

## STAFF REPORT

**DATE:** September 8, 2021  
**TO:** Zoning Board of Appeals  
**FROM:** Planning Staff  
**RE:** Petition Number: 2021-50  
Applicant / Owner: Leticia Quintero  
Location: 501 Albert Avenue  
Request: A series of Variations to allow a second-story addition to an existing one-story home

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### Purpose

The applicant is requesting a series of Variations to allow a second-story addition to an existing one-story home located at 501 Albert Avenue. The Zoning Board of Appeals makes the final decision in this matter.

Requested variations from the Zoning Board of Appeals include:

- A variation to reduce the corner lot side yard setback from 20' to 11'6"
- A variation to reduce the front yard setback from 30' to 20'5"

### Site Specific Information

The property is located just south of Washington Street at the northeast corner of Albert Avenue and Wilson Avenue. The property in question is 7,170 square feet in size and is zoned R-2 (Single-family Residential). The pre-1900 house on the property is one story in height and has 1,068 square feet of living space. An attached covered patio extends from the rear of the house. The property includes a detached garage. A plat of survey of the property can be found as an attachment.

### Surrounding Zoning, Land Use and Character

The property is located in a small residential neighborhood of single-family and two-family homes with zoning to reflect this land use status. Both Wilson Avenue and Albert Avenue are dead-end streets with Spring Creek and Hickory Creek being the terminus of these streets.

### Applicable Regulations

- Section 47-6.4 R-2 Single-family Residential Yard and Lot Requirements
- Section 47-19.8 Criteria for Granting a Variation (refer to attachment)

## **Discussion**

The applicant seeks to double the size of her home by adding a second story to the existing one-story home. The new second story would add four bedrooms to the house and a full bath. The existing first story would be remodeled with bedroom 1 and 2 combining into one bedroom and bedroom 3 becoming the dining room area. The existing house does not comply with the building setback requirements of the R-2 (Single-family Residential) zoning district. The Zoning Ordinance allows pre-existing non-conformities to remain as long as the structures are not enlarged or altered in a way that increases their non-conformity. Therefore, the applicant must obtain variations because the structure's pre-existing non-conformities will be increased by the construction of the second-floor addition. The footprint of house will remain the same. Floor plans and building elevations for the proposed project are included in the staff report packet.

## **Conditions**

If the Zoning Board desires to approve these Variation requests to allow the addition of a second floor on an existing single-family house, the following conditions should be included:

1. That the covered rear patios be removed prior to the issuance of the Certificate of Completion in order for the property to comply with the City's 30% maximum lot coverage requirement; and
2. That a building permit shall be obtained prior to construction.

**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).		

FOR OFFICE USE ONLY

\*\*\*Verified by Planner (please initial): \_\_\_\_\_\*\*\*

Payment received from:

Rebecca Duenez  
501 Albert Ave.  
Joliet, IL 60433

Petition #: 2021-50  
Common Address: 501 Albert Ave.  
Date filed: 08/12/21  
Meeting date assigned: 09/16/21

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: 501 Albert Ave.

PETITIONER'S NAME: Leticia Quintero

HOME ADDRESS: 501 Albert Ave ZIP CODE: 60433

BUSINESS ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PHONE: (Primary) 815 603 8046 (Secondary) 815 666 0184

EMAIL ADDRESS: leticia.pena2@gmail.com FAX: \_\_\_\_\_

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Leticia Quintero

HOME ADDRESS: 501 Albert Ave ZIP CODE: 60433

BUSINESS ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

EMAIL ADDRESS: leticia.pena2@gmail.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.): 30-07-15-203-010-0000 ;

\_\_\_\_\_ ; \_\_\_\_\_ ; \_\_\_\_\_

*\*\*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):

See Attached survey

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

LOT SIZE: WIDTH: 61' DEPTH: 116.50 AREA: 7,106.5 SF

PRESENT USE(S) OF PROPERTY: Home - Residence

PRESENT ZONING OF PROPERTY: Residential

VARIATION/APEAL REQUESTED: Front and side setback variation

\_\_\_\_\_

\_\_\_\_\_

**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 owner wishes to maximize the area for the second floor addition so- it would be similar to the first floor setbacks

\_\_\_\_\_

\_\_\_\_\_

2. What unique circumstances exist which mandate a variance?

The lot size and the house size are already established.  
So a 2ND floor to be the same size would have  
the same setbacks

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 - increase the property value of the lot and neighboring  
lots.

Negative - none

**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, Leticia Quintero, 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.

Leticia Quintero

Petitioner's Signature

Leticia Quintero

Owner's Signature

(If other than petitioner)

Subscribed and sworn to before me

this 12 day of August, 2021

Claudia Gallardo

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\ ~~~~~ /
\ OFFICIAL SEAL /
\ Claudia I Gallardo /
\ Notary Public, State of Illinois /
\ My Commission Expires 10/22/21 /
\ ~~~~~ /

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## 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:

