

STAFF REPORT

DATE: September 8, 2021
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2021-49
Applicant: Guillermo Romo
Owner: Same
Location: 503 S. Joliet Street
Request: A series of Variations to allow construction of a new single-family house

Purpose

The applicant is requesting a series of Variations to allow the construction of a new single-family house, located at the southwest corner of S. Joliet and Jasper Streets at 503 S. Joliet Street. The Zoning Board of Appeals makes the final decision for this request.

Requested variations from the Zoning Board of Appeals include:

- A variation to reduce the minimum lot size from 7,500 sq.ft. to 4,950 sq.ft.
- A variation to reduce the front yard setback from 30' to 20'
- A variation to reduce the rear yard setback from 25' to 19'

Site Specific Information

This corner lot is 4,950 square feet in size, and it is zoned R-2 (Single-family Residential). The property meets the minimum lot width requirements of the R-2, which is 60 feet, with 66 feet of frontage. The lot, like most lots in the neighborhood, is non-conforming to the minimum lot size requirements of the R-2 zoning district. A pre-1900 single family house existed on this lot until the early 2000s when it was demolished.

Surrounding Zoning, Land Use and Character

The surrounding lots and majority of lots in the neighborhood are all zoned R-2 (Single-Family Residential). The neighborhood consists of one and two-story homes.

Applicable Regulations

- Section 47-6.1 (R-2) Permitted Principal Uses
- Section 47-6.4 (R-2) Yard and Lot Requirements
- Section 47-17.1 (5) General Regulations
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

Discussion

The property owners seek these variances in order to construct a new single-family home on this vacant lot. The proposed two-story house will be 1,321 square feet in size and will have two bedrooms and one-and-one-half baths. The proposed house will feature a modern aesthetic with a shed roof as well as a mixture of wood siding and concrete panels on the front façade. Vinyl siding is proposed on the other elevations. The house will rest on a slab foundation. The front entry will face Joliet Street. A detached one-car garage and concrete driveway is proposed along the rear property line with access from Jasper Street. The proposed site plan, elevations and floor plans are included with this staff report packet. The proposed house and garage conform to the City's 30 percent maximum lot coverage requirement. The property will be subject to the City's landscaping requirements for a single-family home.

Conditions

If the Zoning Board desires to approve these variances, the following conditions shall be included:

1. That a sidewalk along Joliet Street shall be installed and maintained;
2. That a paved driveway shall be installed and maintained; and
3. That the property shall comply with the City's landscape requirements for a single-family house, which can be found in Section 47-15E(3) of the Zoning Ordinance.

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:

Guillermo I. Romo
Maria G. Ocana
1206 Arthur Ave., Joliet, IL 60432

Petition #: 2021-49
Common Address: 501 S. Joliet St.
Date filed: 08/06/21
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 S. Joliet, IL

PETITIONER'S NAME: Guillermo Isaac Romo Ocana

HOME ADDRESS: 2602 frontier lane, Joliet, IL, 60435 ZIP CODE: 60435

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) 779-703-2492 (Secondary) 331-302-6182

EMAIL ADDRESS: cedrik-zv@hotmail.com FAX: _____

PROPERTY INTEREST OF PETITIONER: ~~501 S. Joliet, IL~~ property owner

OWNER OF PROPERTY: _____

HOME ADDRESS: 2602 frontier lane, Joliet, IL ZIP CODE: 60435

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: cedrik-zv@hotmail.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.): 07-16-416-008 ;
_____ ; _____ ; _____

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 copy of Plat of Survey

LOT SIZE: WIDTH: 66' DEPTH: 75' AREA: 4,950 sq ft

PRESENT USE(S) OF PROPERTY: VACANT PROPERTY

PRESENT ZONING OF PROPERTY: R-2 Residential

VARIATION/APPEAL REQUESTED: 1) MINIMUM LOT SIZE OF 7,500SF → to 4,950SF

2) Frontyard setback of 30'0" to 20'0" , Rear setback from 25' → 19'

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?

Zoning

This applicable ~~zoning~~ regulation prevents my property in question from yielding a reasonable return is I am unable to construct a house under the circumstance of restrictions

2. What unique circumstances exist which mandate a variance?

The unique circumstance that require variance are making the lot bigger to construct a house on it.

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 effect is a house on the lot
negative impact is there would be no 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, Vanessa Rivera, 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.

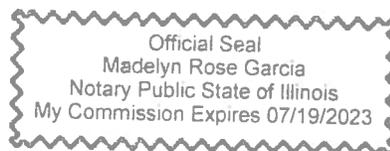
V. Rivera

Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 5 day of AUGUST, 2021

Madelyn Rose Garcia



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 s. Joliet st, Joliet, IL
PIN(s): 07-16-416-008

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: Cedrik-zv@hotmail.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: Cedrik - zv@hotmail.com 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: Gr. R

DATE: 8/5/21

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:
Guillermo Romo, owner, 779-703-2492

