

STAFF REPORT

DATE: December 9, 2024
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2024-59
Applicant / Owner: Noe Patino
Location: 1115 Cora Street
Request: Series of Variations to allow construction of a new single-family residence

Purpose

The applicant is requesting the following variations to allow construction of a new single-family house on the vacant lot at 1115 Cora Street:

- Variation to reduce the required front yard setback from 30 feet to 15 feet
- Variation to reduce the required side yard setback from 7.1 feet to 5 feet
- Variation to reduce the required sum of side yards from 17.8 feet to 10 feet

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

Site Specific Information

The subject site is 50 feet by 133 feet (6,650 square feet) and is currently undeveloped. The lot has the same width and area as most other lots on the block. The property previously contained a single-family home and detached garage that were demolished around 2014. The property is zoned R-2 (single-family residential).

Surrounding Zoning, Land Use and Character

The property is located in the Cunningham neighborhood and is surrounded by other residences with R-2 (single-family residential) zoning. The block contains a mix of one- and two-story homes, most of which were built between 1880 and 1930.

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

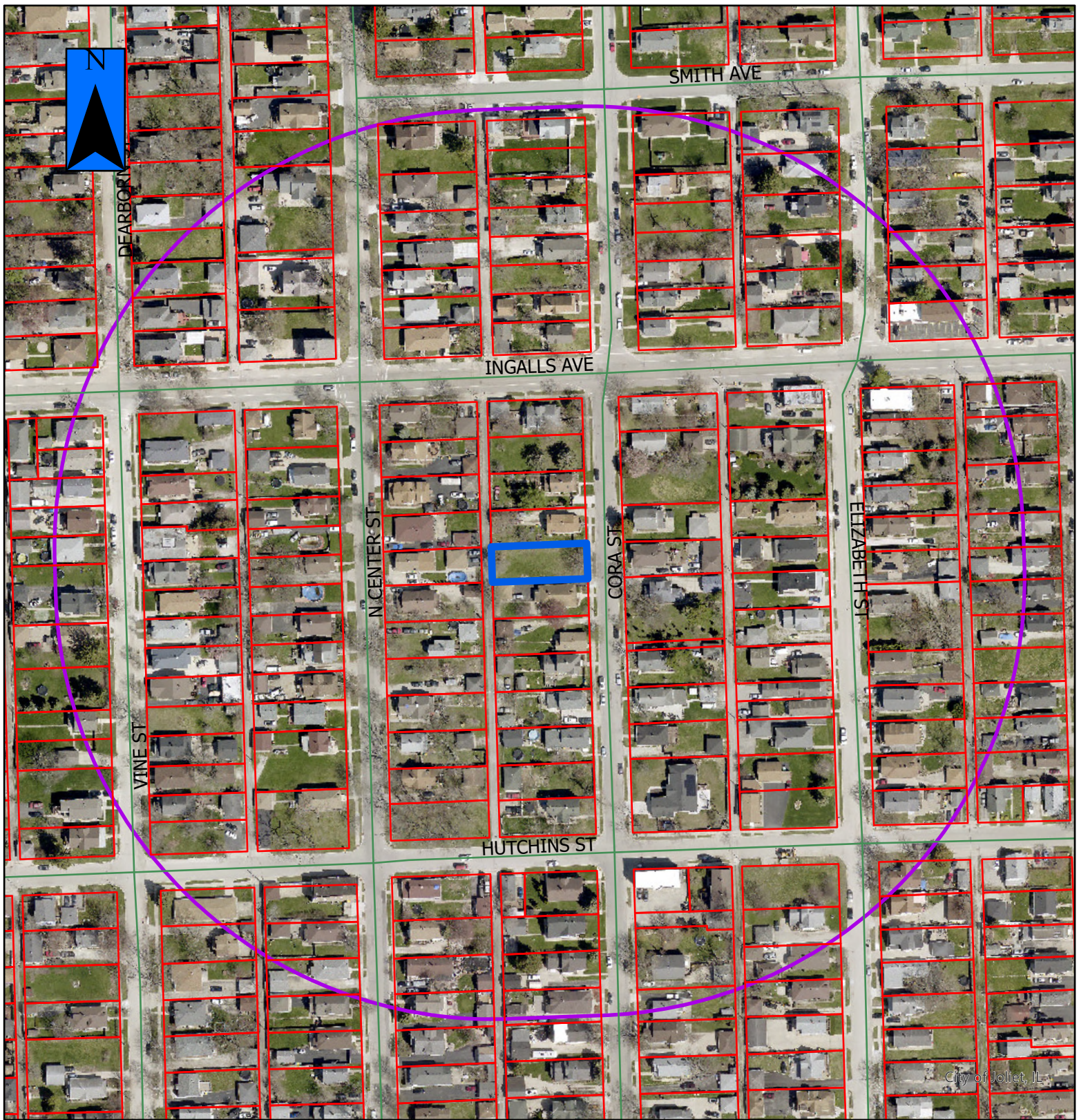
The approval of the requested variations would allow the owner to build a new two-story single-family home on a vacant lot. The house would be approximately 40 feet wide and 35 feet deep with a covered front porch and front-facing two-car garage. Proposed exterior materials are vinyl siding with some brick veneer on the first floor of the main façade (see attached elevations).

The owner is requesting to reduce the side yards to 5 feet in order to fit the proposed home on the lot. The 6,650-square-foot lot is slightly smaller than the required lot area of 7,500 square feet in the R-2 district. The Zoning Ordinance allows the side yards of nonconforming lots to be reduced by the same percentage as the lot area is reduced, but no smaller than 5 feet. Based on the lot area of 1115 Cora Street, this rule would allow a side yard of 7.1 feet (reduced from the required 8 feet) and a sum of side yards of 17.8 feet (reduced from the required 20 feet). The owner is requesting variations to reduce these to 5 feet and 10 feet respectively.

