



City of Joliet

Zoning Board of Appeals

Meeting Agenda

Board Members
Ralph Bias
Ed Hennessy
Bob Nachtrieb
Brigette Roehr
Debbie Radakovich
Jesse Stiff

Thursday, June 19, 2025

2:00 PM

City Hall, Council Chambers

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 5-15-25

Attachments: [Zoning Board of Appeals Meeting Minutes 5-15-25.pdf](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Zoning Board of Appeals members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2025-16: A series of Variations to allow a covered front porch, located at 717 Richards Street. (COUNCIL DISTRICT #5) ****WITHDRAWN****

Attachments: [ZBA 2025-16 \(717 Richards St\) WITHDRAWN.pdf](#)

PETITION 2025-17: A Variation of Use to allow a two-unit residence in the R-2A (single-family residential) zoning district and a series of Variations to allow a two-unit residence, located at 309 Stryker Avenue. (COUNCIL DISTRICT #5)

Attachments: [20250610 ZBA 2025-17 \(309 Stryker Avenue\) Staff Report v2 clean Packet.pdf](#)

PETITION 2025-18: A series of Variations to allow a second story addition to an existing residence, located at 407 S. Desplaines Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2025-18 \(407 S Des Plaines St\) Staff Report Packet.pdf](#)

PETITION 2025-19: A series of Variations to allow replacement of an existing carport, located at 823 Manor Court. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2025-19 \(823 Manor Ct\) Staff Report Packet.pdf](#)

PETITION 2025-20: A Special Use Permit to allow a staffing agency, located at 18 S. Larkin Avenue. (COUNCIL DISTRICT #5) ****WITHDRAWN****

Attachments: [ZBA 2025-20 \(18 S Larkin Ave\) WITHDRAWN.pdf](#)

PETITION 2025-21: A Variation to reduce the corner side yard setback from 20 feet to 5 feet to allow an above-ground pool, located at 1082 Cathy Drive. (COUNCIL DISTRICT #5)

Attachments: [Staff Report Packet.pdf](#)

PETITION 2025-22: A series of Variations to allow for the installation of eight (8) directional signs at an overall height of five (5) feet instead of three (3) feet for signage, located at 1401 Gateway Boulevard. (COUNCIL DISTRICT #5)

Attachments: [Staff Report Packet](#)

PETITION 2025-23: A Special Use Permit to allow a truck parking and maintenance facility, located at 1402 Spencer Road. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2025-23 \(1402 Spencer Rd\) Staff Report Packet.pdf](#)

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

Election of Zoning Board of Appeals Vice-Chair

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Zoning Board of Appeals members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8589

Agenda Date: 6/19/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, May 15, 2025

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Ralph Bias

Ed Hennessy

Bob Nachtrieb

Jim Riggs

Brigette Roehr

Debbie Radakovich

Jesse Stiff

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present	Bob Nachtrieb, Ed Hennessy, Jim Riggs, Brigitte Roehr, Debbie Radakovich and Jesse Stiff
Absent	Ralph Bias

ALSO PRESENT: Media Engagement and Communications Director Rosemaria DiBenedetto, Community Development Director Dustin Anderson, Interim Corporation Counsel Todd Lenzie, Interim Deputy Corporation Counsel Stephaine Silkey, Planner Jayne Bernhard, Planner Raymond Heitner, Planner Helen Miller, Economic Development Specialist Emily McGuire, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

After the roll call, Planner Jayne Bernhard explained Petitions 2025-13, 2025-14, and 2025-15 were withdrawn.

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 4-17-25

[TMP-8497](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 4-17-25.pdf](#)

A motion was made by Brigitte Roehr, seconded by Debbie Radakovich, to approve Zoning Board of Appeals Meeting Minutes 4-17-25. The motion carried by the following vote:

Aye: Nachtrieb, Hennessy, Riggs, Roehr, Radakovich and Stiff

Absent: Bias

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2025-09: A Variation of Use to allow a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2A (single-family residential) zoning district and a series of Variations to allow a two-unit residence, located at 1507 E. Cass Street. (COUNCIL DISTRICT #4)

[ID-2126-20](#)

REPEAL OF PETITION 1995-48: A Variation of Use to allow

the continuation of an existing pizza business, a B-1 (neighborhood business) use, in an R-2A district, located at 1507 E. Cass Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-09 \(1507 E. Cass Street\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Diego Del Toro appeared on behalf of the petition. In response to Mr. Hennessy's question, Mr. Del Toro explained the property was a rental. There was a discussion related to Ms. Roehr's questions about the property's code violations and excess parking within a residential area. Ms. Bernhard and Planner Raymond Heitner explained staff could work with the applicant to produce a parking lot with a more residential appearance and the Board could make a condition relative to parking and landscaping within the motion. In response to additional questions from the Board, Mr. Heitner and Mr. Del Toro discussed the property's number of parking spaces. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Jim Riggs, seconded by Jesse Stiff, to approve PETITION 2025-09: A Variation of Use to allow a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2A (single-family residential) zoning district and a series of Variations to allow a two-unit residence, located at 1507 E. Cass Street subject to the conditions listed in the staff report and an additional condition, as requested by the Zoning Board of Appeals, that the applicant work with staff to convert superfluous parking spaces on the property's south side to landscaping or green space. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Nachtrieb, Hennessy, Riggs, Roehr, Radakovich and Stiff

Absent: Bias

A motion was made by Brigitte Roehr, seconded by Jim Riggs, to approve REPEAL OF PETITION 1995-48: A Variation of Use to allow the continuation of an existing pizza business, a B-1 (neighborhood business) use, in an R-2A district, located at 1507 E. Cass Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Nachtrieb, Hennessy, Riggs, Roehr, Radakovich and Stiff

Absent: Bias

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2025-12: A Variation to reduce the required side yard setback from 8 feet to 5.7 feet to allow construction of a house addition, located at 1411 Arthur Avenue. (COUNCIL DISTRICT #4)

[**TMP-8488**](#)

Attachments: [ZBA 2025-12 \(1411 Arthur Avenue\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Bob Gebel with United Architects and Gerardo Razo appeared on behalf of the petition. Mr. Gebel explained the variation for the side yard setback was 5.6 feet and not 5.7 feet as stated in the staff report. Ms. Bernhard explained staff felt the slight reduction from 5.7 to 5.6 feet didn't change the intent of the applicant's request. There were no questions or comments from the Board. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Jim Riggs, to approve PETITION 2025-12: A Variation to reduce the required side yard setback from 8 feet to 5.6 feet to allow construction of a house addition, located at 1411 Arthur Avenue. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Nachtrieb, Hennessy, Riggs, Roehr, Radakovich and Stiff

Absent: Bias

PETITION 2025-13: A Special Use Permit to allow an automotive repair facility, located at 801 E. Cass Street. (COUNCIL DISTRICT #4) *WITHDRAWN*****

[TMP-8489](#)

Attachments: [ZBA 2025-13 \(801 E Cass St\) WITHDRAWN.pdf](#)

Ms. Bernhard explained Petition 2025-13 was withdrawn.

PETITION 2025-14: A Special Use Permit to allow a daycare center, located at 2551 Division Street, Suites 101 and 102. (COUNCIL DISTRICT #1)

[TMP-8490](#)

PETITION 2025-15: A Variation to allow a daycare center within 40 feet of a residential zoning district, located at 2551 Division Street, Suites 101 and 102. (COUNCIL DISTRICT #1)

Attachments: [ZBA 2025-14 2025-15 \(2551 Division Street\) Staff Report Packet.pdf](#)

Ms. Bernhard explained Petitions 2025-14 and 2025-15 were withdrawn.

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

Downtown Joliet Equitable Transit Oriented Development Plan – Overview and Status Update

[TMP-8496](#)

Ms. Bernhard provided an overview of the Downtown Joliet Equitable Transit Oriented Development (ETOD) Plan, which included information about the plan's background, planning process, draft plan contents, draft plan implementation, and final plan stages. In response to the Board's questions,

Ms. Bernhard described the processes for zoning ordinance and municipal code changes, provided an update on the City Square project, and explained the ETOD Plan would be publicized for public comment.

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve adjournment. The motion carried by the following vote:

Aye: Nachtrieb, Hennessy, Riggs, Roehr, Radakovich and Stiff

Absent: Bias

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8590

Agenda Date: 6/19/2025

DATE: June 10, 2025
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2025-16
Location: 717 Richards Street
Request: A Series of Variations to allow a covered front porch

PETITION WITHDRAWN

Upon further review of the petition, staff determined that the porch in question does not require the requested variations. Therefore, this petition has been withdrawn by staff.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8591

Agenda Date:6/19/2025

DATE: June 19, 2025
TO: Zoning Board of Appeals
FROM: Ray Heitner, Planner
RE: Petition Number: 2025-17
Applicant/Owner: William Passaglia
Location: 309 Stryker Avenue
Request: 2025-17: A Variation of Use to allow a two-unit residence in the R-2A (Single-Family Residential) zoning district and a series of Variations to allow a two-unit residence, located at 309 Stryker Avenue.

Purpose

The applicant is requesting a Variation of Use to allow a two-unit residence, an R-3 (One- and Two-Family Residential) use, in the R-2A (Single-Family Residential) zoning district at 309 Stryker Avenue. The requested Variation of Use petition, if approved, would allow for the use of two dwelling units on the subject property. The applicant is also requesting a Variation to reduce the minimum lot area per family from 4,800 square feet to 3,500 square feet. This Variation is needed to allow two dwelling units to operate on the subject property, given the lot's preexisting size of approximately 7,000 square feet. The Variation of Use petition will require City Council approval, while the Variation pertaining to lot area per family only requires approval from the Zoning Board of Appeals.

Site Specific Information

The subject property was built in the early 1970's and it contains a split-level building with a dwelling unit on each floor. Staff research has determined that the building has fluctuated between use as a single and two-unit dwelling throughout its history. The building's main entrance is centrally located on the south elevation and an interior stairwell leads to separate points of access to each unit. The ground level unit has access to a patio and the second level unit to a deck on the west elevation.

The property contains off-street parking for four vehicles. The R-2A zoning district requires each dwelling unit to have no less than two (2) off-street parking spaces on the lot on which the dwelling is situated.

Surrounding Zoning, Land Use and Character

The zoning and land use for the adjacent properties are as follows:

- North: R-2A (Single-Family Residential), single-family residence
- South: R-2A (Single-Family Residential), single-family residence

- East: R-2 (Single-Family Residential), single-family residence
- West: R-2A (Single-Family Residential), single-family residence

Applicable Regulations

- Section 47-17.28 – Variation of Use
- Section 47-19.8 - Criteria for granting a Variation (refer to attachment)
- Section 47-6A – R-2A (Single-Family Residential) Zoning District

Section 47-17.28: Variation of Use: *A "variation of use" shall be defined to mean relief from strict compliance with the use limitations of this Ordinance regarding the classification, regulation, and restriction of the location where trades, industries, businesses, and residences may exist.*

Discussion

While the surrounding neighborhood is largely single-family residential in character, duplexes within split-level structures are common. The proposed use would not alter the essential character of the neighborhood. No changes to the exterior are planned and the building will maintain a single main entrance. The property can also accommodate the required number of off-street parking with two spaces available in the garage and two spaces available to the rear of the building along the west property line.

A variation to reduce the minimum lot area per family (or per dwelling unit) is required to avoid a nonconformity with the underlying zoning district. In this instance, the variation would reduce the required minimum lot area per family from 4,800 square feet, which is the minimum requirement for an R-2A (Single-Family Residential) zoning district, to 3,500 square feet per dwelling unit. Staff believes that the requested variation will only result in a modest increase in density relative to the allowable lot size per family of 4,800 square feet and will not alter the essential character of the locality.

Conditions

If the Zoning Board desires to approve the Variation of Use to allow a two-unit residence, in the R-2A (Single-Family Residential) zoning district, staff recommends the following conditions be included:

1. That the property shall enroll in and comply with the City's Rental Inspection Program.
2. Should the property be declared a public nuisance by the City Council, the Variation of Use shall be subject to a rehearing and possible revocation of the Variation of Use.

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: _____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIATION OF USE

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: 309 Stryker Ave., Joliet, IL

PETITIONER'S NAME: WILLIAM PASSAGLIA

HOME ADDRESS: 1201 ILLINI Dr., Lockport, IL ZIP CODE: 60441

BUSINESS ADDRESS: 1201 Illini Dr., Lockport, IL ZIP CODE: 60441

PHONE: (Primary) 312-203-9956 (Secondary) 815-341-2662

EMAIL ADDRESS: AndreaJaneLLC@gmail.com FAX: _____

PROPERTY INTEREST OF PETITIONER: Partial Owner

OWNER OF PROPERTY: The Andrea Jane, LLC

HOME ADDRESS: 1201 Illini Dr., Lockport, IL ZIP CODE: 60441

BUSINESS ADDRESS: same ZIP CODE: _____

EMAIL ADDRESS: AndreaJaneLLC@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):

THE ANDREA JANE, LLC

1201 ILLINI DR.

LOCKPORT, IL 60441

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-18-207-043;

_____;

****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):

Lot 28 IN BLOCK 4 IN IDYLSIDE, A SUBDIVISION OF THE EAST 60 ACRES OF THE
NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH , RANGE 10 EAST OF THE THIRD
PRINCIPLE MERIDIAN , IN WILL COUNTY, ILLINOIS

LOT SIZE: WIDTH: 35 DEPTH: 190 AREA: 6,650

PRESENT USE(S) OF PROPERTY: RESIDENTIAL

PRESENT ZONING OF PROPERTY: RESIDENTIAL

VARIATION OF USE REQUESTED: VARIATION OF USE for a second basement kitchen in a single family
residence

RESPONSE TO VARIATION OF USE 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?
THERE IS AN ADDITIONAL KITCHEN INSTALLED IN THE BASEMENT LEVEL

FOR USE BY RELATED LIVING SITUTATION. THE PROPERTY CANNOT BE SOLD WITHOUT
THE VARIANCE AS IT CURRENTLY STANDS

2. What unique circumstances exist which mandate a variance?

Property sale cannot be completed without permission for the second kitchen

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.

IT WOULD HAVE NO IMPACT AT ALL ON THE GENERAL CHARATER OF THE AREA

THERE ARE NO EXTERIOR CHANGES THAT NEED TO BE MADE

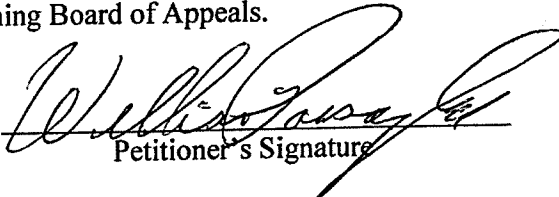
REQUIRED SUPPORTING ATTACHMENTS

- ☒ Site plan / concept plan / floor plan / building elevation plan
- ☒ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

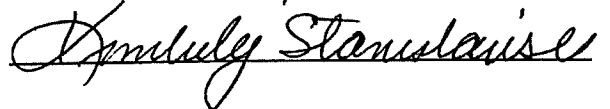
STATE OF ILLINOIS) ss
COUNTY OF WILL)

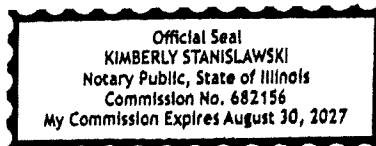
I, William Passaglia, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.


Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 23 day of April, 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:

309 STRYKER AVE., JOLIET, IL

PIN(s): 30-07-18-207-043

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

WILLIAM PASSAGLIA, 1201 ILLINI DR., LOCKPORT, IL 60441 815-341-2661 35%

JANE PASSAGLIA 1201 ILLINI DR., LOCKPORT, IL 60441 708-997-8524 35%

ANDREA MORICE 1205 MILNE DR., LOCKPORT, IL 60441 312-203-9956 30%

E-MAIL: AndreaJaneLLC@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

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.

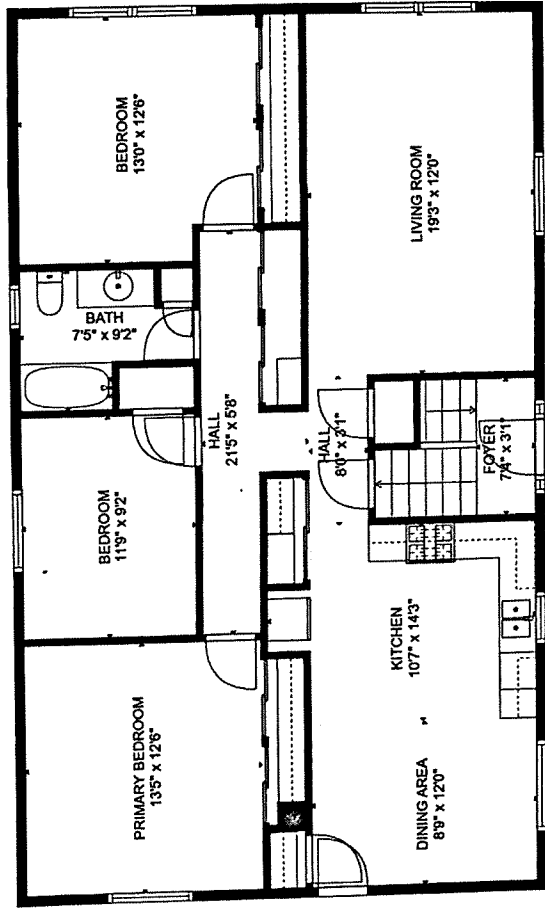
SIGNED: William Passaglia

DATE: April 23, 2025

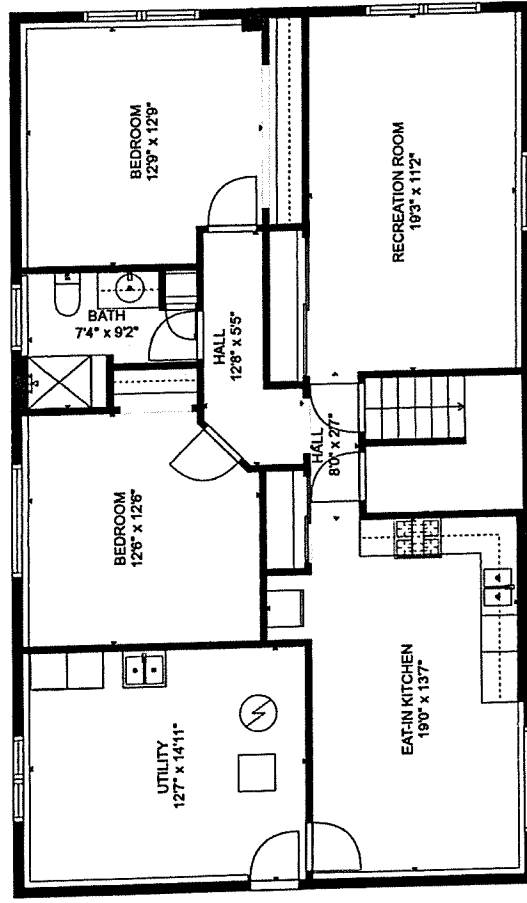
Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

William Passaglia, member, 312-203-9956, 815-341-2661

PRINT



FLOOR 2



FLOOR 1

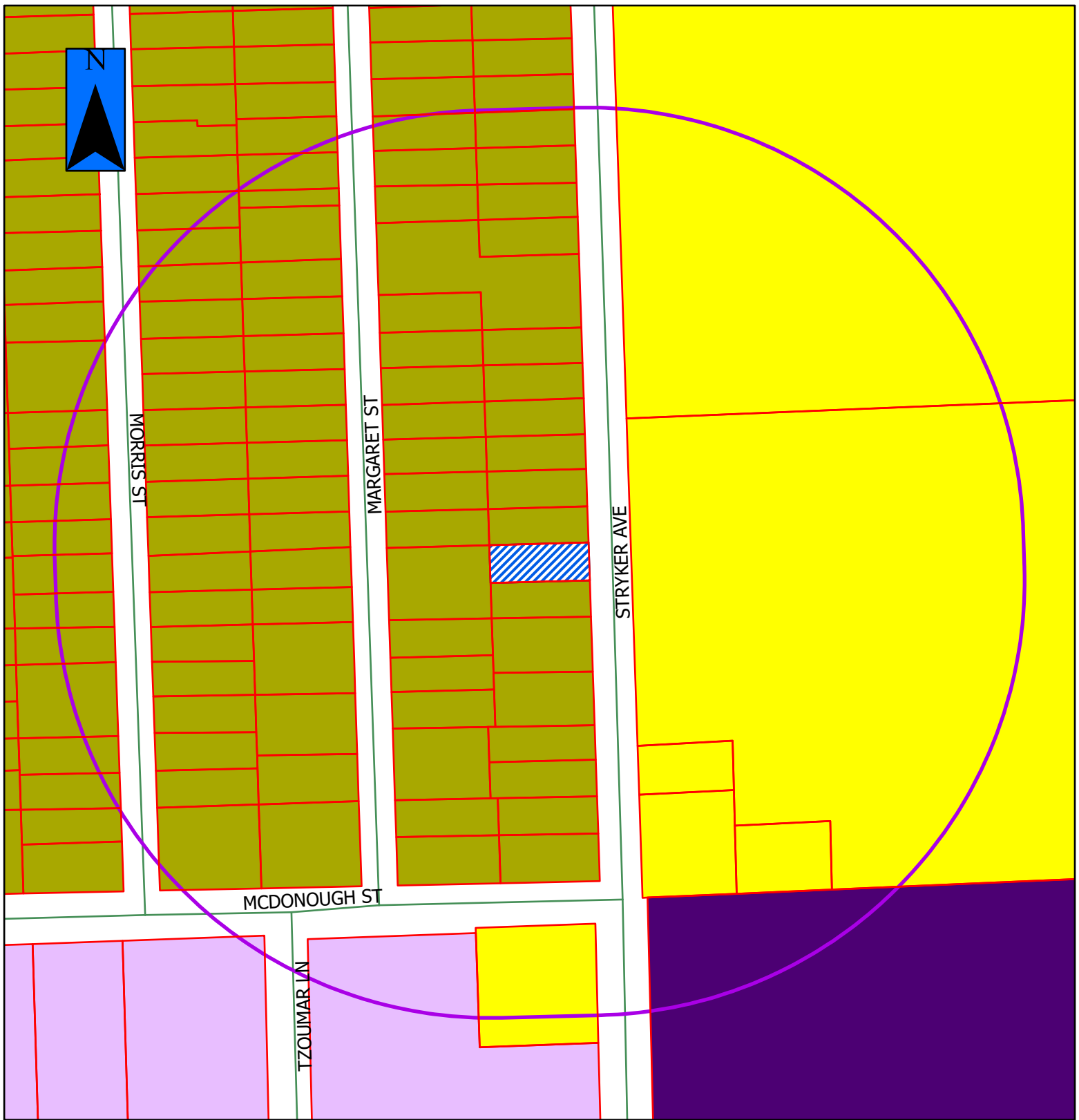
TOTAL: 2521 sq. ft
 BELOW GROUND: 1259 sq. ft, FLOOR 2: 1262 sq. ft

MEASUREMENTS ARE CALCULATED BY HCV IMAGE. THEY ARE ONLY MEANT TO BE SEEN AS APPROXIMATE MEASUREMENTS.





