

## **STAFF REPORT**

**DATE:** September 9, 2025  
**TO:** Zoning Board of Appeals  
**FROM:** Helen Miller, Planner  
**RE:** Petition Number: 2025-38  
Applicant: Efrain Maldonado  
Status of Applicant: Owner  
Location: 501 Stockton Drive (Council District #5)  
Request: Variation to reduce the corner side yard setback to allow installation of a shed

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### **Purpose**

The applicant is requesting the following Variation to allow the installation of a shed on their property at 501 Stockton Drive:

- Variation to reduce the required corner side yard setback from 20 feet to 6 feet

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

### **Site Specific Information**

The subject site is a corner lot that is 90 feet by 130 feet (11,700 square feet) and contains a two-story residence built in 2007. The lot coverage for the existing house is around 18 percent. The property is zoned R-1B (single-family residential) and is located at the northeast corner of Stockton Drive and Holland Drive.

### **Surrounding Zoning, Land Use and Character**

The property is located in the Estates at Cedar Creek residential subdivision and is surrounded by residential lots with R-1B (single-family residential) zoning.

### **Applicable Regulations**

- Section 47-5B.4 R-1B District Yard and Lot Requirements
- Section 47-17.3 Yards Required for Corner Lots
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

### **Discussion**

The approval of the requested Variation would allow the owner to install a shed with a setback of 6 feet from the corner side yard property line. The required corner side yard

setback in the R-1B district is 20 feet. The shed would be located at the northwest corner of the property and would be 10 feet off the rear property line in order to stay out of the rear yard public utility and drainage easement. The proposed shed is 10 feet wide and 12 feet long, with a roof peak height of 8 feet 3 inches. The owner wishes to place the shed in the proposed location due to the location of existing trees in their backyard. A plat of survey, site plan, and shed illustration are included in the staff report packet.

Staff does not find an exceptional hardship for this request but does find that the combination of the existing trees and the 10-foot rear yard utility easement limits the possible locations for the shed on this site. Staff also finds that the granting of the variation will not alter the essential character of the area. The proposed shed has a low profile and is designed for use in residential areas. The location of the proposed shed will also not impact the front yard of the property at 500 Holland Drive as that house and front yard face north.

**Conditions**

None

Figure 1: 501 Stockton Drive (2025), with proposed shed location in red





*Figure 2: Shed at 501 Stockton Drive, view northeast from Holland Drive (September 2025)*



*Figure 3: Shed at 501 Stockton Drive, view east from Holland Drive (September 2025)*





*Figure 4: 501 Stockton Drive, view north from the intersection of Stockton Drive and Holland Drive (September 2025)*