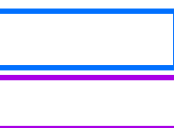
The owner is also requesting a variation to reduce the front yard setback from 30 feet to 15 feet so that the position of the new house would blend with the adjacent properties, which are older homes with setbacks of approximately 16 feet and 11 feet. The proposed setback to the covered porch would be 15 feet, while the setback to the front garage wall is shown as 19.5 feet. A plat of survey, site plan, elevations, and floor plans are attached.

Conditions

None



2024-59a



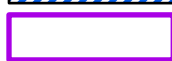
= Property in Question / Propiedad en cuestión
 = 600' Public Notification Boundary /
 Límite de notificación pública de 600 ft (180 m)



2024-59



= 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

Figure 1: Aerial view of 1115 Cora Street with proposed house footprint (2024)

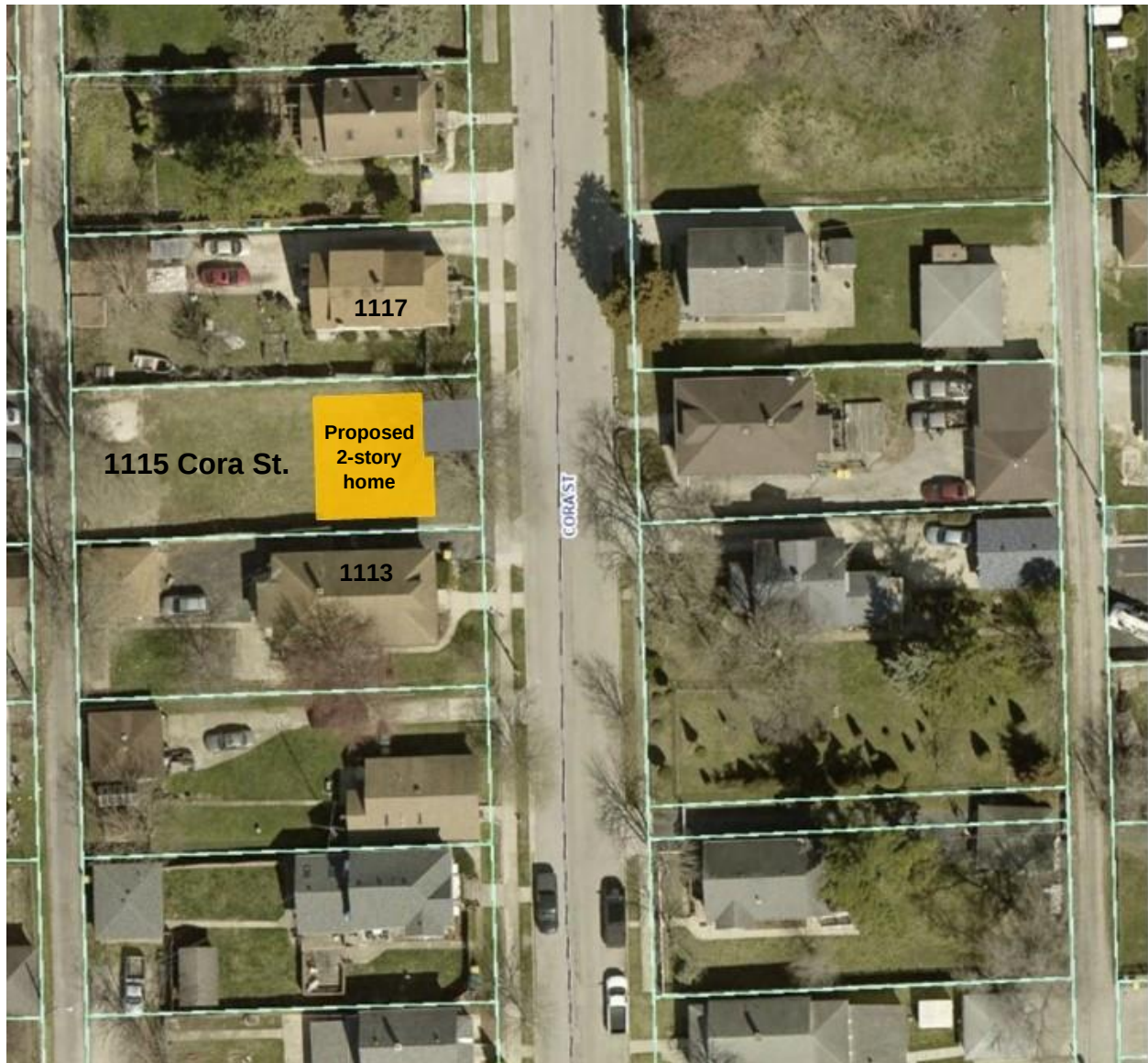


Figure 2: Undeveloped lot at 1115 Cora Street, view facing west from Cora Street (December 2024)