PRINT

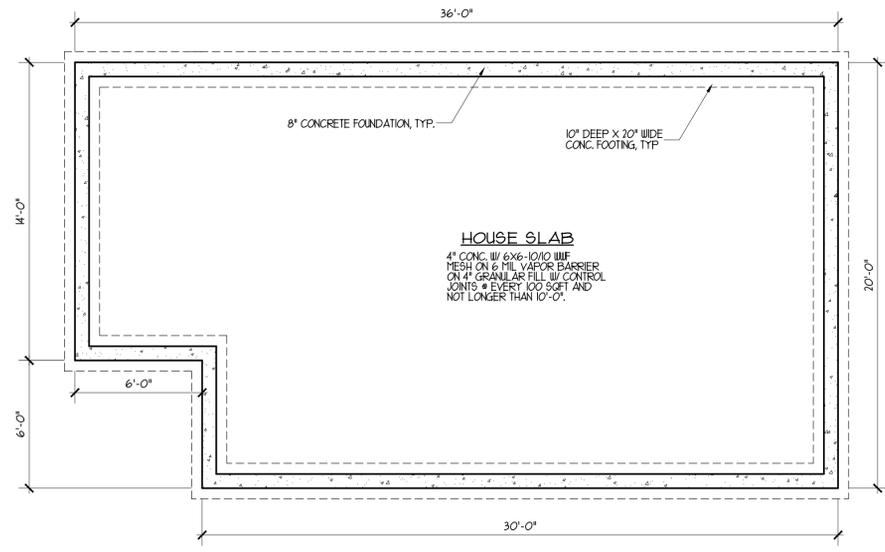
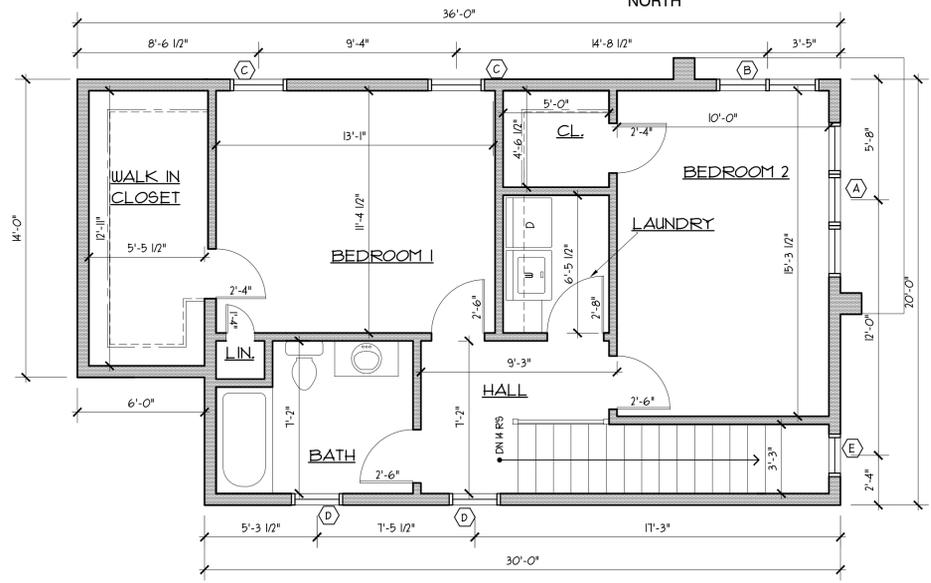
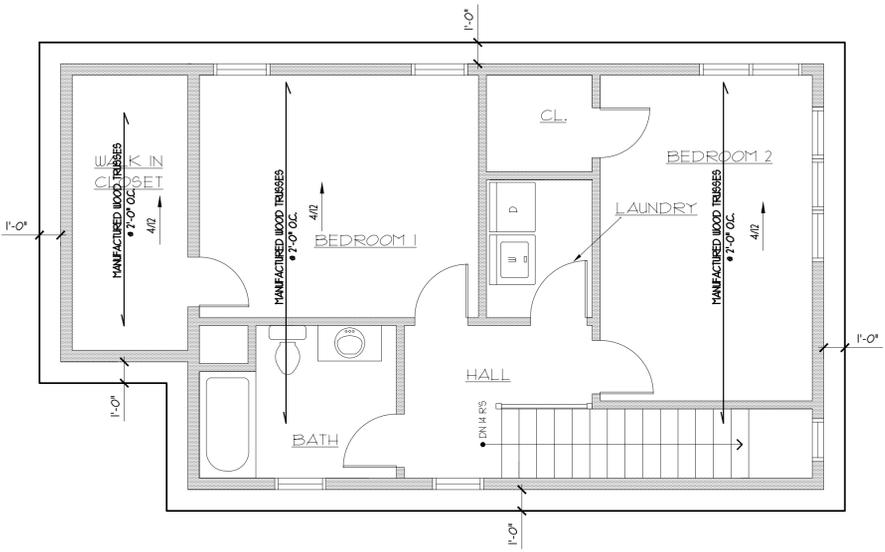
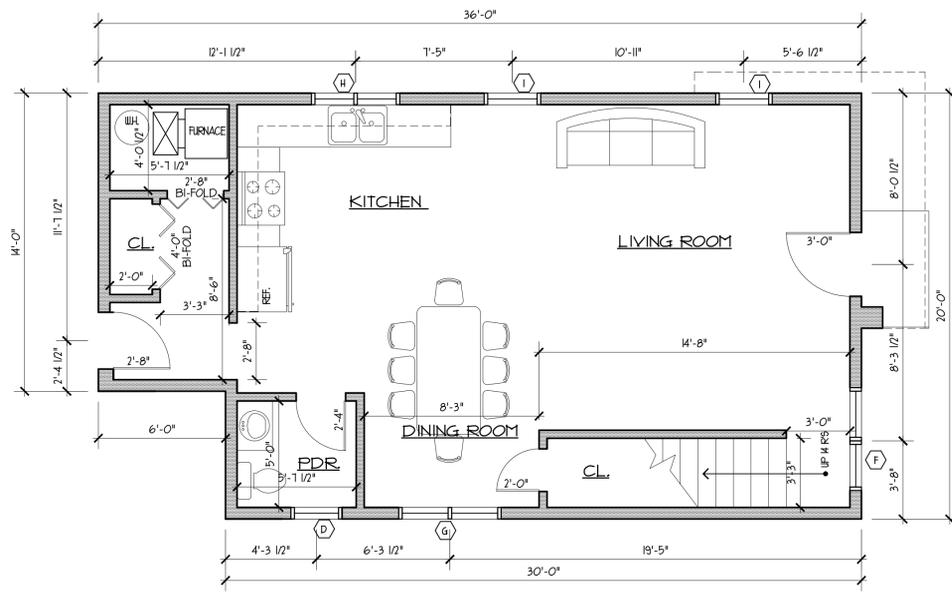
| | | |
|--------------|------|---------|
| REVISION NO. | DATE | REMARKS |
| | | |

