

STAFF REPORT

DATE: October 16, 2025
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2025-40
Applicant / Owner: Araceli Avalos
Location: 2916 Reflection Ct (COUNCIL DISTRICT #1)
Request: 2025-40: A Variation on maximum fence height to allow a 6' fence in a corner side yard.

Purpose

The applicant is requesting a Variation to allow for a 6' high fence in a corner side yard located at 2916 Reflection Ct. Per Section 47-17.6 of the City's Zoning Ordinance, fences constructed within a corner side yard shall not be higher than 4' feet in height unless the property owner obtains the written approval of the adjacent property owner. If they cannot obtain written approval, the property owner may request a variation to allow for a fence higher than 4' feet within the corner side yard.

The Zoning Board of Appeals makes the final decision on this variation request.

Site Specific Information

The subject property sits on a corner lot within a residential zoning district. The property in question previously had a 4' high wooden privacy fence and the existing 6' high vinyl fence was permitted and installed in 2022. The existing 6' high vinyl fence is setback 10' from the southeastern property line that runs along Horizon Court.

Surrounding Zoning, Land Use and Character

The property is surrounded by other single-family homes in the Caton Ridge Subdivision, all with R-2 (single family residential) zoning.

Applicable Regulations

- Section 47-17.6 – Heights of Fences

Discussion

The applicant wishes to move the existing 6' high fence from its current location, approximately 10' from the property line to the property line. The applicant has expressed the desire to keep the fence at 6' high to allow for more privacy within the backyard for

their family. They have also stated that they do not have the financial means to remove and replace the existing fence with one that complies to standards.

The request is necessary as the Zoning Ordinance restricts fences located within a corner side yard to 4' feet high, but a provision in the Zoning Ordinance allows for a taller fence if an adjacent property owner gives written approval. However, the adjacent property owner has not given written approval. Therefore, a variance is required. While staff finds no hardship with this request, a 6' high fence in the corner side yard would not detract from the neighborhood character nor be out of place within the subdivision as there are several corner lots with 6' high privacy fences.