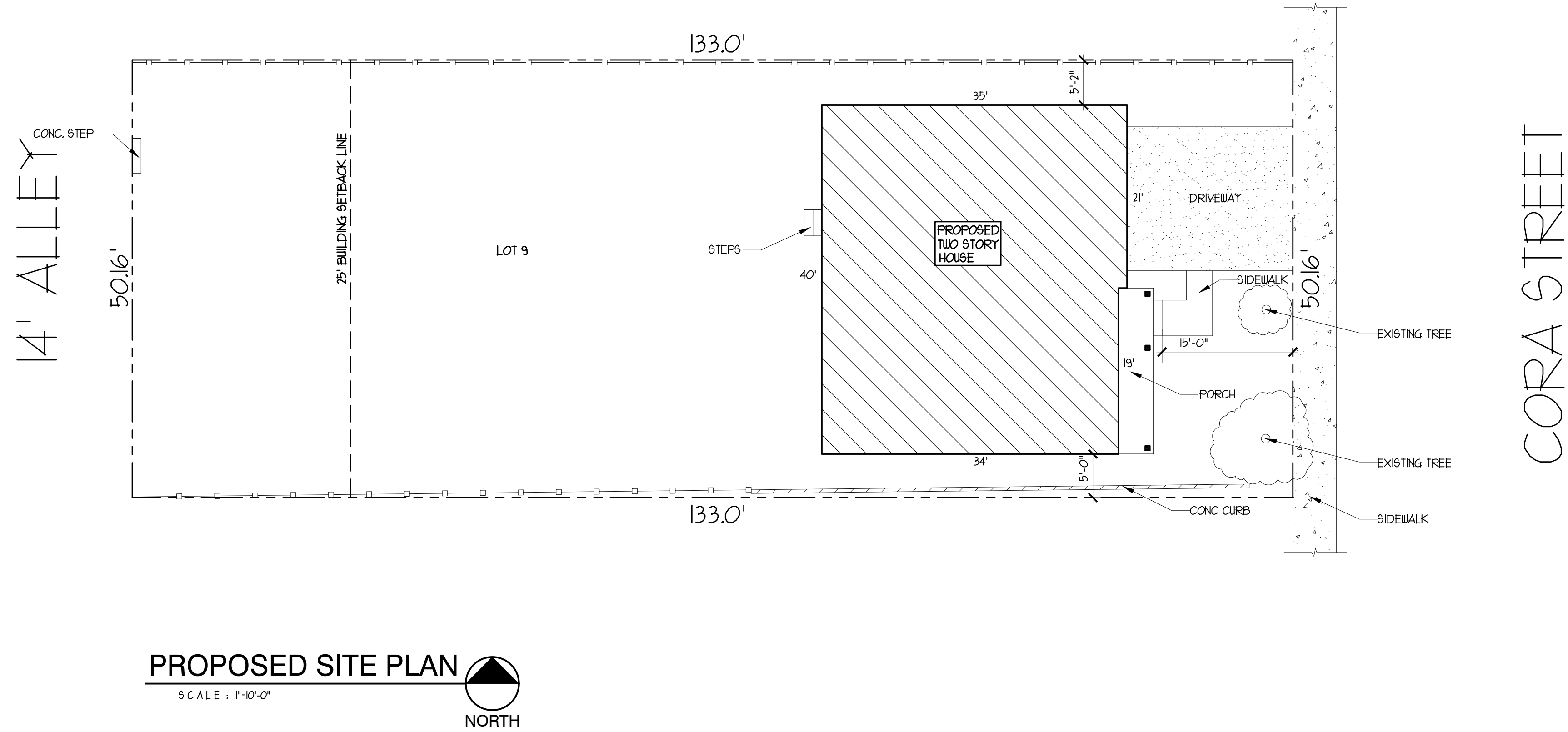
Figure 3: Existing houses to the north of the subject site (November 2022)



Figure 4: Existing house to the south of the subject site (December 2024)



ORIGINAL SEAL IN RED



DRAWING INDEX

- S-1 SITE PLAN
A-1 FIRST FLOOR & SECOND FLOOR PLAN
A-2 FOUNDATION & ROOF PLAN
A-3 ELEVATIONS

I hereby certify that these architectural drawings which include sheets listed above in drawing index, were prepared by me and /or under my supervision and that to the best of my knowledge and belief they comply with the ordinances and building codes of The City of Joliet, Illinois.

Robert J Gebel Jr., Architect
Illinois license no. 13671
Date License Expires 11-30-2024

Architect's signature

Date

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ISSUED FOR BUILDING OWNERS REVIEW NOVEMBER 5, 2024

PROPOSED "TWO STORY" HOUSE PLANS

FOR: NOE PATINO
1115 CORA STREET, JOLIET, IL

DRAWN BY: Z.A.