ISSUED FOR ZONING BOARD APPROVAL AUGUST 5, 2021

PROPOSED HOUSE PLANS
 FOR : GUILLERMO ROMO
 503 S. JOLIET ST., JOLIET, IL

| |
|-----------------------------|
| DRAWN BY: B.N |
| CHECKED BY: BOB GEBEL |
| DATE: AUGUST 5, 2021 |
| PROJECT NO: 21R29 |
| TITLE: PROPOSED FLOOR PLANS |

SHEET
A-2



FIRST FLOOR LIVING AREA = 684 SQ. FT.
 SECOND FLOOR LIVING AREA = 631 SQ. FT.
 TOTAL LIVING AREA = 1,321 SQ. FT.

* DIMENSIONS SHOWN ARE TO EDGES OF FINISHED WALLS & EXTERIOR OF BRICK VENEER

| LTR | QTY. | ROUGH OPENING (W X H) | MODEL | DESCRIPTION |
|-----|------|-------------------------|-----------------|--|
| (A) | 1 | 7'-3 1/4" X 5'-4 3/4" | 3-2941 & 3-2911 | 3 EGRESS CASEMENT & 3 FIXED AWINGS MULLED TOGETHER |
| (B) | 1 | 4'-10 3/4" X 2'-11 3/4" | 2-2935 | 2 AWING WINDOWS MULLED TOGETHER |
| (C) | 2 | 2'-8 3/4" X 4'-11 3/4" | 3259 | CASEMENT EGRESS WINDOW |
| (D) | 3 | 2'-5 1/4" X 3'-5 1/4" | 2941 | CASEMENT WINDOW |
| (E) | 1 | 2'-11 3/4" X 6'-11 3/4" | 2573 | FIXED CASEMENT |
| (F) | 1 | 4'-10 3/4" X 5'-4 3/4" | 2-2941 & 2-2911 | 2 CASEMENTS & 2 AWINGS MULLED TOGETHER |
| (G) | 1 | 4'-10 3/4" X 3'-11 3/4" | 2941 | CASEMENT WINDOW |
| (H) | 1 | 4'-2 3/4" X 2'-11 3/4" | 2535 | CASEMENT WINDOW |
| (I) | 2 | 2'-8 3/4" X 2'-11 3/4" | 3235 | AWING WINDOW |

NOTE: WINDOWS SHALL BE AS MANUFACTURED BY PELLA WINDOW LIFESTYLE SERIES.
 MAXIMUM U-VALUE IN WINDOWS & DOORS SHALL BE .30

UNITED ARCHITECTS RESERVE COPYRIGHT AND OTHER RIGHTS RESTRICTING THESE DRAWINGS FOR THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS CHANGES OR OTHER ASSIGNMENTS ARE PROHIBITED. © 2021

| REVISION NO. | DATE | REMARKS |
|--------------|------|---------|
| | | |
| | | |
| | | |

ISSUED FOR ZONING BOARD APPROVAL AUGUST 5, 2021

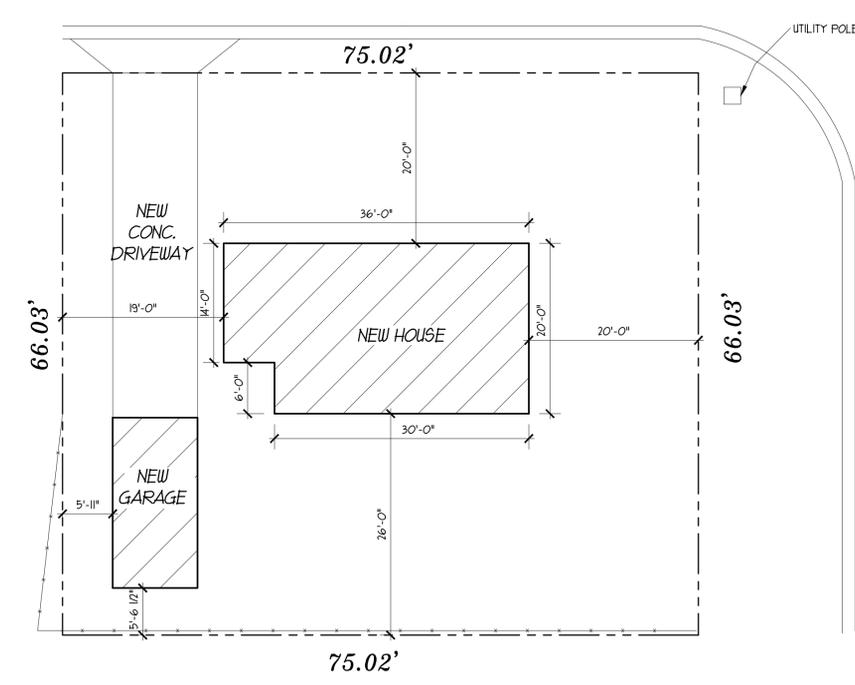
PROPOSED HOUSE PLANS
 FOR : GUILLERMO ROMO
 503 S. JOLIET ST., JOLIET, IL

DRAWN BY: B.N
 CHECKED BY: BOB GEBEL
 DATE : AUGUST 5, 2021
 PROJECT NO: 21R29
 TITLE: PROPOSED FLOOR PLANS

SHEET
 A-1

UNITED ARCHITECTS RESERVE COPYRIGHT AND OTHER RIGHTS RESTRICTING THESE DRAWINGS FOR THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR OTHER ASSIGNMENTS ARE PROHIBITED. © 2021