Conditions

None



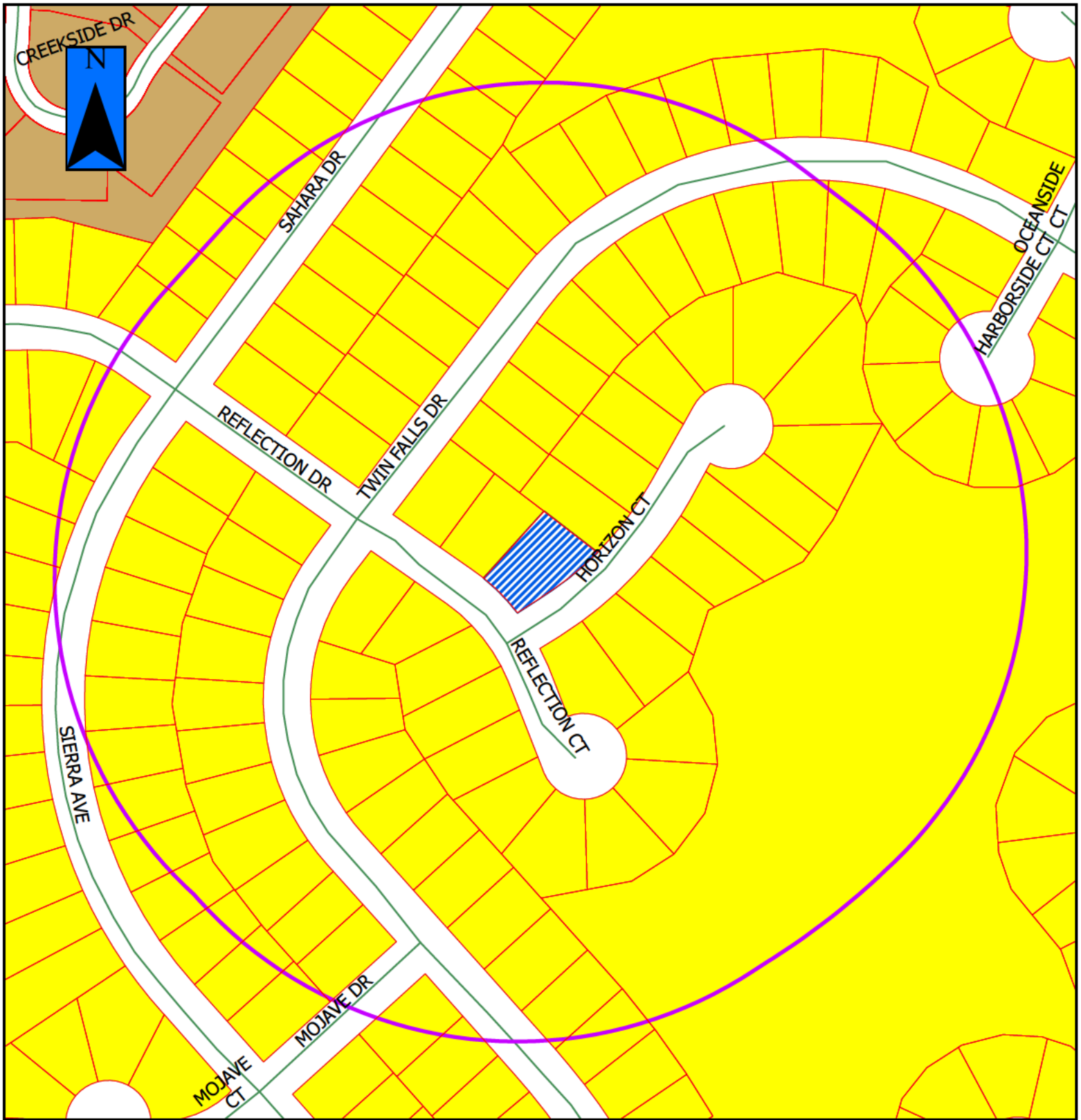
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HORIZ