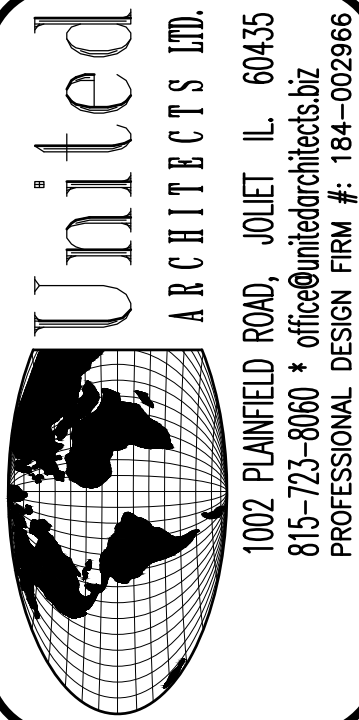
CHECKED BY: BOB GEBEL

DATE : NOVEMBER 5-2024

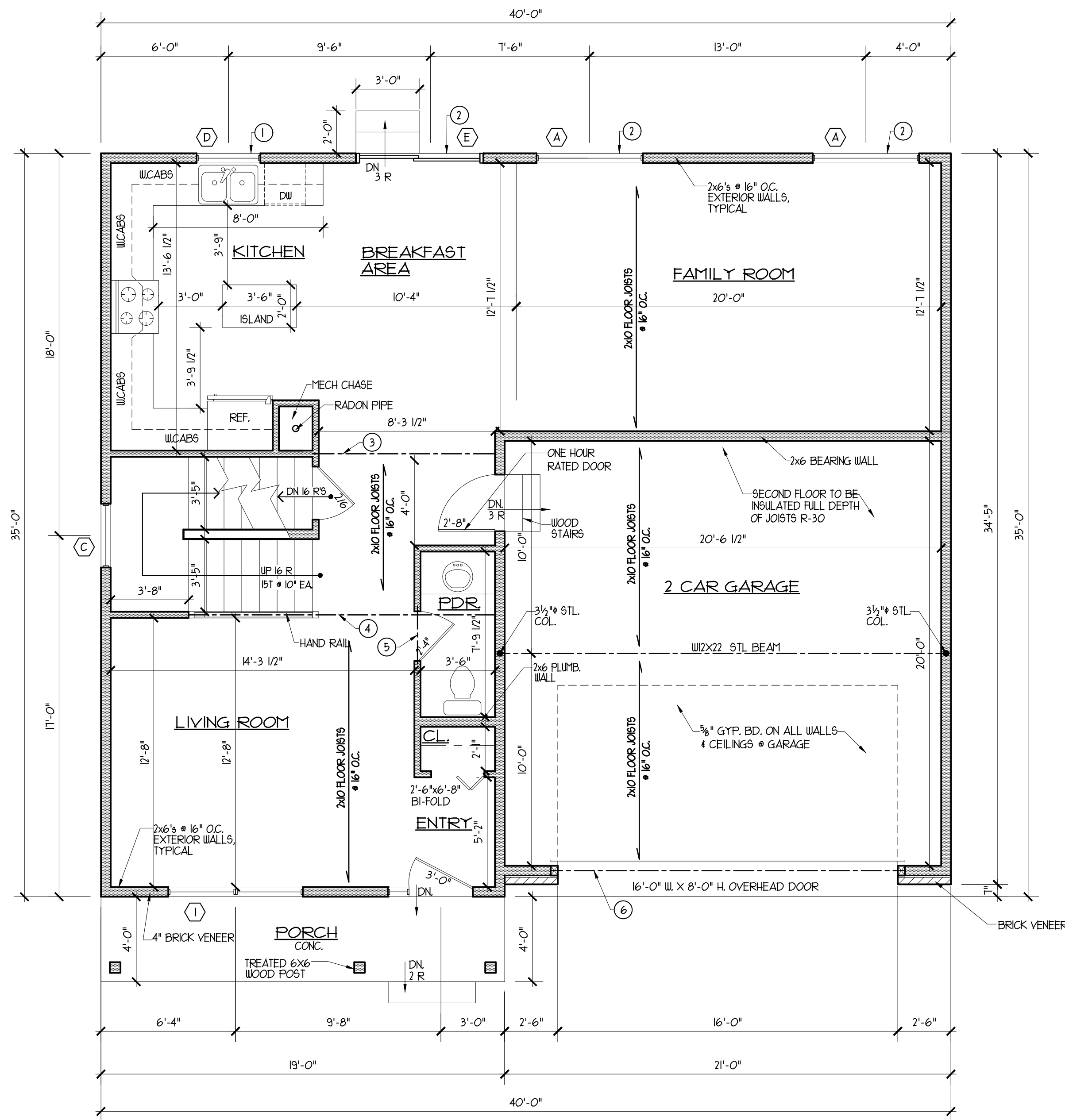
PROJECT NO:24-R40

TITLE: PROPOSED SITE PLAN

SHEET
S-1

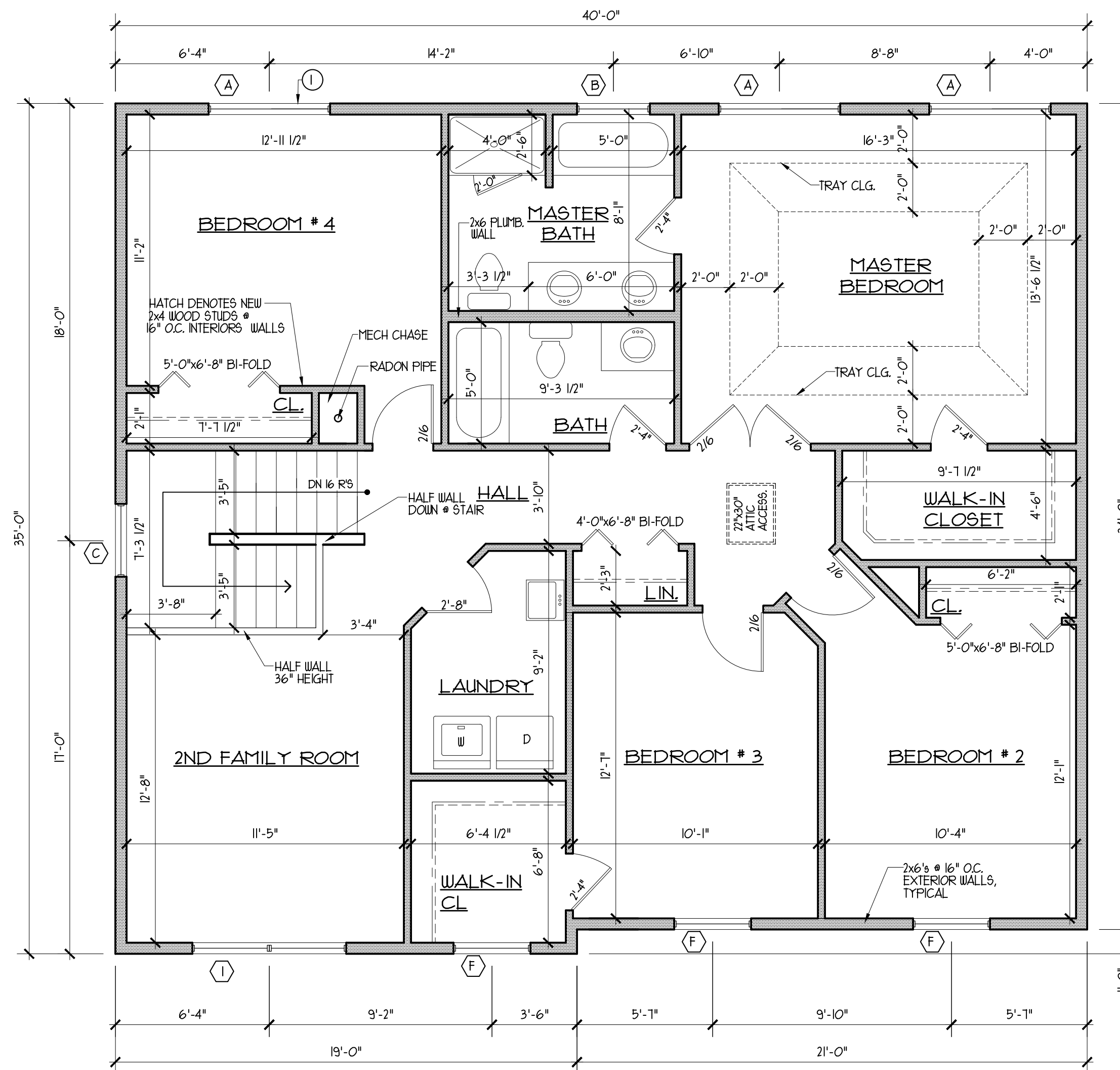


REVISION NO. DATE REMARKS



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



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ISSUED FOR BUILDING OWNERS REVIEW NOVEMBER 5, 2024

DRAWN BY: Z.A.