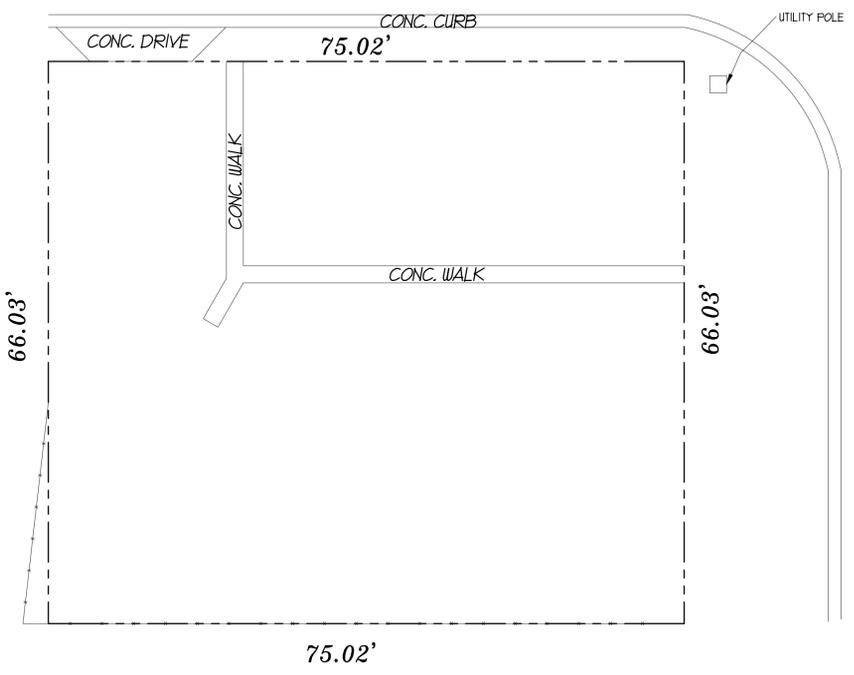
JASPER ST.
 (33' Right of Way)



PROPOSED SITE PLAN
 SCALE : 1" = 10'-0"

| LOT COVERAGE | |
|-----------------------|---------------|
| PROPOSED HOUSE | 684 SQ. FT. |
| PROPOSED GARAGE | 200 SQ. FT. |
| TOTAL PROPOSED | 884 SQ. FT. |
| LOT SIZE | 4,950 SQ. FT. |
| PROPOSED LOT COVERAGE | 17.9% |

JASPER ST.
 (33' Right of Way)



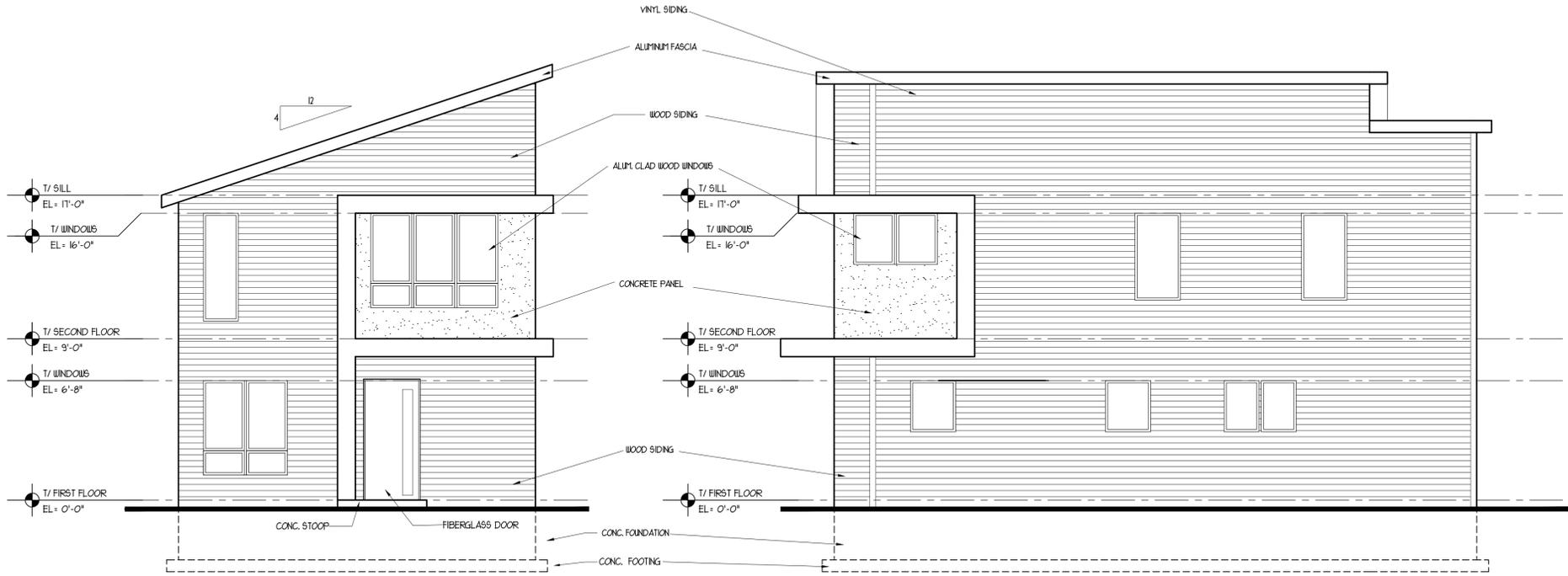
EXISTING SITE PLAN
 SCALE : 1" = 10'-0"

| LOT COVERAGE | |
|-----------------------|---------------|
| EXISTING RESIDENCE | 0 SQ. FT. |
| LOT SIZE | 4,950 SQ. FT. |
| EXISTING LOT COVERAGE | 0% |