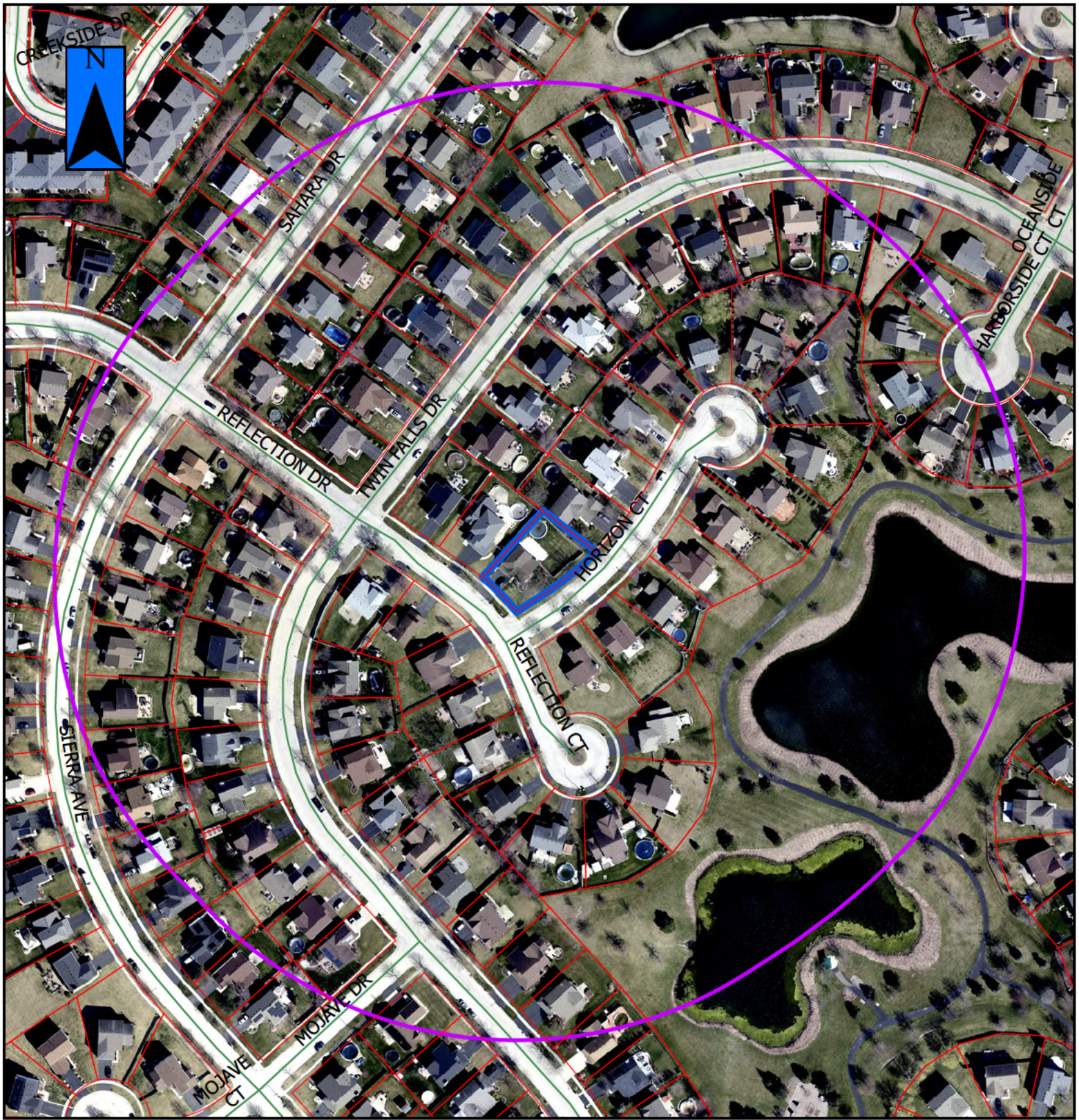
2025-40



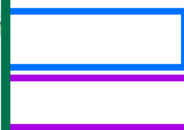
= Property in Question
= 600' Public Notification Boundary

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



2025-40a



= Property in Question / Propiedad en cuestión

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

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: 2916 Reflection Ct

PETITIONER'S NAME: Araceli Avalos

HOME ADDRESS: 2916 Reflection Court ZIP CODE: 60586

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: 2916 Reflection Court

OWNER OF PROPERTY: Araceli Avalos, Luis Garcia

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: _____ DEPTH: _____ AREA: _____

PRESENT USE(S) OF PROPERTY: R-2 (single family)

PRESENT ZONING OF PROPERTY: R-2 (single family)

VARIATION/APPEAL REQUESTED: to allow a 6' fence in
the corner 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.

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

When I, Araceli purchased the home, the previous owner had a wood fence. I requested the permit to replace the fence from wood to ~~wood~~ vinyl at 6' and the permit was granted on April 22, 2022. I was not aware that leaving the fence at 6' instead of 4' was a violation because it was not explained evidenced by my permit being granted and the company that changed the fence and had the permit did not inform me as well. I simply decided that a 6' fence would be better for privacy. ~~street~~

2. What unique circumstances exist which mandate a variance?

The fence has been replaced for the last 3 years. I've spent a total of \$12,500 to replace my fence and I do not have the financial resources to replace or move the fence.

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 positive effect would be that the yard would remain the same size and I have more privacy for my family and I. The negative impacts would be that I do not have the resources to buy a new fence, there would be less privacy and it can damage my yard as I have already had landscape done inside.

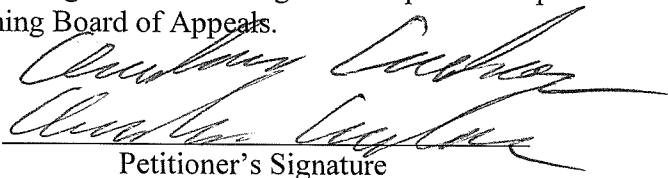
REQUIRED SUPPORTING ATTACHMENTS

- ☐ 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, Araceli Avalos, 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.


Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 8 day of September, 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:

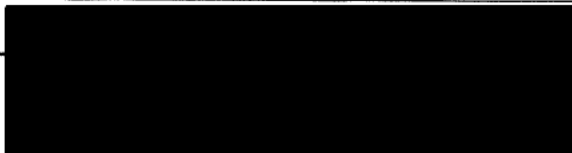
2914 Reflection Court Plainfield, IL 60586

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:

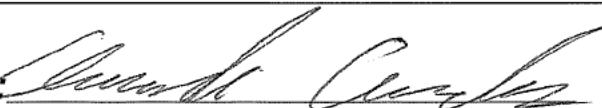
Select the type of business owner associated with this application and fill in the contact information below:

- ☐ **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

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: 09/05/2025

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

Araceli Avalos 
Karina Vega 

PRINT

Permit # 51502
Office Use Only



CITY OF JOLIET
Building & Inspection Services
150 W Jefferson Street, Joliet, IL 60432
P: 815-724-4070 | F: 815-724-1080
Email: permitapplication@joliet.gov

Residential Building Permit Application

Roofing—Siding—Windows—Fence—Flatwork—Shed—Deck

If applications are not complete, and/or submitted without the required supporting documents, they will be returned to the applicant.
All Contractor's must submit a copy of the contract with all permit applications.

Project Address: <u>2916 REFLECTION CT. PLAINFIELD, IL 60586</u>		REQUIRED
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family: Numbers of Units <u>1</u>		
Is this property registered in the Rental Program with Neighborhood Services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		REQUIRED
Estimate Cost of Project: <u>\$12,500</u>		
Project Type		
<input type="checkbox"/> Siding <input type="checkbox"/> Vinyl <input type="checkbox"/> Other: _____	<input type="checkbox"/> Tear Off/Reroof	
<input type="checkbox"/> Window Replacement: Number of Windows: _____	<input type="checkbox"/> Window Installation: Number of Windows: _____	
<input checked="" type="checkbox"/> Fence: Height(s): <u>6'0</u> Feet Material(s): <u>VINYL</u>		
<input type="checkbox"/> Flatwork: <input type="checkbox"/> Patio <input type="checkbox"/> Driveway <input type="checkbox"/> Sidewalk <input type="checkbox"/> Slab <input type="checkbox"/> Parking Lot Dimensions: L: _____ W: _____ D: _____ Material: _____		
<input type="checkbox"/> Deck/Porch <input type="checkbox"/> Pergola <input type="checkbox"/> Gazebo <input type="checkbox"/> Covered Porch, Deck or Patio Dimensions: L: _____ W: _____ H: _____		
<input type="checkbox"/> Shed Dimensions: L: _____ W: _____ H: _____ Model No. _____ (Over 120 sq. ft. concrete required!)		
<input type="checkbox"/> Garage/Carport Dimensions: L: _____ W: _____ H: _____ <input type="checkbox"/> Attached <input type="checkbox"/> Detached		
<input type="checkbox"/> Above Ground Pool <input type="checkbox"/> In-Ground Pool (Proof of fencing is required for all pool permits!)		
<small>All pool applications require an Electric Application to be completed and in ground pools need a Plumbing Application if a heater is being installed.</small>		
<input type="checkbox"/> Other _____		
A plat of survey is required for all permits for installation of, replacement of, and additions to fences, pools, decks/patios (with or without a roof), driveways, driveway aprons, sidewalks, garages, shed, pergolas and similar structures, and additions. This includes the replacement of flatwork (driveways, aprons, sidewalks) with the same dimensions and location.		
Description of Work: <u>SWITCH FROM WOODEN FENCE TO VINYL FENCE. SIX FEET ALL AROUND</u>		
Work Being Completed By: <input type="checkbox"/> Homeowner <input checked="" type="checkbox"/> Contractor		
Owner's Name: <u>ANACELI AVALOS</u>		RECEIVED APR 22 2022
Address: <u>2916 REFLECTION CT. PLAINFIELD, IL 60586</u>		
Phone: <u>[REDACTED]</u>	Email: <u>[REDACTED]</u>	
Contractor's Name: <u>NORTHWEST</u>		
Contractor's Address: <u>15537 S. WEBER RD. ROMEOVILLE, IL 60446</u>		
Phone: <u>[REDACTED]</u>	Email: _____	
Applicant Signature: <u>[Signature]</u>		Date: <u>4/21/22</u>