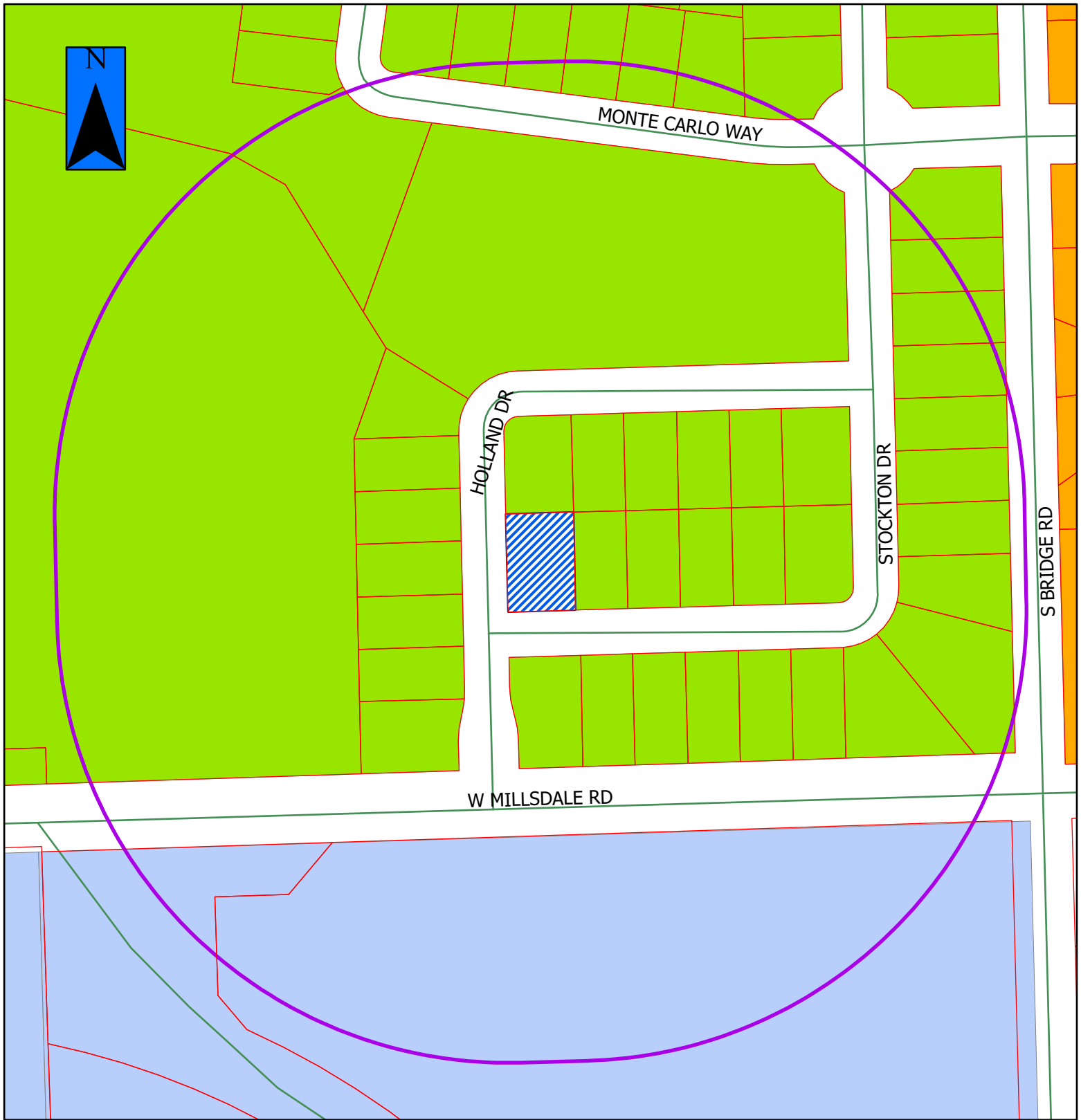


**2025-38a**



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





**2025-38**



= Property in Question



= 600' Public Notification Boundary

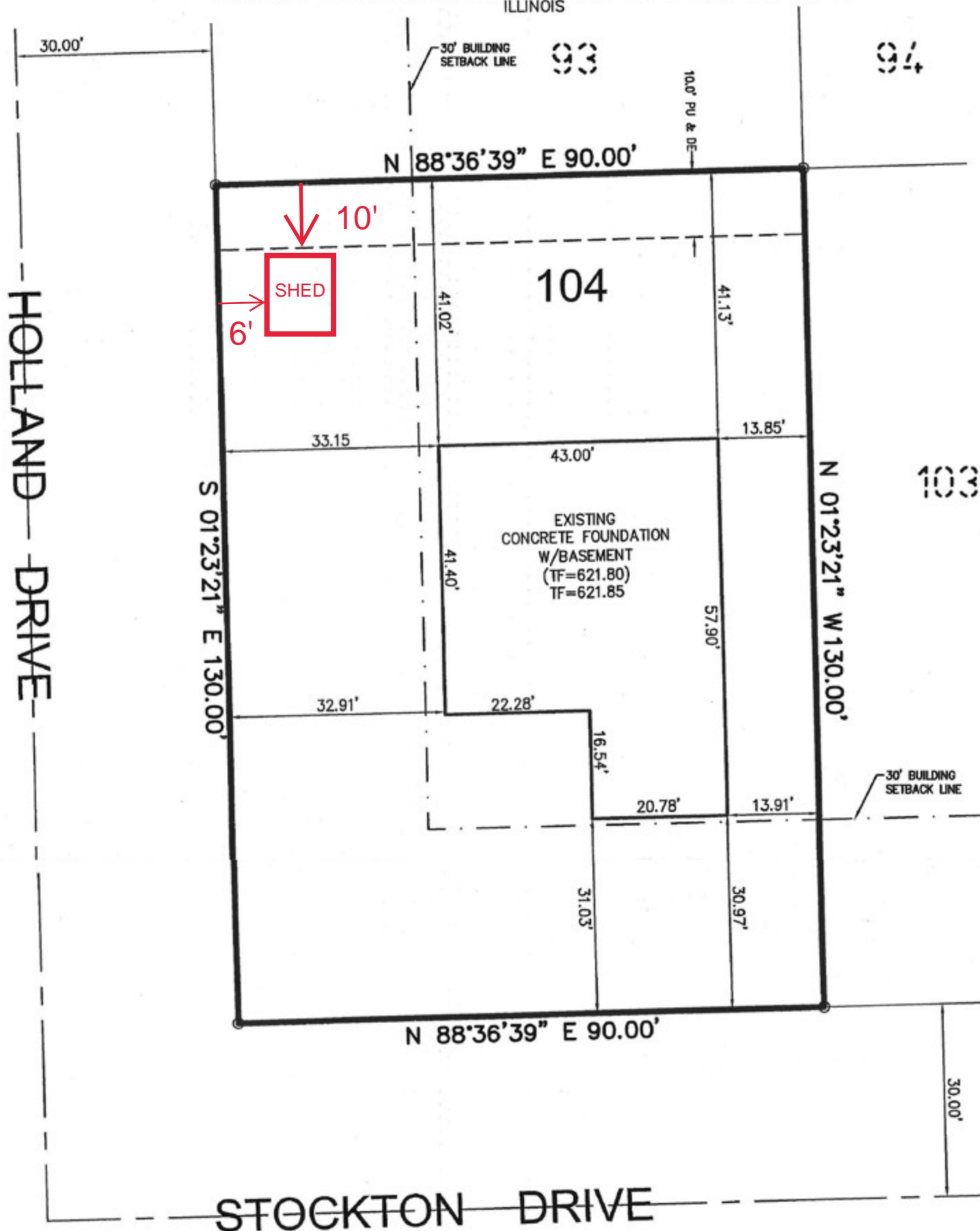
## Legend

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

	DRAWN BY	CHECKED BY
LOT	NL	
PERMIT	NL	
ASBUILT	TO	
FINAL		
UPDATE		

# FOUNDATION PLAT OF SURVEY

OF  
LOT 104 IN THE ESTATES AT CEDAR CREEK, BEING A SUBDIVISION OF PART OF  
THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 10 EAST  
OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED  
SEPTEMBER 13, 2006, AS DOCUMENT NUMBER R2006154817, IN WILL COUNTY,  
ILLINOIS



## BENCHMARKS

1. CHISELED " " ON SOUTHWEST WINGWALL OF  
MILLSDALE RD. BRIDGE OVER CEDAR CREEK.  
ELEV. 593.76

2. SET BENCH THE SPIKE IN WEST FACE OF THE  
FIRST POWER POLE, NORTH OF THE EAST 1/4 OF  
SEC. 9, EAST SIDE OF RTE. 53.  
ELEV. 624.84

3. " " ON SOUTHEAST CORNER, UP STREAM SIDE  
OF BOX CULVERT ON BRIDGE ROAD, SOUTHERLY  
RIGHT OF WAY COMMON WEALTH EDISON.  
ELEV. 613.51