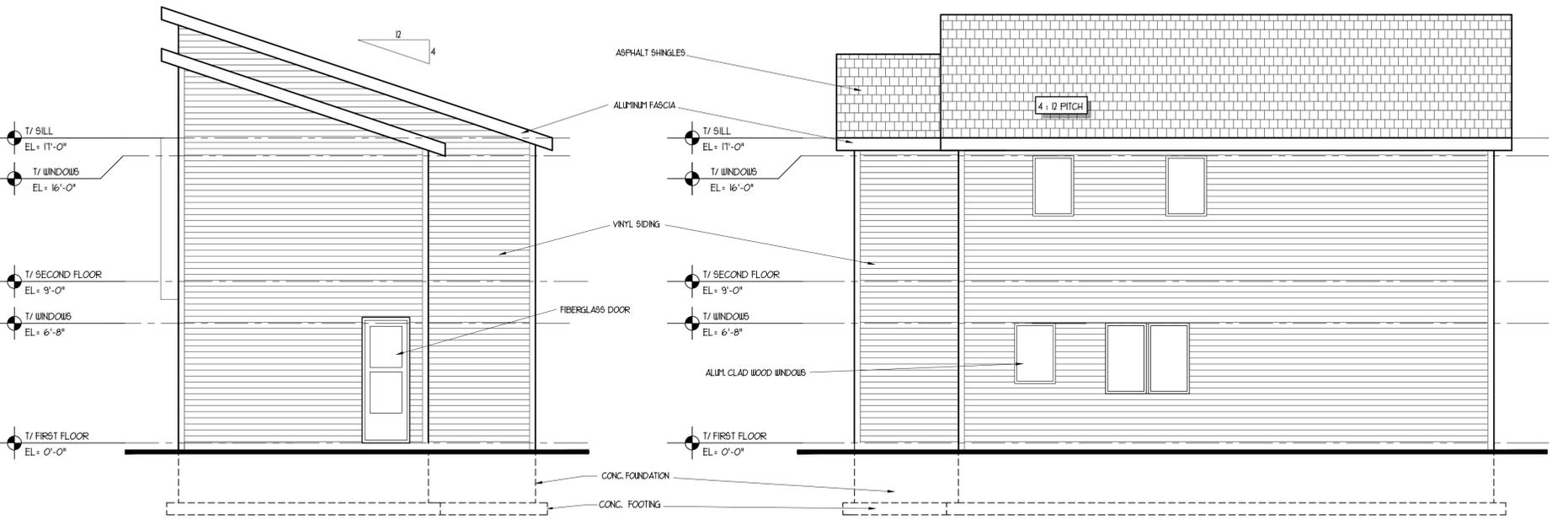
JOLIET ST.
 (66' Right of Way)

JOLIET ST.
 (66' Right of Way)



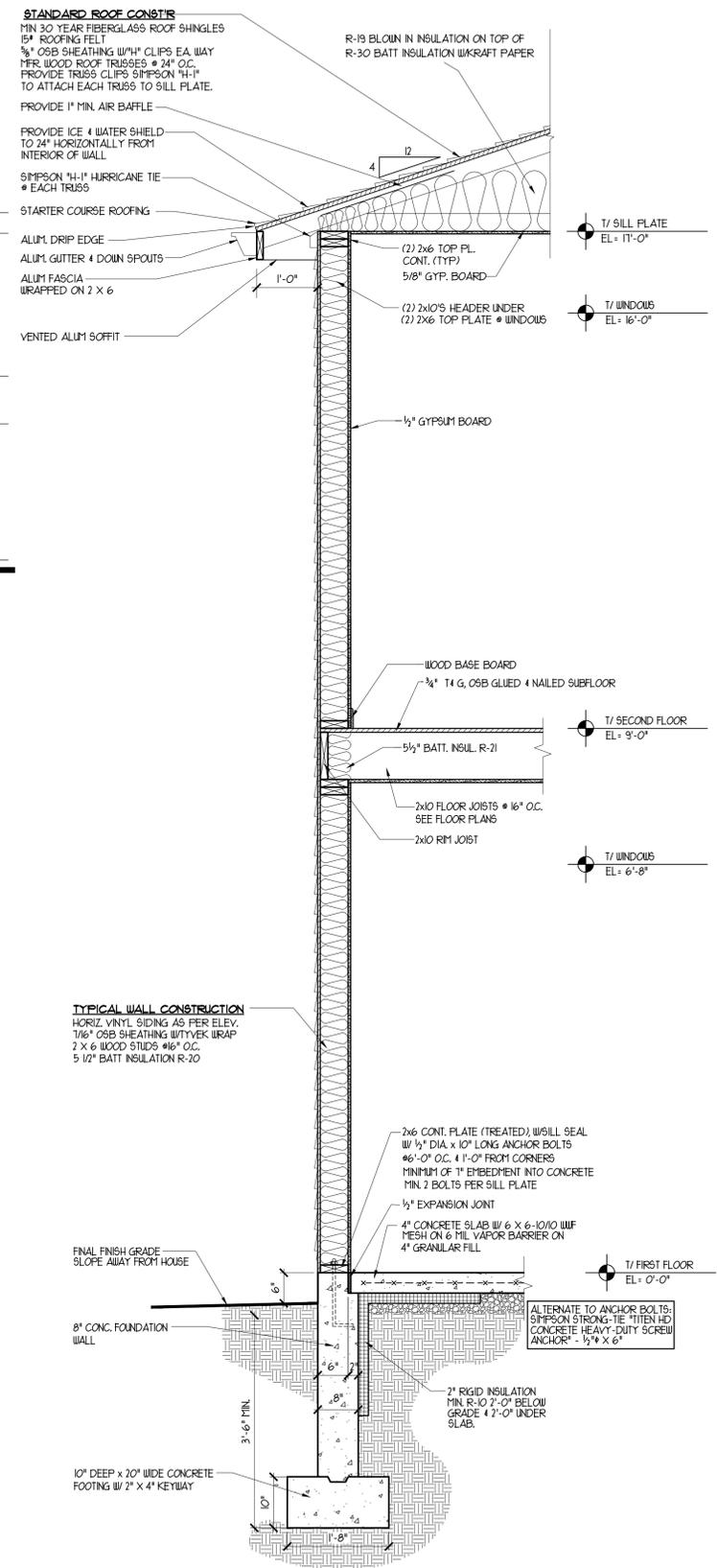
FRONT ELEVATION
 SCALE : 1/4" = 1'-0"