Crew Luke

(815) 666-8369



Proposal Date: 4-11-22

Expiration Date:

Target Installation Date:

Name Araceli Avila

Address 2916 Reflection Dr Ct

City State Zip Plainfield, IL 60536

Home Work

Subdivision Clear Water Spring County Will

Dig #

Date Called

Survey

Survey at Estimate Y / N

Given to Salesman Y / N

Legal Survey ☐Found Pins ☐Northwest Staked Yard
(Not Official) ☐

Total Footage

238

Job Conditions

New Sod ☐Unfinished Grade ☐Ready to Go ☐

Please email all documents to: northwestcedarproducts@gmail.com

Customer Responsibilities

- ☐ Obtain Permit - If Needed
- ☐ Seek HOA Approval
- ☐ Provide a Legal Survey
- ☐ Clear Fence Lines
- ☐ Fitted Rule
- ☐ Dirt Removal Not Included
- ☐ Locate Private Utilities

Northwest is not liable for damage to underground items not located by J.U.L.I.E. or Digger companies (including sprinkler lines, drain tiles, electric fence and private utility lines).

Customer Acknowledges that the fence will follow the natural contours of the property unless otherwise specified.

Every Northwest Fence is installed by a professional team. You the Homeowners are not required to be present during the installation, however, in your absence any changes you may want to height and any movement of posts will be additional costs.

State law requires all contractors to dig no closer than 18" from all JULIE markers. Any digging closer shall require a signature from the homeowner assuming full liability for any damages that may occur.

