

STAFF REPORT

DATE: April 5, 2024
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2024-09
Applicant / Owner: Fermin Meza
Location: 203 Logan Avenue
Request: Series of Variations to reduce the front yard setback and side yard setback to allow a second-story addition

Purpose

The applicant is requesting the following variations to allow a second-story addition on their residence at 203 Logan Avenue:

- Variation to reduce the required front yard setback from 30 feet to 18 feet
- Variation to reduce the required side yard setback from 8 feet to 6.9 feet

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

Site Specific Information

The subject property is 7,580 square feet and contains a one-and-a-half-story residence built around 1895. The house currently has approximately 1,400 square feet of living area. The property is zoned R-2 (single-family residential).

The proposed addition would extend the second-floor walls to a height of 8 feet to create a full second story along the entire length of the house. The house, which was built prior to the adoption of the current zoning ordinance, has an existing nonconforming front yard setback of 18 feet measured to the porch (the setback is 24 feet to the front wall of the house). The existing side yard is 6.9 feet, which meets the minimum for a one-and-a-half story home but is slightly less than the requirement of 8 feet for a two-story home. The proposed second-story addition will have the same front and side yard setbacks as the existing house. The footprint of the house will not change.

Surrounding Zoning, Land Use and Character

The property is located in the residential neighborhood south of Washington Street and east of the Canadian National railroad tracks. The property is surrounded on three sides by residences with R-2 (single-family residential) zoning; the rear of the property is

bordered by the railroad tracks. The neighborhood contains a mix of one- and two-story houses.