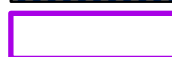




2025-17



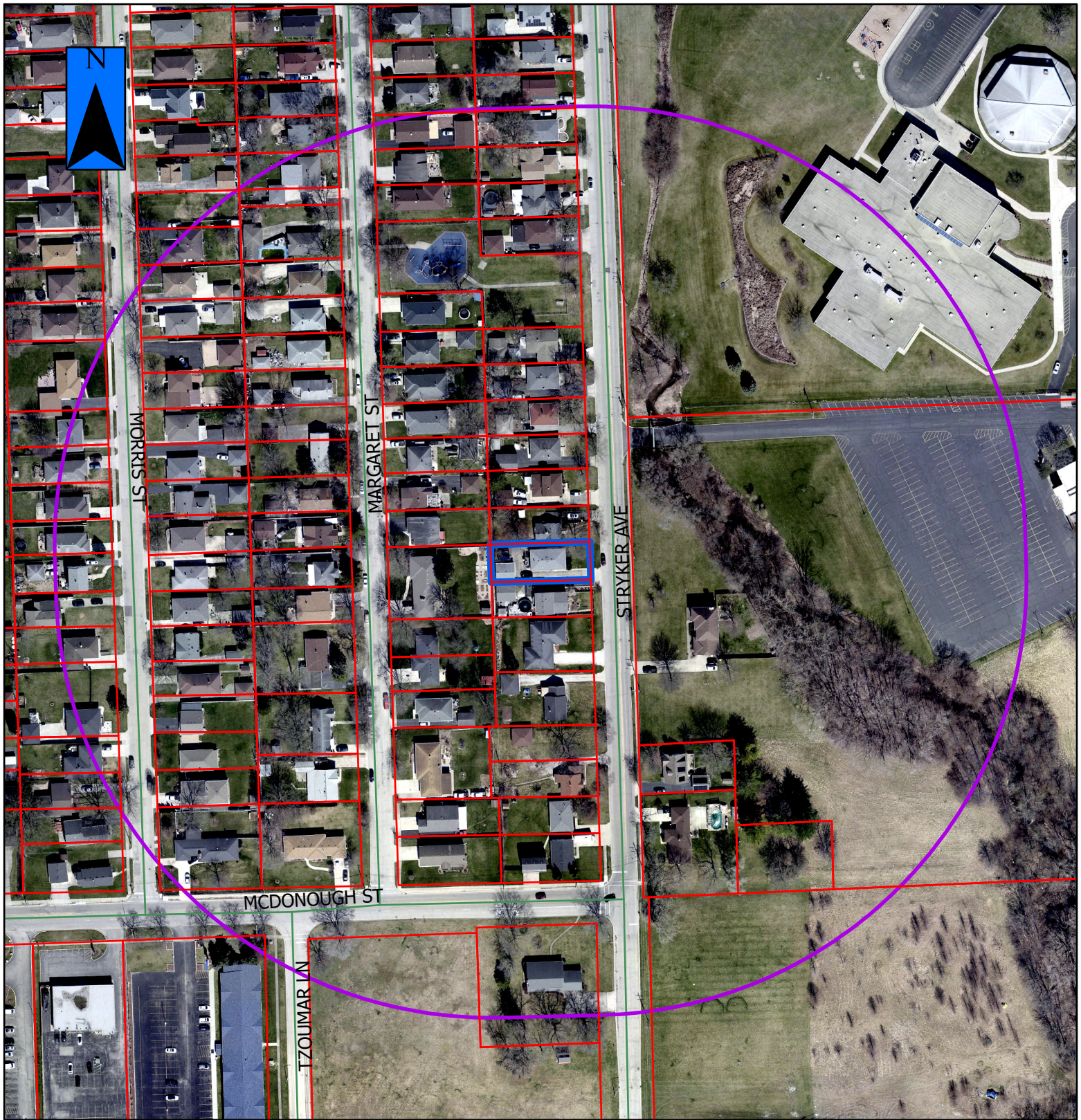
= Property in Question



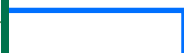
= 600' Public Notification Boundary

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-6



2025-17a



= Property in Question / Propiedad en cuestión



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



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8592

Agenda Date:6/19/2025

STAFF REPORT

DATE: June 10, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-18
Applicant: Eduardo Mimiaga
Status of Applicant: Owner
Location: 407 S. Des Plaines Street
Request: Variation to allow a second story addition

Purpose

The applicant is requesting the following variation to allow a second story addition on their existing residence at 407 S. Des Plaines Street:

- Variation to reduce the required side yard setback from 8 feet to 6 feet

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

Site Specific Information

The subject site is 7,500 square feet (50 feet by 150 feet) and contains a one-and-a-half-story residence built around 1900. The house has around 1,400 square feet of living area on the first floor and 330 square feet in the upper half-story. The main floor measures approximately 21 feet by 73 feet and contains three bedrooms, living and dining areas, a kitchen, and two bathrooms. The proposed addition will have around 1,045 square feet of living area and contain two bedrooms and a bathroom. The property is zoned R-2 (single-family residential).

Surrounding Zoning, Land Use and Character

The property is located in the Southside neighborhood and is surrounded by residences with R-2 (single-family residential) and R-3 (one- and two-family residential) zoning on the north, west, and south sides. To the east is the former Eliza Kelly School property, which is zoned R-2 (single-family residential).

Applicable Regulations

- Section 47-6.4 R-2 District Yard and Lot Requirements
- 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 construct an approximately 21-foot by 54-foot second-story addition on their one-and-a-half-story home. The addition would contain two bedrooms and a full bathroom. The front of the addition would be set back around 19 feet from the front wall of the main house and would meet the required front yard setback of 30 feet. The house has an existing side yard setback of 6 feet, which meets the requirement for a one-and-a-half-story structure but is less than the required side yard of 8 feet for two-story structures. Therefore, the petitioner needs a variation to build a full second story with the existing side yard setback.

The attached plans show the existing and proposed floor plans and the proposed elevations of the house. The addition will have a gable roof visible behind the existing front façade, which will remain unchanged. The new addition will have siding to match the existing house.

Staff finds that the request meets the following criteria for variations: the house has an existing side yard setback that does not meet the requirement for a full second story. It would be architecturally insensitive to build a second-story addition that is slightly offset from the first floor. Additionally, approval of the requested variation will not alter the essential character of the area, as there are other homes with second stories in the neighborhood.

Conditions

None

Figure 1: Aerial view of 407 S. Des Plaines Street (2024)

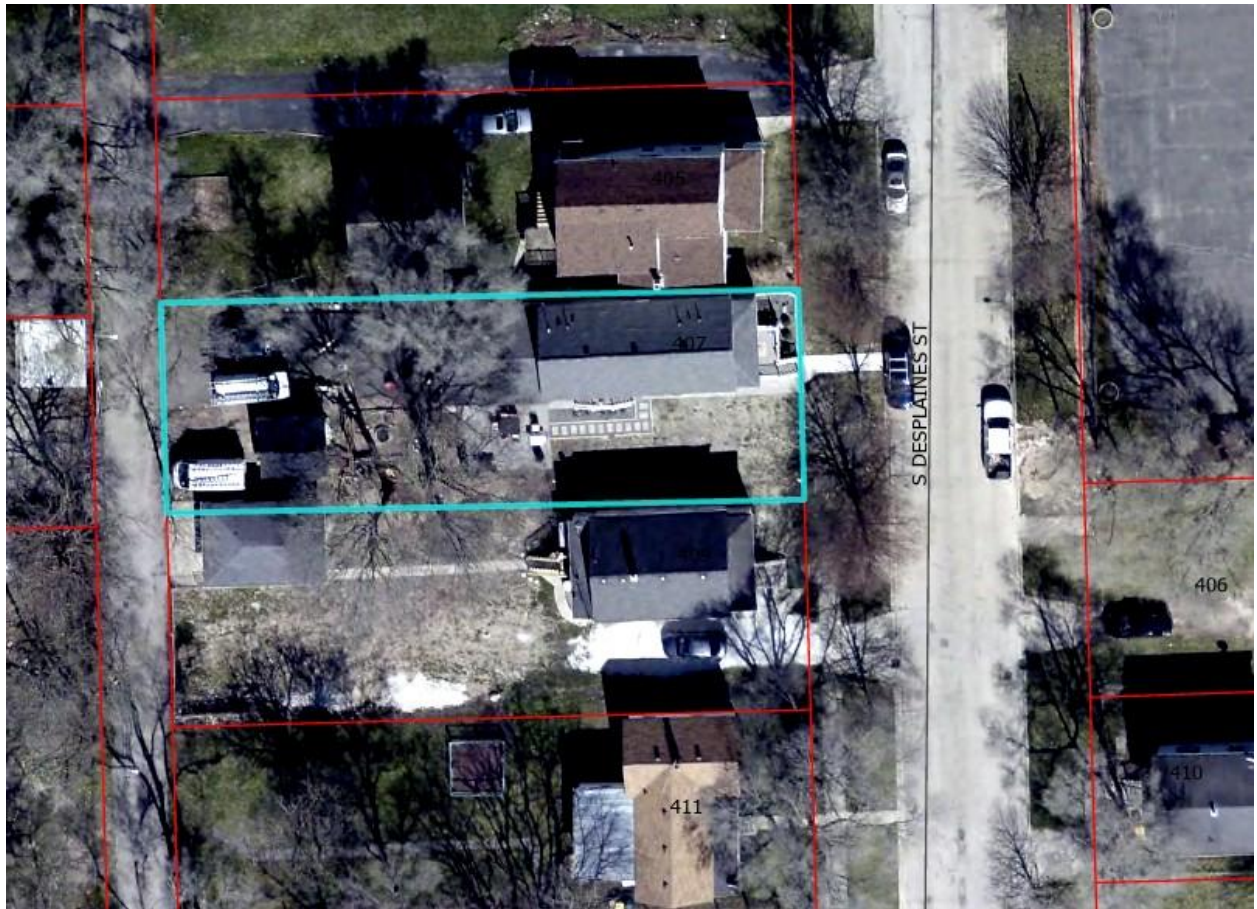
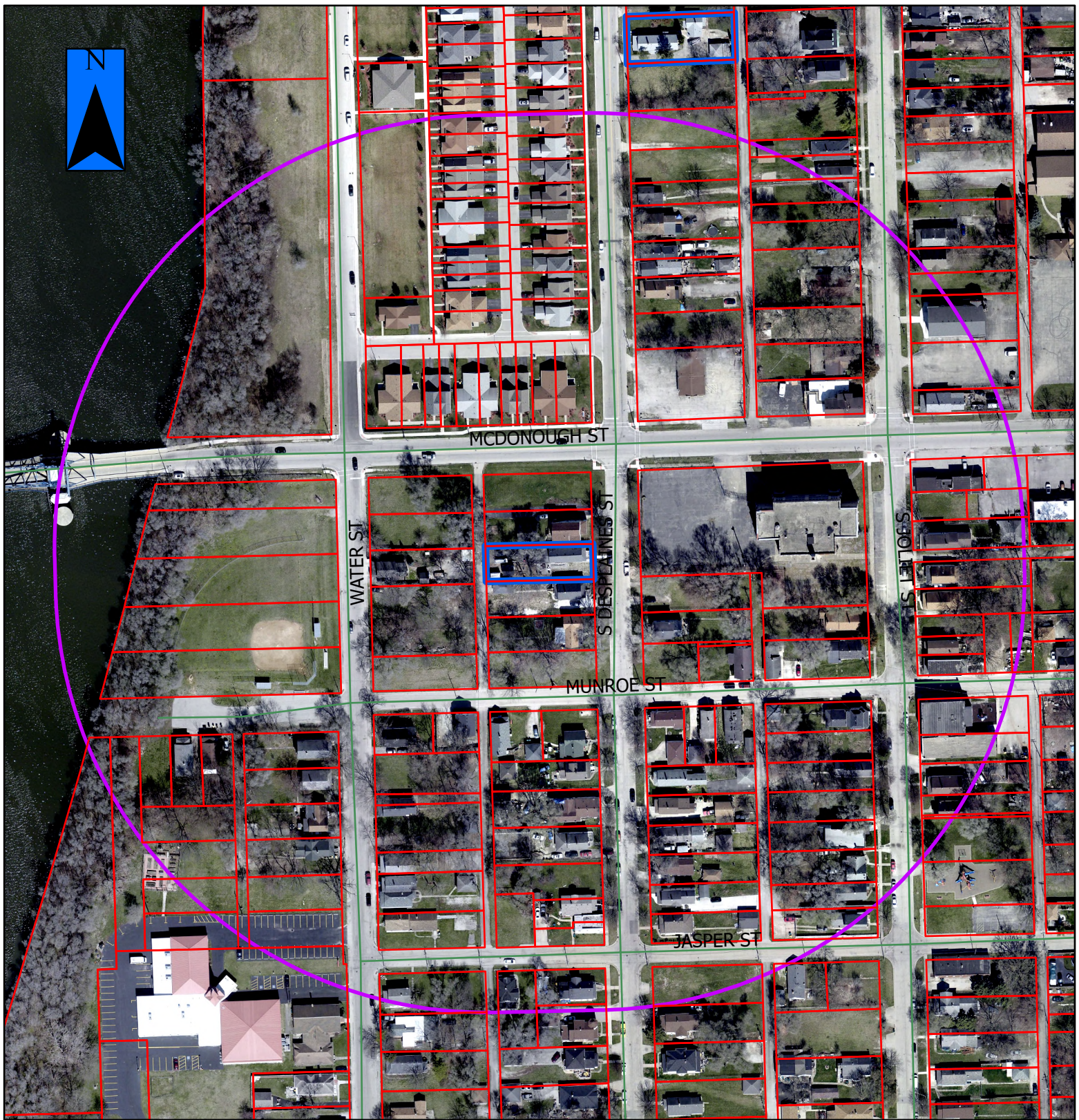


Figure 2: 407 S. Des Plaines Street, view west from Des Plaines Street (June 2025)





Figure 3: 407 S. Des Plaines Street, view west from Des Plaines Street (June 2025)

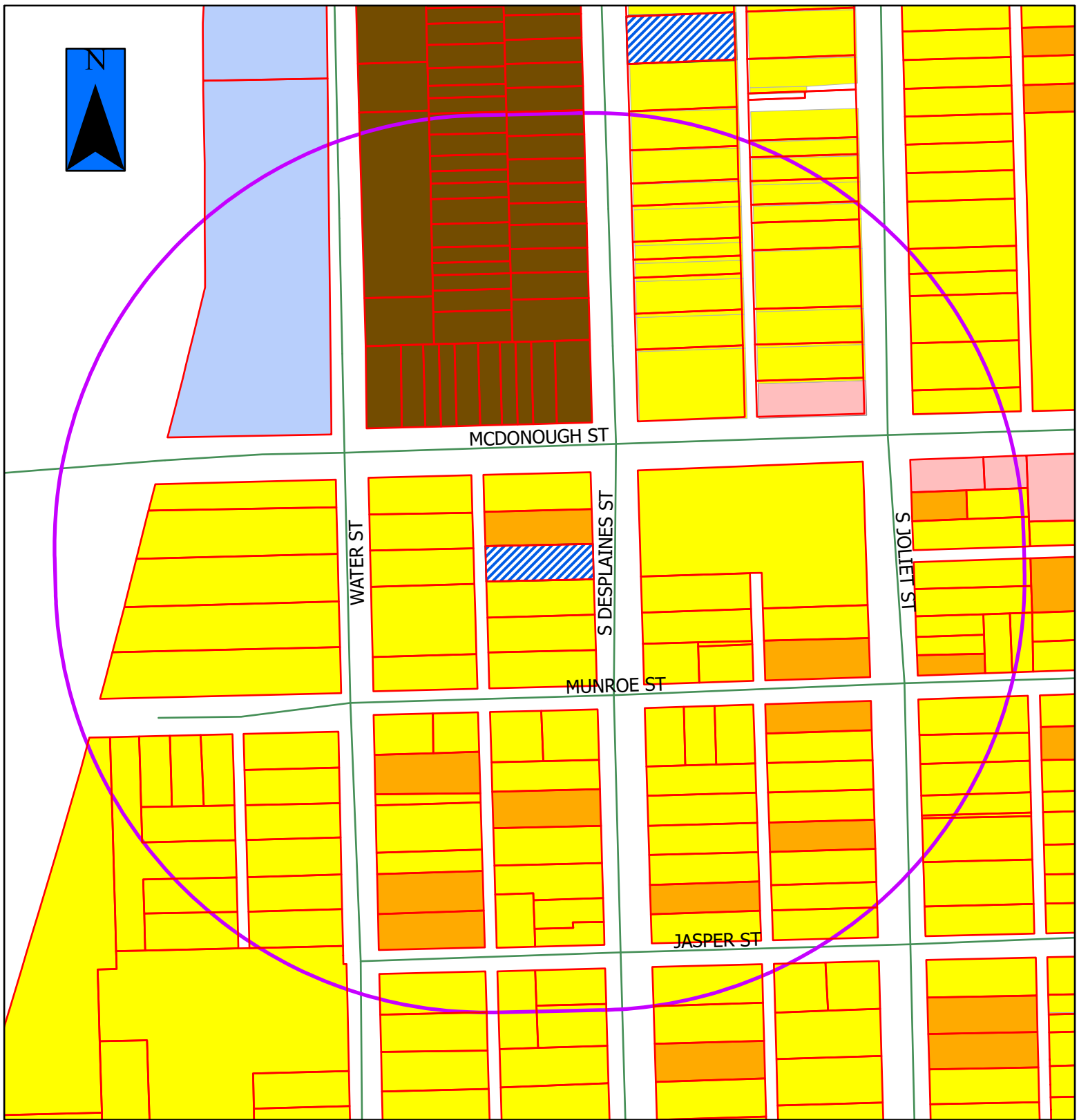




2025-18a











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



2025-18



 = 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

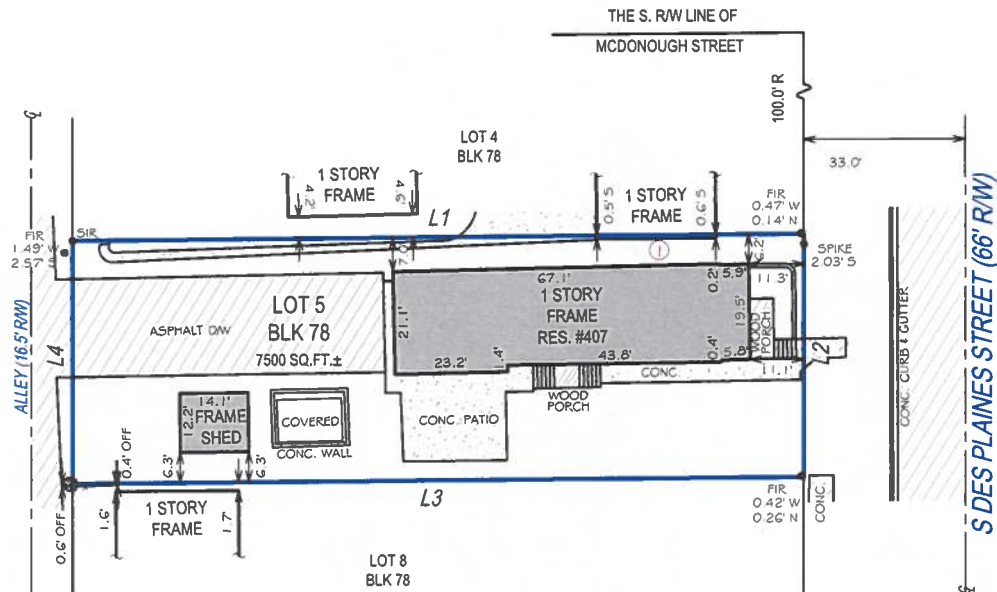
606



PROPERTY ADDRESS: 407 S DES PLAINES STREET, JOLIET, ILLINOIS 60436

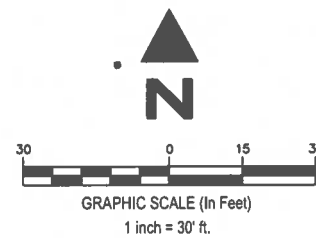
SURVEY NUMBER: 2501.1031

2501.1031
PLAT OF SURVEY
WILL COUNTY, ILLINOIS



LINE TABLE:

- L1 N 89°36'17" E 150.00' (M)
150.00' (R)
- L2 S 00°00'00" W 50.00' (M)
50.00' (R)
- L3 S 89°36'17" W 150.00' (M)
150.00' (R)
- L4 N 00°00'00" E 50.00' (M)
50.00' (R)



STATE OF ILLINOIS SS
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE

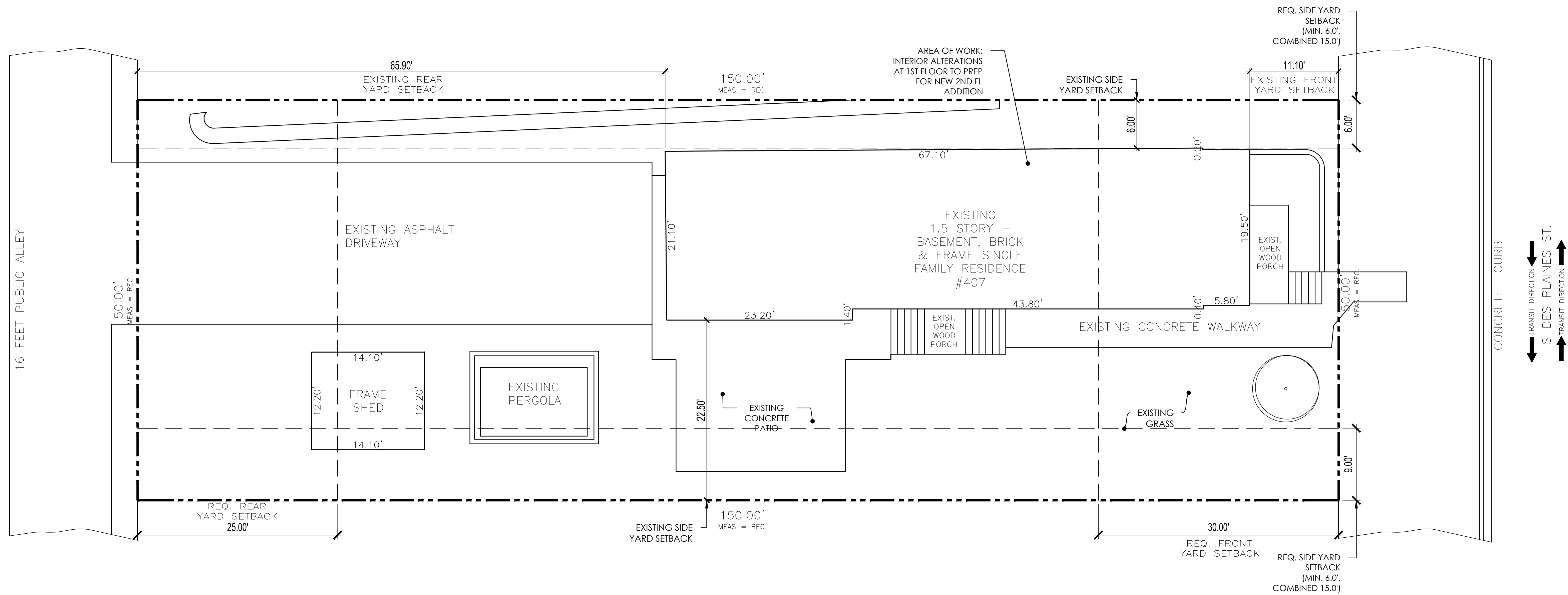


Exacta Land Surveyors, LLC
PDF #184008059
O: 773.305.4011
316 East Jackson Street | Morris, IL 60450

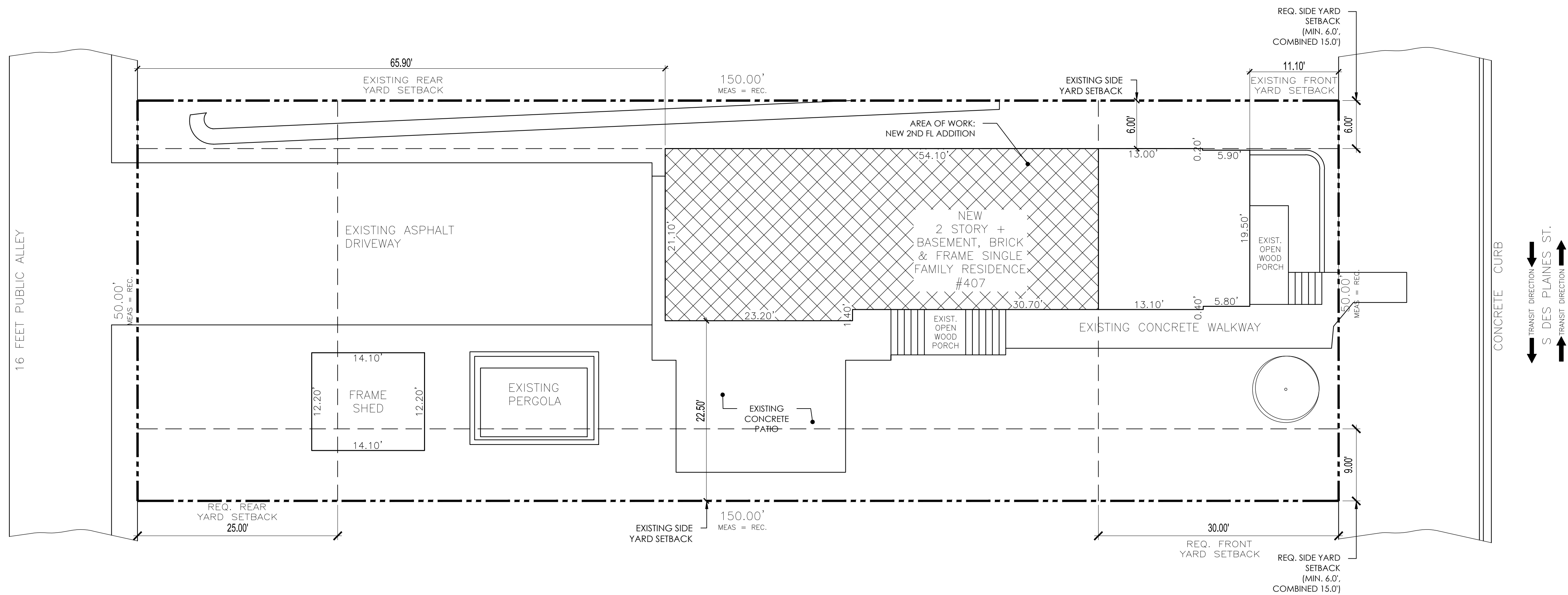


DATE OF SURVEY: 01/14/25
FIELD WORK DATE: 1/13/2025
REVISION DATE(S): (REV. 0 1/14/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



1 EXISTING SITE PLAN
SCALE: 1/8"=1'-0"



1 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



REVISIONS:		NO.	BY:	DATE:	DESCRIPTION:
		1	DD	03/24/25	FOR PERMIT

407 S. DES PLAINES ST.
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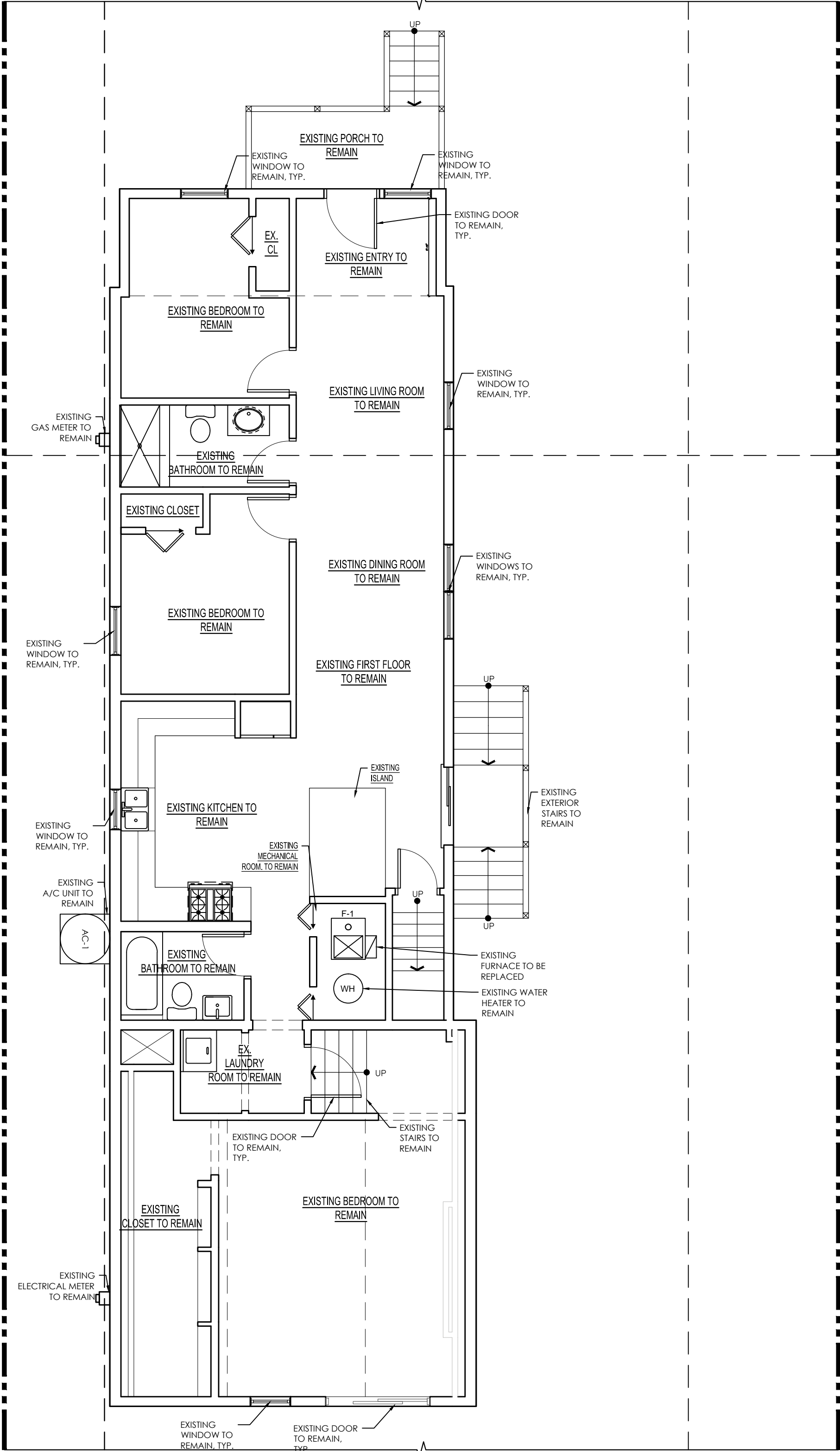
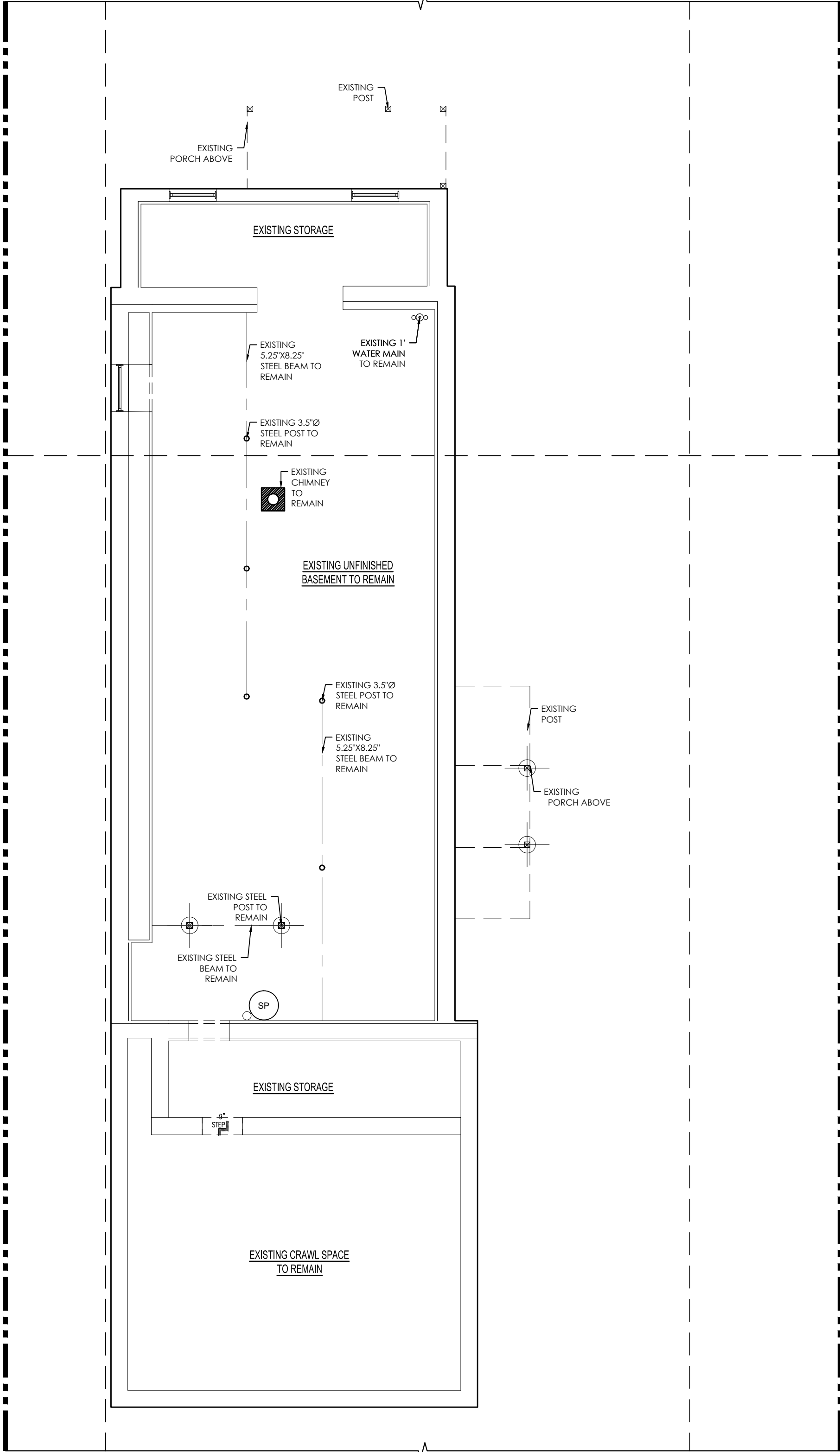
RT ARCHITECT INC.
RADULE TEPAVCEVIC, AIA
6 N WESTERN AVE,
CHICAGO, IL. 60612

PROJECT ARCHITECT:
--
DRAFTPERSON:
DD
APPROVED :
JG
PREPARED FOR :
--
LOCATION :
407 S. DES PLAINES ST.
JOLIET, IL 60436
JOB NUMBER :
240-2024

CS1.1

DEMOLITION NOTES:

- SEE DOCUMENTS PREPARED BY STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERS AND ALL OTHER CONSULTANTS FOR ADDITIONAL DEMOLITION WORK, INCLUDING BUT NOT LIMITED TO DEMOLITION OF STRUCTURE, HEATING, VENTILATING, AIR CONDITIONING, ELECTRICAL, VOICE/DATA, PLUMBING, AND OTHER MATERIALS AND SYSTEMS. COORDINATE DEMOLITION OF ALL TRADES.
- ALL ITEMS THAT ARE NOT INDICATED TO BE REMOVED (INCLUDING ITEMS TO BE SALVAGED), SHALL BE CAREFULLY PROTECTED FROM DAMAGE DURING DEMOLITION, AND CAUTION SHALL BE USED TO ELIMINATE THE POSSIBILITY OF DAMAGE TO SUCH ITEMS. DAMAGE TO EXISTING ITEMS OR SURFACES THAT REMAIN, SHALL BE REFINISHED, REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AND ARCHITECT AT NO ADDITIONAL COST.
- ALL ITEMS OF EXISTING EQUIPMENT, MATERIAL, FIXTURES, ETC., SHALL REMAIN THE PROPERTY OF THE TENANT. ALL SALVAGED AND/OR REUSABLE ITEMS SALVAGED DURING DEMOLITION OPERATIONS SHALL BE REMOVED AND RETAINED FOR LATER REINSTALLATION. ITEMS INSPECTED AND REJECTED BY THE OWNER OR DESIGNER SHALL BE DISPOSED OF BY THE CONTRACTOR.
- WHERE DEMOLITION AND/OR REMOVAL OF EXISTING CONSTRUCTION IS INDICATED, IT IS INTENDED TO SHOW THE GENERAL NATURE OF EXISTING CONDITIONS AND EXTENT OF WORK. IT IS NOT TO BE CONSIDERED A RECORD DRAWING OF EXISTING CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT THE TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY THE OWNER INsofar AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURE MAY OCCUR BY THE OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO THE START OF DEMOLITION WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE CONDITIONS PRIOR TO AND DURING THE PROGRESS OF THE WORK.
- THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF METHODS AND OPERATIONS FOR ALL DEMOLITION AND REMOVAL WORK FOR THE OWNER'S INFORMATION. THE SCHEDULE SHALL INDICATE COORDINATION REQUIRED WITH THE BUILDING MANAGEMENT AND ALL TRADES, INCLUDING SHUTOFF, CAPPING OR REROUTING OF UTILITIES, AND THE CONSTRUCTION OF ANY TEMPORARY UTILITY LINES AND PROTECTIVE MEASURES.
- PRIOR TO DEMOLITION AND BEFORE SUBMISSION OF PROPOSED METHODS AND SEQUENCE OF OPERATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FOR REFERENCE ANY EXISTING RECORD DRAWINGS AND FOR CONDUCTING APPROPRIATE FIELD TESTING TO DETERMINE THE NATURE OF THE WORK TO BE REMOVED.
- THE CONTRACTOR SHALL DISCONNECT OR SHUT OFF AND CAP ALL MECHANICAL, ELECTRICAL AND PLUMBING SERVICES TO ALL AREAS WHERE WORK IS TO BE REMOVED OR RELOCATED. REMOVE ALL HVAC AND PLUMBING EQUIPMENT AND RELATED DUCTWORK, AND PIPING IN ALL AREAS WHERE WORK IS TO BE PERFORMED. RETURN ALL ITEMS AS REQUIRED BY THE OWNER AND/OR BUILDING MANAGEMENT.
- PROVIDE TEMPORARY AND PERMANENT SUPPORT AS NECESSARY TO MAINTAIN THE INTEGRITY OF ADJACENT AND EXISTING STRUCTURES. THIS INCLUDES, BUT IS NOT LIMITED TO PROVIDING SUPPORT BRACING, FRAMING, LINTELS, BEAMS AND/OR COLUMNS AS REQUIRED FOR SUPPORT OF PARTITIONS, BEARING WALLS, WALL OPENINGS, FLOOR OPENINGS, AND/OR BUILDING STRUCTURE.
- PROVIDE CLEAN AND STRAIGHT CUT BETWEEN EXISTING AREAS TO REMAIN AND EXISTING AREAS TO BE DEMOLISHED.
- DEMOLITION WORK SHALL BE CARRIED OUT IN A CAREFUL AND ORDERLY MANNER AND IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS SET FORTH BY STATE AND LOCAL AUTHORITIES. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO PERSONS AND PROPERTY WITHIN THE BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY BRACING OF ALL WALLS AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL STATE & COUNTY DEPARTMENT OF HEALTH STANDARDS DURING DEMOLITION OPERATIONS.
- EXISTING WALLS AND CEILINGS SCHEDULED TO REMAIN THAT ARE DISTURBED DURING DEMOLITION SHALL BE PATCHED AND REPAIRED AS REQUIRED TO ACCEPT NEW CONDITIONS. SURROUNDING SURFACES AND MATERIALS THAT CAN NOT BE REPAIRED SHALL BE REPLACED WITH NEW MATERIALS.
- CONTRACTORS SHALL PATCH AND REPAIR ALL FLOOR SURFACES AS MAY BE REQUIRED AT AREAS OF EXISTING WALLS OR FLOORING SCHEDULED TO BE REMOVED.
- CONTRACTOR SHALL REMOVE PORTIONS OF EXISTING CONCRETE FLOOR SLAB AS MAY BE REQUIRED FOR INSTALLATION OF NEW UNDER SLAB SANITARY WASTE AND VENT PIPING. BACKFILL AND PATCH FLOOR SURFACES AS REQUIRED TO CREATE A SMOOTH CONTINUOUS FLOOR FINISH, LEVEL WITH EXISTING ADJACENT FLOOR SURFACES.
- ALL MATERIAL SCHEDULED FOR REMOVAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A PROPER MANNER.
- IT IS THE INTENTION THAT UPON COMPLETION OF DEMOLITION, THE BUILDING BE FREE AND CLEAR OF ALL STRUCTURE AND FINISHES NOT SCHEDULED TO BE REUSED IN THE NEW DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY AND ALL ITEMS AS REQUIRED TO ACHIEVE SUCH A STATE.
- THE CONTRACTOR SHALL CONSULT WITH THE OWNER FOR THE DISPOSITION OF ALL ITEMS NOT SCHEDULED FOR RE-USE.
- THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL ITEMS TO BE SAVED HAVE BEEN ADEQUATELY PROTECTED. TAKE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGING THOSE ITEMS WHICH HAVE BEEN SPECIFIED BY THE OWNER TO BE SALVAGED, STOCKPILED.
- IT IS THE INTENTION THAT ALL FLOOR DRAINS AND FLOOR CLEANOUTS REMAIN IN PLACE UNLESS NOTED OTHERWISE ON THE PLANS. REMOVE GRATES AND/OR COVERS AS REQUIRED FOR CLEANING AND REPLACEMENT.
- CONTRACTOR TO SHORE STRUCTURE PRIOR TO DEMOLITION OF WALL AND MAINTAIN SHORING IN PLACE UNTIL NEW SUPPORTS ARE INSTALLED.