Custom Initial _____ Co. Rep. Initial _____

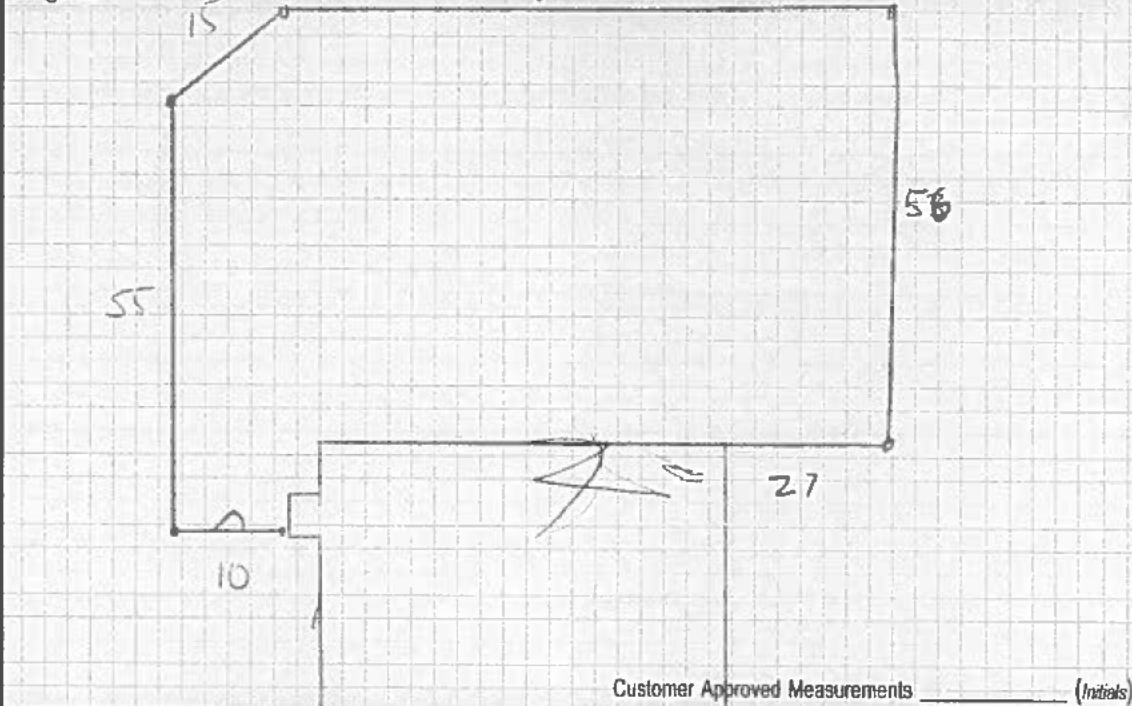
☒ Haul Dirt ☐ Leave Dirt

☐ Move Dirt to a spot in the Yard Price _____

Payment Terms

- ☒ 30 % down. Balance Due to Crew Chief or Office upon Completion
- ☐ % down Financing Terms _____

Diagram



- ☒ Take Out and Haul Existing Fence
- ☐ Take Out and Stack Existing Fence in the Yard

Wool
Chain Link
Steel / Alum

Footage
Price

Rem. Sect. Amt
Asp / Con Breaks
Core Drill Holes

Material _____

Tax _____

Labor _____

Grand Total 12,500.00

Deposit 3,750.00

Balance _____

Payment

Amount \$ _____

CK # _____ Date _____
V M D A

Exp. _____ Appr. _____

Payment

Amount \$ _____

CK # _____ Date _____
V M D A

Exp. _____ Appr. _____

Acceptance of proposal: "YOU, THE CONSUMER, MAY CANCEL THIS CONTRACT BY NOTIFYING Northwest, IN WRITING, ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION."

The signer has read each of the provisions on this page and the specifications on page 2 and the conditions of sale on the back of the contract. The above prices, specifications, and conditions of sale are hereby accepted. This proposal becomes a binding and enforceable contract when received by Northwest either (a) bearing the customer's signature or (b) without signature but accompanied by down payment from the customer as required. All materials are specified as above and all work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra charges will be executed upon (a) written order or (b) customer consent and will become an extra cost over and above the sale.

Customer

Date

Company Representative

Date

4-11-22

Performance Privacy

White ☒
 Sandstone
 Weathered/Natural Cedar
 Chestnut Brown
 Khaki

Height 6
 Two Tone ☐

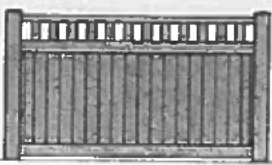


of Sections # End Posts # Gates 1 Rack
 # of Line Posts # Corner Posts # Post Caps