501 Albert Ave Joliet IL 60433

PIN(s): 30-07-15-203-010-0000

### 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

Leticia Quintero

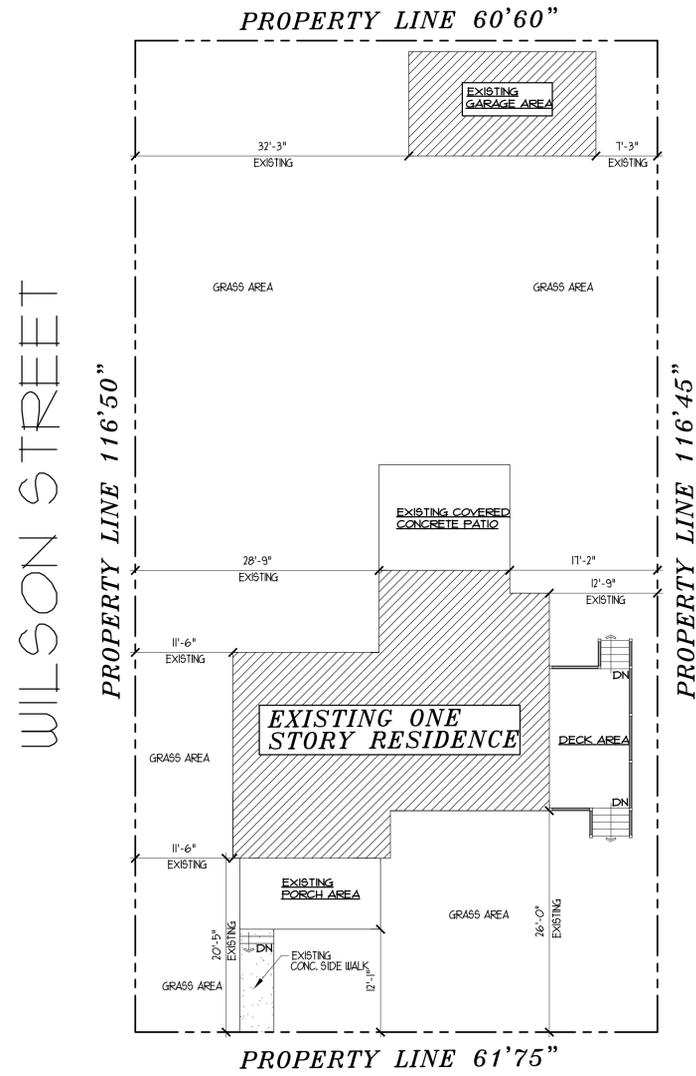
501 Albert Ave

Joliet IL 60433

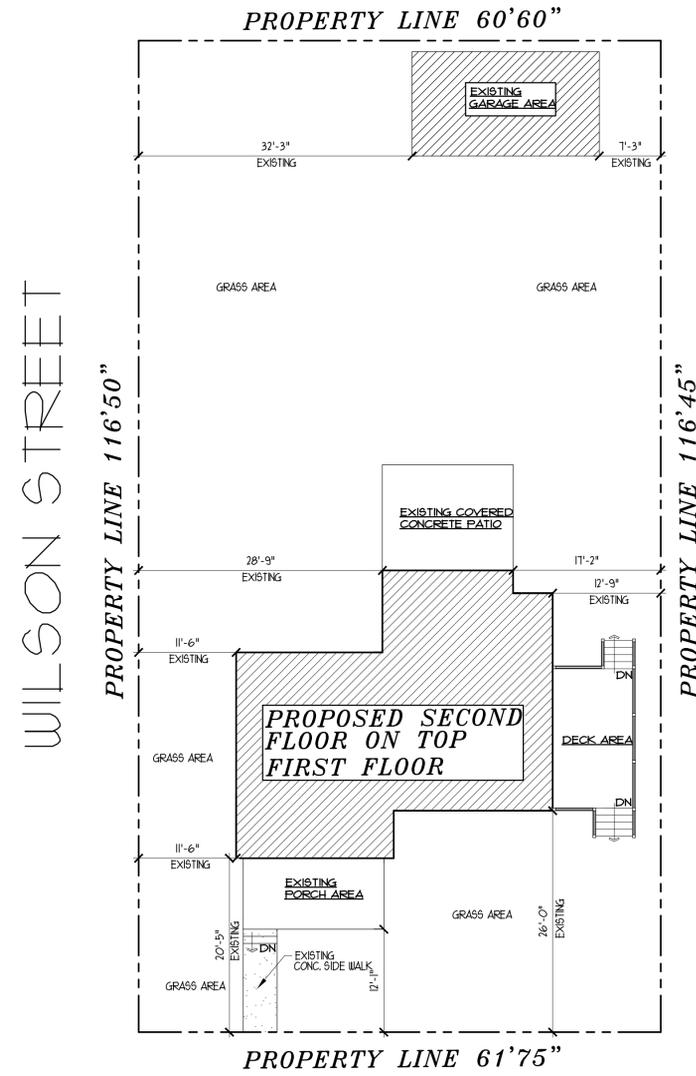
815 603 8046

E-MAIL: Leticia.pena@gmail.com FAX: \_\_\_\_\_





ALBERT AVENUE



ALBERT AVENUE

PROJECT DATA	
LOT AREA:	7,170 SQ. FT.
EXISTING FIRST FLOOR AREA=	1,068 SQ. FT.
PROPOSED SECOND FLOOR AREA=	338 SQ.FT.
SUBTOTAL =	2,006 SQFT

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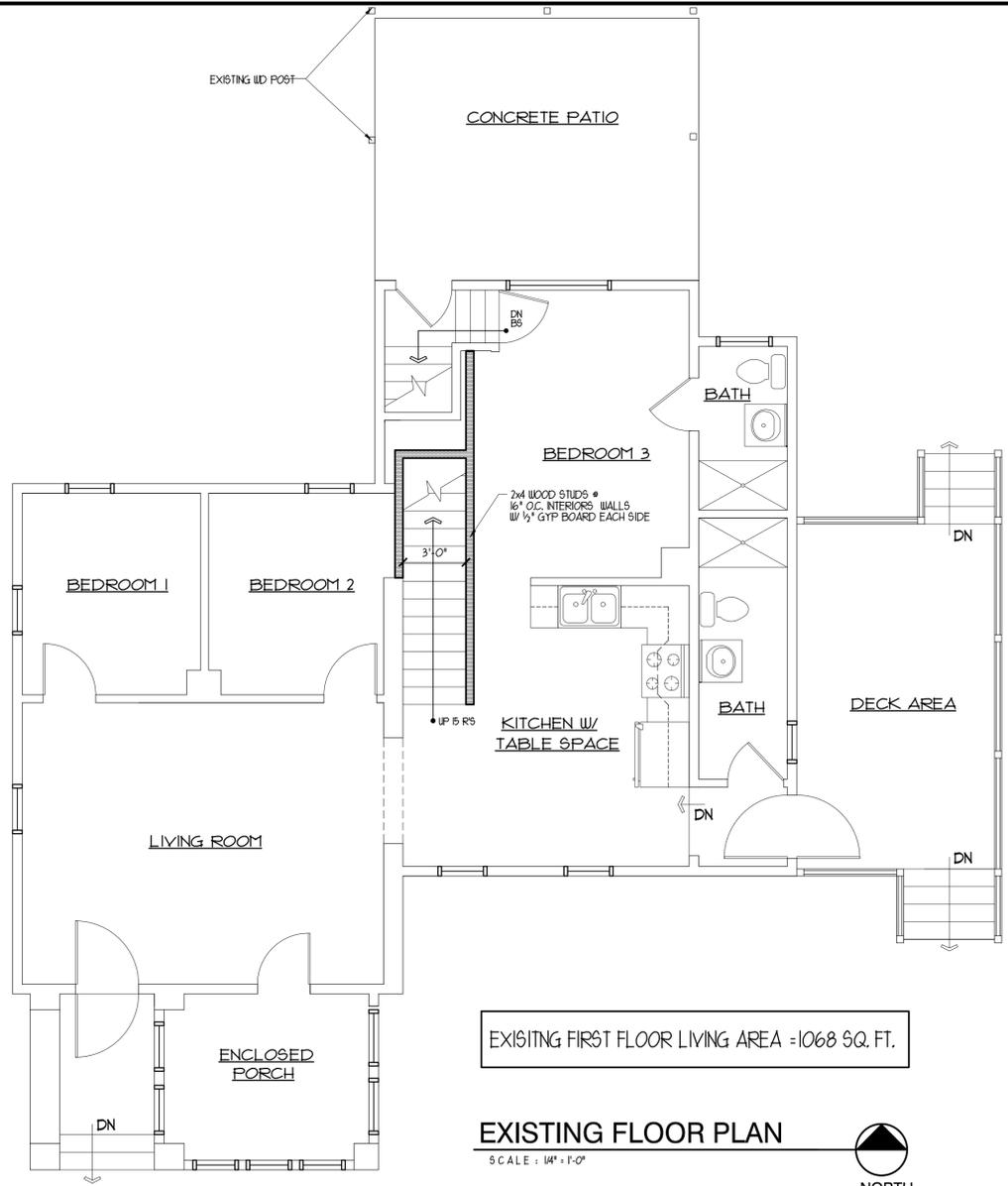
ISSUED FOR OWNER'S REVIEW AUGUST 11, 2021

