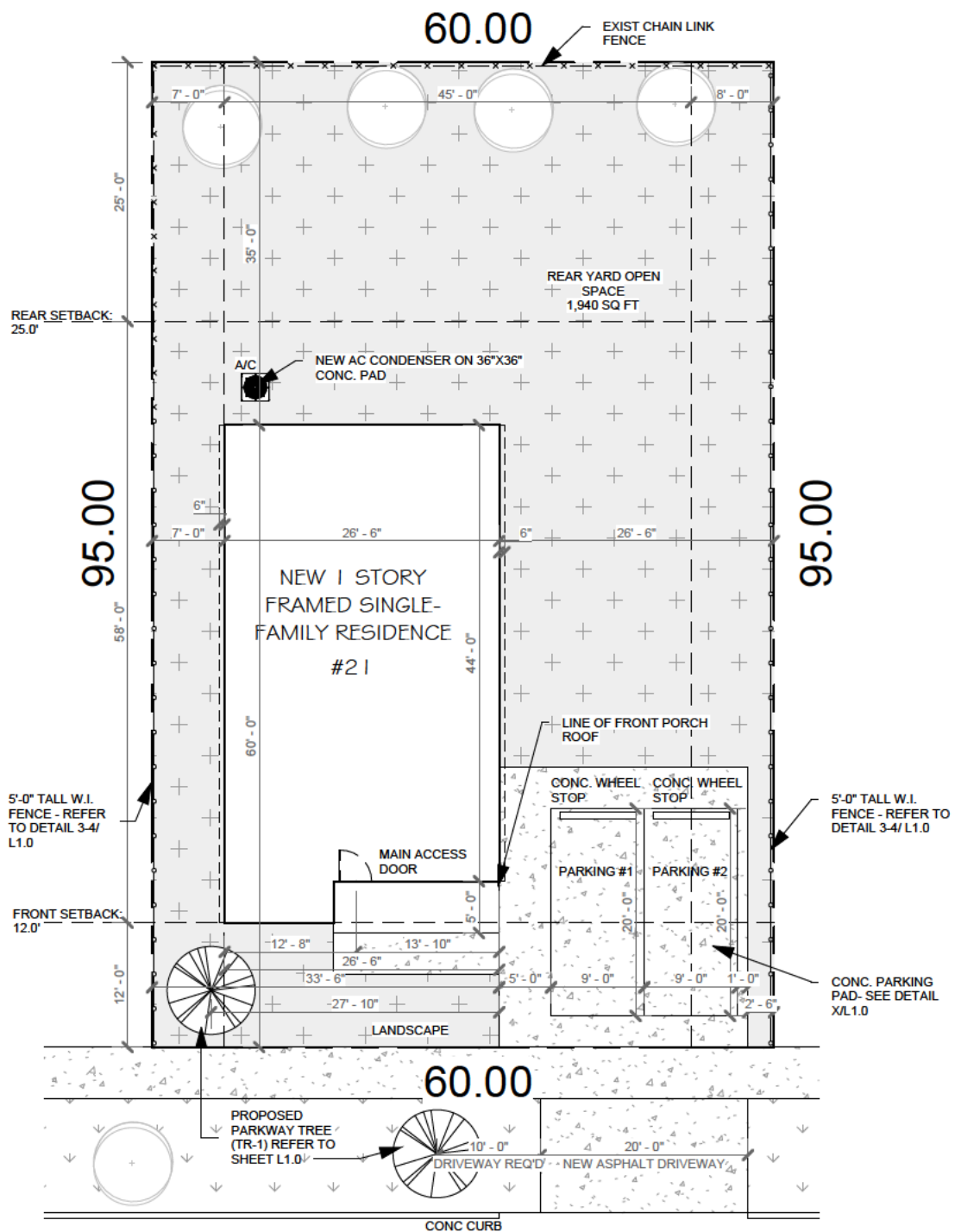


Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



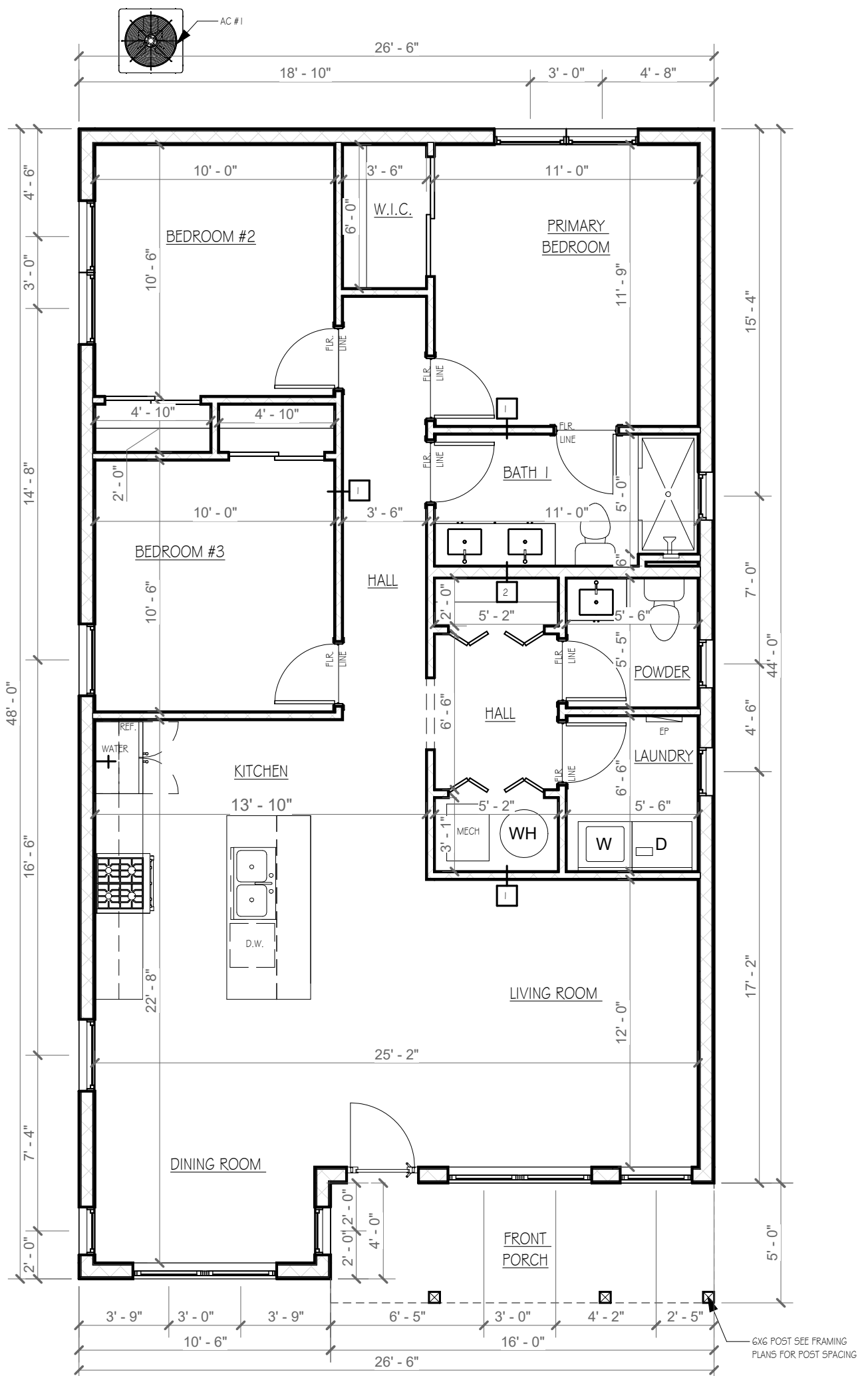
DATE OF SURVEY: 11/19/25
FIELD WORK DATE: 11/19/2025
REVISION DATE(S): (REV.0 11/19/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