Closed Spindle

White
 Sandstone
 Weathered/Natural Cedar
 Chestnut Brown
 Khaki

Height
 Two Tone ☐

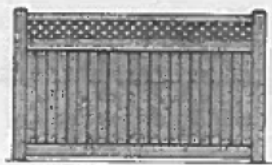


of Sections # End Posts # Gates Rack
 # of Line Posts # Corner Posts # Post Caps

Lattice Top

White
 Sandstone
 Khaki

Height
 Two Tone ☐

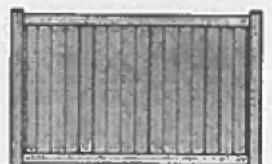


of Sections # End Posts # Gates Rack
 # of Line Posts # Corner Posts # Post Caps

Classic Privacy

White
 Sandstone
 Khaki

Height
 Two Tone ☐

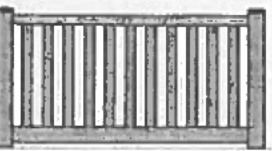


of Sections # End Posts # Gates Rack
 # of Line Posts # Corner Posts # Post Caps

Closed Picket

White
 Sandstone
 Khaki
 Space

Height
 Two Tone ☐

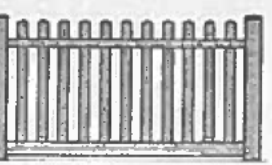


of Sections # End Posts # Gates Rack
 # of Line Posts # Corner Posts # Post Caps

Straight Top Picket

White
 Sandstone
 Khaki
 D.I.
 Spade
 Space

Height
 Two Tone ☐

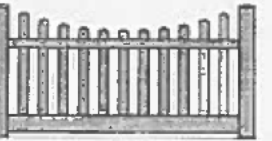


of Sections # End Posts # Gates Rack
 # of Line Posts # Corner Posts # Post Caps

Scalloped/Arch Picket

White
 Sandstone
 Khaki
 D.I.
 Spade
 Space

Height
 Two Tone ☐



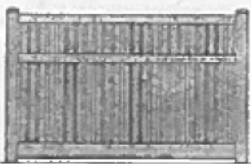
of Sections # End Posts # Gates Rack
 # of Line Posts # Corner Posts # Post Caps

COMMENTS:

Semi-Private 1" Sp

White
 Sandstone
 Khaki
 Space

Height
 Two Tone ☐



of Sections # End Posts # Gates Rack
 # of Line Posts # Corner Posts # Post Caps



Mirage Homeowners Association
c/o AMG Management Group, LLC
1429 Essington Road, Joliet IL 60435
Phone: (815)744-6822 Fax: (815)744-6872

ARC APPROVAL CONFIRMATION NOTICE

April 11, 2022

Luis Garcia & Araceli Avalos
2916 Reflection Ct
Plainfield, IL 60586

Re: 2916 Reflection Ct
Your NEW Account #: **MIR24444**

Dear Luis Garcia,

Your Request for an Architectural Modification on your property at 2916 Reflection Ct has been approved by the Architectural Request Committee of Mirage Homeowners Association. Specifically, you have approval to proceed with the following request as submitted:

Fence

Submission Number: Change cedar fence to Vinyl

Please note that the association's Board/ARC Committee reserves the right to make a final inspection to ensure that your project is compliant with the Architectural Design Standards applicable to your neighborhood.