REVISION NO.	DATE	REMARKS

**PROPOSED SECOND FLOOR ADDITION**  
 FOR LETICIA QUINTERO  
 501 ALBERT AVENUE, JOLIET, IL

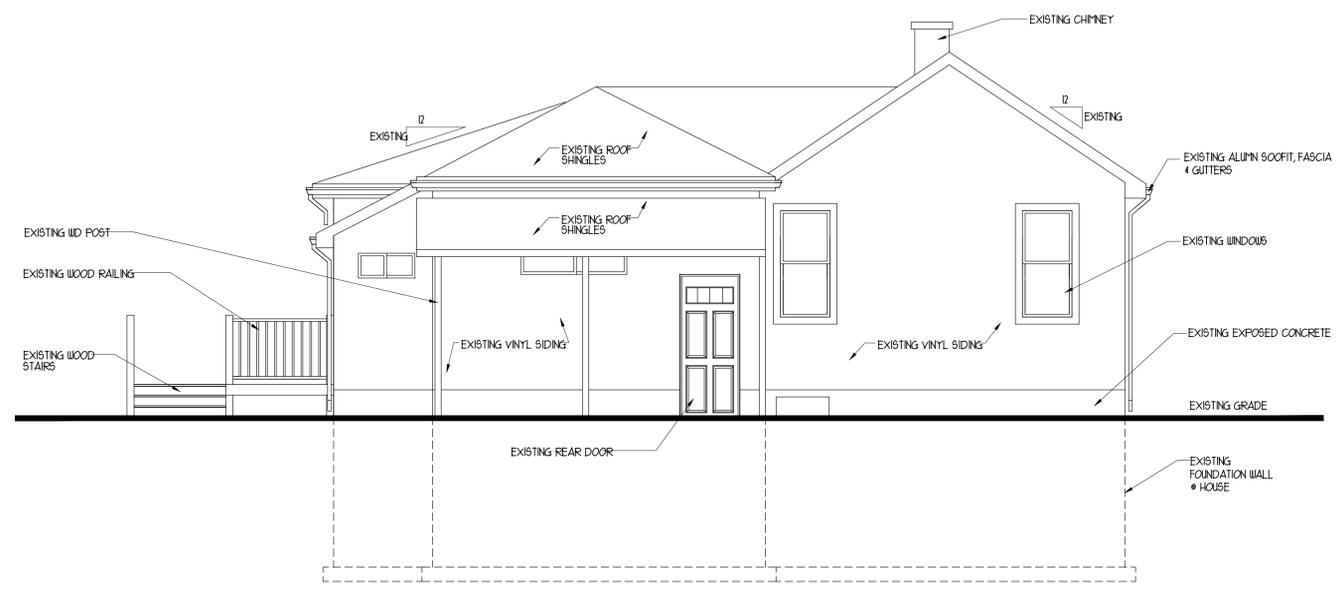
DRAWN BY: J.C.
CHECKED BY: BOB GEBEL
DATE: AUGUST 11, 2021
PROJECT NO: 21-G/4
TITLE: EXISTING & PROPOSED SITE PLAN

SHEET  
A-1

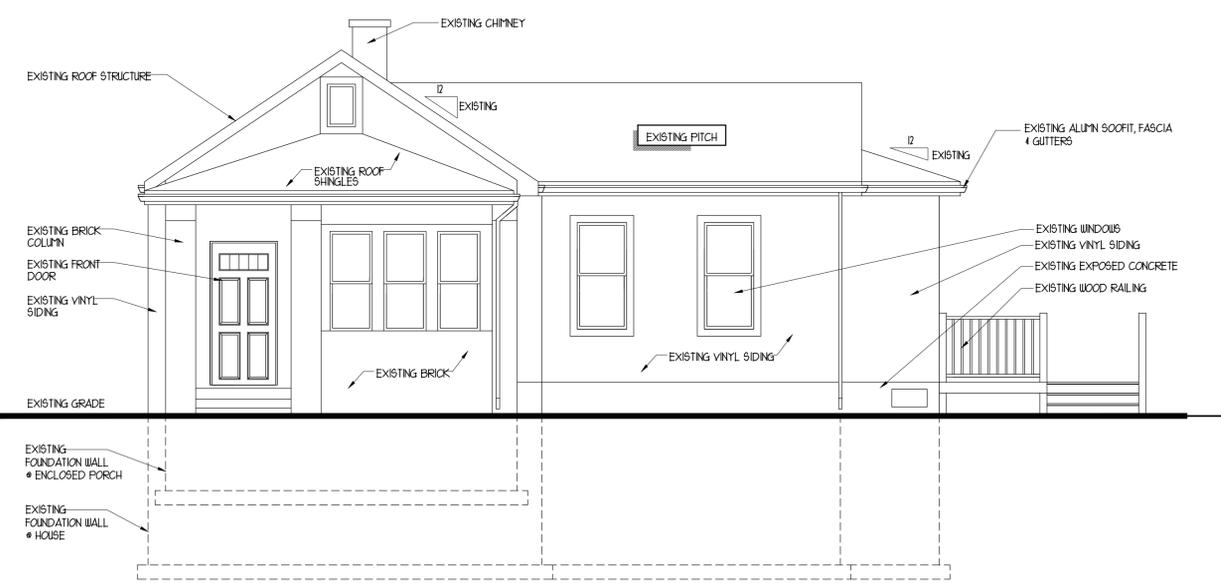


EXISTING FIRST FLOOR LIVING AREA = 1068 SQ. FT.