GRAPHIC SCALE: 3/16"=1'-0"

KEY NOTES:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED



REVISIONS:		NO.	BY	DATE	DESCRIPTION:
		1	DD	03/24/25	FOR PERMIT

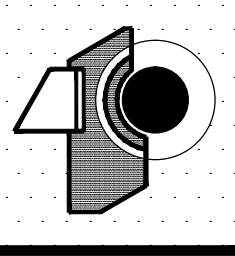
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6 N WESTERN AVE,
CHICAGO, IL 60612

PROJECT ARCHITECT:
--
DRAFTSPERSON:
DD
APPROVED :
JG

PREPARED FOR :
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LOCATION :
407 S. DES PLAINES ST.
JOLIET, IL 60436

JOB NUMBER :
240-2024




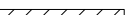
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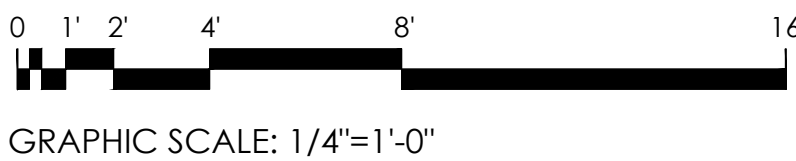


NO.	DOOR DATA									NOTES
	FLR	LOCATION	SIZE	MAT'L	TYPE	FINISH	MAT'L	TYPE	FINISH	
201	2ND	REAR BALCONY	5'-0" X 7'-0" X 1¾"	GLASS	SLIDING	—	VINYL	1	PNT.	NEW
202	2ND	NEW W.I.C.	2'-8" X 6'-8" X 1¾"	WOOD	HINGE	PNT.	WOOD	1	PNT.	NEW
203	2ND	NEW BEDROOM 1	2'-8" X 6'-8" X 1¾"	WOOD	HINGE	PNT.	WOOD	1	PNT.	NEW
204	2ND	NEW CLOSET	2'-6" X 6'-8" X 1¾"	WOOD	HINGE	PNT.	WOOD	1	PNT.	NEW
205	2ND	NEW BATHROOM	2'-6" X 6'-8" X 1¾"	WOOD	HINGE	PNT.	WOOD	1	PNT.	NEW
206	2ND	NEW TOILET	2'-8" X 6'-8" X 1¾"	WOOD	HINGE	PNT.	WOOD	1	PNT.	NEW
207	2ND	NEW BATHROOM	2'-6" X 6'-8" X 1¾"	WOOD	HINGE	PNT.	WOOD	1	PNT.	NEW
208	2ND	NEW BEDROOM 2	2'-8" X 6'-8" X 1¾"	WOOD	HINGE	PNT.	WOOD	1	PNT.	NEW

- | NO. | QTY. | WINDOW DATA | | | | FINISH | | AREA (SF) | | NOTES |
|-----|------|-------------|--------------------|----------|-----------|--------|------|-----------|--------|-------|
| | | LOCATION | SIZE (HxW) | MATERIAL | TYPE | INT | EXT | LIGHT | VENT | |
| 1 | 7 | 2ND FL | 4'-0" HT X 3'-0" W | VINYL | DBL. HUNG | VINYL | 12.0 | 6.0 | NEW | |
| 2 | 1 | 2ND FL | 4'-0" HT X 2'-0" W | VINYL | DBL. HUNG | VINYL | 8.0 | 4.0 | NEW | |
| 3 | 1 | 2ND FL | 3'-0" HT X 2'-3" W | VINYL | DBL. HUNG | VINYL | 6.75 | 3.37 | EXIST. | |

- EXIST TYPICAL EXTERIOR WALL**
1 HR UL # U356
1. EXIST SIDING
 2. EXIST HOUSE WRAP
 3. EXIST 5/8" TYPE 'C' GYP BD.
 4. EXIST R-20 INSULATION CONTINUOUS
 5. EXIST 2X6 WOOD STUDS @ 16" O.C.
 6. EXIST 5/8" TYPE 'C' GYP BD.

KEY NOTES:	
	EXISTING MASONRY WALL
	EXISTING FRAMING WALL
	NEW FRAMING WALL
	NEW FURRING WALL



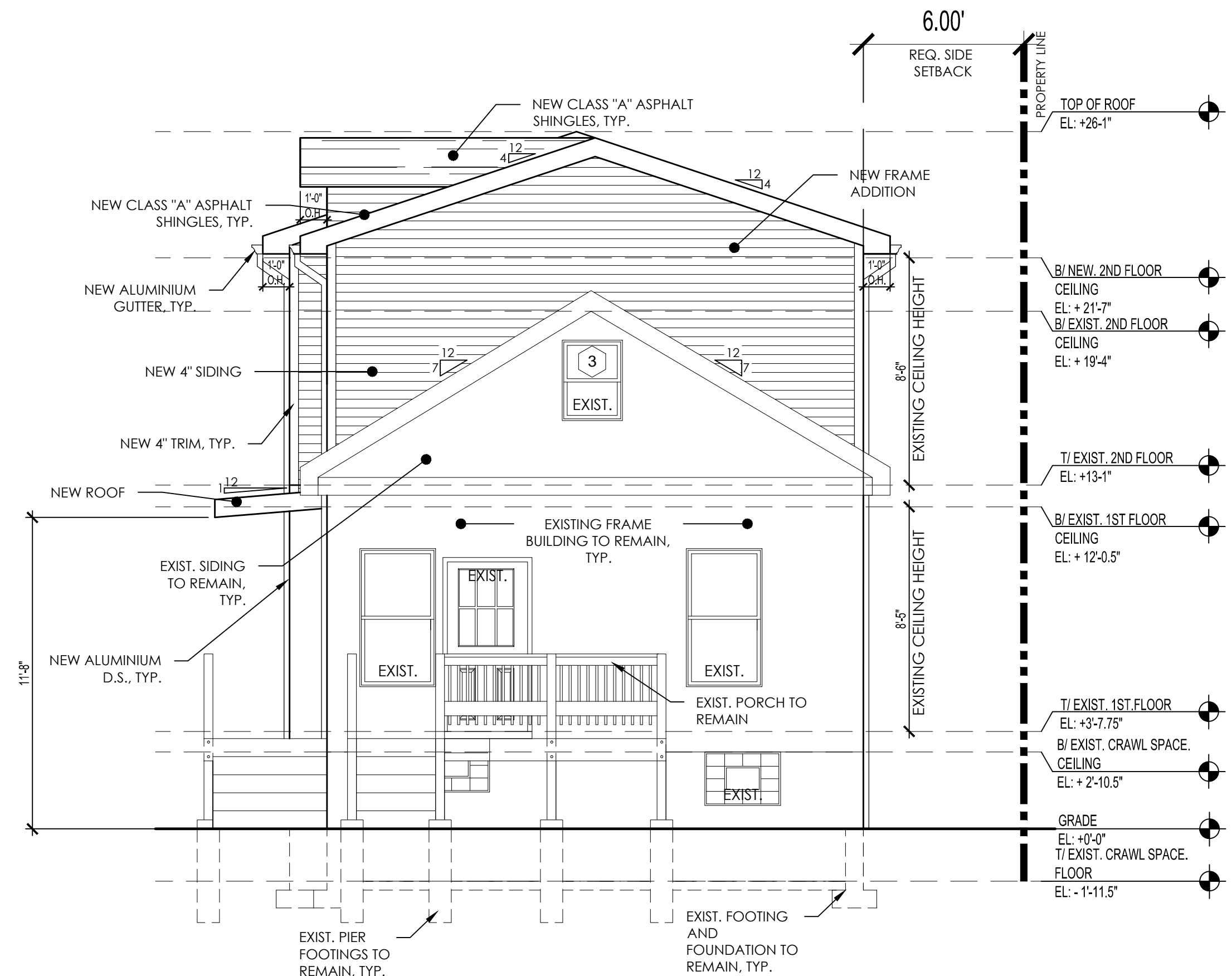
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DRAFTPERSON:
DD
APPROVED :
JG

PREPARED FOR :
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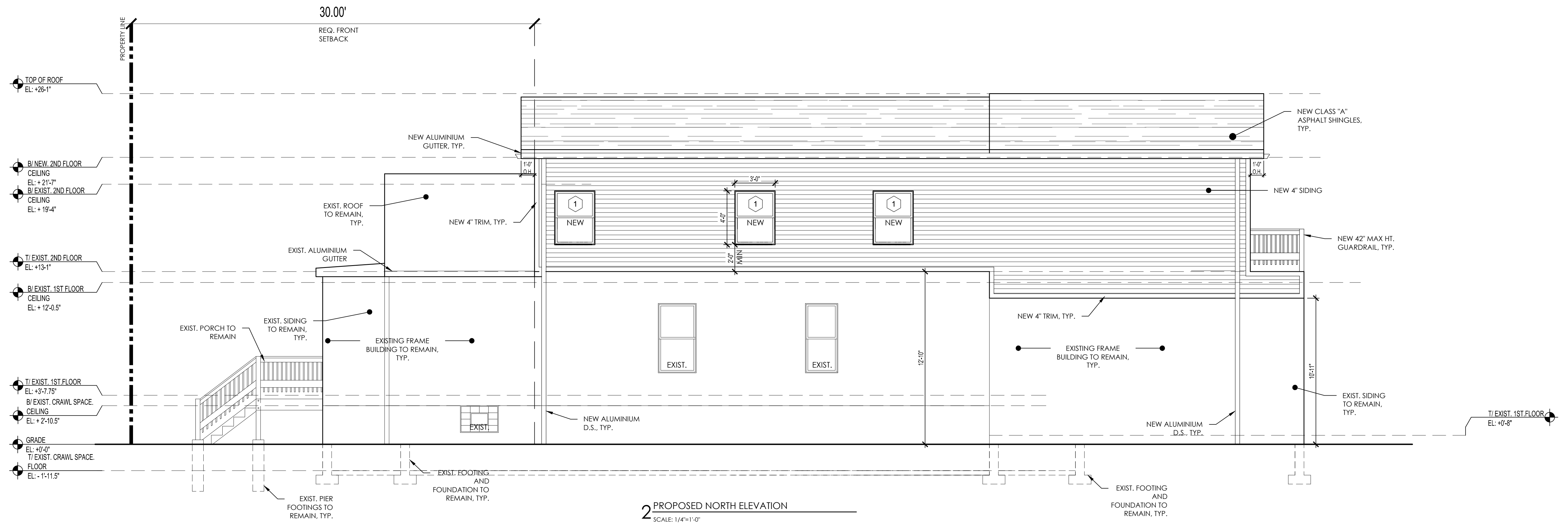
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407 S. DES PLAINES ST.
JOLIET, IL 60436

JOB NUMBER :
240-2024

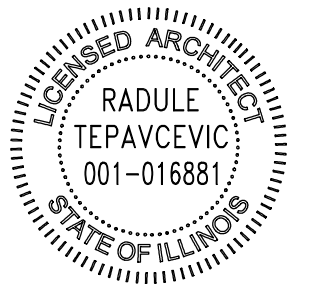
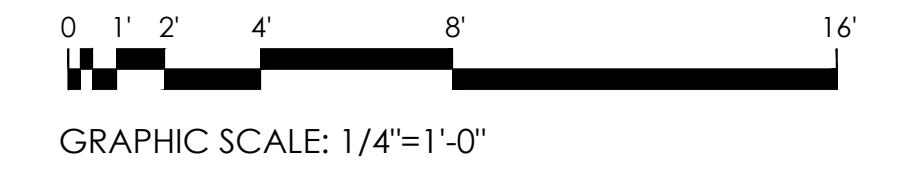
A1.0



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



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



REVISIONS:		NO.	BY:	DATE:	DESCRIPTION:
		1	DD	03.24.25	FOR PERMIT

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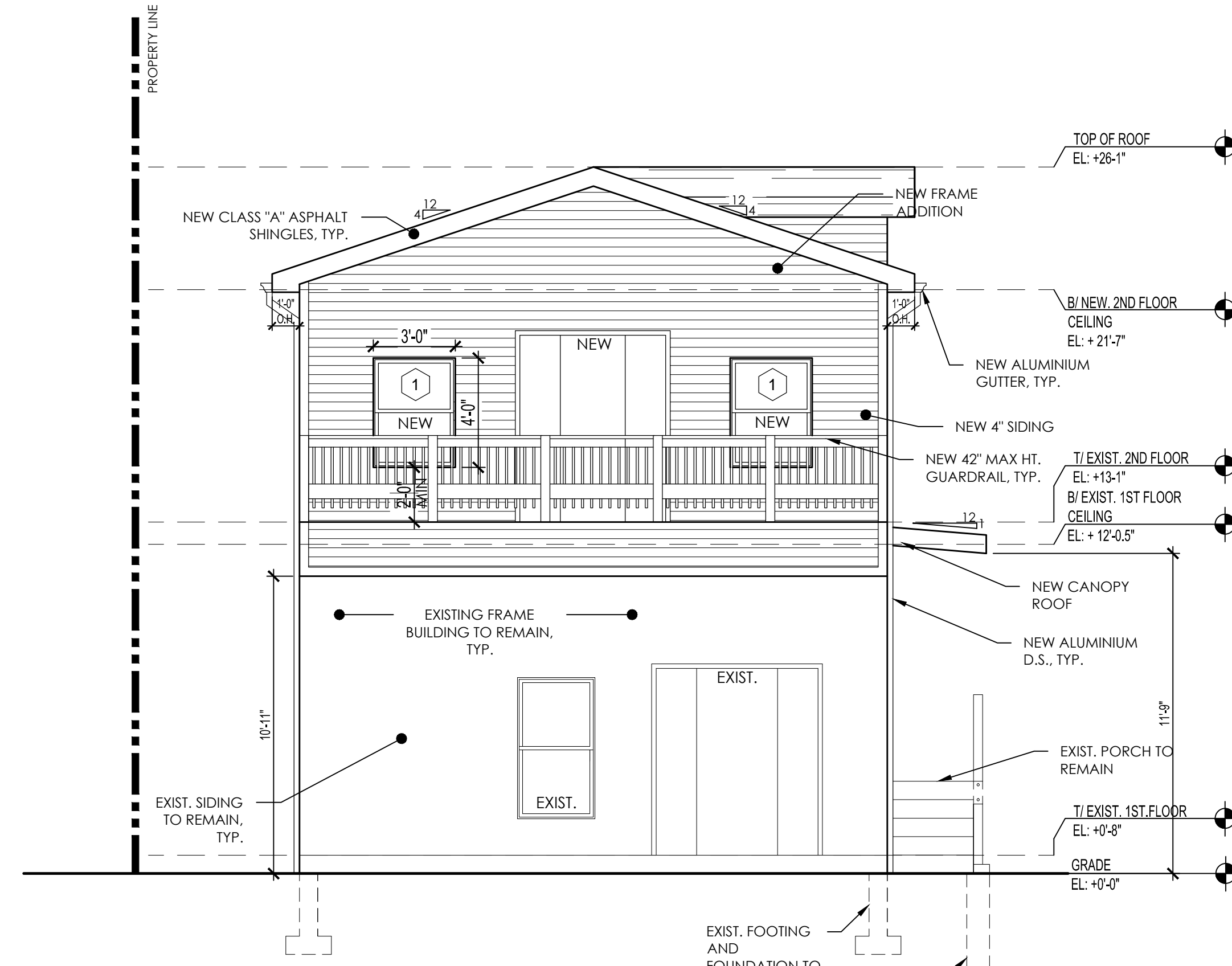
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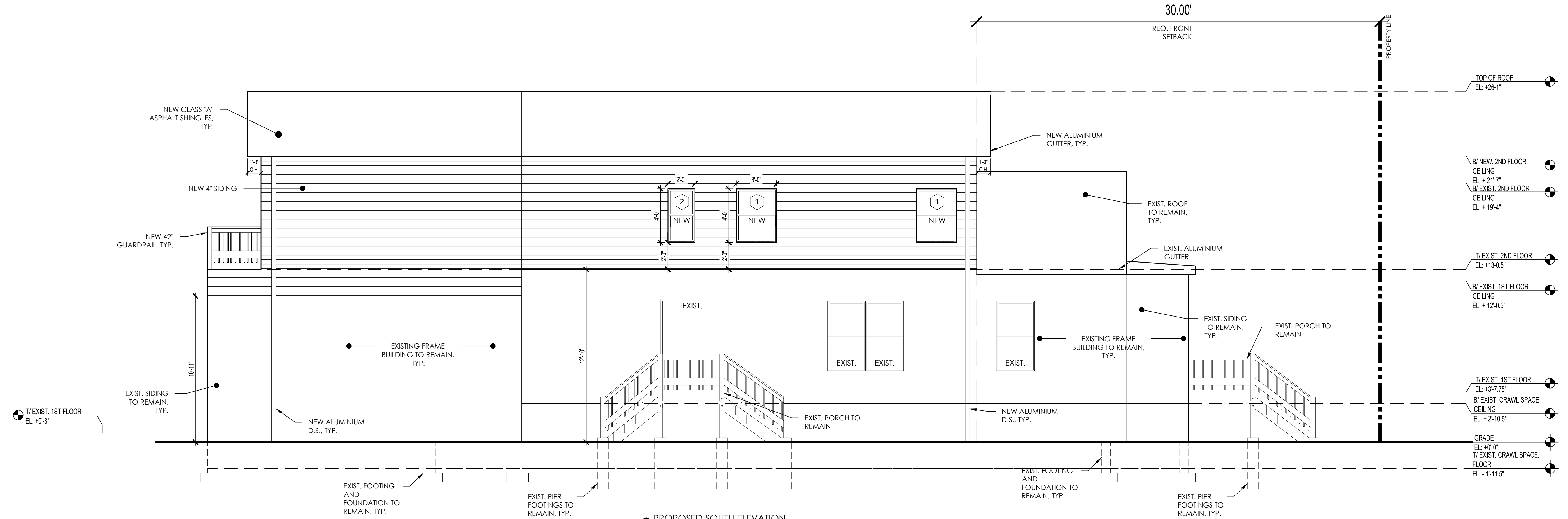
RADULE TEPAVCEVIC, AIA
6 N WESTERN AVE,
CHICAGO, IL 60612

PROJECT ARCHITECT: --
DRAFTSPERSON: DD
APPROVED : JG
PREPARED FOR : --
LOCATION :
407 S. DES PLAINES ST.
JOLIET, IL 60436
JOB NUMBER :
240-2024

A2.0



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



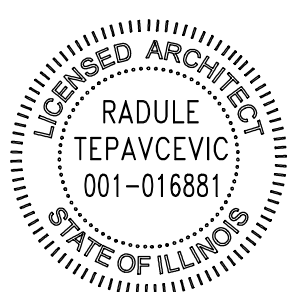
2 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

KEY NOTES:

- 007 DOOR TAG, SEE DOOR SCHEDULE ON A1.1
5 WINDOW TAG, SEE WINDOW SCHEDULE ON A1.1

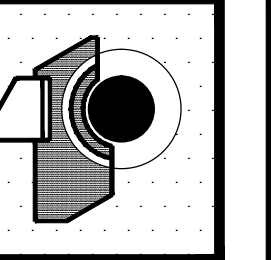


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PROJECT ARCHITECT:

DRAFTSPERSON:

APPROVED :

PREPARED FOR :

LOCATION :
407 S. DES PLAINES ST.
JOLIET, IL 60436

JOB NUMBER :
240-2024

A2.1

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: 407 S Des Plaines St

PETITIONER'S NAME: Eduardo Mimiaga

HOME ADDRESS: 407 S Des Plaines St ZIP CODE: 60436

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) (708)714-4298 (Secondary) _____

EMAIL ADDRESS: qualitypaintersd@gmail.com FAX: _____

PROPERTY INTEREST OF PETITIONER: _____

OWNER OF PROPERTY: Eduardo Mimiaga

HOME ADDRESS: 407 S Des Plaines St ZIP CODE: 60436

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.): 30-07-16-404-009-0000 ;
_____ ; _____ ; _____ .

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):

LOT SIZE: WIDTH: 65' DEPTH: 149.8' AREA: 9,737

PRESENT USE(S) OF PROPERTY: Single Family Residenal

PRESENT ZONING OF PROPERTY: R-2

VARIATION/APPEAL REQUESTED: _____

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? Applicable zoning code prevent the construction of an addition of typical size and shape.

2. What unique circumstances exist which mandate a variance? Applicable zoning code prevents the construction of an addition of typical size and shape and context with neighbors.

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.

No negative impact will be created with the approval of this variance. Approval of the variance will help the property maintain continuity and context throughout the street.

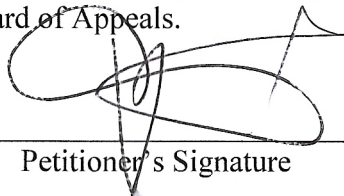
REQUIRED SUPPORTING ATTACHMENTS

- ☒ 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, JAMES GARCIA, 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.