Applicable Regulations

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

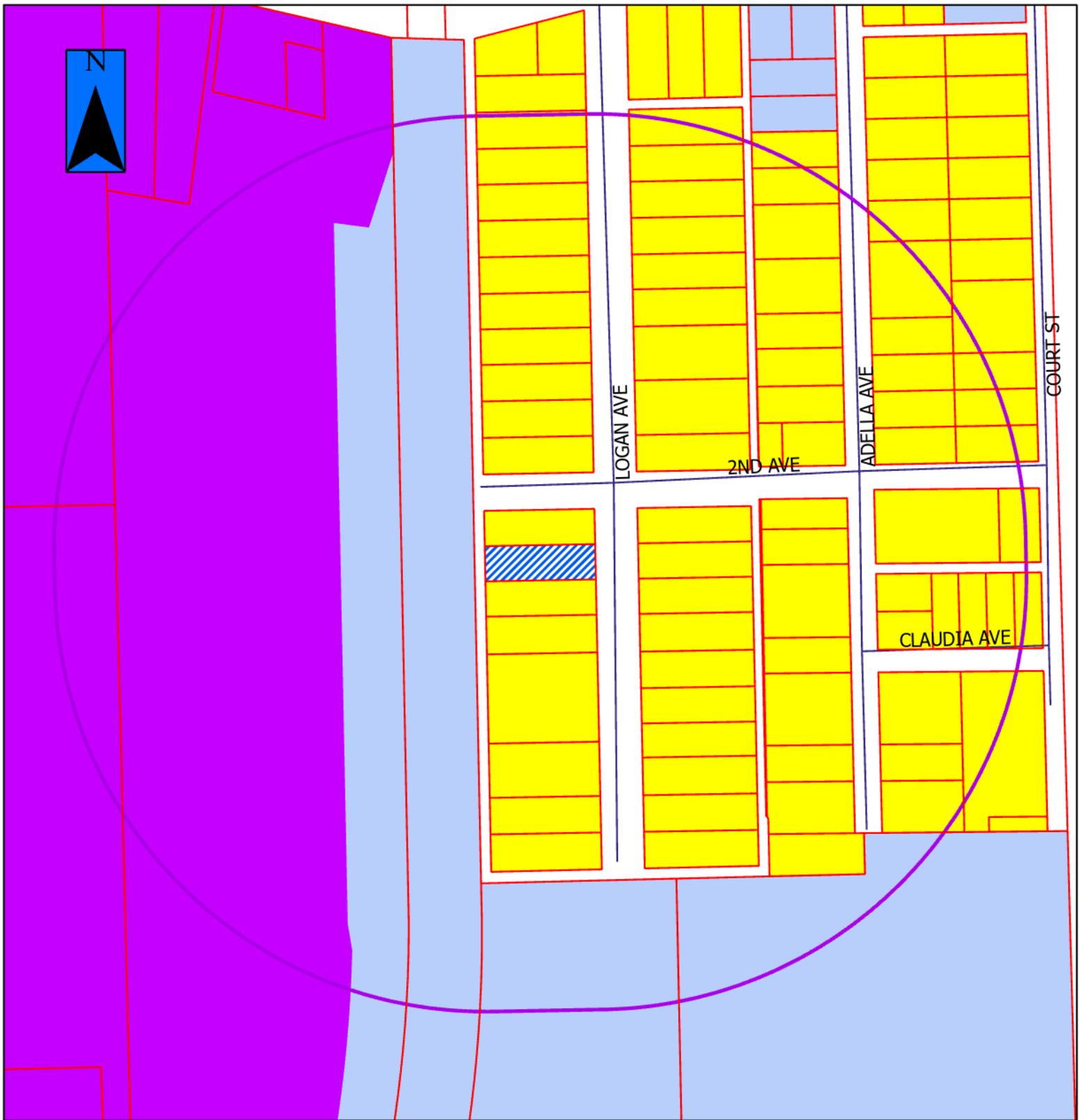
Discussion

The approval of the requested variations would allow a second-story addition on an existing one-and-a-half story home. The proposed addition creates a full second story on the entire top level of the house. The existing house has a nonconforming front yard setback, so the petitioner must request a variation to enlarge and continue that setback. Additionally, the petitioner is requesting a side yard variation because the existing side yard of 6.9 feet is less than the required 8-foot side yard for a two-story home.

The petitioner wishes to build the addition to increase the living space of their home. The second-floor walls will be extended to a full height of 8 feet and the gable roof will change from a 12/12 to a 5/12 pitch. The second floor will also extend over the one-story rear section of the house. The proposed house design will not be out of character with the neighborhood, which has a mix of house styles. Elevations, floor plans, and a plat of survey are attached.