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



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

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



1 A-1 TYPICAL WALL SECTION @ REAR
 SCALE : 3/4" = 1'-0"

UNITED ARCHITECTS RESERVE COPYRIGHT AND OTHER RIGHTS RESTRICTING THESE DRAWINGS FOR THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR OTHER ASSIGNMENTS ARE PROHIBITED. © 2021

ISSUED FOR ZONING BOARD APPROVAL AUGUST 5, 2021

| REVISION NO. | DATE | REMARKS |
|--------------|------|---------|
| | | |
| | | |

PROPOSED HOUSE PLANS
 FOR : GUILLERMO ROMO
 503 S. JOLIET ST., JOLIET, IL

| |
|----------------------------|
| DRAWN BY: B.N |
| CHECKED BY: BOB GEBEL |
| DATE: AUGUST 5, 2021 |
| PROJECT NO: 21R29 |
| TITLE: PROPOSED ELEVATIONS |

SHEET A-3

PLAT OF SURVEY

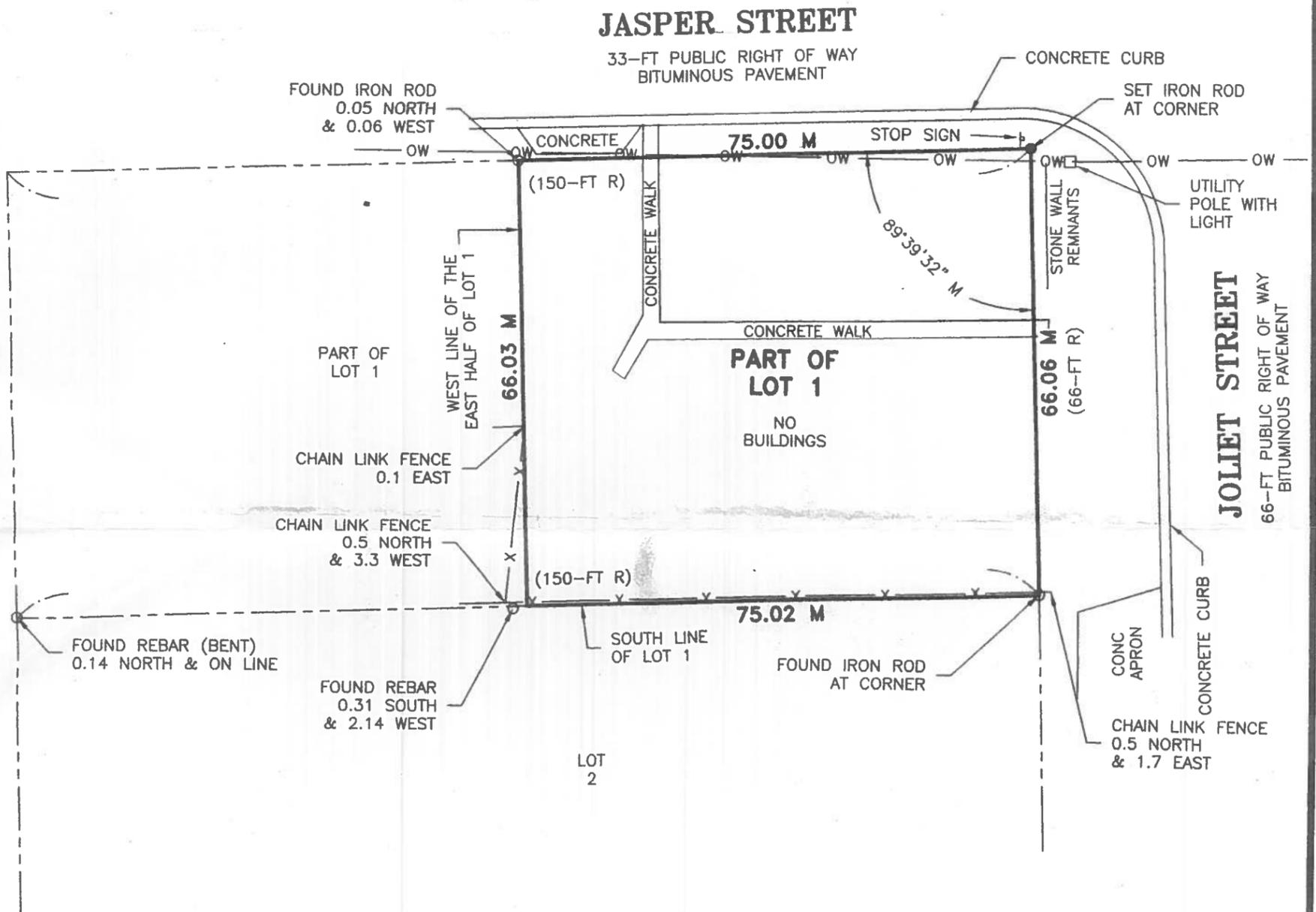
P.I.N. 07-16-416-008
501 S. JOLIET STREET
JOLIET, IL