 JAMES GARCIA
Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 16th day of May, 2025

Sharon Aguilera



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:

407 S Des Plaines St

PIN(s): 30-07-16-404-009-0000

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

Eduardo Mimiaga

E-MAIL: qualitypaintersd@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

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: 5/02/25

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

JAMES CASCON, PRESIDENT OF GOG DESIGN & CONSTRUCTION
212/622-1070

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).		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8593

Agenda Date:6/19/2025

STAFF REPORT

DATE: June 10, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-19
Applicant: Rijon Manufacturing (Wayne Roman)
Status of Applicant: Contractor
Owner: Robert and Carla Fox
Location: 823 Manor Court
Request: Series of Variations to allow the replacement of an existing carport

Purpose

The applicant is requesting the following variations to allow the replacement of an existing metal carport at 823 Manor Court:

- Variation to reduce the required side yard setback from 8 feet to 0 feet
- Variation to increase maximum lot coverage from 30 percent to 35 percent
- Variation to allow a metal (aluminum) carport

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

Site Specific Information

The subject site is a 5,625-square-foot lot (45 feet by 125 feet) that contains a two-story residence built around 1957, a detached two-car garage, and a shed. The house has an attached 20-foot-deep by 26-foot-wide metal carport at its northwest corner that covers part of the driveway and a rear patio. The existing carport has no setback from the west property line along the driveway edge. The owner wants to replace it with an aluminum carport with the same 20-foot depth and the same 0-foot setback on the west. The existing carport was recently removed in preparation for its replacement. The property is zoned R-2 (single-family residential).

Based on aerial imagery, the carport has existed on this property since at least 1995. The property received approval of a variation in 1985 to increase maximum lot coverage from 30 percent to 33 percent to allow the construction of the detached two-car garage. That petition states that “the driveway to the proposed garage will be located under an existing covered patio,” which suggests that the carport may have existed in 1985.

Surrounding Zoning, Land Use and Character

The property is located in the Reedwood neighborhood on the north side of Manor Court near William Street. The property is surrounded by other residences with R-2 (single-family residential) zoning.

Applicable Regulations

- Section 47-6.4 R-2 District Yard and Lot Requirements
- Section 47-17.5 Garages and Carports
- Section 47-17.29 Percentage of Ground Coverage
- 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 replace an existing 20-foot by 26-foot metal carport with a 20-foot by 28-foot metal carport. The new carport would be aluminum and look similar to those shown in the attached brochure. The existing carport is shown in Figures 1, 2, and 3. Since 2012, the Zoning Ordinance has prohibited metal carports, so the owner needs a variation to rebuild the carport with aluminum material.

The existing carport does not meet the side yard setback requirement of 8 feet for attached roof structures. The carport posts and driveway edge are on the west property line, creating a 0-foot setback. Typically, nonconforming accessory structures can be rebuilt to the same dimensions and in the same location. The contractor proposes to extend the east side of the carport an additional two feet so that the roof edge does not fall over the middle of a rear window. The larger dimension triggers the need for a variation on the required side yard setback, to be reduced from 8 feet to 0 feet, and on the maximum lot coverage, to be increased from 30 percent to 35 percent. The property previously received a variation to allow lot coverage up to 33 percent. The additional two feet are not on the side that abuts the property line. If the requested setback and lot coverage variations are not approved, the owner could replace the carport in the original dimensions.

Staff finds that the request meets the following criteria for variations: the existing driveway location does not allow a carport that meets the required side yard setback. The carport, which also serves as a patio roof, has existed for several decades. Staff finds that the granting of the variation will not alter the essential character of the area since the carport is located to the rear of the house.

Conditions

None

Figure 1: Aerial view of 823 Manor Court (2024)



Figure 2: Existing carport at 823 Manor Court, view from the backyard (2025)

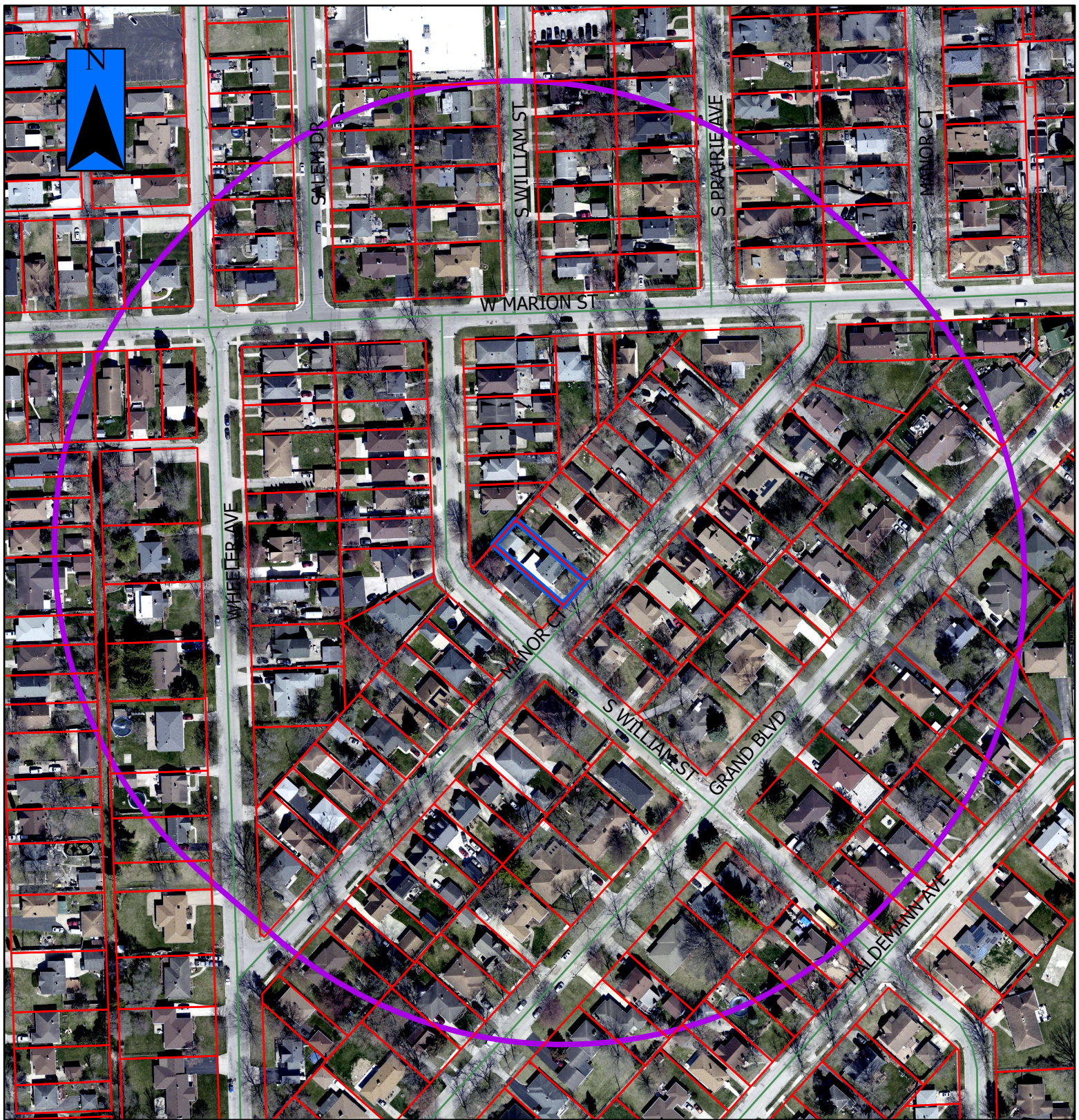


Figure 3: 823 Manor Ct. with carport on the left, view northwest from Manor Court (October 2022)



Figure 4: 823 Manor Ct. with carport removed, view northwest from Manor Court (June 2025)





2025-19a



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



2025-19



= Property in Question

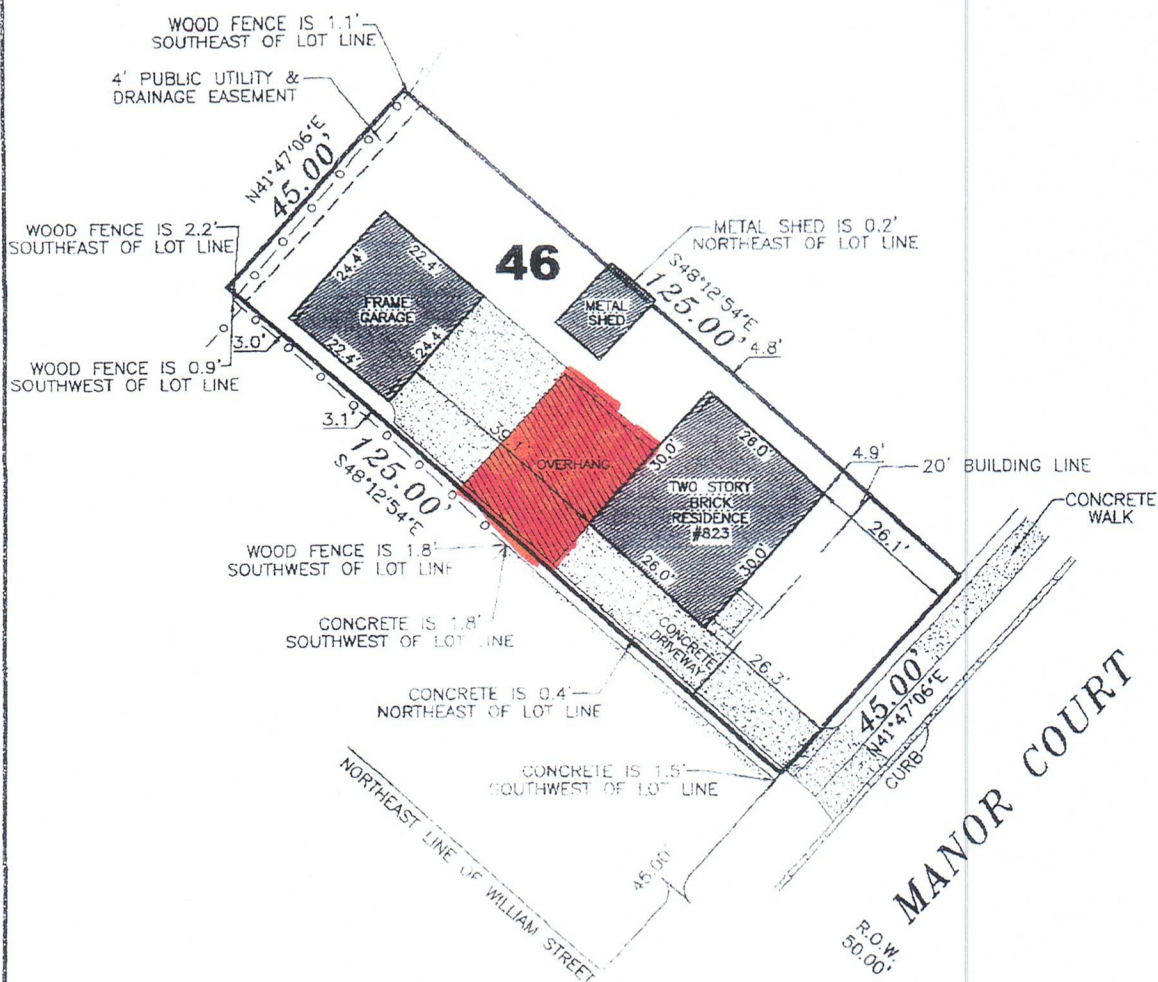


= 600' Public Notification Boundary

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

COMMON ADDRESS: 823 MANOR COURT



NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.

STEVEN J. NAGEL
030-3354
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS

THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY.
LICENSE EXPIRES 11/30/16

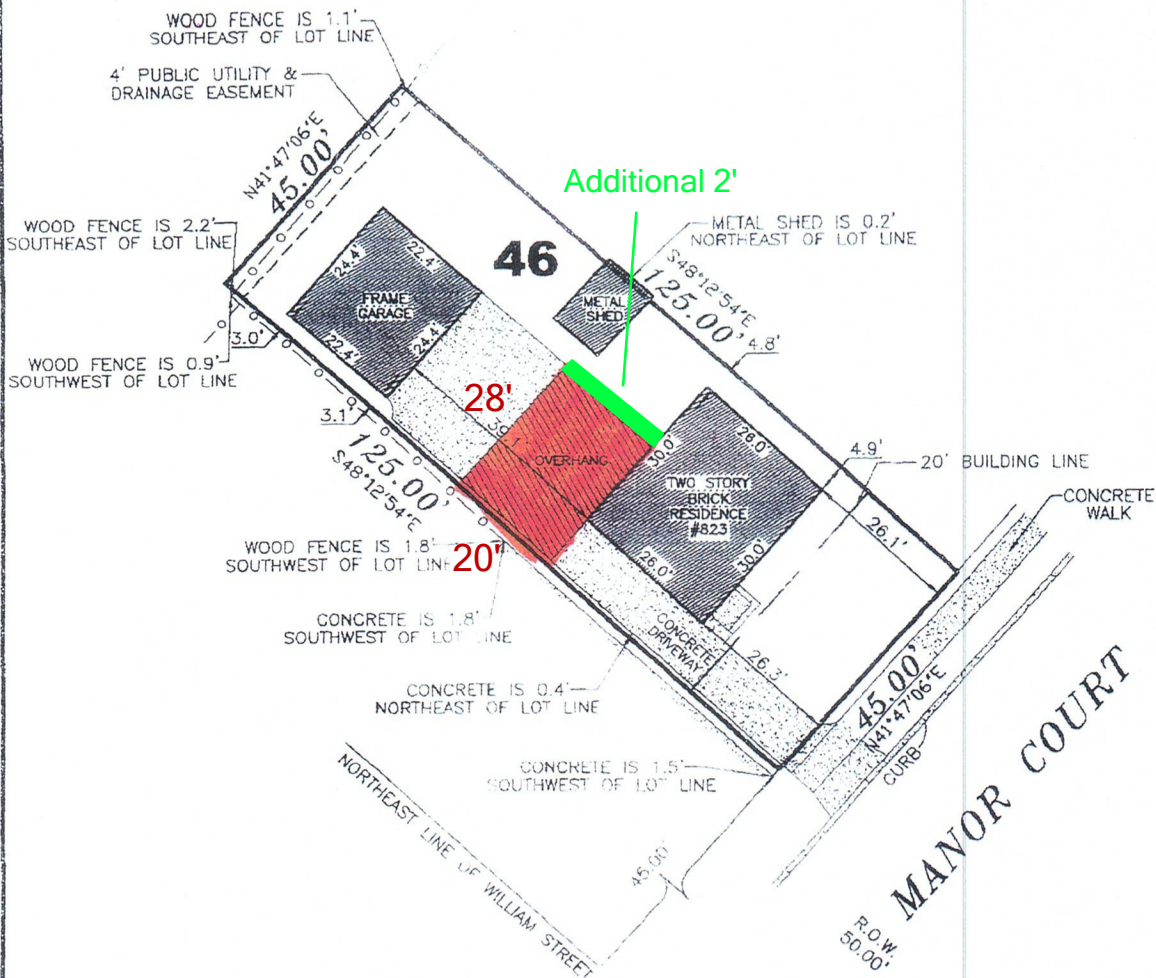
IPLS No 3354



SURVEY NO. 16-08-333

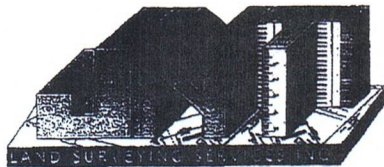
OF
 LOT 46 IN HALDEMANN TERRACE, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17,
 TOWNSHIP 35 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
 APRIL 30, 1928 IN PLAT BOOK 21, PAGE 28 AS DOCUMENT NO. 417661, IN WILL COUNTY, ILLINOIS.

COMMON ADDRESS: 823 MANOR COURT



CLIENT: TIGER LAW, LLC

AREA OF SURVEY = 5625 SQ. FT.
 BASIS OF BEARINGS: ASSUMED



15935 S. BELL ROAD (708) 645-1136
 HOMER GLEN, IL. 60491 FAX (708) 645-1138
 WWW.JNTLANDSURVEY.COM

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONG FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.



PROFESSIONAL DESIGN FIRM
 LAND SURVEYOR CORPORATION
 LICENSE NO. 184.004450

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. LICENSE EXPIRES 11/30/16



1" = 20'
 SCALE

STATE OF ILLINOIS } S. S.
 COUNTY OF WILL }

FIELD WORK COMPLETED ON 30th DAY OF AUGUST, 2016

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 15th Day of SEPTEMBER, 2016.

IPLS No 3354

SURVEY NO. 16-08-333

Carla Fox
823 Manor Court
Joliet, IL 60436
(815) 212-4128

House

Driveway

11/05/24
(SF)

Post Ht.
103"

Post Ht.
8 1/2"

Post Ht.
86"

128"

7x5 1/2" I-Beam
middle support

3 1/2 x 3" I-Beam
Front support

Front Overhang
27"

28 ft.

14 ft

20 ft

Rijon Manufacturing Company

Custom Patio Covers

(Commercial & Residential)

13733 Chatham St.
Blue Island, IL 60406

708-388-2295

www.rijonawnings.com



**ALUMINUM PATIO COVERS FROM RIJON MANUFACTURING
ARE CUSTOM DESIGNED AND BUILT TO FIT YOUR NEEDS**



Rijon Manufacturing Company

708-388-2295

Custom Patio Covers

(Commercial & Residential)



rijonmfg@gmail.com

www.rijonawnings.com



OUTSIDE VIEW



INSIDE VIEW

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: 823 MANOR CT

PETITIONER'S NAME: WAYNE P ROMAN

HOME ADDRESS: 651 LISSON GROVE NEW LENOX ZIP CODE: 60451

BUSINESS ADDRESS: 13733 CHATHAM ST BLUE ISLAND ZIP CODE: 60406

PHONE: (Primary) 708-388-2295 (Secondary) 708-860-4868

EMAIL ADDRESS: FIJONMAG@GMAIL.COM FAX: 788-388-2298

PROPERTY INTEREST OF PETITIONER: SUPPLIER / INSTALLER

OWNER OF PROPERTY: _____

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:

***Drops out: $L_1, L_2, M_1, L_3, (D, X, M_2)$ ***

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

VARIATION/APPEAL REQUESTED: _____

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?

LOOKING TO MOUNT POSTS IN SAME LOCATION
ON NORTH WEST EDGE OF DRIVEWAY

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.

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, Wayne P Roman, 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.

Wayne P Roman

Wayne P Roman

Petitioner's Signature

Robert L. Fox

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 5th day of May, 2025

Shannon L Gahan



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:

823 Manor Ct Joliet IL 60436

PIN(s): 30-07-17-217-012-0000

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

OWNERS - ROBERT L - CARLA Y FOX

823 MANOR CT JOLIET IL 60436

E-MAIL:

85-212-4128

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: Wayne P Roman

DATE: 6-6-25

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

WAYNE P ROMAN President Office 708-388-2295
cell 708-860-4868

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).		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8594

Agenda Date:6/19/2025

DATE: June 10, 2025
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2025-20
Location: 18 S. Larkin Avenue
Request: A Special Use Permit to allow a staffing agency

PETITION WITHDRAWN

This petition has been withdrawn by the applicant at this time.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8595

Agenda Date: 6/19/2025

DATE: June 19, 2025
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2025-21
Applicant/Owner: Matthew and Michelle Crowder
Location: 1082 Cathy Drive
Request: 2025-21: A Variation to reduce the corner side yard setback from 20 feet to 5 feet to allow an above-ground pool, located at 1082 Cathy Drive.

Purpose

The applicant is requesting a Variation to reduce the corner side yard setback from 20 feet to 5 feet to allow an above-ground pool. Swimming pools are allowed as an accessory use, if they are not located within the required side yard setback area of a corner lot. The subject property contains R-2 (Single-Family Residential) zoning. Section 47-17.3(1) of the City's Zoning Ordinance requires a 20-foot setback for corner lots in any residential zoning district. The requested Variation is needed since the pool would be 5 feet away from the corner side yard lot line.

Site Specific Information

The subject property is approximately 8,250 square feet in size and contains a two-story residence. The rear yard of the property is fenced off, with fencing along the Longford Drive frontage. As proposed, the pool would be located behind the fence, but approximately 5 feet away from the Longford Drive lot line. Due to an existing 10-foot public utility and drainage easement in the rear yard in addition to an existing concrete pad that extends from the west (rear) side of the house, there is only room for the pool within the corner side yard area of the property. The photos in the attached petition show these preexisting conditions.

Surrounding Zoning, Land Use and Character

The subject property is surrounded by R-2 (Single-Family Residential) zoning and single-family residential land uses on all sides.

Applicable Regulations

- Section 47-6.3 – Permitted Accessory Uses – R-2 (Single-Family Residential)
- Section 47-5.3L – Permitted Accessory Uses – Swimming Pools
- Section 47-17.3(1) – Yards Required for Corner Lots
- Section 47-19.8 - Criteria for granting a Variation (refer to attachment)

Discussion

Due to the preexisting nature of the public utility and drainage easement within the property's rear yard in addition to the concrete pad that stems off the main building, staff finds unique circumstances that impose hardship for the applicant. The pool would still be located behind the existing fence, offering no visual impact to the surrounding area. With the fence in place, staff does not believe the proposed Variation, if granted, will alter the essential character of the neighborhood.

Conditions

None.

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: _____

Petition #: 2025-

Common Address: 1082 Cathy Dr.

Date filed: 5/9/25

Meeting date assigned: 6/19/25

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: 1082 Cathy Dr. Joliet 60431

PETITIONER'S NAME: Matthew & Michelle Crowder

HOME ADDRESS: 1082 Cathy Dr. Joliet, IL ZIP CODE: 60431

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) 815-546-4821 (Secondary) 815-573-6828

EMAIL ADDRESS: danisha7835@gmail.com FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Matthew & Michelle Crowder

HOME ADDRESS: 1082 Cathy Dr. Joliet, IL ZIP CODE: 60431

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: danisha7835@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.): 05-06-23-208-001-0000 ;
_____ ; _____ ; _____

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: 75.00 DEPTH: 110.00 AREA: 8250

PRESENT USE(S) OF PROPERTY: Single family home

PRESENT ZONING OF PROPERTY: R-2

VARIATION/APPEAL REQUESTED: Corner side yard set back
reduction

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?