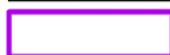
Conditions

None

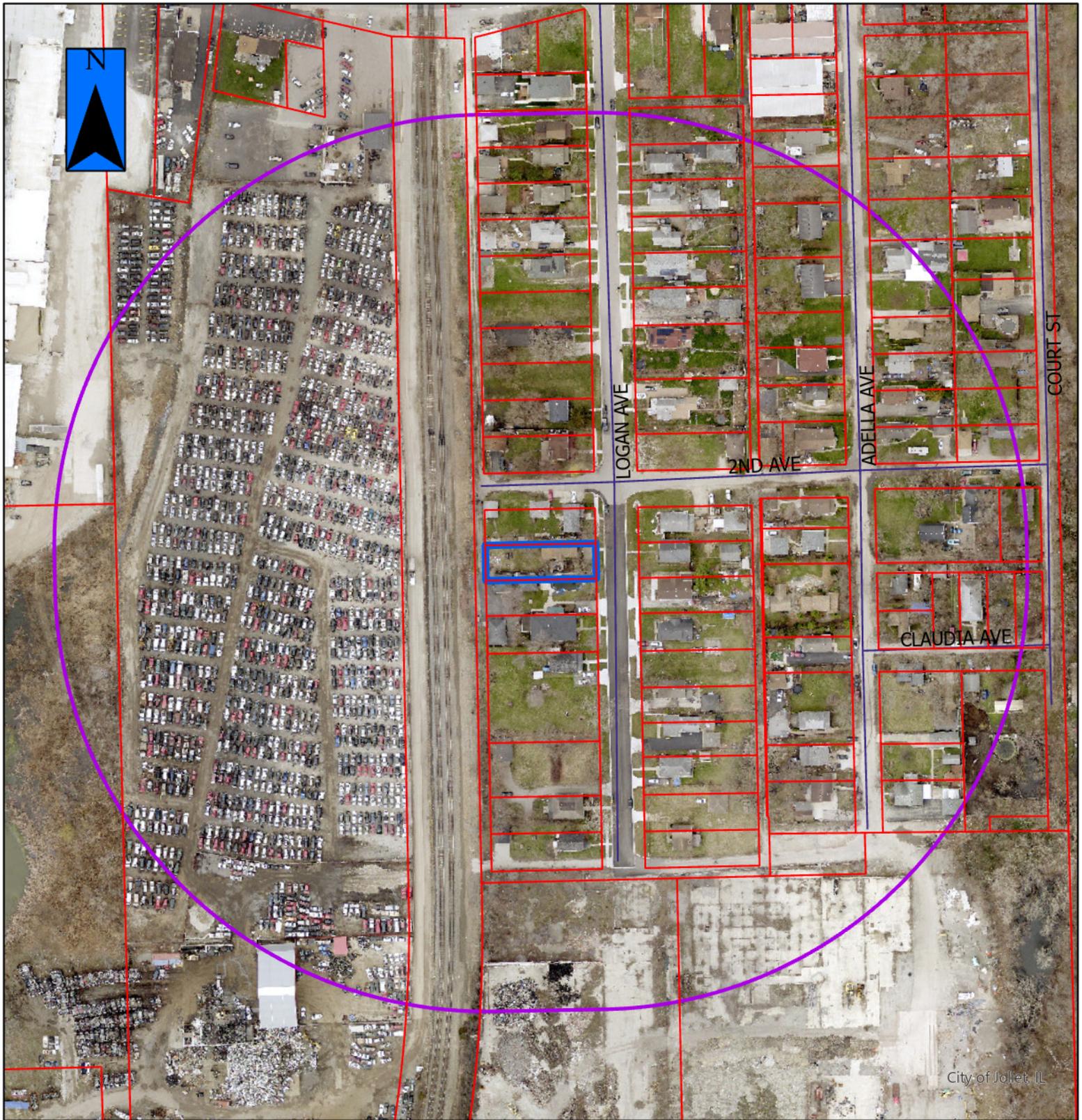


2024-09



 = 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



City of Joliet, IL

2024-09a



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

Figure 1: Aerial view of 203 Logan Avenue (2023)

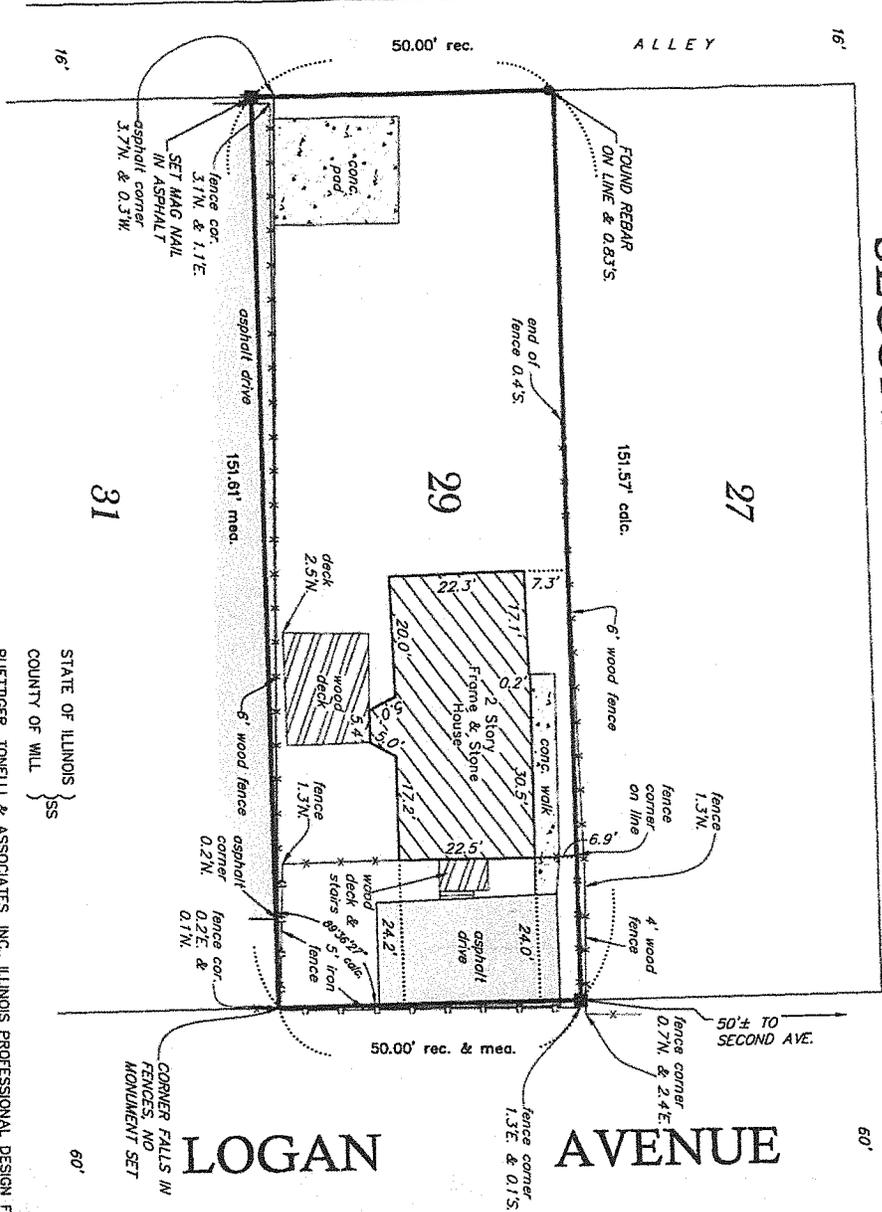


Figure 2: 203 Logan Avenue, view west from Logan Avenue (April 2024)