**EXISTING FLOOR PLAN**  
SCALE : 1/4" = 1'-0"

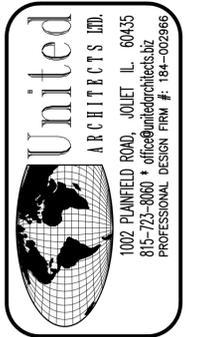


**EXISTING REAR ELEVATION**  
SCALE : 1/4" = 1'-0"



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

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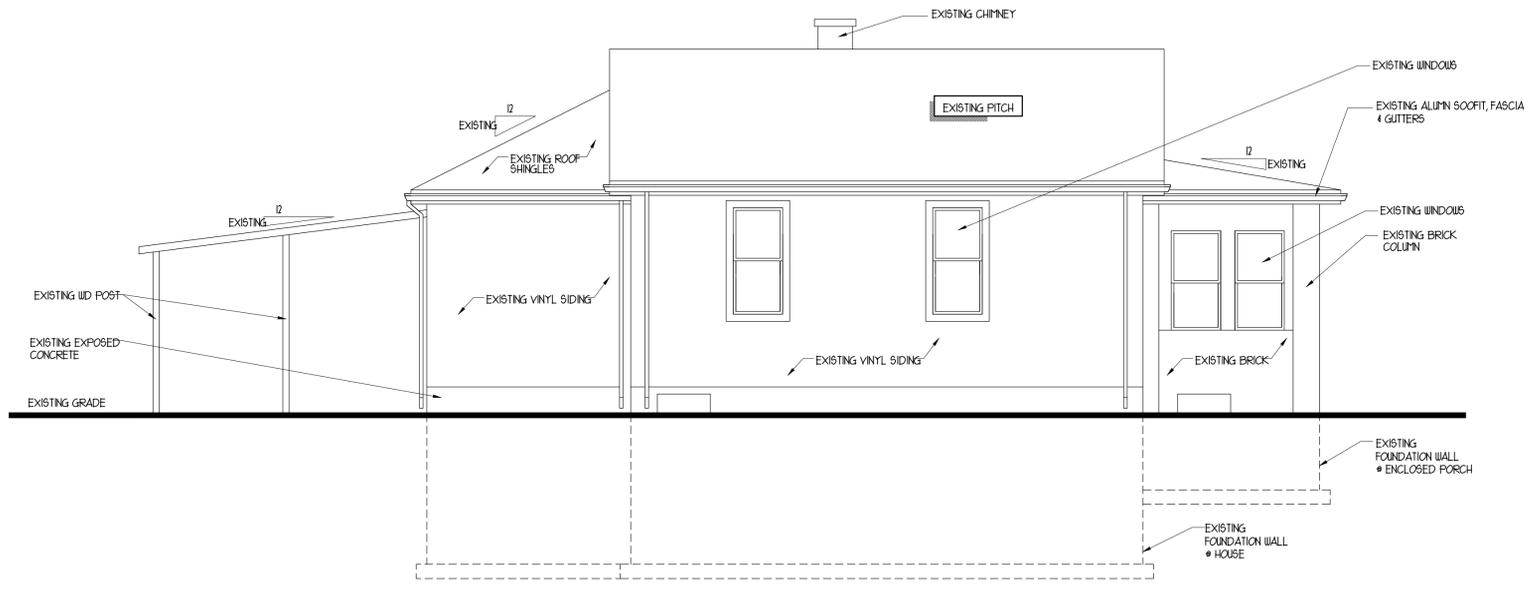


REVISION NO.	DATE	REMARKS

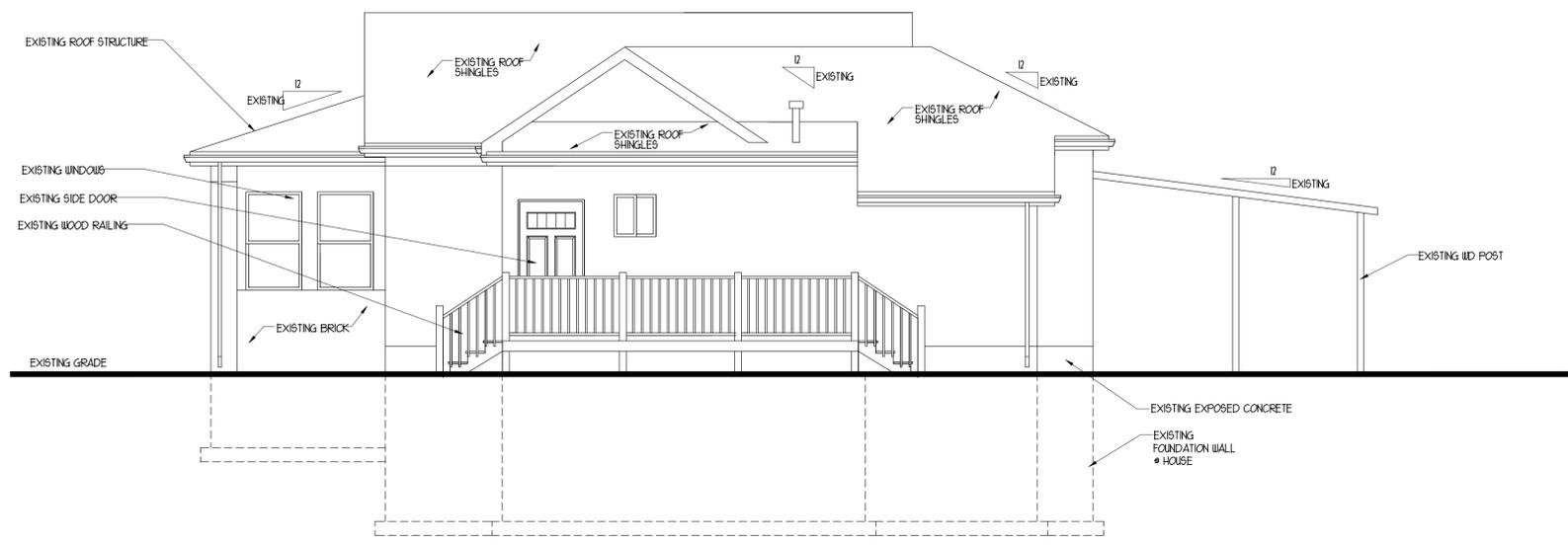
**ISSUED FOR OWNER'S REVIEW AUGUST 11, 2021**  
  