ComEd and Nicor lines run across the
entire backyard

2. What unique circumstances exist which mandate a variance?

Comed line reduction has to be 5 ft
and to stay in compliance we ^{mfc} need to
cut in the ~~corner~~ corner phase.

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.

This would allow our family to install a pool for
our grandchildren & make this our dream home. If
this doesn't get approved we won't be able to install the
pool & make this our dream home. Please approve for
us as well as our family please.

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, Michelle Frank-Crowder, 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.

Michelle Frank-Crowder
Petitioner's Signature

Same
Owner's Signature
(If other than petitioner)



Subscribed and sworn to before me
this 9 day of May, 20 25

Nicole Hughes

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:

1082 Cathy Dr Joliet, IL 60431
PIN(s): 05-06-23-208-001-0000

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

Michelle Frank-Crowder 815-546-4821
Matthew Crowder 815-546-6828
1082 Cathy Dr. Joliet, IL 60431

E-MAIL: danisha7835@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

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: Michelle Frank-Crowder

DATE: 5/9/25

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

Michelle Frank-Crowder, owner 815-546-4821



Dale D. Butalla, CIAO-M
302 N. Chicago Street
2nd Floor
Joliet, Illinois 60432
Phone: 1-815-740-4648

IN 05-06-23-208-001-0000

Parcel Information

<< Prev Parcel

Next Parcel >>

TROY TOWNSHIP

Owner Name: CROWDER MATTHEW

Street Address:

082 CATHY DR
 JOLIET IL 60431



[View on Bing Maps](#)

Subdivision:

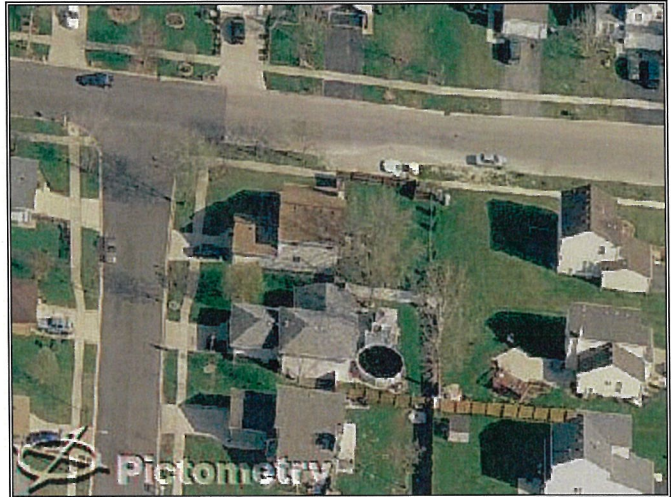
Property Class: 0040 Residential

Lot Site Acres: 0.00

Acres: 0.00

Open Space Acres: 0.00

Total Acres: 0.00



<< Prev Picture

1 of 4

Next Picture >>

[GIS Map & Address Information](#)

[Will County Treasurer's Tax Information](#)

Assessment Information

Year	Assess Level	Land Unimproved/Farm	Land Improved	Building Other/Farm	Building	Total	Market Value	Instant Date	Instant Amount
2024	BOR	0	13,296	0	76,232	89,528	268,611		0
2024	SA/E	0	13,296	0	76,232	89,528	268,611		0
2024	TWP	0	11,946	0	68,492	80,438	241,338		0
2023	BOR	0	11,946	0	68,492	80,438	241,338		0
2022	BOR	0	11,304	0	64,811	76,115	228,368		0

Sale Information

Sale Date	Sale Amount	Document Number
08/01/2019	214,900	R2019060561
12/01/2012	116,750	2012022492

Building Information

*** There is no building information currently available for this parcel. Please contact the [TROY TOWNSHIP](#) Assessor for more information. ****

Legal Description

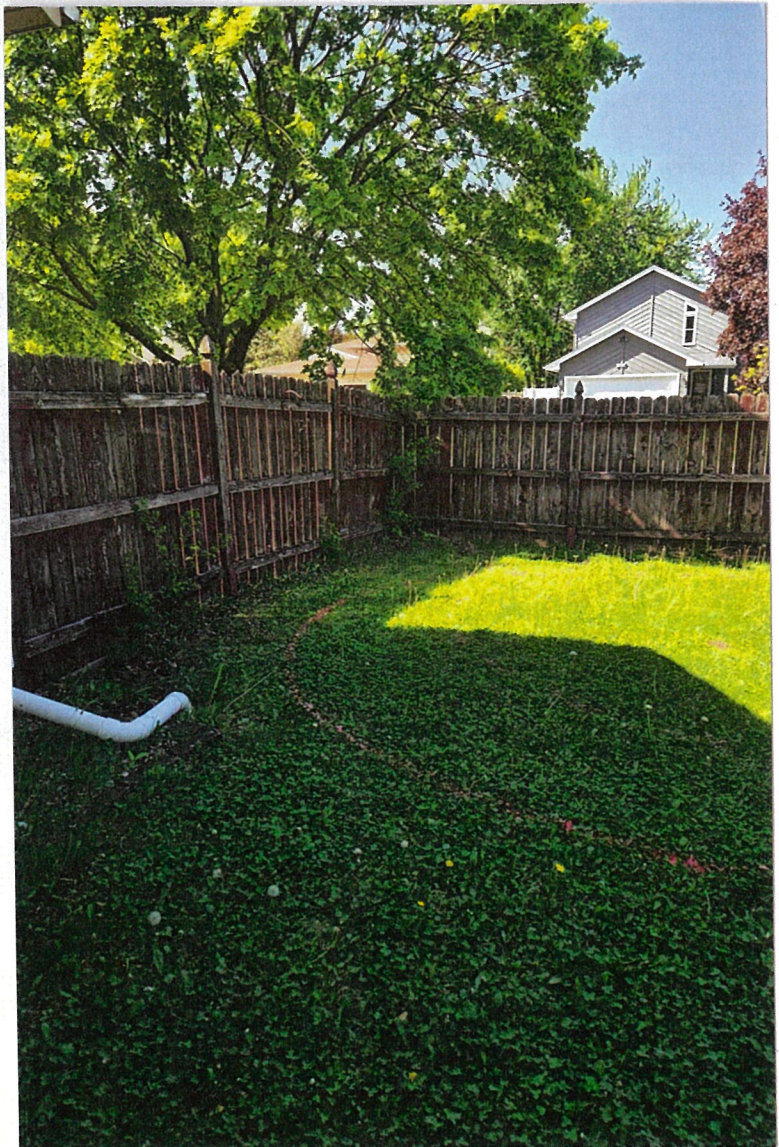
LOT 312 IN COLLEGE PARK UNIT 4, BEING A SUB OF PRT OF THE NE1/4 OF SEC 23, T35N-R9E.













REAL ESTATE SURVEYORS

1229 LAKEVIEW COURT

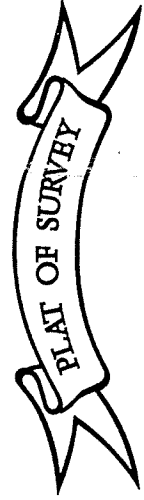
ROMEIOVILLE, ILLINOIS 60446

PH:(630) 226-9200 FAX: (630) 226-9234

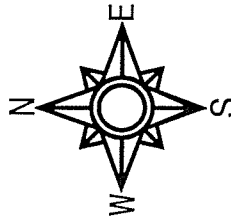
EMAIL: SURVEY@ARSSURVEY.COM

AREA OF SURVEY:

" CONTAINING 8,250 SQ. FT. 0.19 ACRES MORE OR LESS "



SOUTH LINE OF LONGFORD DRIVE AS MONUMENTED
AND OCCUPIED PER RECORDED SUBDIVISION PLAT.
N 89°42'42"E (R)

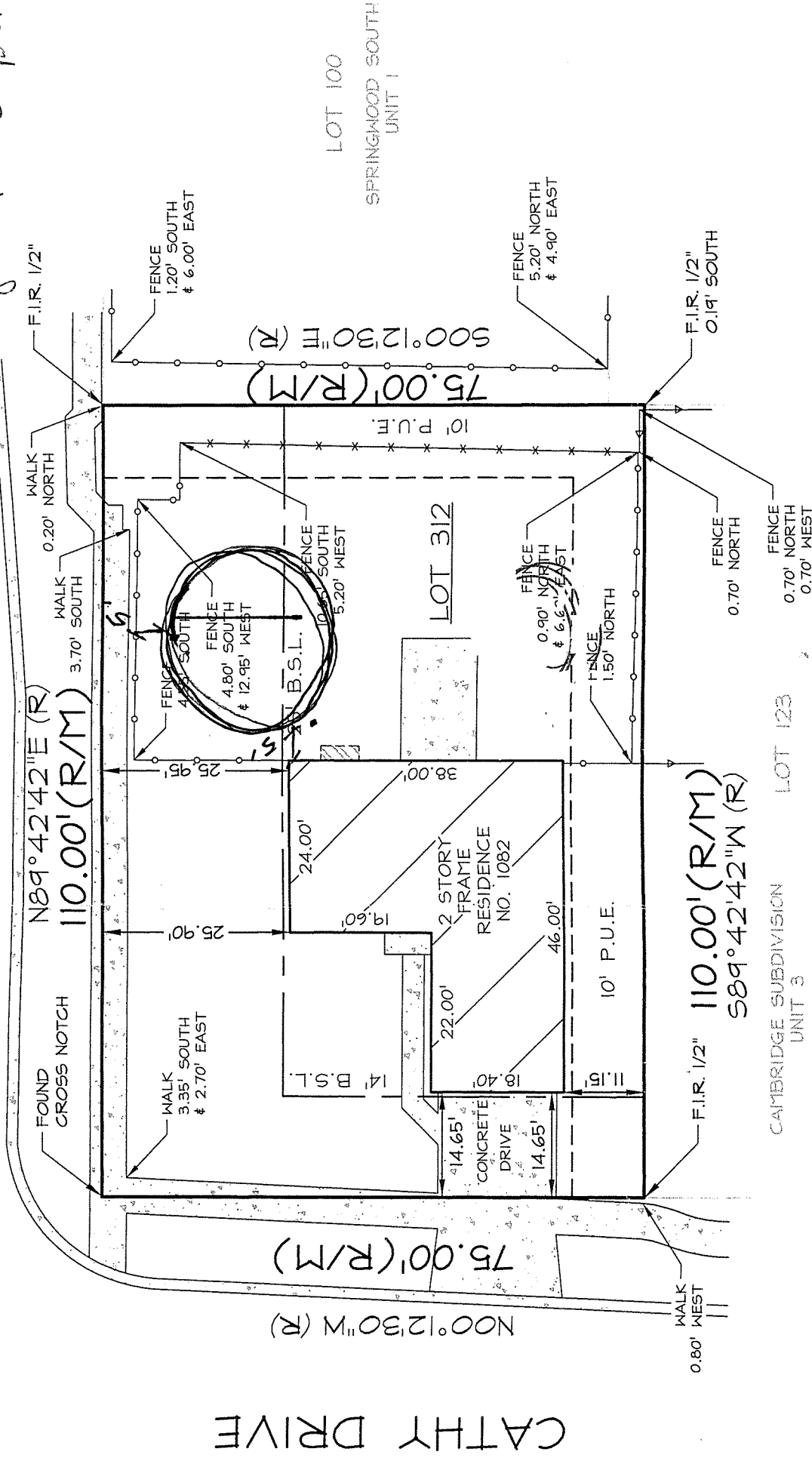


LOT 312 IN COLLEGE PARK UNIT NO. FOUR, A SUBDIVISION IN A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 1988 AS DOCUMENT NO. R88-50132, IN WILL COUNTY, ILLINOIS.

66' R.O.W.

LONGFORD DRIVE

Attached is pictures
of pink chalk where the
pool would go prayfully you
grant us permission



STATE OF ILLINOIS
COUNTY OF WILL }SS

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 8TH DAY OF AUGUST, A.D., 2019, AT ROMEOVILLE, ILLINOIS.

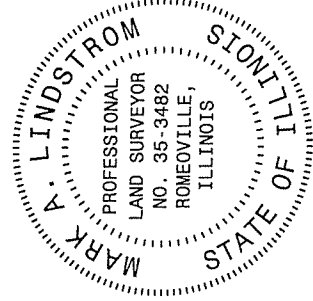
CLIENT HEELAN

JOB NO. 34981-19

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035- 3482

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

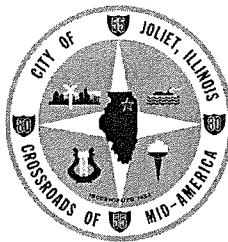
FIELDWORK DATE. 08-07-19



LICENSE EXPIRES ON NOVEMBER 30, 2020

Permit # _____

Office Use Only

**CITY OF JOLIET****Building & Inspectional Services**

150 W. Jefferson Street, Joliet, IL 60432

Phone: 815-724-4070 Email: permitapplication@joliet.gov

Pool Permit Application

If permit applications are incomplete, and/or submitted without the required permit information and supporting documents, they will be returned to the applicant.

All Contractor's must submit a copy of the contract with all permit applications.

Address:	1082 Cathy Dr. Joliet, IL 60431	City:	Joliet
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family - Number of Units <u>1</u>			
Is this property registered with the Neighborhood Services Rental Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Work Being Completed By: <input type="checkbox"/> Homeowner <input checked="" type="checkbox"/> Contractor			
Homeowner's Name:		Matthew Crowder and Michelle Frank-Crowder	
Address: 1082 Cathy Dr. Joliet, IL 60431			
Phone: 815-546-4821		Email: danisha7835@gmail.com	
Contractor's Name:		A&J Recreational Services	
Address: P.O. Box 2028 Northlake, IL 60164			
Phone: 847-349-9388		Email: aj.recreational2010@gmail.com	
Electrical Contractor's Name:		Triezenberg Electric	
Address: 19825 114 th Ave. Mokena, IL 60448			
Phone: 815-409-0264		Email: marktriezenberg@gmail.com	
Description of Work: Install electrical + Gas line for swimming pool.			

<input checked="" type="checkbox"/> Above Ground Pool	<input type="checkbox"/> In-Ground Pool
Pool Size:	
<input checked="" type="checkbox"/> Round Dimensions: <u>18' 54"</u>	<input type="checkbox"/> Other Dimensions: _____
NOTE: Proof of fence must be attached to your permit submittal!	
Total Cost \$ 6359.59	
Applicant Signature: <u>Michelle Frank-Crowder</u>	Date: 05/08/2025

Office Use Only:

Building Official Signature _____

Date _____

Permit # _____



150 W Jefferson St
Joliet, IL 60432
Phone: 815-724-4070
Email: permitapplication@joliet.gov

Residential Electric Application

Site Address 1082 Cathy Drive, Joliet, IL 60431		Pin #
SQUARE FOOTAGE- please select either option and list the square footage of the structure: <input checked="" type="checkbox"/> Single Family _____ <input type="checkbox"/> Multi-Family _____ # of Units: <u>1</u>		
Contractor Information		
Company Name Triezenberg Electric		
License Number ELM-0018-2024	City Ottawa	
Supervising Electrician Mark Triezenberg		
Address 19825 114th Ave., Mokena, IL 60448		
Phone 815-409-0641	Email marktriezenberg@gmail.com	
Please provide detailed drawings/spec sheets for the proposed work and a Letter of Intent with the Company Letterhead.		
Property Owner		
Name Mathew & Michelle Crowder		
Address 1082 Cathy Drive, Joliet, IL 60431		
Phone 815-546-4821	Email danisha7835@gmail.com	
Type of Construction		
<input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Remodel/Rehab <input checked="" type="checkbox"/> Other swimming pool		
Project Type		
<input type="checkbox"/> Electric Service <input type="checkbox"/> Neighborhood Services Repairs <input type="checkbox"/> Generator <input type="checkbox"/> Garage/Shed <input type="checkbox"/> Fire Repairs <input type="checkbox"/> Solar <input checked="" type="checkbox"/> Above Ground Swimming Pool <input type="checkbox"/> Inground Swimming Pool <input type="checkbox"/> Hot Tub <input type="checkbox"/> Other _____		
Description of Work		
Install Electrical & Gas Line for Swimming Pool		
Electrical Service		
<input type="checkbox"/> Overhead? <input checked="" type="checkbox"/> Underground?	Amperage 100 _____ 200 <input checked="" type="checkbox"/> 400 _____ Other _____	Solar Total (kW) # of Panels: _____ _____ _____
For Office Use Only		
Approved By: _____		
Date: _____		
Total Fee: \$ _____		
Comments: _____		

*****Letter of Intent Required With This Application*****

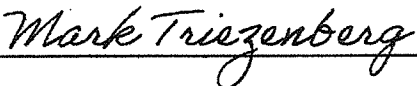
TRIEZENBERG ELECTRIC
19825 114TH Ave., Mokena, IL. 60448
815-409-0641
marktriezenberg@gmail.com

LETTER OF INTENT

May 8, 2025

City of Joliet Building Department

I, Mark Triezenberg, Owner of Triezenberg Electric will be doing the Electrical work at 1082 Cathy Drive, Joliet, IL. 60431



Mark Triezenberg

TRIEZENBERG ELECTRIC
19825 114th Ave., Mokena, IL. 60448
815-409-0641
marktriezenberg@gmail.com

May 8, 2025

Matthew & Michelle Crowder
1082 Cathy Drive
Joliet, IL. 60431
Danisha7835@gmail.com

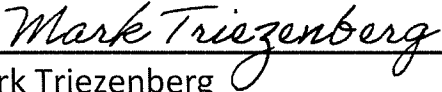
PROPOSAL: Electrical for Above Ground Pool

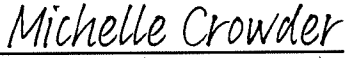
- 1) Install (1) 120 Volt - 20AMP Dedicated Circuit for Pump
- 2) Bond Pool per Building Code

JOB TOTAL: \$1,500

DEPOSIT: 200 *Received*

BALANCE: \$1,300 *DUE UPON COMPLETION*


Mark Triezenberg


Michelle Crowder (May 8, 2025 17:51 CDT)
Matthew & Michelle Crowder

- *We will backfill trench only, no landscape repairs**
- *Please keep extra dirt out of way for trenching**
- *Homeowner to supply Patio Blocks for Heater if applicable**
- *We will contact JULIE to mark underground utilities / not responsible for anything hit underground that is not located (dog fence, sprinkler system, etc.)**
- *Well, septic and sump pump lines need to be marked if applicable**
- *Please keep us updated on install schedule 1 week out**
- *Please have Pool 100% Full Prior to our Arrival so we can run the System & Check for Leaks**
- *BEST WAY TO COMMUNICATE WITH ME IS VIA TEXT MESSAGE**

A & J Recreational Service, Inc.

WORK ORDER CONTRACT

Swimming Pool Professionals
Licensed, Bonded & Insured
3007 Rhodes Ave. Melrose Park, IL 60164
Phone: (847) 349-9388 Fax: (847) 349-9387

installation see
rept from
Great escape

Date

5/7/25

Customer Name

Mat + Michelle Crowder

Address

1082 Cathy Dr

City

Sollet IL

State

Zip

60431

Home Phone Number

815-546-4821

Work Phone

JOB DESCRIPTION:

AMOUNT

EXCAVATION:

AMOUNT

Install (Pool/Liner)	180YDS	GRADING	81010
MASON SAND YDS.	50	COUNTERSINKING	
PATIO BLOCKS (2x8x16)		HAULING	
PATIO BLOCKS (2x12x11)		EXTRAS	
EXTRAS:			
DRAIN TILE RECOMMENDED:			
BACKFILL RECOMMENDED:			
TOTAL		TOTAL	

Payment for materials and excavation is due upon completion of excavation, with cash or check only.

COMPLETE TOTAL: _____

If any construction permits are required by local ordinances, the customer agrees to secure and pay for said permits. The undersigned customer hereby assumes full responsibility for location of swimming pool site and for all city and national codes that apply to installation and excavation of their swimming pool.

Customer is responsible for calling J.U.L.I.E to mark utilities and receive a dig Number. Installer, excavator or company shall not be responsible for any damage to utilities, sprinkler system, septic lines (fields) or other unknown objects during installation or excavation.

Countersinking or installing a pool into a hill that is beyond the recommended specifications of the manufacturer is done at the customer's own risk. Therefore, the customer acknowledges and accepts full responsibility for this type of work A & J Recreational Service, Inc. is not responsible for any damages that could occur as a result of this process.

- Any alteration from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above estimate or complete total.
- Prices do not include sod, dirt or extra sand unless quoted.
- Customer needs to remove/spread and/or backfill any excess dirt or sand. No finish grading, planting or seeding shall be done by installer or excavator.
- The installer or excavator or company shall not be responsible for any damage to existing driveways, lawns, shrubs, flowers, fencing, decking, or any other property involved in the result of this installation. Please Note A & J Recreational Service, Inc is not responsible for any damage to lawn due to the installation project, i.e.. Skidloader use. (Especially any ruts that could occur on the property).
- A & J Recreational Service, Inc. does not guarantee a wrinkle free liner or a perfectly leveled sand bottom.
- Installer, excavator or company shall not be responsible for any sink holes, diviting or footprints due to the ground cracking or unknown soft spots in the soil which can occur under the pool or pool bottom.
- A & J Recreational Service, Inc. does not guarantee or warranty any debris such as: roots, rocks, clay nut grass, worms, or ther foreign objects becoming noticable or protruding through the pool liner.
- If during the installation or excavation, any tree stumps, rocks or other obstructions require the additional installation or excavation time are present, the installer or excavator may charge additional accordingly at the installers or operators discretion.
- If during the installation or excavation, any underground water appears due to springs, water tables or any other source of water, customer is responsible to rectify the situation at his/ her own expense.
- The installer or excavator or company is not responsible for any swimming pool which is damaged or destroyed due to negligence by customer or other persons, or by act of nature that may occur during or after the installation or excavation of the pool.
- The customer is responsible for providing a written permission to cross or use land not owned by customer.
- Once the pool site is excavated, it is customers responsibility to remove any standing water in pool area to allow the site to dry prior to installation.

property involved in the result of this installation, Please Note A & J Recreational Service, Inc is not responsible for any damage to lawn due to the installation project, I.e.. Skidloader use.(Especially any ruts that could occur on the property).