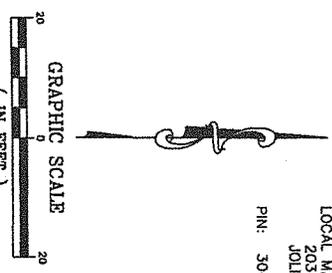
SECOND AVENUE

PLAT OF SURVEY



LEGAL DESCRIPTION
 LOT 29 IN AVERY'S ADDITION TO JOLIET, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 14, IN TOWNSHIP 35 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 1887 AS DOCUMENT NO. 145052, IN WILL COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:
 203 LOGAN AVENUE
 JOLIET, IL
 PIN: 30-07-14-112-002-0000



LEGEND
 ● MEASURED
 ○ RECORDED
 ○ CALCULATED
 ● FOUND SURVEY MONUMENT
 ○ SET 5/8" REBAR UNLESS OTHERWISE NOTED

LOT AREA = 0.174 ACRES more or less

No.	DATE	DESCRIPTION	BY
REVISIONS			

RT & TWIG
 Ruettiger, Tonelli & Associates, Inc.
 & TWIG Technologies
 Surveyors - Engineers - Planners - G.I.S. Consultants
 129 Capstan Drive - Shorewood, Illinois 60494
 Ph: (815) 744-6600 Website: www.ruettigerandtwig.com

DATE: 02/23/2024 SCALE: 1" = 20' DRAWN BY: TW
 PREPARED FOR: FERMIN MEZA
 203 LOGAN AVENUE
 JOLIET, ILLINOIS 60433
 DRAWING TITLE: PLAT OF SURVEY
 FIELD BOOK: 7-196
 PAGE: 72-73
 DRAWING NO.: 124-0165-1S

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.
 FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

STATE OF ILLINOIS)
 COUNTY OF WILL)
 I, KENNETH J. RYAN,)
 PROFESSIONAL LAND SURVEYOR)
 NO. 184-001251, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY)
 DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT,)
 WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.)
 02/22/2024
 FIELD WORK COMPLETED
 DAY OF February 2024

RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001251, HEREBY CERTIFIES THAT IT HAS SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2024)
 I HEREBY SEAL AND SIGN THIS SURVEY AND ASSURE AUTHENTICITY OF THIS DRAWING. IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