CHECKED BY: BOB GEBEL

DATE : NOVEMBER 5-2024

PROJECT NO:24-R40

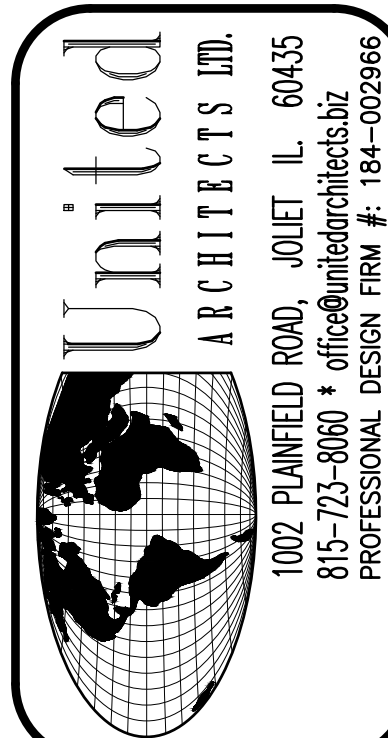
TITLE: FIRST & SECOND FLOOR PLAN

PROPOSED "TWO STORY" HOUSE PLANS

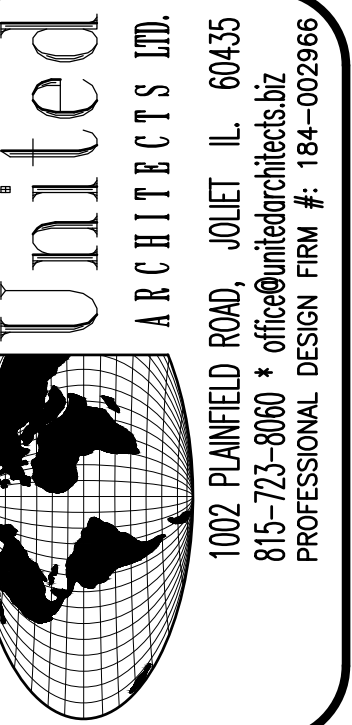
FOR: NOE PATINO

1115 CORA STREET, JOLIET, IL

REVISION NO. -DATE- -REMARKS-



SHEET
A-1



PROPOSED TWO STORY HOUSE PLANS

FUR:NUE PATINO
1115 CORA STREET, JOLIET, IL

100

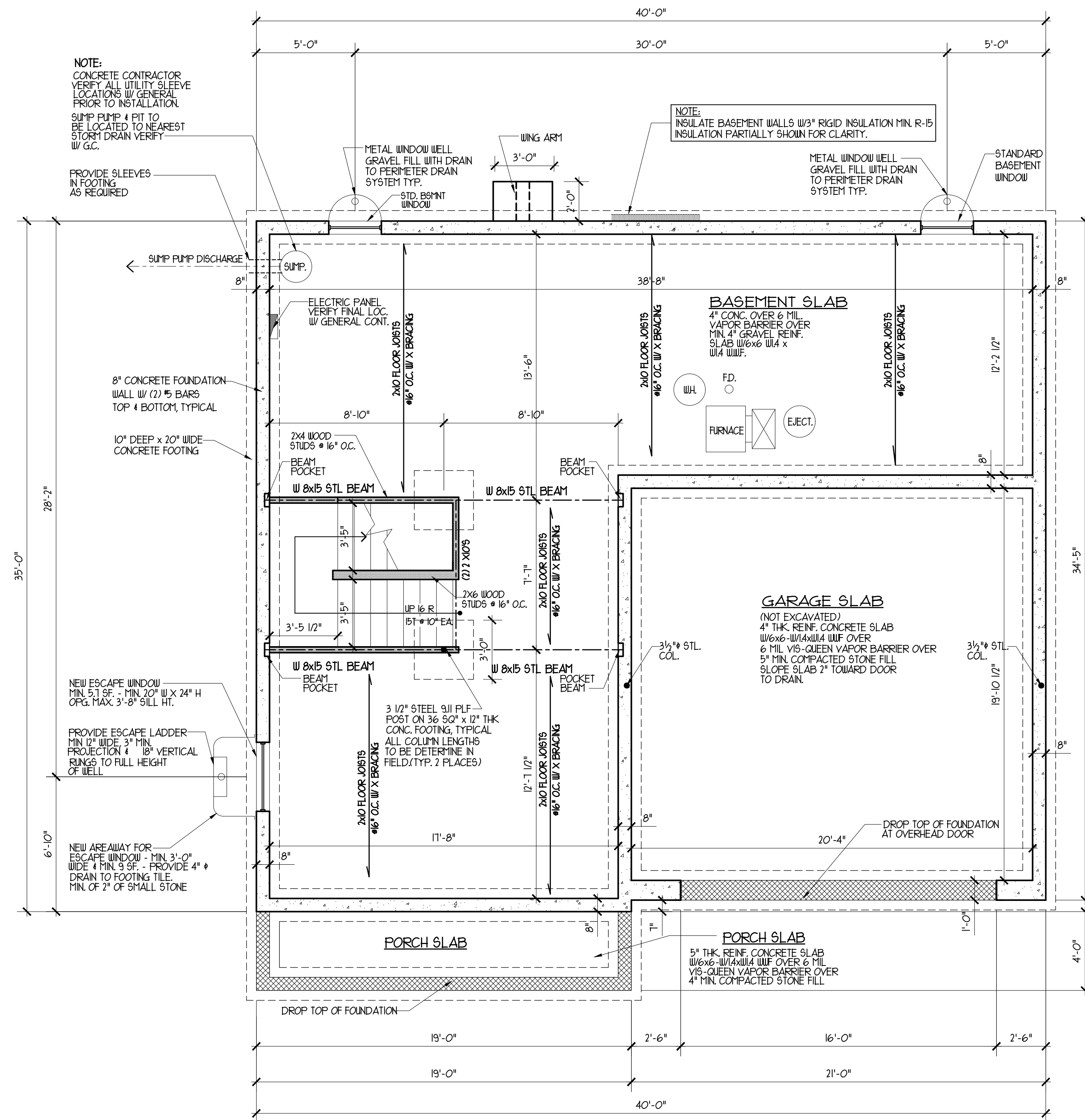
מורכבות מ: 1. מ.מ. מרמב

DATE : NOVEMBER 5-2024