THE EAST HALF OF LOT 1 OF J.E. BUSH'S SUBDIVISION OF BLOCK 95 IN THE SCHOOL SECTION ADDITION TO THE CITY OF JOLIET, OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 1884 IN PLAT BOOK 5 AT PAGE 15 AS DOCUMENT NUMBER 132501 IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, SITUATED IN THE COUNTY OF WILL AND STATE OF ILLINOIS.

SCALE 1" = 20'

"O" INDICATES SURVEY MONUMENT FOUND
"●" INDICATES 9/16" X 30" IRON ROD SET

C OR CALC = CALCULATED
D = DEED
M OR MEAS = MEASURED
R OR REC = RECORD



NOTES:

1. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
2. GEOTECH INCORPORATED IS PROFESSIONAL DESIGN FIRM NUMBER 184-000165.
3. FOR A SURVEY TO BE CONSIDERED TO BE AN ORIGINAL IT MUST BE SIGNED AND HAVE EITHER AN EMBOSSED SEAL OR A RUBBER STAMP SEAL IN THE COLOR RED OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR.
4. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
5. UNLESS OTHERWISE NOTED ON THE DRAWING, ALL PROPERTY CORNERS SET ARE 9/16-IN X 30-IN GALVANIZED IRON STEEL RODS.
6. THIS PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
7. THE AREA OF THE SURVEYED PARCEL IS 0.114 ACRE.
8. FIELD WORK COMPLETED ON MARCH 5, 2021.

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE SURVEYED, STAKED, AND LOCATED THE IMPROVEMENTS ON, AND PLATTED THE LAND DESCRIBED IN THE FOREGOING CAPTION AND SHOWN ON THIS PLAT, AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS THIS

16th DAY OF March 2021, A.D.

Christopher M. Papesh
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369

LICENSE EXPIRATION DATE: 11/30/2022
cpapesh@geotechincorp.com

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS

1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

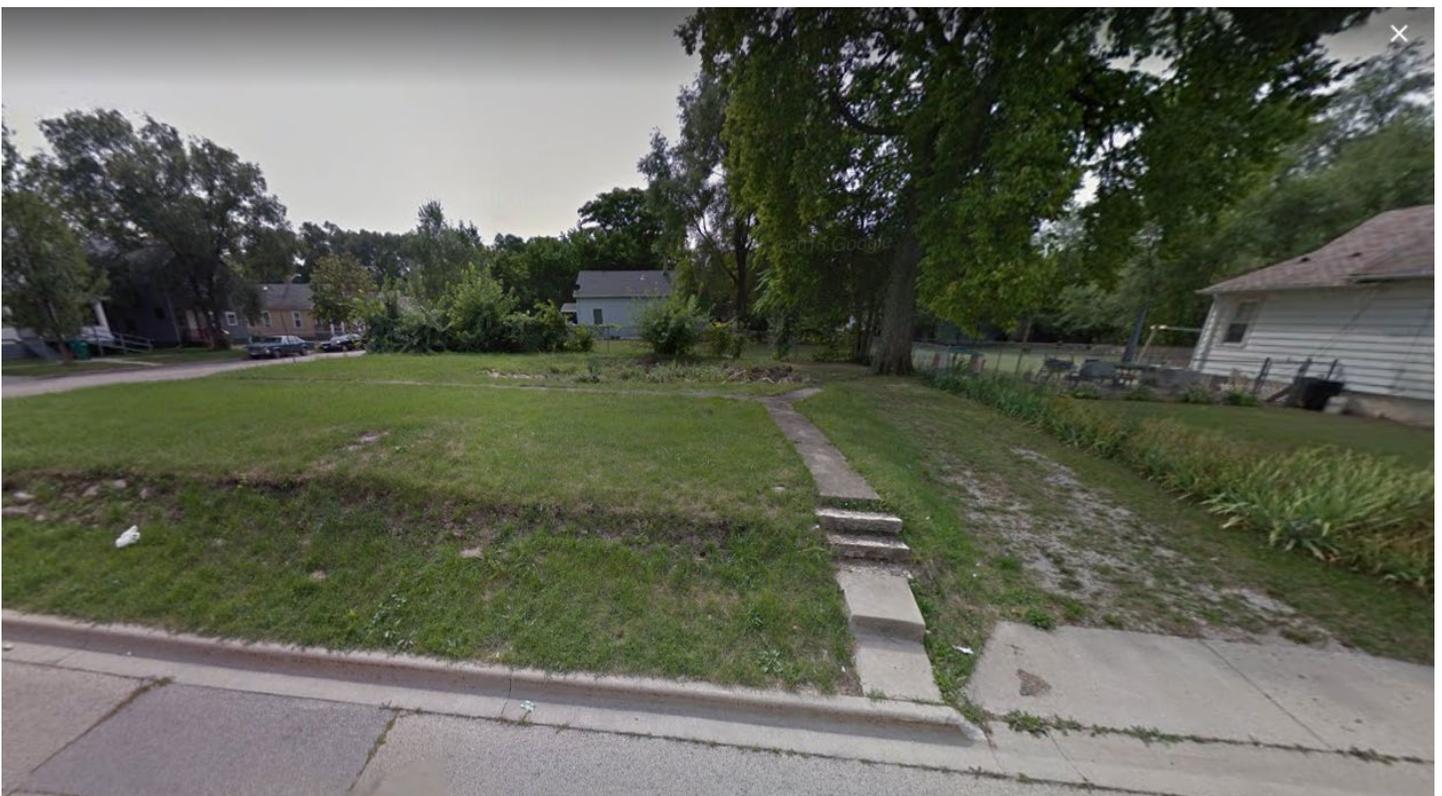
| | |
|-------------------------|---------------------------|
| PROJECT: GUILLERMO ROMO | FIELD BOOK #: BF35-10 P64 |
| DRAWN BY: MC | DATE: 3/16/21 |
| SCALE: 1"=20' | JOB NO. 20847 |