5. A & J Recreational Service, Inc. does not guarantee a wrinkle free liner or a perfectly leveled sand bottom.

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8. If during the installation or excavation, any tree stumps, rocks or other obstructions require the additional installation or excavation time are present, the installer or excavator may charge additional accordingly at the installers or operators discretion.

9. If during the installation or excavation, any underground water appears due to springs, water tables or any other source of water, customer is responsible to rectify the situation at his/ her own expense.

10. The installer or excavator or company is not responsible for any swimming pool which is damaged or destroyed due to negligence by customer or other persons, or by act of nature that may occur during or after the installation or excavation of the pool.

11. The customer is responsible for providing a written permission to cross or use land not owned by customer.

12. Once the pool site is excavated, it is customers responsibility to remove any standing water in pool area to allow the site to dry prior to installation.

13. It is the customers responsibility to secure the excavated pool site from all people and/or pets. An unsecured site could pose to be a threat in the event that should someone or something fall into the hole, death or injury could result A & J Recreational Service, Inc. does not take responsibility for unsecured excavated pool sites.

14. Any brand pools allow up to 28 inches to be buried. On the other hand, if the client decides to bury the pool over any inches from recommendation and this results in collateral damage, A&J is not responsible for the replacement or repair of the damage.

15. If backfill is recommended until the pool is at least 3/4 full of water otherwise due to pressure from the ground or water, it can bend or damage the pool and this results in an additional cost to fix collateral damage.

16. Until the pool is at least 3/4 full of water otherwise due to pressure from the ground or water, it can bend or damage the pool and this results in an additional cost to fix collateral damage.

17. Hawling dirt, if the client decides that we take the soil they will be given a special price, this will be done before finishing the installation of the pool to avoid collateral damage. In the other hand, if the client decides that we do not take the soil at the time of installation but contact us after to do so, the price will be different since this requires special equipment so as to not cause any damage or imperfection to the pool.

18. It is the clients responsibility to have access available to enter with the tools and machinery necessary to develop the project. The minimum open space required to work is 7FT. Example it is the customer's responsibility to remove the fence and return it to its original place etc.

19. It is the client's reponsibility to review the village codes and rules, as well as to acquire the pertinent permits in order to initiate the project.

20. When the company takes care of the hawling, A & J is not responsible for damages that may be caused to the lawn/sidewalks/dry wall etc. Please refer back to your provider to make sure how deep they recommend you to fill.

The above prices, specifications and conditjns are satisfactory and herby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Customer agrees to pay collection costs and reasonable attorney fees plus 14.9% per month on past due balances.

Buyer's Signature

All work performed by A&J Recreational Services, Inc has a 30 day labor warranty on the swimming pool installation only. No other written or oral warranty applies. No employee/agent/dealer or other authorized personal to give any warranties on behalf of A&J Recreational Service, Inc.



INVOICE

JOLIET TGE/CHF
3220 CHICAGOLAND CIRCLE
JOLIET, IL 60431
Phone (815) 436-0090

Invoice BO4KDS-0
Date 04-29-25
Store 011
Type Delivery
Recap 042925 14:26
Customer ID 8155464821

Bill to

MICHELLE& MATTHEW CROWDER
1082 CATHY DR
JOLIET, IL 60431

Ship to

MICHELLE& MATTHEW CROWDER
1082 CATHY DR
JOLIET, IL 60431

Warehouse WH	P/O Number	Estimated DD 99-99-99	Terms COD	Sold At 011	Home Work Cell Email	Bill to Phones (815) 546-4821	Ship to Phones (815) 546-4821
	Salesperson 933 TonyC		Salesperson				
						danisha7835@gmail.com	
Item Number	Description	U/M	Order	Ship	Each Price	Disc%	Extended
431	18' 54" IG-2500 CARNEGIE PEARL		1	0			
9907	2HP 2SP MATRIX PUMP/TL/HOR		1	0			
49	REQUIRES L520 RECEPTACLE NOT INCLUDED	1	1	0			
99	NO INSTALL OF GAS OR ELECTRIC		1	0			
51099	SAND AND BLOCK INCLUDED (XQTY)		400	0			
50290	NO FINANCING-BALANCE MUST BE PAID 7 DAYS PRIOR TO DEL OR PU		1	0			
99999	~SPECIAL NOTE: PAY DIRECT FOR DIG/HAUL		1	0			
	Package *1						
80259	8 STREME SPRINTER CLEANER PKG		1	0			
828	SPRINTER ROBOTIC BATTERY CLNR		1	0			
80245	2 YR. MANUFACTURE WARRANTY-NO REFUNDS ON OPEN BOX UNITS.		1	0			
80250	ALL SERVICE AFTER 60 DAYS MUST CONTACT UPWARD SALES LIMITED		1	0			
80252	@ 1-201-465-4220 NOT THE STORE		1	0			
	Package *2						
57529	18' 54" ZION(GRAY) GREAT PKG		1	0	6180.00		6180.00
9521	18' 54" ZION-GRAY W/PANEL		1	0			
	DRIFTWOOD						
1476	ABS WIDE MOUTH TW SKIMMER-PRL		1	0			
13073	SLIDE-LOCK A-FRAME LADDER		1	0			
9904	150 SWIMPRO ELEMENT TANK/ACC		1	0			
1426	ULTIMATE MAINTENANCE KIT		1	0			
3200	1 1/4"x21' DELUXE VACUUM HOSE		1	0			
	Loc: 10-16						
1617	6-12' TELESCOPIC POLE		1	0			
6103	18' DELUXE BLUE SOLAR COVER		1	0			
1299	VISION-PRO VESSEL ONLY		1	0			

SEE REVERSE SIDE FOR TERMS AND CONDITIONS.



INVOICE

JOLIET TGE/CHF
3220 CHICAGOLAND CIRCLE
JOLIET, IL 60431
Phone (815) 436-0090

Invoice BO4KDS-0
Date 04-29-25
Store 011
Type Delivery
Recap 042925 14:26
Customer ID 8155464821

Item Number	Description	U/M	Order	Ship	Each Price	Disc%	Extended
1303	VISION-PRO CARTRIDGE		1	0			
3211	1 1/2"x3' DELUXE FILTER HOSE		1	0			
509	WT SMALL VISION STARTER KIT(1)		1	0			
14001	REFER TO P-101 GUIDE (18')		1	0			
27	DELIVERY TO GARAGE ONLY (GRN)		1	0			
	COD MUST BE PAID 7 DAYS PRIOR						
6535	DELUXE WINTER COVER, PILLOW, CHEMICAL KIT P/U 9/15/25		1	0			
	Package *3						
50414	18' SMART POOL BASE		1	0			
56024	18' COVE/SHIELD COMBO KIT(21) Loc: 8-22		1	0			
50953	INSTALLATION OF SMART BASE		1	0			
50948	1 YEAR MANUFACTURE GUARANTEE		1	0			
50949	AGAINST PUNCTURES FROM UNDER		1	0			
50951	LINER. \$350 WATER/LABOR PLUS		1	0			
50952	LINER REIMBURSEMENT-ONE TIME		1	0			

Cash	300.00	Sales Amount	6180.00
		Sales Tax	479.59
		Total	6659.59
Balance Due		6359.59	

Thank You for shopping at The Great Escape/Chicago Home Fitness

Refunds given up to 7 days with a store receipt. Store credit up to 30 days. Store credit only without store receipt.
No refunds on unpackaged or used items. Any changes/cancellations must be 72 hours prior to delivery.
Payment must be made in full prior to delivery.
A restock fee may apply to delivered goods (see reverse side for details).
Refunds over \$50 will be in the form of a company check mailed from our corporate office within 10-15 business days.
Thank you for shopping with us and please let us know if we could be of further assistance.

SEE REVERSE SIDE FOR PAYMENT AND CONDITIONS.

Y: 1.19 ACRES MORE OR LESS"

Attached
of pink ch
pdd would
green

66' R.O.W.

LONGFORD DRIVE

60' R.O.W.

CATHY DRIVE



AUGUST, A.D., 2019, AT ROMEVILLE, ILLINOIS.

PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY."

HEFLAN

LEGEND

(R) = RECORD	(NW) = NORTHWESTERLY	(NE) = NORTHEASTERLY	(SW) = SOUTHWESTERLY
(M) = MEASURED	(D) = DEED	(X) = CHAIN LIN	(V) = VINYL FEN
(S) = SPLIT RAI			



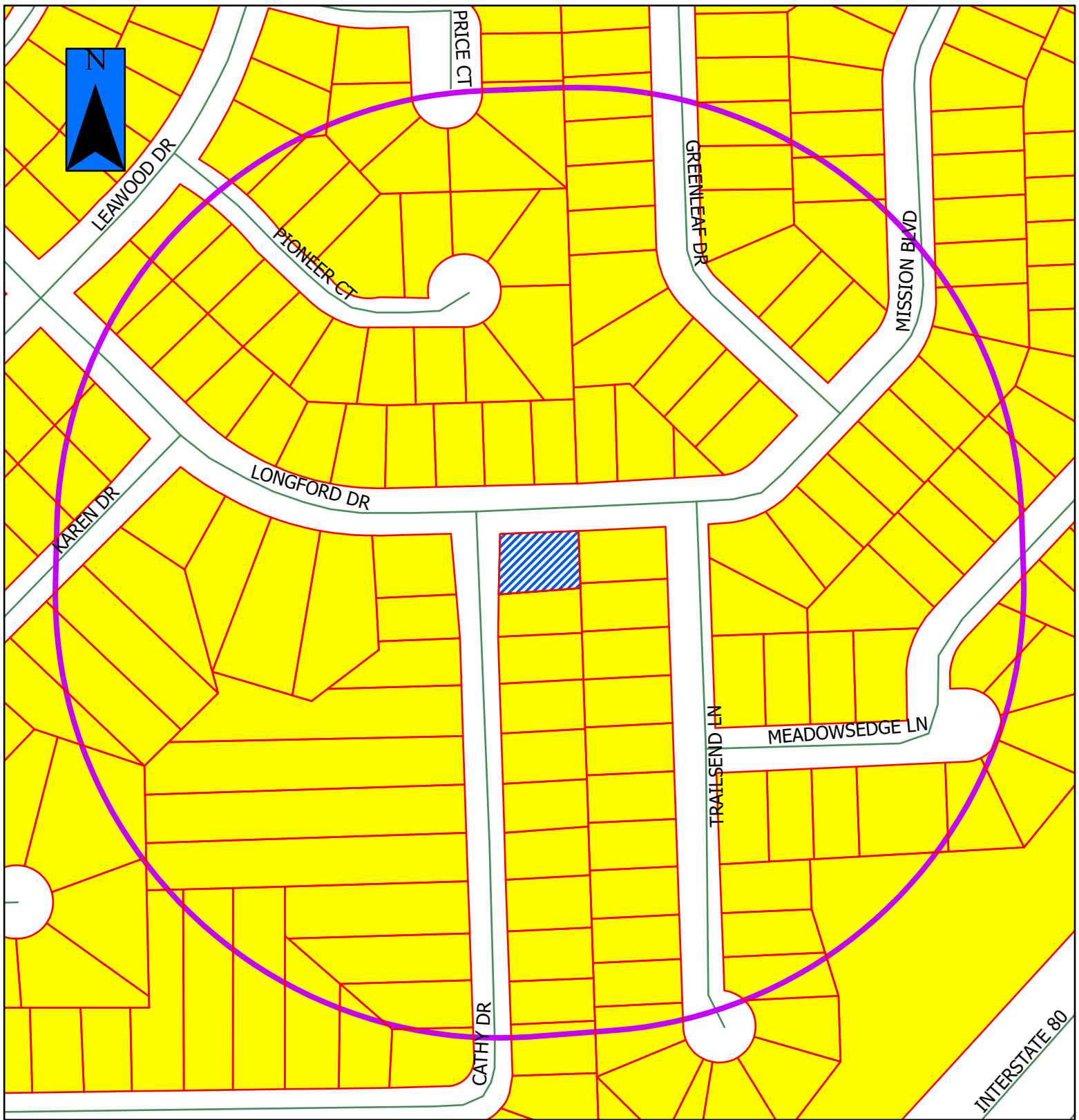
LONGFORD
CATHY DR

STOP

ALL WAY



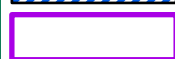




2025-21



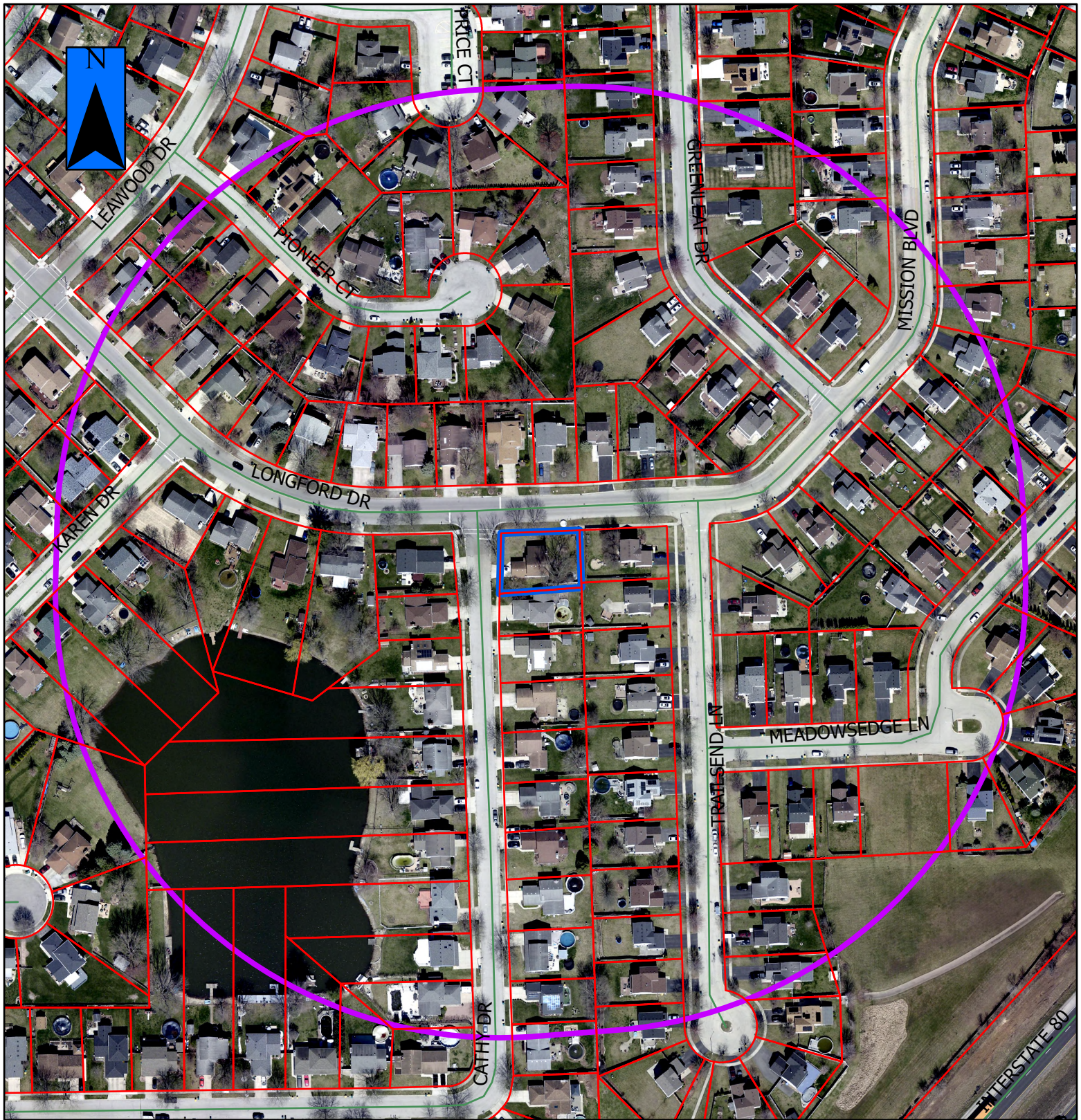
= Property in Question



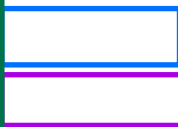
= 600' Public Notification Boundary

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



2025-21a



= Property in Question / Propiedad en cuestión

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



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8596

Agenda Date:6/19/2025

STAFF REPORT

DATE: June 19, 2025
TO: Zoning Board of Appeals
FROM: Ray Heitner, Planner
RE: Petition Number: 2025-22
Applicant: Olympik Sign Company
Status of Applicant: Signage Provider
Owner: HC Joliet, LLC
Location: 1401 Gateway Boulevard
Request: A series of Variations to allow for the installation of eight (8) directional signs at an overall height of five (5) feet instead of three (3) feet for signage, located at 1401 Gateway Boulevard.

Purpose

The applicant is requesting Variations on eight directional signs at the proposed Hollywood Casino and Event Center site in the Rock Run Collection mixed-use development. The Site Development Standards within the Rock Run Collection PUD Design Guidelines state directional signs should not exceed 3 feet in height. The applicant has proposed a sign height of 5 feet for all on site directional signage. The Zoning Board of Appeals makes the final decision on these variation requests.

Site Specific Information

The 41-acre subject property is a part of the larger 309-acre Rock Run Collection Planned Unit Development, which will contain commercial retail, restaurant, entertainment attractions, recreational amenities, and a multi-family residential neighborhood. The Hollywood Casino and Event Center building is currently wrapping up construction. The attached petition shows the height and scale of the proposed directional signs, along with the identified locations for signage throughout the site. Three signs will be internally illuminated, which is allowed by-right within the PUD Design Guidelines.

Surrounding Zoning, Land Use and Character

The property is surrounded to the north and west by future mixed-use development within the Rock Run Collection development. A warehouse complex can be found to the south. An outlot that serves as storm water detention for the greater Rock Run Collection Development is located east of the subject property. All properties surrounding the subject site contain B-2 (Central Business District) zoning and fall within the Rock Run Collection PUD.

Applicable Regulations

- Rock Run Collection – Planned Unit Development Guidelines – Site Development Standards for Signage
- Section 47-19.8 – Finding of Facts Supporting a Variation

Discussion

The Rock Run Collection Planned Unit Development Guidelines were drafted to require specific site development standards for future development within the PUD area. This includes site specific standards on signage. The standards were drafted to permit directional signage with a total height per sign of 3 feet. The applicant believes that 5-foot-tall directional signs are needed to provide a more visible wayfinding system for drivers and pedestrians to safely navigate the casino and event center property. The applicant cites the expansive size of the casino and event center property as a unique circumstance which requires additional wayfinding signage visibility for adequate site circulation. Given the larger scale of the subject property and the anticipated higher volume of daily traffic to the proposed site, staff supports the applicant's request to permit larger directional signage for improved wayfinding and traffic management. Staff does not believe the site-specific variation to allow taller directional signage will alter the essential character of the greater development.

Conditions

None.

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: _____

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: 1401 Gateway Boulevard Joliet, IL 60431

PETITIONER'S NAME: Guy Dragisic (Olympik Sign Co.)

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 1130 N. Garfield, Lombard, IL ZIP CODE: 60148

PHONE: (Primary) 630-424-6100 (Secondary) 630-652-4106

EMAIL ADDRESS: gdragisic@olysigns.com FAX: 630-424-6120

PROPERTY INTEREST OF PETITIONER: _____

OWNER OF PROPERTY: HC Joliet, LLC (Lessee of Property)

HOME ADDRESS: 1401 Gateway Boulevard, Joliet, IL ZIP CODE: 60431

BUSINESS ADDRESS: 825 Berkshire Blvd., Wyomissing, PA ZIP CODE: 19610

EMAIL ADDRESS: Michael.Carroll@Pennentertainment.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.): 05-06-22-301-004-0000;
_____;

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):

PER FIDELITY TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO.
WJ22017784 WITH AN EFFECTIVE DATE OF JULY 27, 2023.

LOT 3 OF CASINO PARCEL AT ROCK RUN CROSSINGS, BEING A PART OF THE WEST HALF OF SECTION 22 AND
THE NORTHWEST QUARTER OF SECTION 27, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED MAY 25, 2023 AS DOCUMENT R2023025538, IN
WILL COUNTY, ILLINOIS.

LOT SIZE: WIDTH: 1191.76' DEPTH: 676.12' AREA: 15.213 ACRES

PRESENT USE(S) OF PROPERTY: _____

PRESENT ZONING OF PROPERTY: B-2-Central Business District

VARIATION/APPEAL REQUESTED: _____

To allow for the installation of eight (8) directional signs at an overall height of (5) five feet, where
only (3) three foot overall height directional signs are allowed.

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 proposed 5 ft. overall height directional signs will provide a much more visible way finding
system for drivers as well as pedestrians to safely navigate the property and find the destinations
they are looking for. Without clearly visible signage, there is a potential safety risk of drivers looking
for their destinations not paying attention to traffic or pedestrians possibly causing accidents which
would be very detrimental to the casino's business

2. What unique circumstances exist which mandate a variance?

The casino as well as the surrounding properties are very expansive and the 5 ft. directional signs will provide a much more visible way finding system for casino customers to navigate the area / property to find their destinations

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.