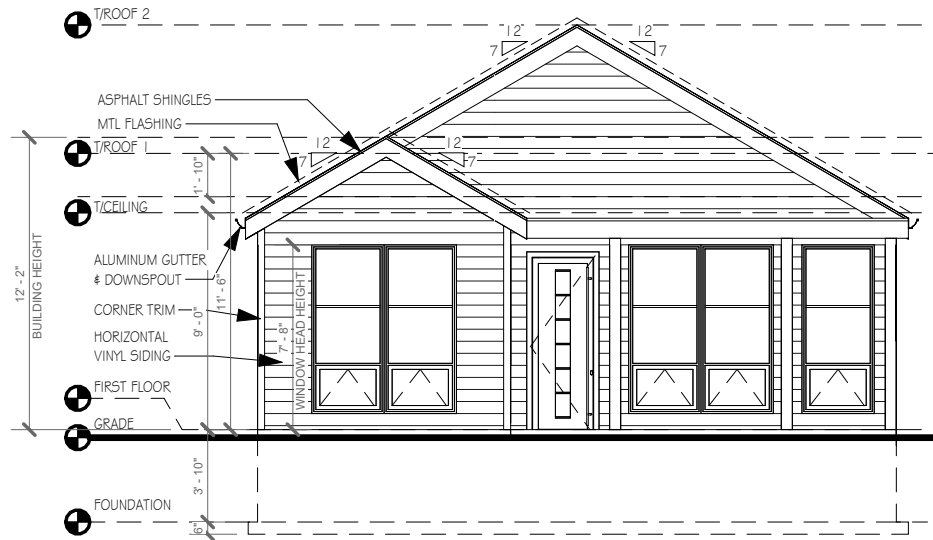


N HICKORY ST

① SITE PLAN
1/16" = 1'-0"



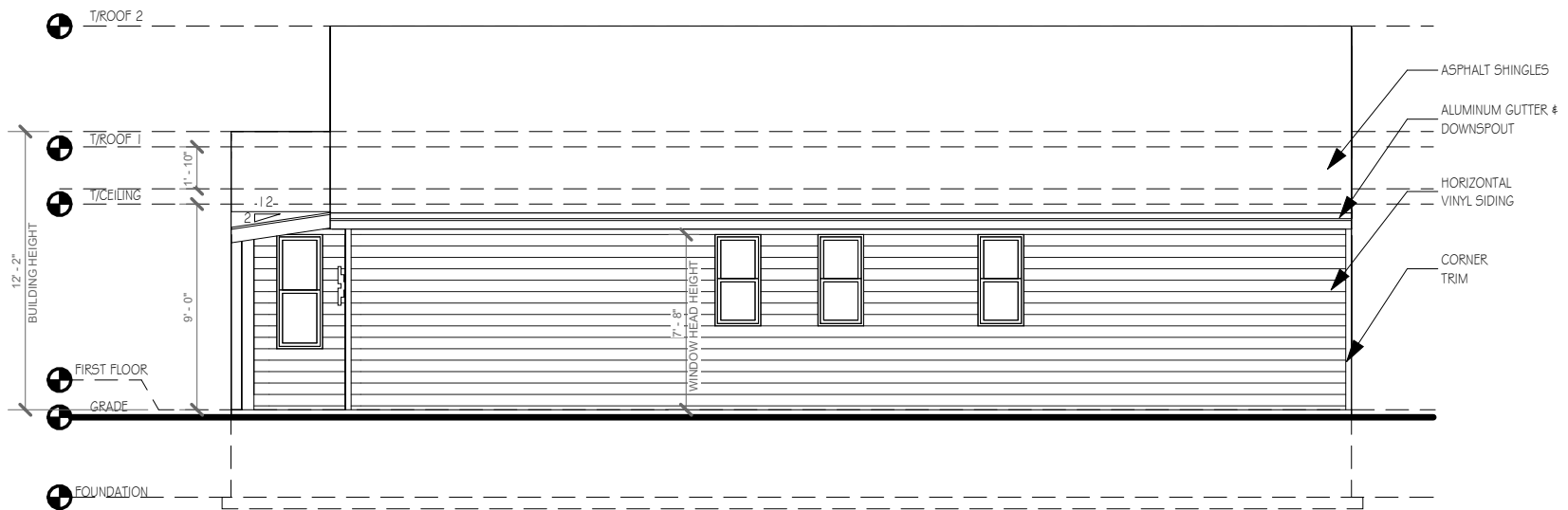
1 FIRST FLOOR PLAN
3/16" = 1'-0"