PROJECT NO:24-R40
TITLE: FOUNDATION + ROOF PLANS

SHEET
A-2

1/6/2024 1:56:25 PM



FOUNDATION PLAN

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



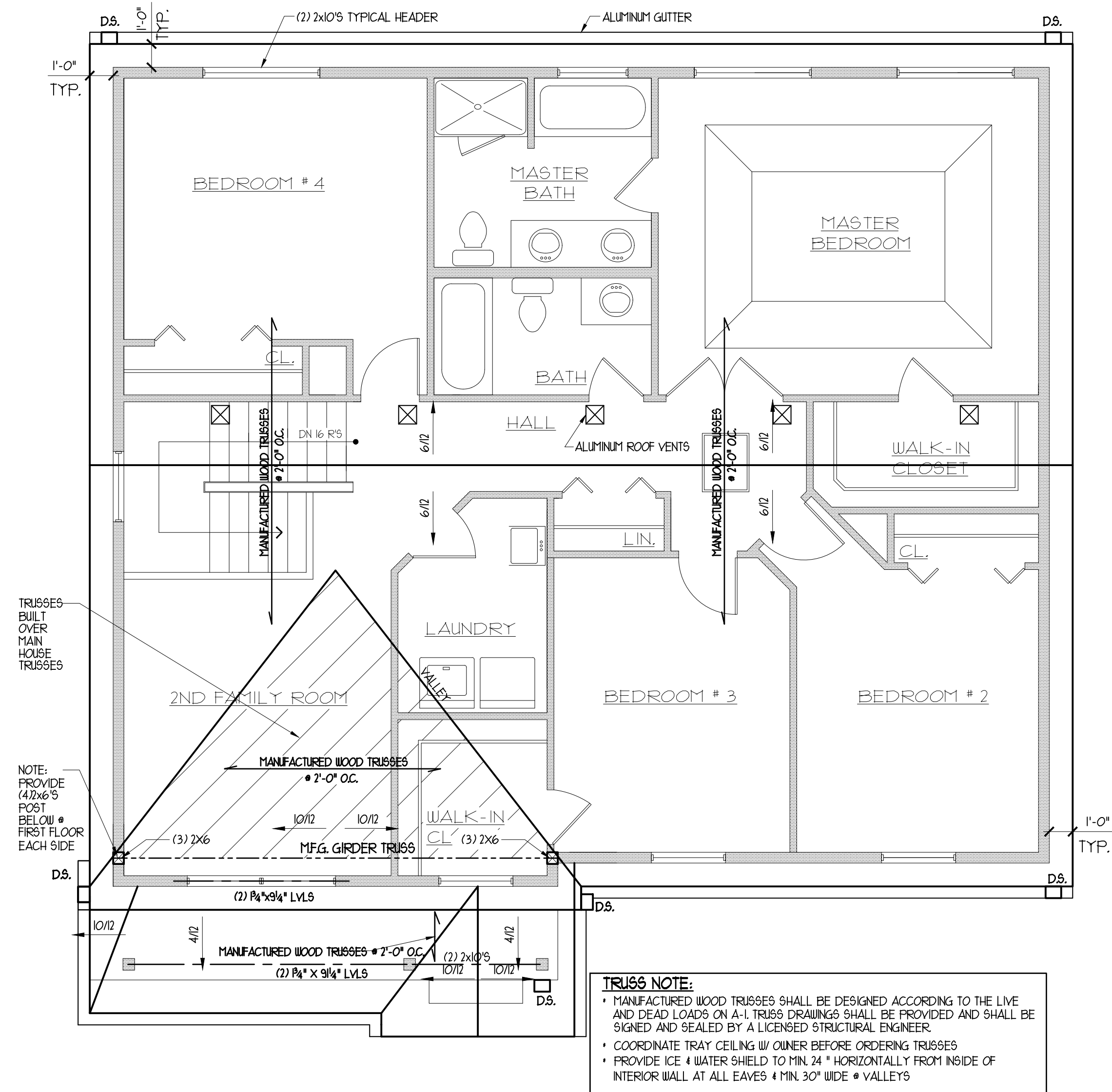
BASEMENT WINDOWS SHALL BE:

- MODEL #4040 - 48"x48" SLIDING EGRESS WINDOW
- MODEL #3021 - 36"x21 1/2" SLIDING WINDOW

WINDOWS SHALL BE VINYL WINDOWS AS MANUFACTURED BY BOMAN KEMP VINYL WINDOWS AND SHALL HAVE INSULATED LOW E GLASS W/ ARGON GAS FOR A U-VALUE OF .29