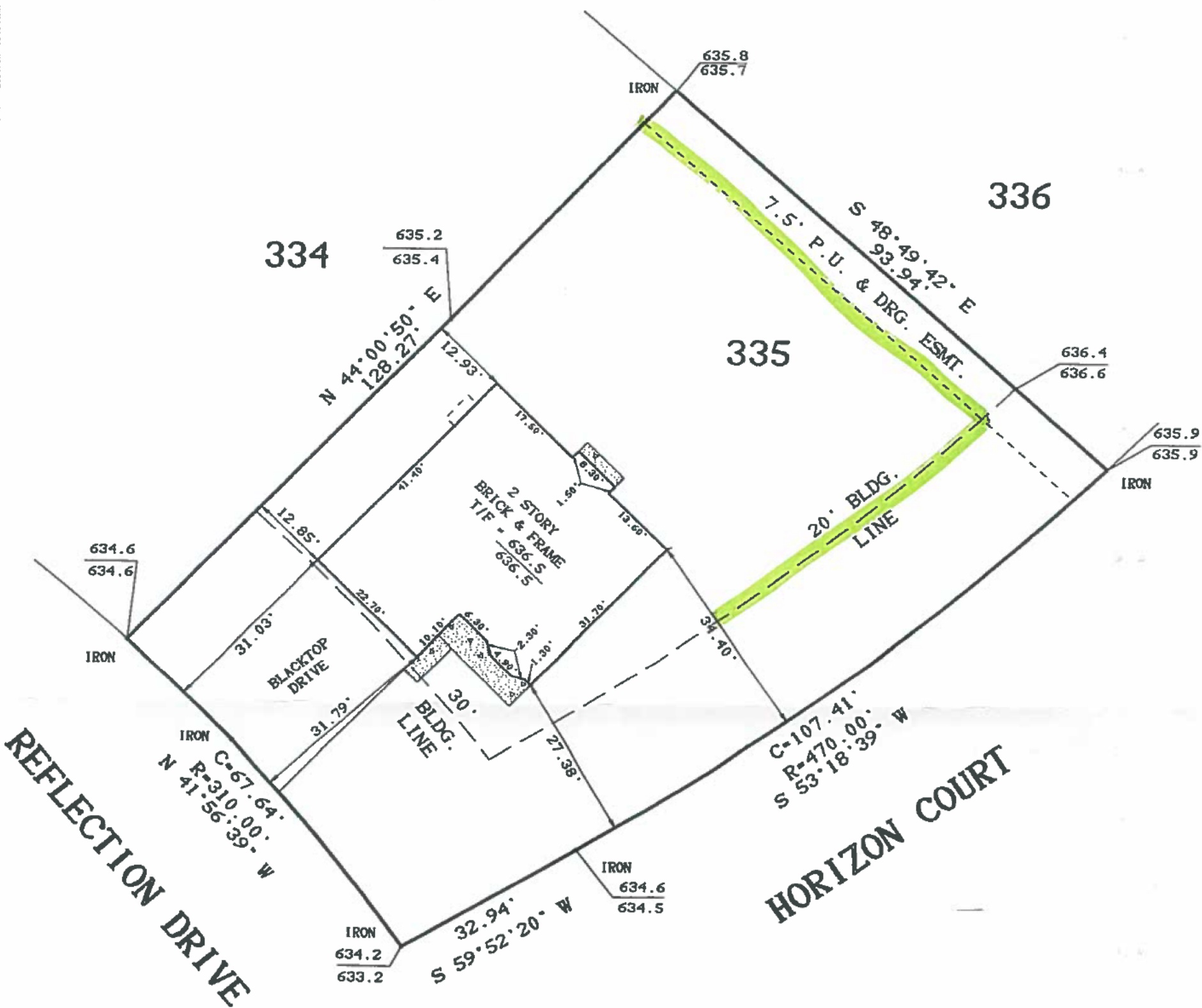
Thank you for adhering to the architectural guidelines of the community. We appreciate your patience while this information was being reviewed.

Sincerely,
Mirage Homeowners Association

This Community is Professionally Managed By:
AMG Management Group, LLC
(815) 744-6822

PLAT OF SURVEY

LOT 335 IN CLEARWATER SPRINGS AT MIRAGE UNIT 1, A SUBDIVISION OF PART OF FRACTIONAL SECTION 30, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2001, AS DOCUMENT NO. R 2001-176067, IN WILL COUNTY, ILLINOIS.



XXX.X - PROPOSED ELEVATION
XXX.X - EXISTING ELEVATION
T/F - TOP OF FOUNDATION

STATE OF ILLINOIS)
COUNTY OF WILL)

I, ROBERT A. ROGINA, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2017, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION THEREOF.

DATED THIS 10th DAY OF SEPTEMBER, 2002.

ROBERT A. ROGINA

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR. REFER TO DEED OR GUARANTEE TITLE POLICY FOR BUILDING LINE RESTRICTIONS OR EASEMENTS NOT SHOWN ON PLAT OF SURVEY.

TO INSURE AUTHENTICITY OF ANY COPIES, THEY MUST BEAR THE SURVEYOR'S IMPRESSED SEAL.



LOT 335, UNIT 1
CLEARWATER SPRINGS
2916 REFLECTION COURT
PLAINFIELD, ILLINOIS
PLAN #2798 STILLWATER ELEV B

SCALE: 1"=20'

LOT 335, CLEARWATER SPRINGS AT MIRAGE UNIT 1

SCALE: 1"=20' DATE: 08/02/02 REVISED: DRAWN BY: C.M.C.

ROGINA
& ASSOCIATES, LTD.
ENGINEERS • SURVEYORS • PLANNERS

93 Caterpillar Drive • Joliet, Illinois • 815/729-0777 • FAX 815/729-0782

MONTALBANO HOMES

FILE NO:
0650.28

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).		