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

Figure 1: Subject property at 501 S. Joliet Street. View from Joliet Street



Figure 2: Subject property at 501 S. Joliet Street. View from Jasper Street.

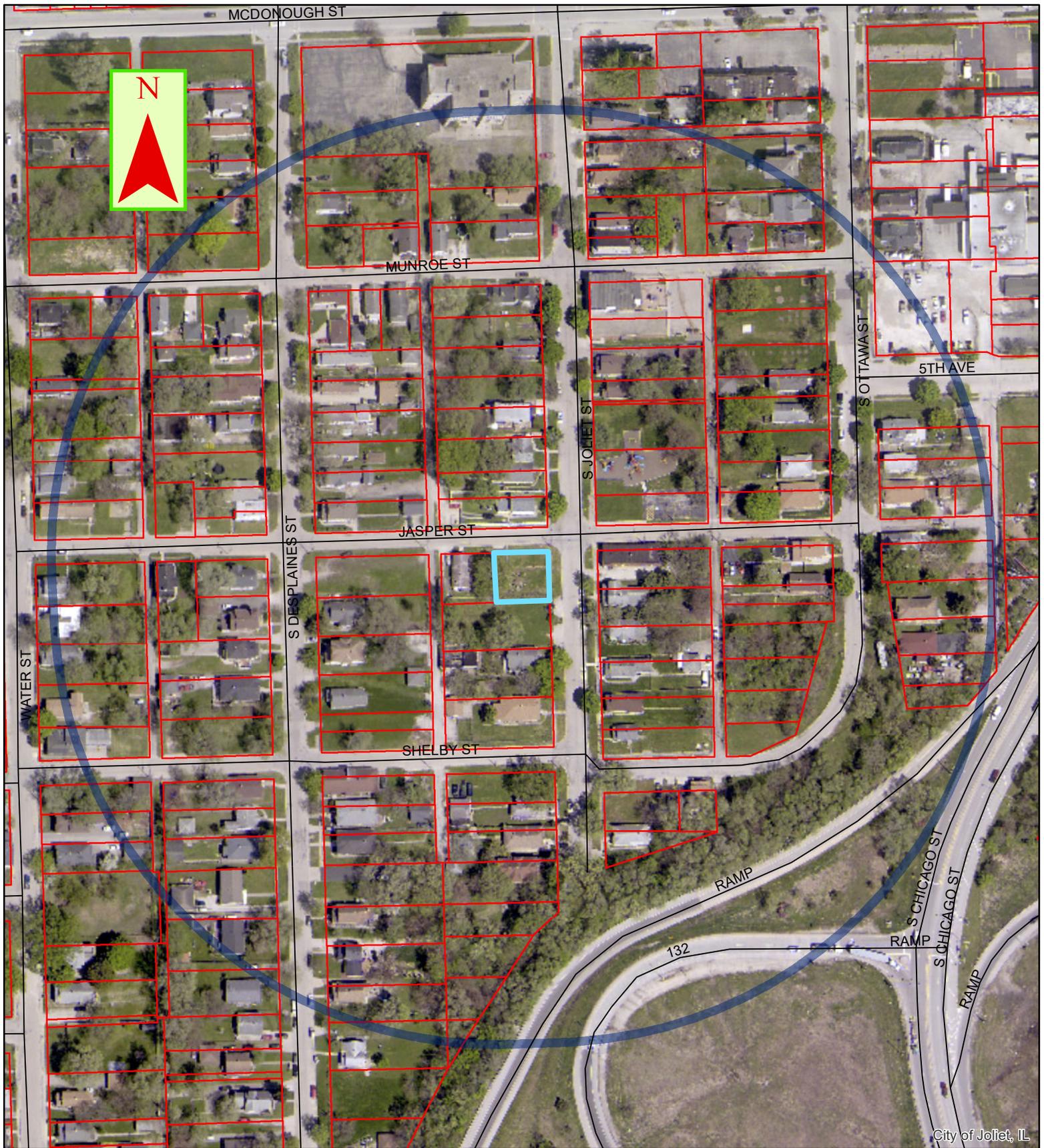




2021-49

 = Area in Question
 = 600' Public Notification Boundary

| Legend | | | |
|--------|------|-----|--|
| Zoning | I-TA | R-2 | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |



City of Joliet, IL



2021-49a

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