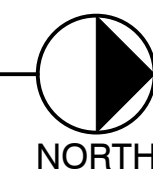
INSULATION NOTE

PROVIDE R-15 CONTINUOUS INSULATION AROUND PERIMETER EXTERIOR WALLS INCLUDING GARAGE



ROOF PLAN

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



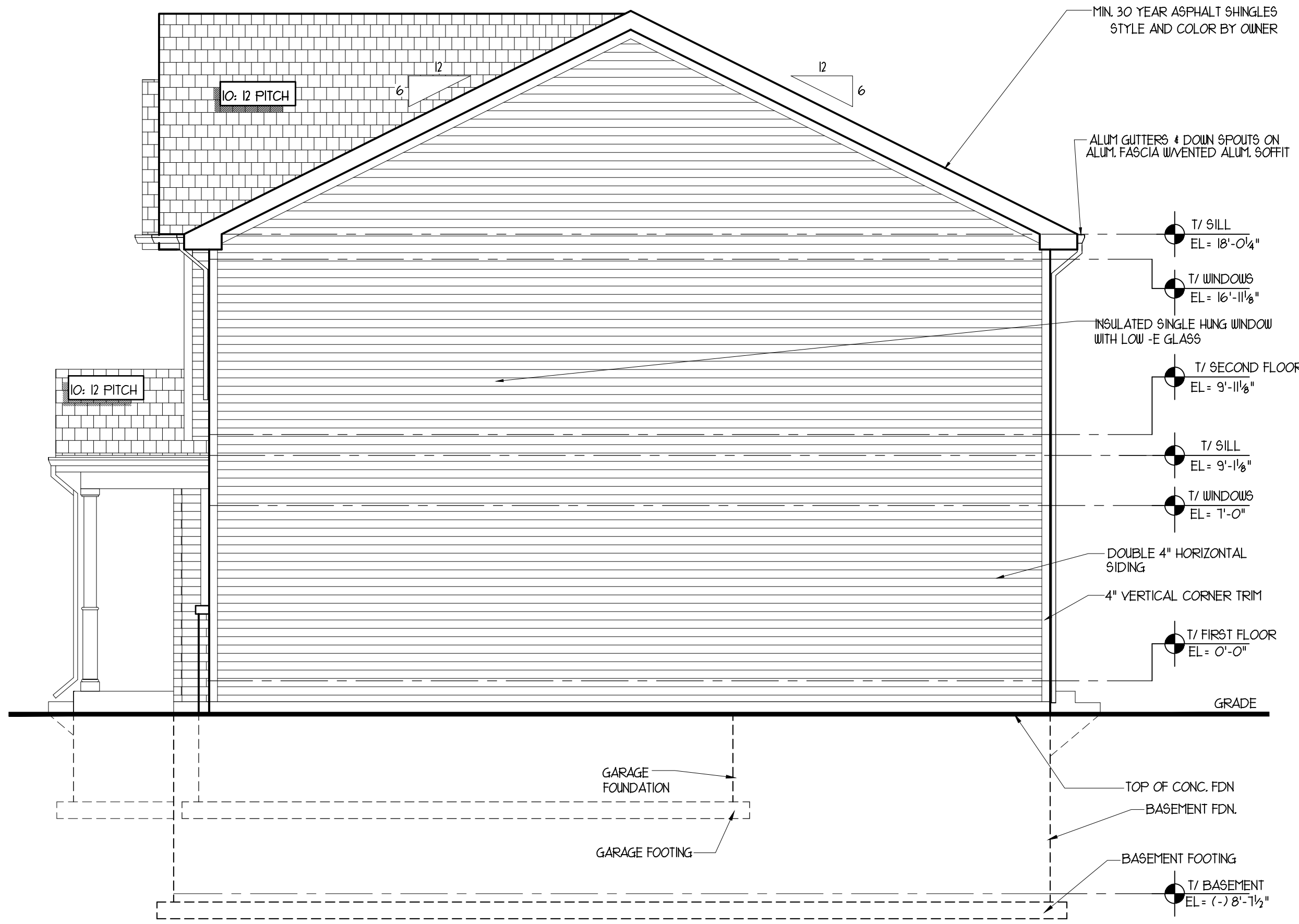
TRUSS NOTE:

- * MANUFACTURED WOOD TRUSSES SHALL BE DESIGNED ACCORDING TO THE LIVE AND DEAD LOADS ON A-I TRUSS DRAWINGS SHALL BE PROVIDED AND SHALL BE SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER.
- * COORDINATE TRAY CEILING W/ OWNER BEFORE ORDERING TRUSSES
- * PROVIDE ICE & WATER SHIELD TO MIN. 24" HORIZONTALLY FROM INSIDE OF INTERIOR WALL AT ALL EAVES & MIN. 30" WIDE @ VALLEYS