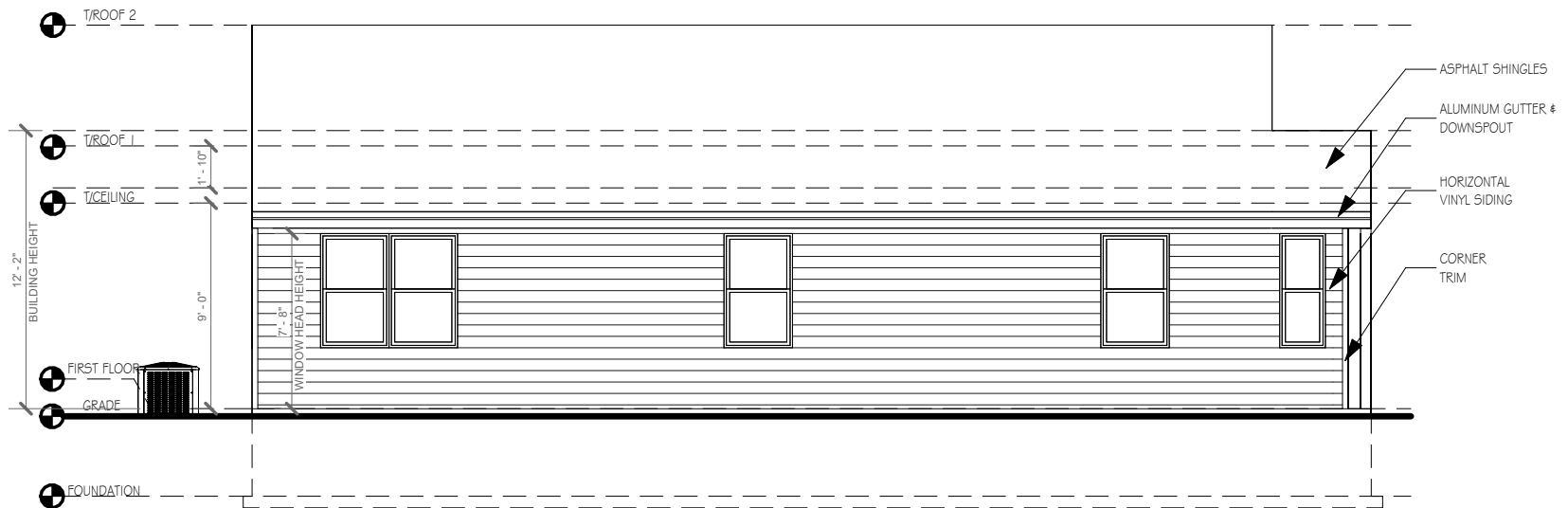
1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

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: 21 N Hickory Street, Joliet

PETITIONER'S NAME: Luis Vazquez

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: 60462

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: New Construction - Single Family home

OWNER OF PROPERTY: South Suburban Land Bank

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: 60477

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:

•126 E. 118th Street •11725 S. Indiana Avenue

•5023 S. Aberdeen Street

5025 S. Aberdeen Street - 1113 W 110TH PL

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-09-417-022-0000 ;
_____ ; _____ ; _____.

*****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):

THE E 95 FT OF LOT 6 IN BLK 21, IN WEST JOLIET, A SUB OF PRT OF THE W1/2 OF THE SE1/4 OF SEC. 9, T35N-R10E.

LOT SIZE: WIDTH: 61.0 " DEPTH: 95.5" AREA: 9,366 sqft

PRESENT USE(S) OF PROPERTY: Vacant Land

PRESENT ZONING OF PROPERTY: R-2

VARIATION/APPEAL REQUESTED: Variation for the front yard setback

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 property in question cannot yield a reasonable return due to the front setback condition required in the R-2 zoning district.

The R-2 zoning district requires a minimum front yard setback of 30ft.

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

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Luis Vazquez, 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.

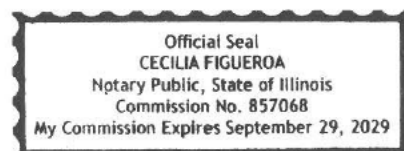
[Redacted Signature]

Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me

[Redacted Signature]



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:

30-07-09-417-022-0000

PIN(s): _____

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

E-MAIL: _____ FAX: _____

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

Socorro Vazquez

E-MAIL [REDACTED] FAX [REDACTED]

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: _____

DATE: 07/08/2026 _____

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

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).		