NOTE: BENCHMARKS SHOWN HEREON FROM  
ENGINEERING IMPROVEMENT PLANS FOR THE  
RESERVE AT CEDAR CREEK-UNIT 1.

Prepared for: PASQUINELLI HOMES INC.

Job No. 265-232

Top of Foundation Elevation = See Plat

Address: 501 STOCKTON DRIVE

ALL MEASUREMENTS TAKEN FROM CONCRETE FOUNDATION. FOR  
BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN HEREON,  
REFER TO YOUR ABSTRACT, DEED, GUARANTEE POLICY, AND LOCAL  
ORDINANCES.

○ IRON PIPE SET (770.0) PROPOSED ELEVATION  
● IRON PIPE FOUND 770.0 EXISTING ELEVATION

TF Top of Foundation  
FG Finished Grade  
GF Garage Floor Elevation  
LE Landscape Easement  
PU & DE Public Utility & Drainage Easement  
DUE Drainage & Utility Easement  
B.S.L. Building Setback Line

## NOTES:

1. **COMPARE ALL POINTS BEFORE BUILDING  
AND REPORT ANY DIFFERENCES AT ONCE.**

2. PROPOSED GRADING, IMPROVEMENTS AND TOP OF  
FOUNDATION ELEVATION AS DEPICTED HEREON  
OBTAINED FROM "ENGINEERING IMPROVEMENT PLANS  
FOR THE ESTATES AT CEDAR CREEK" PREPARED BY  
RUETTIGER, TONELLI & ASSOCIATES, INC., PROJECT  
NO. 20031692.05, DATED 2/7/06 AS LAST REVISED  
8/8/06.