**PROPOSED SECOND FLOOR ADDITION**  
**FOR LETICIA QUINTERO**  
 501 ALBERT AVENUE, JOLIET, IL

DRAWN BY: J.C.
CHECKED BY: BOB GEBEL
DATE: AUGUST 11, 2021
PROJECT NO: 21-014
TITLE: EXISTING PLANS

**SHEET**  
**A-2**



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



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

ISSUED FOR OWNER'S REVIEW AUGUST 11, 2021

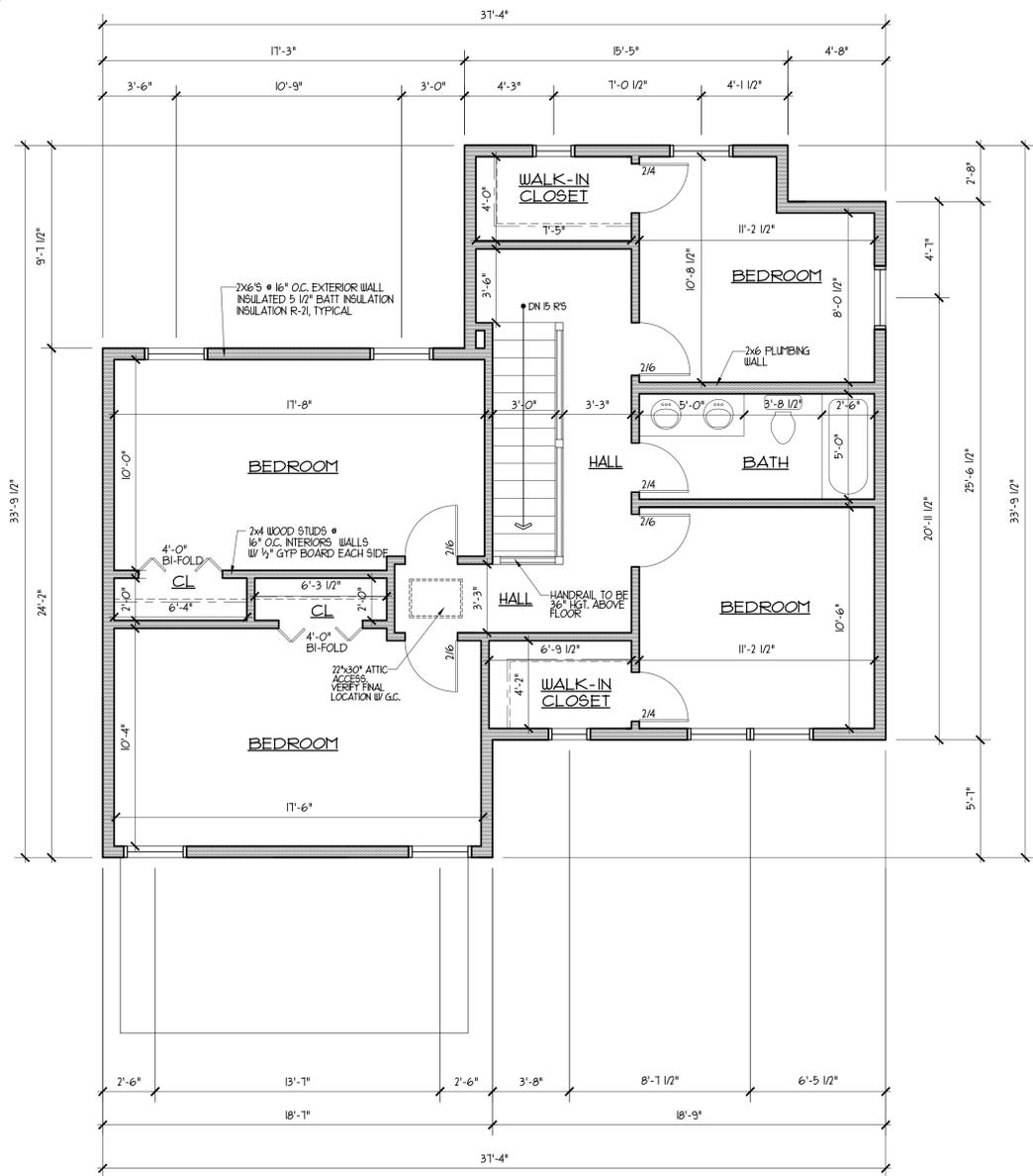
REVISION NO.	DATE	REMARKS

**PROPOSED SECOND FLOOR ADDITION**  
 FOR LETICIA QUINTERO  
 501 ALBERT AVENUE, JOLIET, IL

DRAWN BY: J.C.
CHECKED BY: BOB GEBEL
DATE: AUGUST 11, 2021
PROJECT NO: 21-G/4
TITLE: EXISTING ELEVATIONS

**SHEET A-3**

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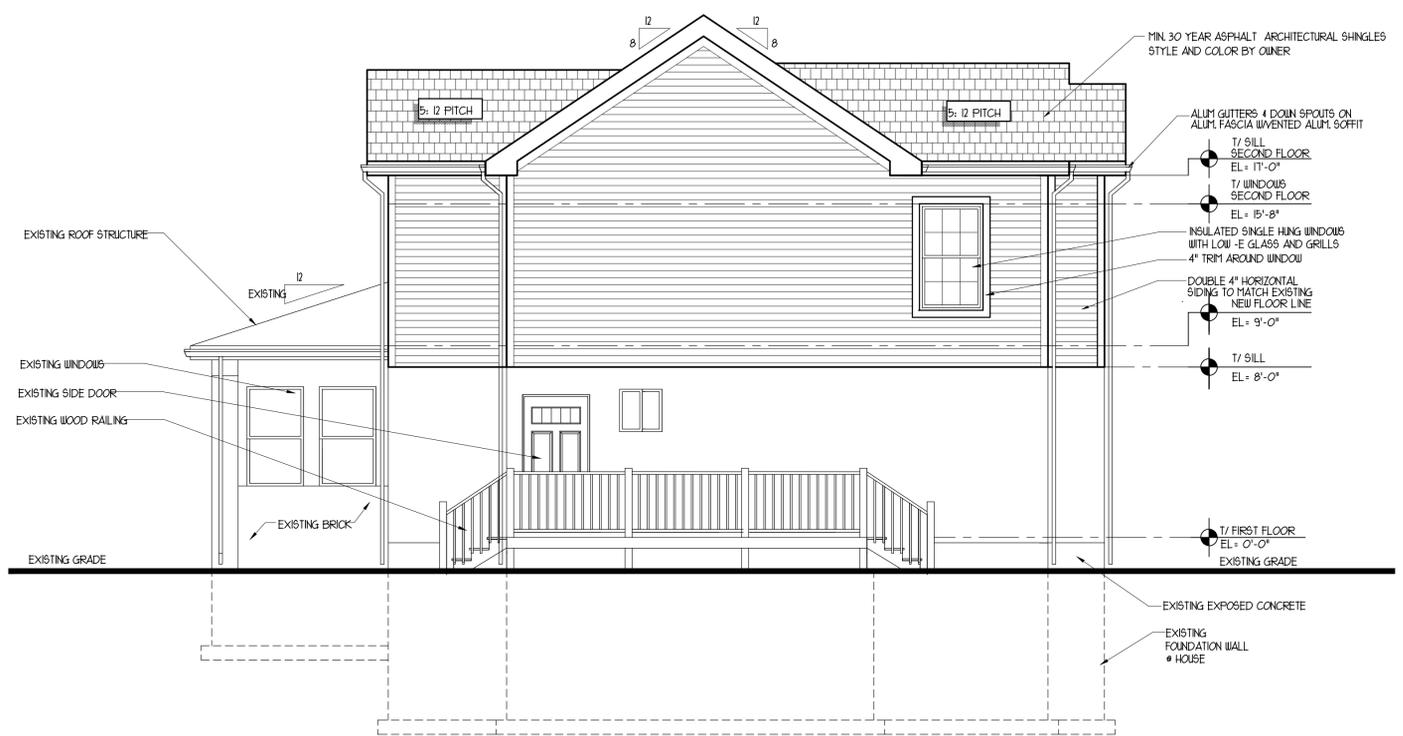
PROPOSED SECOND FLOOR LIVING AREA = 938 SQ. FT.

PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

1. CONTRACTOR TO FOLLOW WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. DIMENSIONS MAY VARY DUE TO MATERIALS & METHODS OF CONSTRUCTION USED.  
2. ALL DIMENSIONS ARE TO FINISHED WALLS

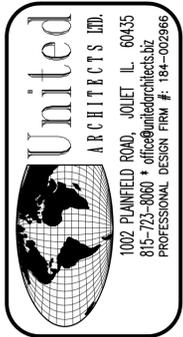


PROPOSED FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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

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REVISION NO.	DATE	REMARKS

ISSUED FOR OWNER'S REVIEW AUGUST 11, 2021

PROPOSED SECOND FLOOR ADDITION  
FOR LETICIA QUINTERO  
501 ALBERT AVENUE, JOLIET, IL

DRAWN BY: J.C.  
CHECKED BY: BOB GEBEL  
DATE: AUGUST 11, 2021  
PROJECT NO: 21-G/4  
TITLE: PROPOSED PLANS

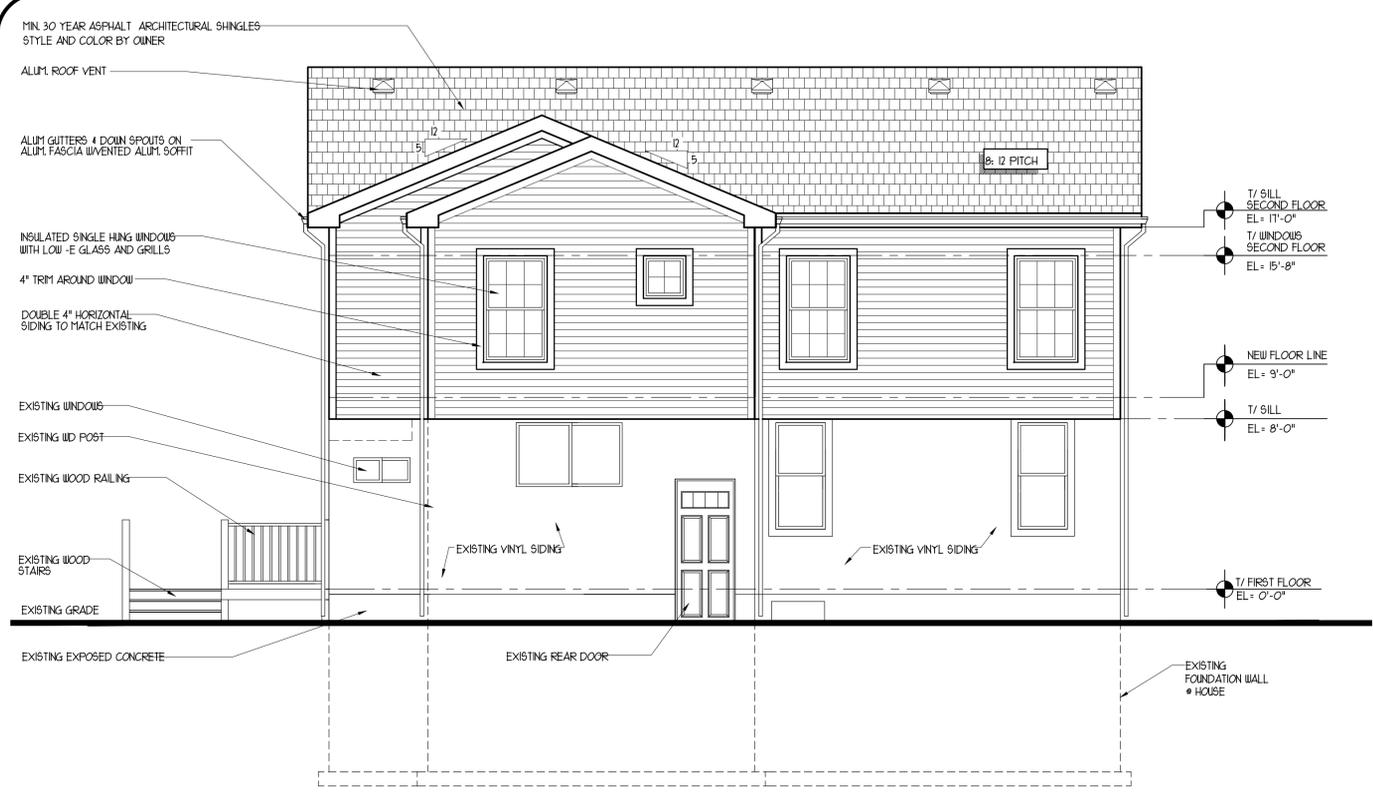
SHEET  
A-4

REVISION NO.	DATE	REMARKS

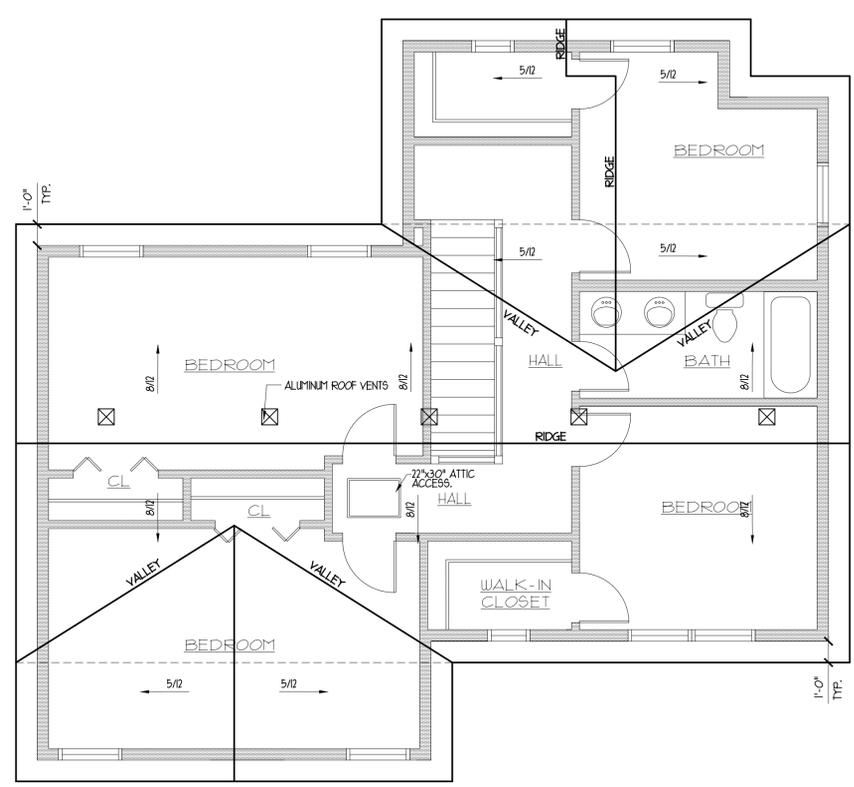
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 FOR LETICIA QUINTERO  
 501 ALBERT AVENUE, JOLIET, IL