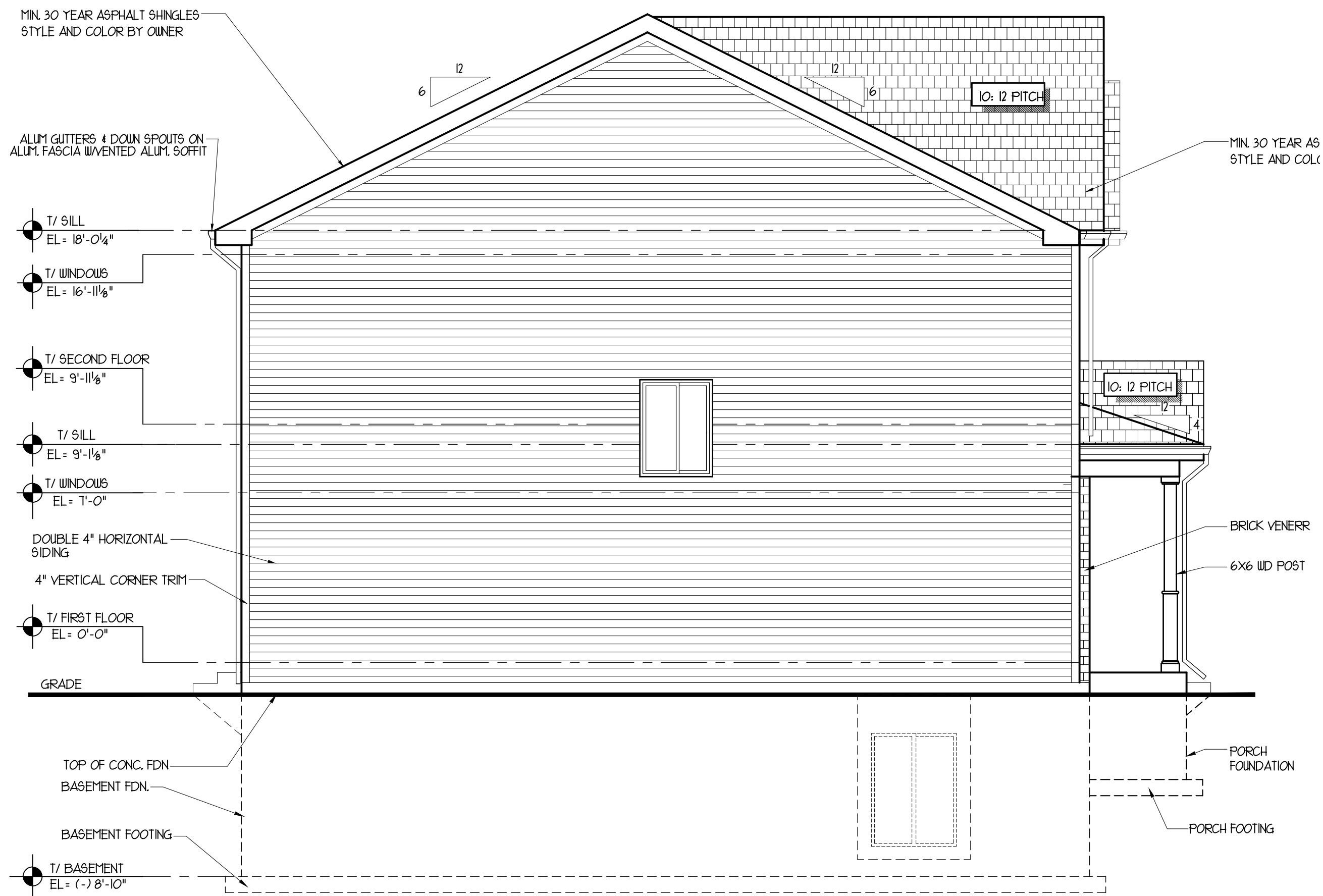
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FRONT ELEVATION
SCALE : 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE : 1/4" = 1'-0"



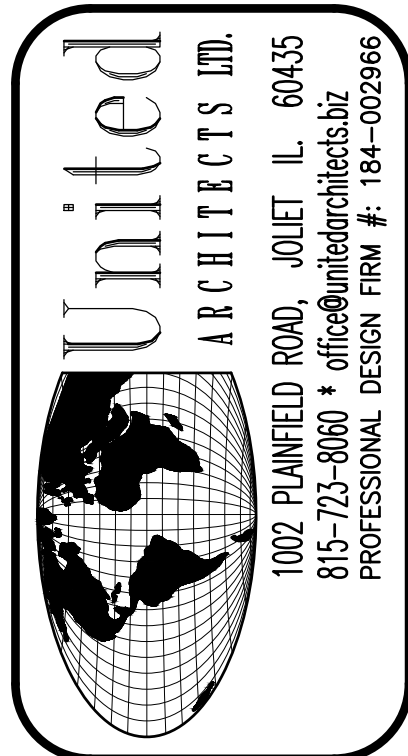
LEFT SIDE ELEVATION
SCALE : 1/4" = 1'-0"



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

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ISSUED FOR BUILDING OWNERS REVIEW NOVEMBER 5, 2024



REVISION NO.	DATE	REMARKS

PROPOSED "TWO STORY" HOUSE PLANS
FOR: NOE PATINO
1115 CORA STREET, JOLIET, IL

DRAWN BY: Z.A.
CHECKED BY: BOB GEBEL
DATE : NOVEMBER 5-2024
PROJECT NO: 24-R40
TITLE: PROPOSED ELEVATIONS & DETAIL

SHEET
A-3

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: 1115 Cora St Joliet IL 60435

PETITIONER'S NAME: Noe Patino

HOME ADDRESS: 221 Emery St Joliet IL ZIP CODE: 60436

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) 815 603 1048 (Secondary) _____

EMAIL ADDRESS: noe.patino@yahoo.com FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Noe Patino

HOME ADDRESS: 221 Emery St Joliet IL ZIP CODE: 60436

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: noe.patino@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*):

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-04-400-017-0000 ;
_____; _____; _____.

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):

Currently Vacant Lot - applying to build a 2 story house.

LOT SIZE: WIDTH: 50.16' DEPTH: 133.0' AREA: 6,500 SQ FT

PRESENT USE(S) OF PROPERTY: Vacant Lot

PRESENT ZONING OF PROPERTY: (R-2) Single-Family Residential Districts

VARIATION/APPEAL REQUESTED: Variance for 5 ft of house each side. 15 ft front yard setback to match the other
houses.

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?
Regulations require a bigger set back which will not fit in the model of house that I want to build.

2. What unique circumstances exist which mandate a variance?

Most of the properties on the neighborhood are 15 ft setback from elevation and that allows us to have a bigger back yard.

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.

The house will be beautiful which will be increasing the value of properties around.

I honestly do not find any 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)

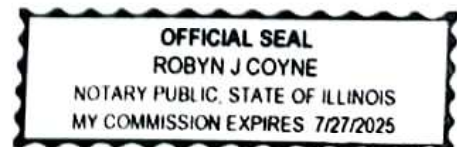
NGE PATINO ARROYO, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

[Signature]
Petitioner's Signature

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

Subscribed and sworn to before me
this 24 day of November, 2024

[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:

1115 Cora St Joliet IL 60435

PIN(s): 30-07-04-400-017-0000

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

Noe Patino 221 Emery St Joliet IL 60436 815 603 1048

E-MAIL: noe.patino@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.

SIGNED: _____

DATE: 11/08/2024

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

Mr. Noe Patino owner 815 603 1048

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).		