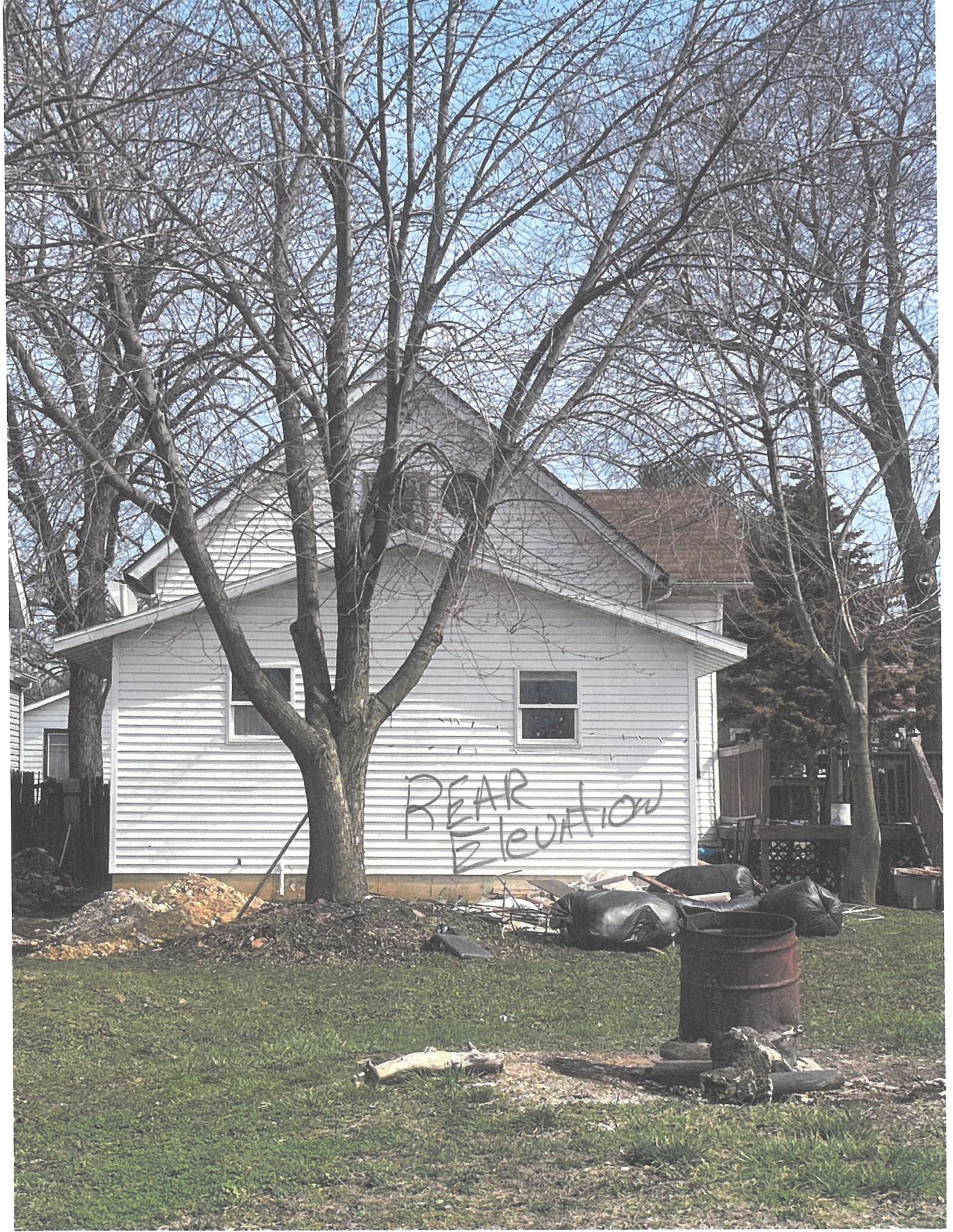


FRONT

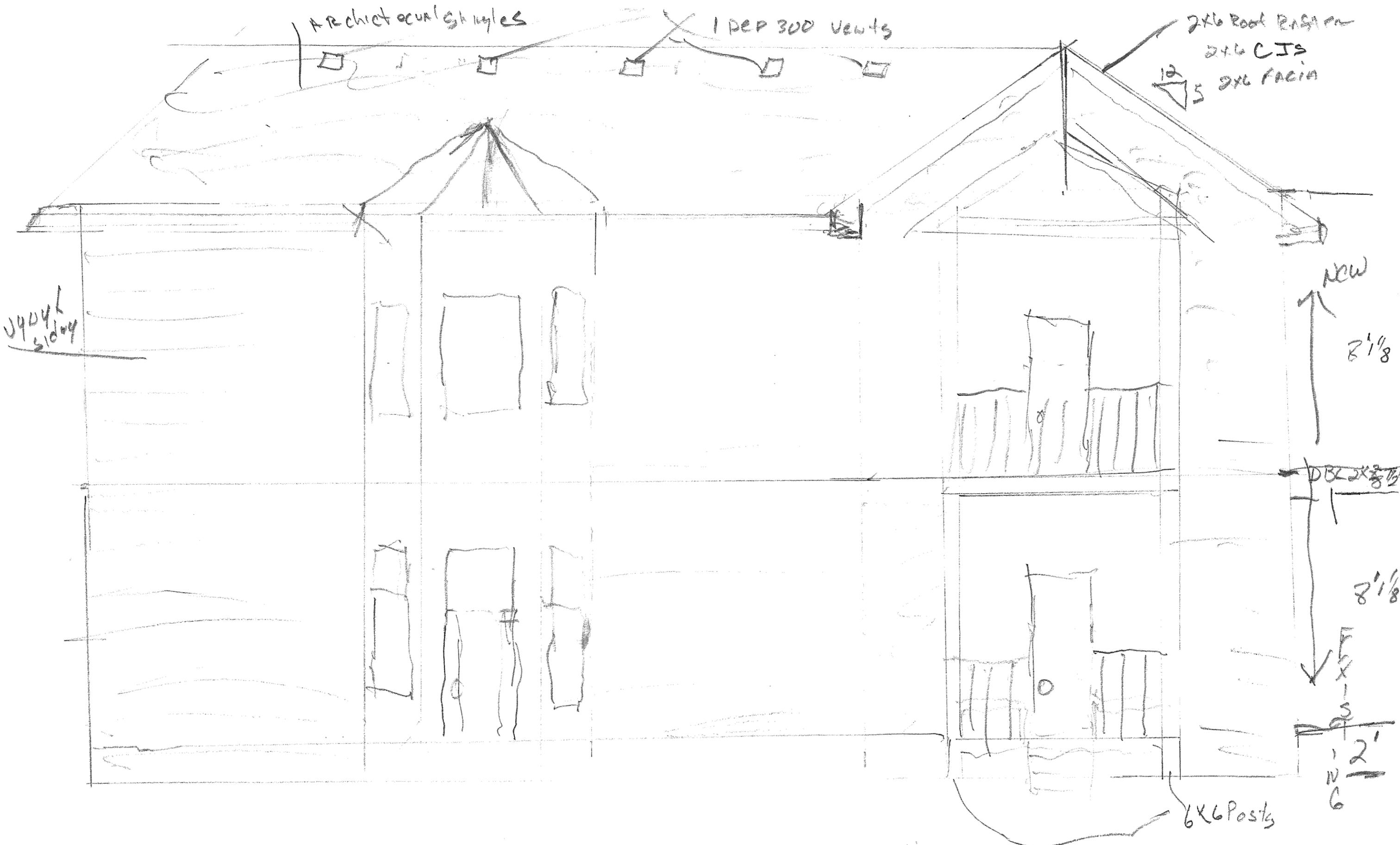
South

8/11/8
8/11/8





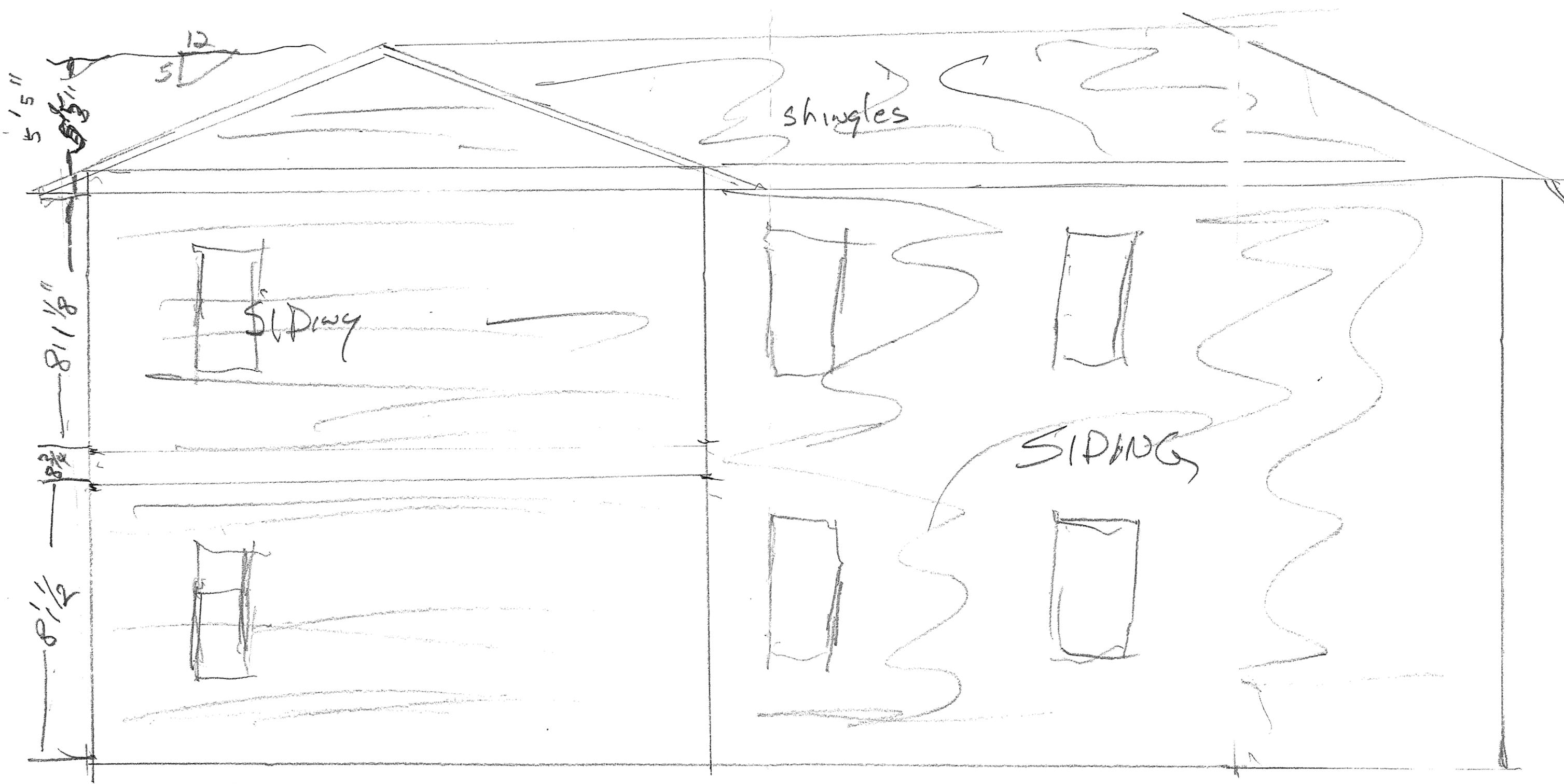
REAR
ELEVATION



South Elevation

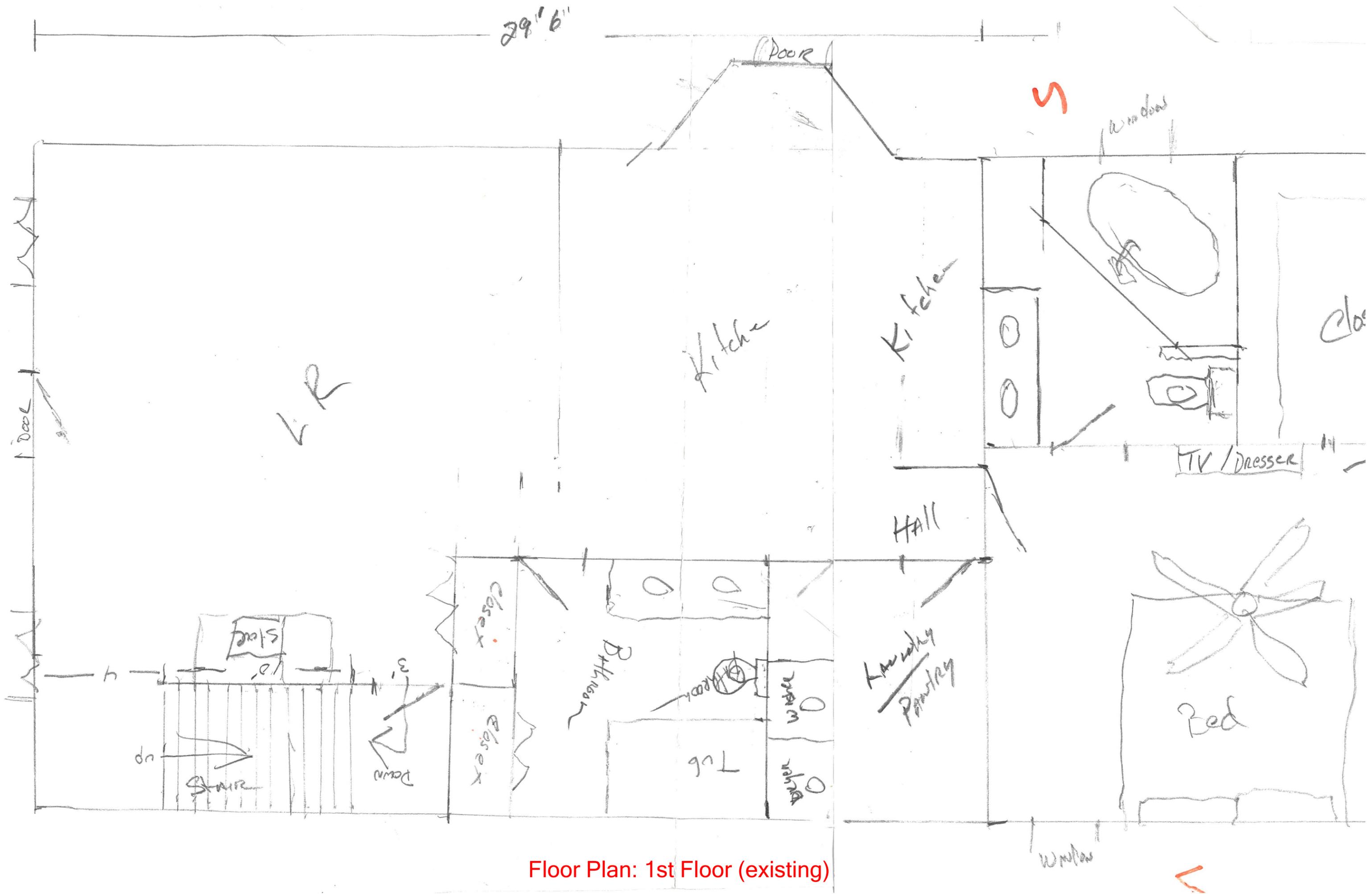
Front (East) Elevation

Fernando Residence

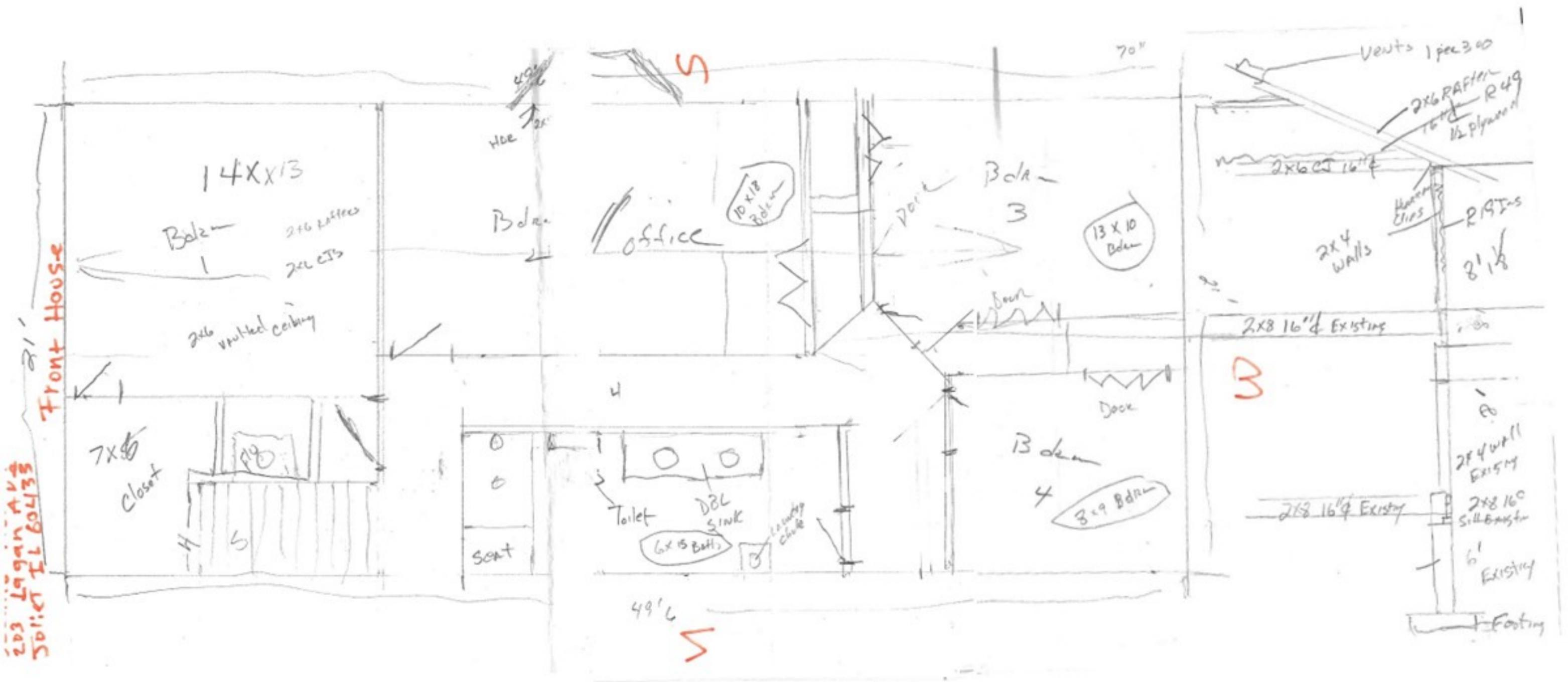


Rear Elevation

North Elevation



Floor Plan: 1st Floor (existing)



Floor Plan: 2nd Floor (Proposed)

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from:

Fermin Meza

Petition #: 2024-09

Common Address: 203 Logan Ave.

Date filed: 3/13/24

Meeting date assigned: 4/18/24

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: 203 Logan Ave

PETITIONER'S NAME: Fermin Meza

HOME ADDRESS: 203 Logan Ave

ZIP CODE:

BUSINESS ADDRESS:

ZIP CODE:

PHONE: (Primary) 773-251-9321 (Secondary) 773-710-5157

EMAIL ADDRESS: Cesar Meza 26@yahoo.com FAX:

PROPERTY INTEREST OF PETITIONER:

OWNER OF PROPERTY: Fermin Meza

HOME ADDRESS: 204 Logan Ave

ZIP CODE: 60433

BUSINESS ADDRESS:

ZIP CODE:

EMAIL ADDRESS: Cesar Meza 26@yahoo.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.): 30-07-14-112-002-0000 ;
_____ ; _____ ; _____

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):

Sec plat of survey

LOT SIZE: WIDTH: 50' DEPTH: 151' AREA: _____

PRESENT USE(S) OF PROPERTY: single-family

PRESENT ZONING OF PROPERTY: R-2

X VARIATION/APEAL REQUESTED: Change 2nd Flr From 4' wall with 12 pitch Roof to 8" walls with 5 pitch Roof & Bring house up to code For Safety of My Family front yard setback from 30' to 24' & side 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.

X 1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?
Other members of my family live on Block and by up grading house and bring it to code will benefit my family for generations

2. What unique circumstances exist which mandate a variance?

The Height Difference should not make much of a difference by RAISE WALLS FROM 4' to 8' is 48" up. But by changing Roof Pitch FROM 12 TO 5 WE ARE LOWERING 70"

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.

It would only upgrade the area I don't see any downfall

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, Fermin Meza, 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.

Fermin Meza
Petitioner's Signature

Fermin Meza
Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 11 day of March, 2024

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:

X 203 Logan Ave Joliet IL 60433
 PIN(s): 30-07-14-112-0020000

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

Fermin meza
203 Logan ave 60433 Joliet IL
773-251-9321

E-MAIL: Cesar.meza26@yahoo.com 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

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.

X **SIGNED:** Fermin meza

X **DATE:** 3-11-2024

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:
Fermin meza 773-251-9321

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>(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>		