DRAWN BY: J.C.
CHECKED BY: BOB GEBEL
DATE: AUGUST 11, 2021
PROJECT NO: 21-G/4
TITLE: PROPOSED PLANS
<b>SHEET A-5</b>

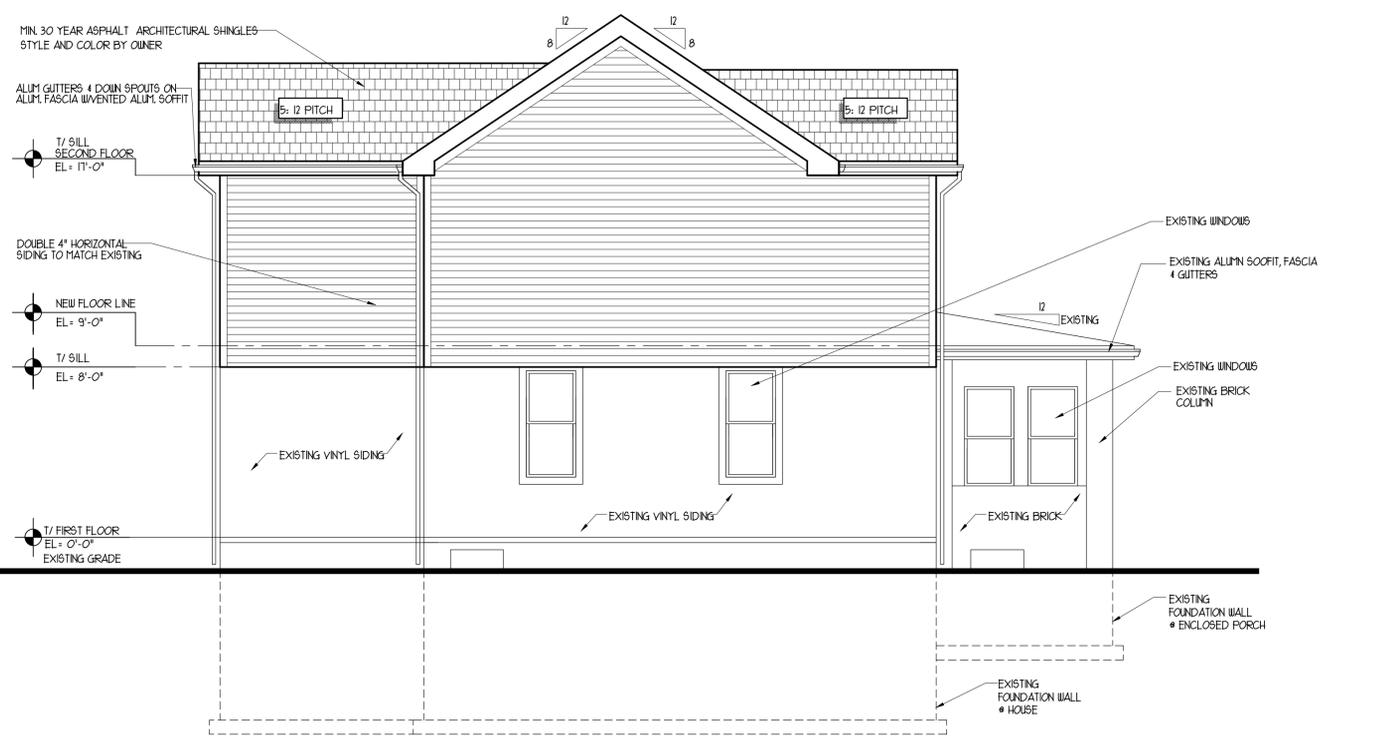
ISSUED FOR OWNER'S REVIEW AUGUST 11, 2021



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



**PROPOSED ROOF PLAN**  
 SCALE : 1/4" = 1'-0"  
 NORTH



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

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# PLAT of SURVEY

## LEGAL DESCRIPTION

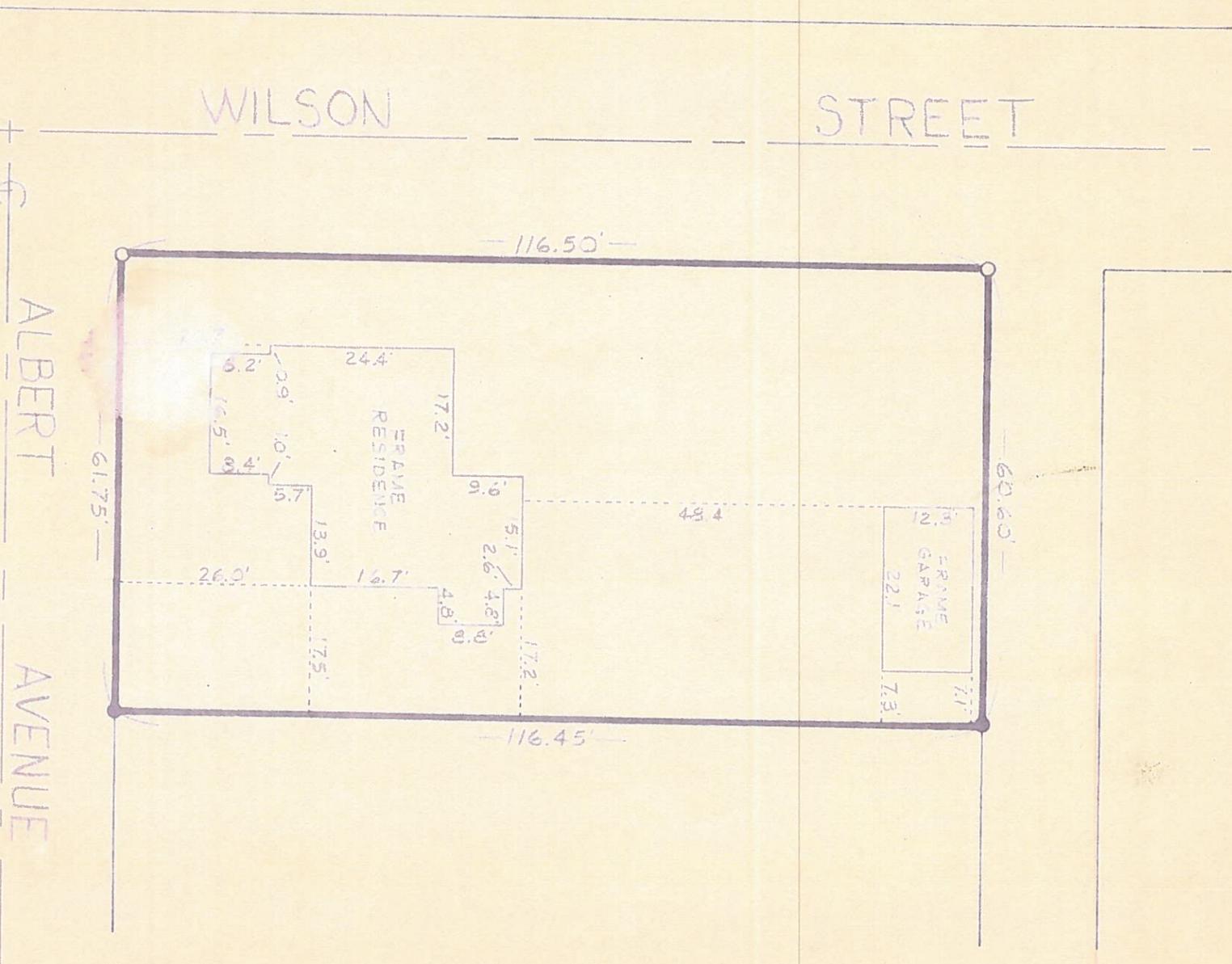
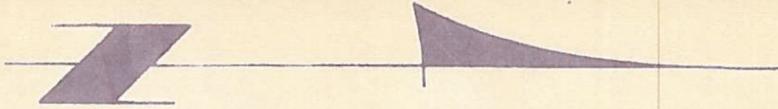
LOT 8, IN JAMES HORAN'S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 1873, IN PLAT BOOK 1, PAGE 90, AS DOCUMENT NO. 88888, IN WILL COUNTY, ILLINOIS; COMMONLY KNOWN AS 501 ALBERT AVENUE, JOLIET, ILLINOIS.