**MIDWEST  
TECHNICAL  
CONSULTANTS, INC.**  
LAND SURVEYORS  
www.midwtech.com

TELEPHONE:  
(630) 505-0101  
FACSIMILE  
(630) 505-0318

1840 CENTRE POINT CIRCLE  
NAPERVILLE, ILLINOIS 60563

STATE OF ILLINOIS )  
COUNTY OF DuPAGE ) S.S.

WE, MIDWEST TECHNICAL CONSULTANTS, INC.,  
PROFESSIONAL DESIGN FIRM—LAND SURVEYING  
CORPORATION NO. 184-002917, DO HEREBY  
CERTIFY THAT THE PLAT SHOWN HEREON IS A  
CORRECT REPRESENTATION OF A SURVEY  
PERFORMED AT AND UNDER OUR DIRECTION.

ALL DISTANCES SHOWN IN FEET AND DECIMAL  
PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL IN NAPERVILLE,  
ILLINOIS THIS 15TH DAY OF MAY, A.D., 2007.

RUSSEL W. OLSEN, P.L.S. #2718  
VICE PRESIDENT  
LICENSE EXPIRES 11/30/2008



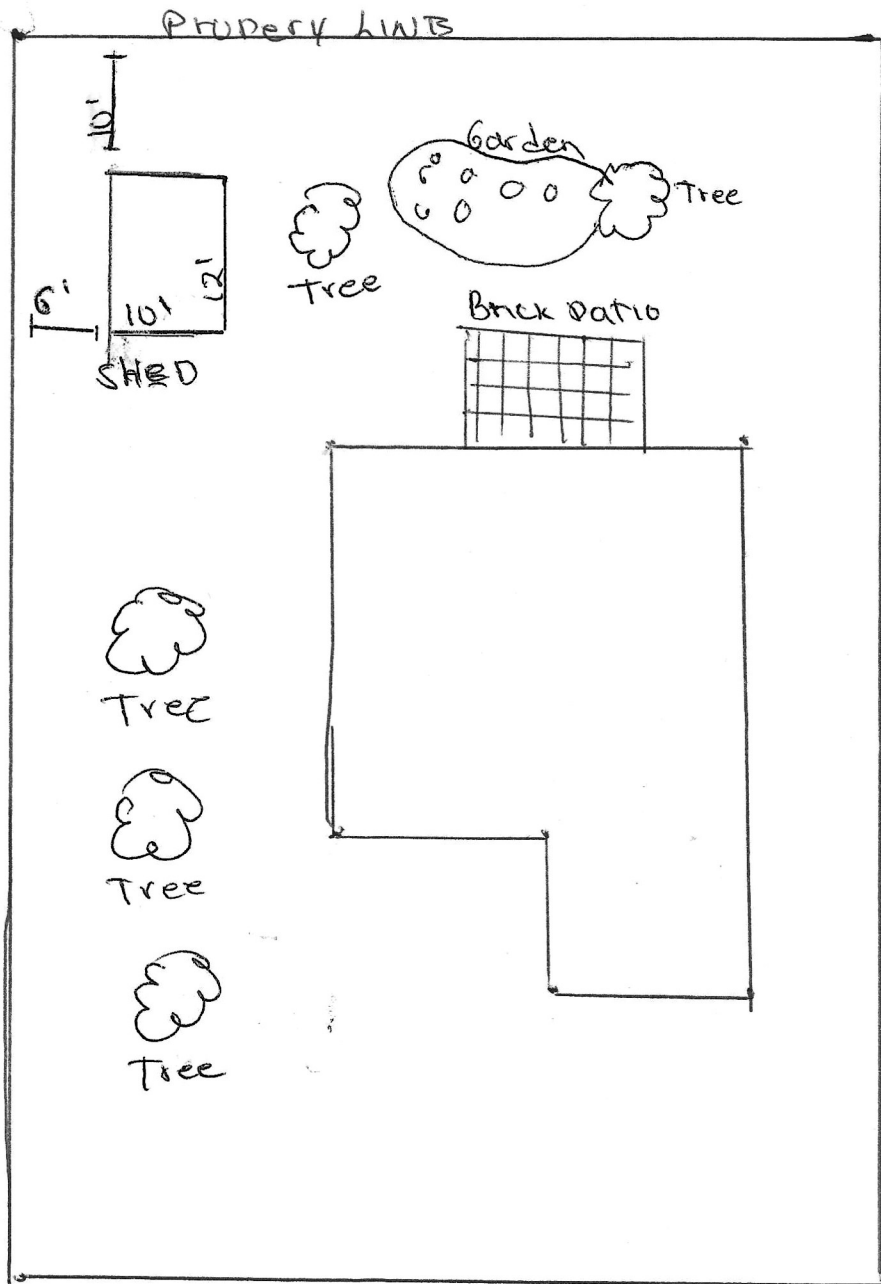


# PLAT OF SURVEY

501 STOCKTON Dr JULIET IL 60436

APPLICATION REF. 82565

HOLLAND DRIVE



SITE PLAN

STOCKTON DRIVE

Refresh your space or tackle a new project with inspiration from Lowe's. [Learn More >](#)