STATE OF ILLINOIS  
COUNTY OF WILL

THIS IS TO CERTIFY THAT I, JAMES J. GIBBONS, AN ILLINOIS REGISTERED LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 24TH DAY OF MAY, 1990.

JAMES J. GIBBONS - ILLINOIS LAND SURVEYOR NO. 2283



- INDICATES IRON PIPE FOUND
- INDICATES IRON PIPE PLACED

JAMES J. GIBBONS CIVIL ENGINEER - LAND SURVEYOR 2409 JOSEPH AVENUE, JOLIET, ILLINOIS 60436		PHONE: (815) 467-6683	
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: JJG	REVISED:
DATE: 05/24/90	MR. RICHARD KAVANAGH, ATTORNEY P.O. BOX 2068 JOLIET, ILLINOIS 60434		
FR7Dc1		DRAWING NUMBER	

Figure 1: Front (south elevation) of the house at 501 Albert Avenue

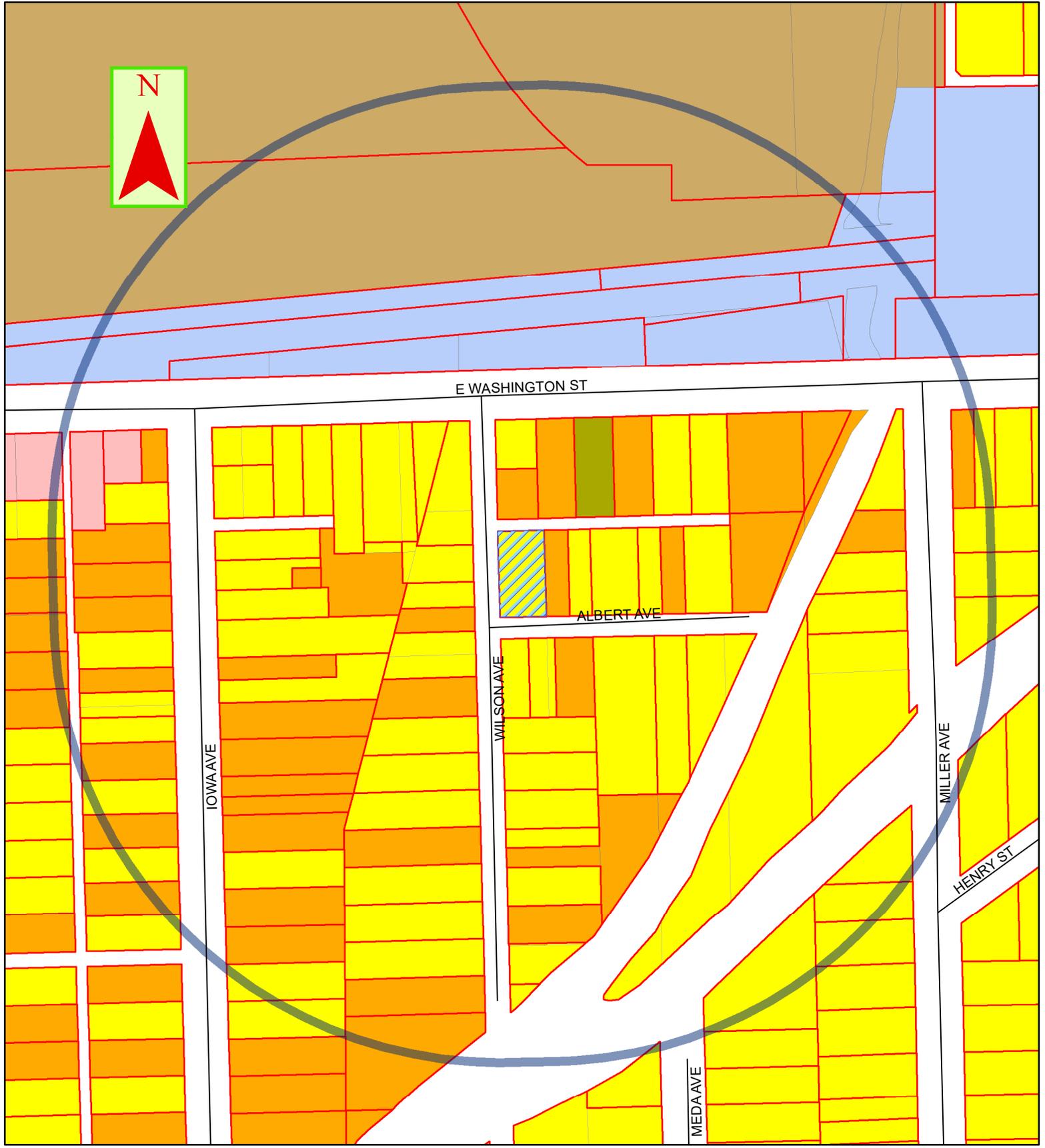
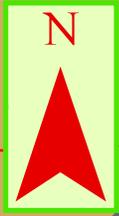


Figure 2: Side (west elevation) of the house at 501 Albert Avenue



Figure 3: Front (south) elevation of the home.





### 2021-50



 = Area in Question  
 = 600' Public Notification Boundary

Legend	
<b>Zoning</b>	
 B-1	 R-2
 B-2	 I-TB
 B-3	 I-TC
 I-1	 R-1
 I-2	 R-1A
 I-T	 R-1B
	 R-2A
	 R-3
	 R-4
	 R-5
	 R-B



**2021-50a**



-  = Area in Question
-  = 600' Public Notification Boundary