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Bolingbrook Lowe's 10 PM 60436



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[Outdoors](#) / [Sheds & Outdoor Storage](#) / [Sheds](#) / [Wood Storage Sheds](#)

Heartland Monterra Value Gable 10-ft x 12-ft Gable Style Wood Outdoor Storage Shed with 1 Doors

Item #6251632 | Model #19843-4

[Shop Heartland](#)

★ ★ ★ ★ ☆ 3.9 82

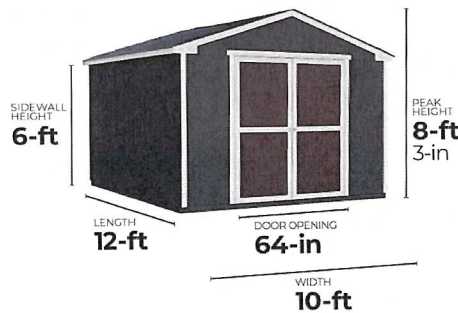


Viewed 08/6/2025

[More R](#)



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You save \$329.85 | Ends Aug 20

**\$1775.69** When you choose 5% savings on eligible purchases every day. [Learn How](#)



OR

**\$156/mo** Suggested payments with 12 month special financing. Ltd time. [Learn How](#)

Heartland Monterra Value Gable 10-ft x 12-ft Gable Style Wood Outdoor Storage Shed with 1 Doors **\$1,869.15**

[Shop Heartland](#)

★ ★ ★ ★ ☆ 3.9 82

Feedback

10-ft x 8-ft 10-ft x 10-ft 10-ft x 12-ft 10-ft x 16-ft



FOR OFFICE USE ONLY

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

Payment received from:

Petition #: \_\_\_\_\_

Common Address: 501 Stockton Dr.

Date filed: 8/6/25

Meeting date assigned: 9/18/25

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 STOCKTON DR JOLIET IL

PETITIONER'S NAME: EFRAIN MALDONADO

HOME ADDRESS: 501 Stockton Dr. Joliet IL ZIP CODE: 60436

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

PHONE: (Primary) (630) 263 5299 (Secondary) \_\_\_\_\_

EMAIL ADDRESS: 1285maldonado@gmail.com FAX: \_\_\_\_\_

PROPERTY INTEREST OF PETITIONER: Efrain Maldonado

OWNER OF PROPERTY: Efrain Maldonado

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.): 10-11-04-304-007-0000 ;  
\_\_\_\_\_ ; \_\_\_\_\_ ; \_\_\_\_\_.

*\*\*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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LOT SIZE: WIDTH: 90' DEPTH: 130' AREA: \_\_\_\_\_

PRESENT USE(S) OF PROPERTY: RESIDUALS

PRESENT ZONING OF PROPERTY: RESIDENTIAL

VARIATION/APPEAL REQUESTED: SHED 10'x12' Variation 5' From  
EXISTIN Public sidewalk  
\_\_\_\_\_

**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?*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



2. What unique circumstances exist which mandate a variance?

The position of shed is 5' ft from public side walk because, at 20' ft I have trees and plants, also I have a small area where I'm planning a vegetable garden.

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.

a negative impact would be cut down my trees and plants, I have now, and negative impact and the view of my back yard.

**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, Efrain Maldonado, 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.

Efrain Maldonado  
Petitioner's Signature

\_\_\_\_\_  
Owner's Signature  
(If other than petitioner)

Subscribed and sworn to before me  
this 5th day of August, 2025  
Dulce Zulema Garcia

OFFICIAL SEAL  
DULCE ZULEMA GARCIA  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/15/2025

## 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 Stackton Dr Joliet IL 60436

PIN(s): 10-11-04-304-007-0000

### 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

EFRAIN AND ANA MARIA MALDONADO

(630) 263 52 99

(224) 688 10 71

E-MAIL: 1285maldonado@gmail.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

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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:** Edu AH

**DATE:** 8/6/2025

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

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**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).		