We cannot see any real negative impacts of the proposed 5ft. tall directional signs. Instead, it is out strong feeling that these proposed signs if allowed will provide a much more visible means for both drivers and pedestrians to safely navigate the property.


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, Guy DRACISIC, 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

Digitally signed by Michael
Carroll
Date: 2025.05.08 14:55:57
+04'00'

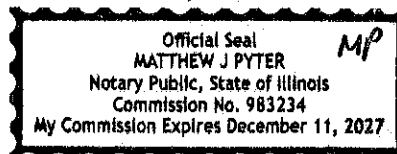
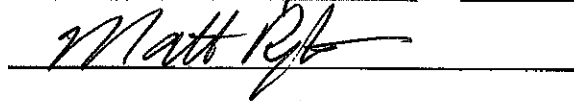
Michael Carroll

Owner's Signature (Lessee)

(If other than petitioner)

Subscribed and sworn to before me

this 8th day of May, 20 25



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:

1401 Gateway Boulevard Joliet, IL 60431

PIN(s): 05-06-22-301-004-0000

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

HC Joliet, LLC (Lessee of the Property) is indirectly and wholly owned by

PENN Entertainment, Inc.

E-MAIL: Michael.Carroll@Pennentertainment.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

HC Joliet, LLC (Lessee of the Property) is indirectly and wholly owned by
PENN Entertainment, Inc.

E-MAIL: Michael.Carroll@Pennentertainment.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: Michael Carroll
Digitally signed by Michael Carroll
Date: 2025.05.08 14:56:54 -04'00'

DATE: 5-8-25

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

PRINT

LEGAL DESCRIPTION -

PER FIDELITY TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. WJ22017784 WITH AN EFFECTIVE DATE OF JULY 27, 2023.

LOT 3 OF CASINO PARCEL AT ROCK RUN CROSSINGS, BEING A PART OF THE WEST HALF OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 22, IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED MAY 25, 2023 AS DOCUMENT R2023025538, IN WILL COUNTY, ILLINOIS.

SCHEDULE B SECTION II EXCEPTIONS -

PER FIDELITY TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. WJ22017784 WITH AN EFFECTIVE DATE OF JULY 27, 2023.

ITEMS 1 THROUGH 10, 30 THROUGH 33 NOT SURVEY RELATED

11. Terms and provisions of a Lease dated February 25, 2018, executed by Cullinan Joliet, LLC, an Illinois limited liability company, as Lessor, and Regal Casino, Inc., a Tennessee corporation, as Lessee, as referenced in the document entitled Memorandum of Lease, which was recorded March 4, 2019 as Document No. R2019011822, (INCLUDES SUBJECT PARCEL AND MORE LAND, BLANKET IN NATURE, NOT SHOWN HEREON.)

12. Terms, provisions and conditions of ordinances amending certain territory to the City of Joliet, recorded as follows: (THE ANNOTED PARCELS ARE FOR COUNTY PARCEL NUMBERS 05-06-22-301-001-0000 AND 05-06-22-301-003-0000, PARCELS SHOWN HEREON.)

July 21, 2008 as document R2008-092855
July 21, 2008 as document R2008-092856
July 21, 2008 as document R2008-092857
July 21, 2008 as document R2008-092858
July 21, 2008 as document R2008-092859
July 21, 2008 as document R2008-092860
July 21, 2008 as document R2008-092861
July 21, 2008 as document R2008-092862
July 21, 2008 as document R2008-092863
July 21, 2008 as document R2008-092864
July 21, 2008 as document R2008-092865
July 21, 2008 as document R2008-092866
July 21, 2008 as document R2008-092867
August 26, 2008 as document R2008-108821
August 26, 2008 as document R2008-108822
September 12, 2008 as document R2008-115741

13. Terms, provisions and conditions of ordinances approving annexation agreements and the annexation agreements attached hereto recorded as follows: (AGREEMENTS INCLUDE THE SUBJECT PARCEL, BLANKET IN NATURE, NOT SHOWN HEREON.)

July 21, 2008 as document R2008-092854
July 21, 2008 as document R2008-092855
July 21, 2008 as document R2008-092856
July 21, 2008 as document R2008-092857
July 21, 2008 as document R2008-092858
July 21, 2008 as document R2008-092859
July 21, 2008 as document R2008-092860
July 21, 2008 as document R2008-092861
July 21, 2008 as document R2008-092862
July 21, 2008 as document R2008-092863
August 26, 2008 as document R2008-108817
August 26, 2008 as document R2008-108818
August 26, 2008 as document R2008-108819
August 26, 2008 as document R2008-108820
January 14, 2009 as document R2009-004720

14. Rights of Way for drainage ditches, feeders, laterals, and underground pipes, if any.

15. Rights of public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.

16. Resolution No. 7590 a resolution approving and authorizing execution of a Memorandum of Understanding with Cullinan Joliet, LLC recorded February 1, 2021 as document no. R2021011807. (RESOLUTION INCLUDES SUBJECT PARCEL AND MORE LAND, BLANKET IN NATURE, NOT SHOWN HEREON.)

17. Resolution No. 7609 a resolution approving a Development Agreement recorded February 1, 2021 as document no. R2021011811. (RESOLUTION INCLUDES SUBJECT PARCEL AND MORE LAND, BLANKET IN NATURE, NOT SHOWN HEREON.)

18. Ordinance No. 18164 an ordinance approving the Tax Increment Financing District eligibility study and the redevelopment plan and project for the Rock Run Crossing Redevelopment Project Area recorded January 14, 2021 as document no. R2021010520. (INCLUDES SUBJECT PARCEL AND MORE LAND, BLANKET IN NATURE, NOT SHOWN HEREON.)

19. Ordinance No. 18165 an ordinance adopting Tax Increment Financing for the Rock Run Crossings Redevelopment Project Area recorded January 14, 2021 as document no. R2021010521. (INCLUDES SUBJECT PARCEL AND MORE LAND, BLANKET IN NATURE, NOT SHOWN HEREON.)

20. Ordinance No. 18165 and ordinance designating the Rock Run Crossing Redevelopment Project Area recorded January 14, 2021 as document no. R2021010522. (INCLUDES SUBJECT PARCEL AND MORE LAND, BLANKET IN NATURE, NOT SHOWN HEREON.)

21. Ordinance No. 18168 an ordinance amending the zoning ordinance of the City of Joliet. (Ordinance No. 5355, as amended) for the rezoning of certain property recorded January 14, 2021 as document no. R2021010523. (RESOLUTION INCLUDES LOT 4 AND 5 OF THE PLAT OF RESUBDIVISION OF ROCK RUN CROSSINGS, INSTRUMENT NUMBER R202301684, BLANKET IN NATURE, NOT SHOWN HEREON.)

22. Ordinance No. 18272 and 18273 an ordinance approving a street name change recorded October 26, 2021 as document no. R2021101548 and R2021101550. (ORDINANCE 18272 CHANGED THE NAME OF ROCK RUN CROSSINGS DRIVE TO GATEWAY BOULEVARD, LOCATED ON SUBJECT PARCEL, SHOWN HEREON AND ORDINANCE 18273 CHANGED THE NAME OF ROCK RUN CROSSINGS COURT TO QUARTZ DRIVE, LOCATED ON LOT 3 OF THE PLAT OF RESUBDIVISION OF ROCK RUN CROSSINGS, INSTRUMENT NUMBER R202301684, BLANKET IN NATURE, NOT SHOWN HEREON.)

23. Underground telephone lines as shown on the ALTA Plat of Survey Job No. 845,001 made by Demco, Ltd. recorded April 18, 2023 as document no. R2023018564, over Lots 2, 3, 4, and 5. (PLAT SHOWS ROADWAY, INTEREST, EGRESS, DRAINAGE, AND PUBLIC UTILITY EASEMENTS, ACROSS SUBJECT PARCEL AND MORE LAND, SHOWN HEREON.)

24. Note for information: Outlet A is labeled Rock Run Crossings Drive and Gateway Boulevard, "to be dedicated to a lotter date under a separate document" per plat of Resubdivision of Rock Run Crossings recorded as document R202301684. (ROCK RUN CROSSINGS DRIVE AND GATEWAY BOULEVARD SHOWN HEREON.)

25. State of Illinois Department of Transportation Plat of Highway recorded June 27, 2022 as Document No. R2022049068. (PLAT SHOWS ROCK RUN CROSSINGS DRIVE AND GATEWAY BOULEVARD SHOWN HEREON.)

26. Rock Run Crossings Master Declaration recorded April 6, 2023 as Document No. R2023016193. (EXHIBIT A "THE PROJECT" DESCRIBES THE SUBJECT PARCEL AND MORE LAND, EXHIBIT B "ROCK RUN CROSSINGS" DESCRIBES THE SUBJECT PARCEL AND MORE LAND, BLANKET IN NATURE.)

First Amendment recorded August 4, 2023 as Document No. R202306554. (EXHIBIT "ROCK RUN CROSSINGS" DESCRIBES THE SUBJECT PARCEL AND MORE LAND, BLANKET IN NATURE.)

27. Rock Run Crossings Business District Declaration recorded April 6, 2023 as Document No. R2023016194. (EXHIBIT A "BUSINESS DISTRICT PROPERTY SUBJECT TO THE BUSINESS DISTRICT DECLARATION" DESCRIBES THE SUBJECT PARCEL AND MORE LAND, BLANKET IN NATURE.)

First Amendment recorded August 4, 2023 as Document No. R2023035533.

28. Reciprocal Development Agreement by and between Cullinan Joliet LLC and IDL Rock Run Crossing LLC recorded April 6, 2023 as Document No. R2023016196. (EXHIBIT A LEGAL DESCRIPTION DESCRIBES LAND OFF-SITE SOUTH OF THE SUBJECT PARCEL, BLANKET IN NATURE, EXHIBIT C ILLEGIBLE AND SIGN LOCATIONS CANNOT BE PLOTTED.)

29. Allocable Share Agreement and Supplementary Declaration by and between Cullinan Joliet LLC and IDL Rock Run Crossing LLC recorded April 6, 2023 as Document No. R2023016197. (EXHIBIT A INDUSTRIAL PROPERTY DESCRIBES LAND OFF-SITE SOUTH OF THE SUBJECT PARCEL, EXHIBIT B DESCRIBES THE SUBJECT PARCEL AND MORE LAND, BLANKET IN NATURE, EXHIBIT C DETENTION FACILITIES SHOW ADJOINING PROPERTY TO THE EAST AND SOUTH AS SHOWN AND MORE LAND, EXHIBIT D LANDSCAPE EASEMENT ILLEGIBLE AND NOT ABLE TO BE PLOTTED.)

30. 20 foot wide easement for landscape, and the easement provisions and grantees as set forth on the Plat of Rock Run Crossings Multifamily subdivision recorded April 17, 2023 as Document No. R2023017639. (Plat shows the subject parcel and more land, plottable items shown hereon.)

31. Easement for stormwater, detention, public utility and drainage, and the easement provisions and grantees as set forth on the Casino Parcel at Rock Run Crossings plat of subdivision recorded May 25, 2023 as Document No. R2023025538. (Plat shows the subject parcel and more land, plottable items shown hereon.)

SURVEYOR'S CERTIFICATION

1. PENN NATIONAL GAMING INC.
2. CULLINAN JOLIET, LLC
3. FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 7(A), 7(B)(1), 8, 11(6), 12, 13, 16, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN SEPTEMBER, 2023.

ANTHONY MAIONE, P.L.S.
PROFESSIONAL LAND SURVEYOR,
IL LIC. NO. 4093

NOTES

1. THIS PLAN WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: WJ22017784 COMMITMENT DATE: JULY 27, 2023.

2. THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:

- A. RERECORDING PLAT OF RESUBDIVISION OF ROCK RUN CROSSINGS, INSTRUMENT NUMBER R2022031684.
- B. PHASE I & II GRADING PLANS FOR ROCK RUN CROSSINGS, JOLIET ILLINOIS, BY CEMCON, LTD., JOB NO. 849.001, DATED SEPTEMBER 18, 2020 AND REVISED ON FEBRUARY 19, 2021.
- C. FINAL ENGINEERING PLANS FOR ROCK RUN CROSSINGS, JOLIET ILLINOIS, SANITARY SEWER AND WATERMAIN IMPROVEMENTS BY CEMCON, LTD., JOB NO. 849.001, DATED JULY 22, 2021 AND LAST REVISED ON NOVEMBER 19, 2021.

3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF MAY 2022 AND SEPTEMBER, 2023.

4. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

5. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

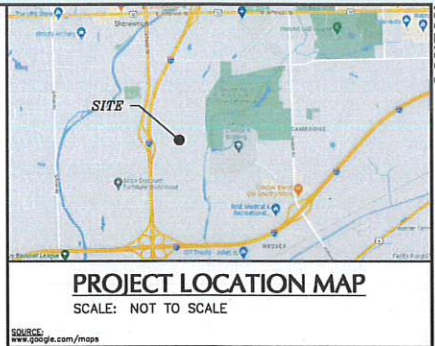
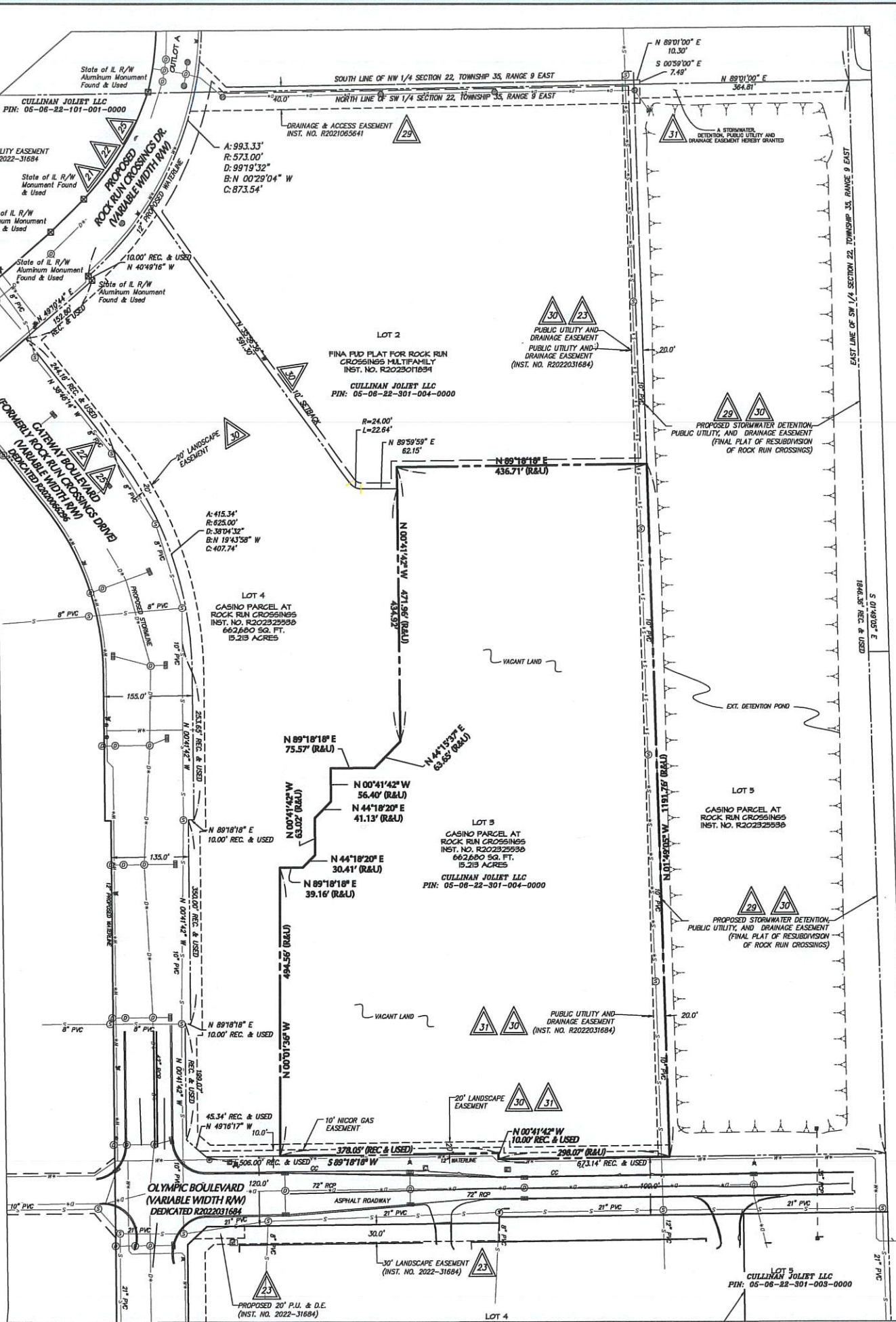
6. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, WORK ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

7. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

8. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

LEGEND (NOT SHOWN TO SCALE)

MONUMENTATION FOUND (TYPE AS NOTED)	REC.	DEED OF RECORD
SET 1" X 30" STEEL PIN WITH CAP "LANGAN"	AC.	ACRES
SET DRILL HOLE	CALC.	CALCULATED
HYDRANT	OBS.	OBSERVED
STAND PIPE	SQ. FT.	SQUARE FEET
ROOF DRAIN	CSL.	CITY SURVEY RECORD
BOLLARD	APN.	AUDITOR'S FILE NUMBER
STREET LIGHT	PN.	PARCEL NUMBER
AREA LIGHT	VL.	DEED VOLUME
SIGNAL POLE	PS.	PLAT
POWER POLE	LSA.	LANDSCAPE AREA
GUY WIRE	CC.	CONCRETE PAD
MANHOLE (TYPE AS LABELED)	CC.	CONCRETE CURB
WATER VALVE	EP.	EDGE OF PAVEMENT
GAS VALVE		FENCE (TYPE AS NOTED)
UNKNOWN VALVE		SUBJECT PROPERTY LINE
CATCH BASIN		ADJOINING PROPERTY LINE
CLEAN OUT		EASEMENT LINE
SIGN		TREE LINE
BOLLARD		GUIDE RAIL (TYPE AS NOTED)
ELECTRIC BOX		STEAM LINE
ELECTRIC METER		OVERHEAD WIRE
GAS METER		COMBINED SEWER LINE
WATER METER		GAS LINE
ELECTRIC BOX		WATER LINE
TRAFFIC SIGNAL POLE		ELECTRIC LINE
DOOR		COMMUNICATION LINE
DOUBLE DOOR		SANITARY LINE
GARAGE DOOR		DRAINAGE LINE
		REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM



PROJECT LOCATION MAP
SCALE: NOT TO SCALE

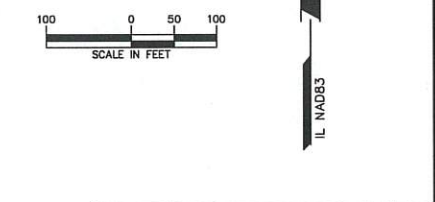
BASIS OF BEARINGS
MERIDIAN IS REFERENCED TO ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, PER GPS OBSERVATIONS IN MAY, 2022.

DATUM
VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS ON 05/12/2022

UTILITY INFORMATION
JULIE TICKET A221390661-00A, A221390670-00A, A221390679-00A, A221390688-00A, A221390693-00A, & A221390698-00A.

ZONING
AS PER THE CITY OF JOLIET ZONING DISTRICTS MAP EFFECTIVE 10/15/2018, THE SUBJECT PARCEL IS ZONED B-2, CENTRAL BUSINESS DISTRICT. NO ZONING INFORMATION PROVIDED BY THE INSURER. FOR MORE INFORMATION SEE THE CITY OF JOLIET, ILLINOIS DEVELOPMENT CODE.

FLOOD CERTIFICATION
AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP TITLED "MILL COUNTY, ILLINOIS AND INCORPORATED AREAS", PANEL 139 AND 255 OF 585, MAP NUMBER 171870255G, AND PANEL WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019, THE SUBJECT PARCEL IS LOCATED IN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE AE, SPECIAL FLOOD HAZARD AREAS, WITH BASE FLOOD ELEVATION OR DEPTH.



09/13/23	Updated Title	3
3/24/23	Updated Surface	2
7/14/22	Title Commitment	1
Date	Description	No.

LANGAN
Langan Engineering, Environmental, Surveying,
Landscape Architecture, and Geology, D.P.C.
200 W Madison Street, Suite 1920
Chicago, IL 60606
T: 312.547.7700 F: 312.547.7701 www.langan.com

JOLIET CASINO
PIN: 05-06-22-301-001, 05-06-22-301-002, &
05-06-22-301-003
TROY TOWNSHIP
ILLINOIS

**ALTANSPS LAND
TITLE SURVEY**

Project No.	541017901	Drawing No.	VL101
Date	09/14/2023	Drawn By	BLR
Checked By	ALM	Sheet 1 of 1	

Revisions:
R1: Revised to add updated site plan and revised copy for directionals, 12/23/24 - gmc
R2: Revised to increase size of directionals and copy, revised 008 to be illuminated, 12/17/24 - gmc
R3: Revised set of illuminated directionals, revised copy for 008 and added copy, 12/17/24 - gmc
R4: Revised all directionals to fit design and added new signs, Revised 008 directionals to have white on illuminated, 02/28/25 - gmc
R5: Revised to updated daylight vinyl on directionals 001/002/008, 02/28/25 - gmc

HOLLYWOOD

Casino

Hollywood Casino Joliet
1401 Gateway Blvd Joliet, IL 60431 USA

Directionals



4444 Federal Blvd San Diego, CA 92102
(619) 527-6100 signtech.com

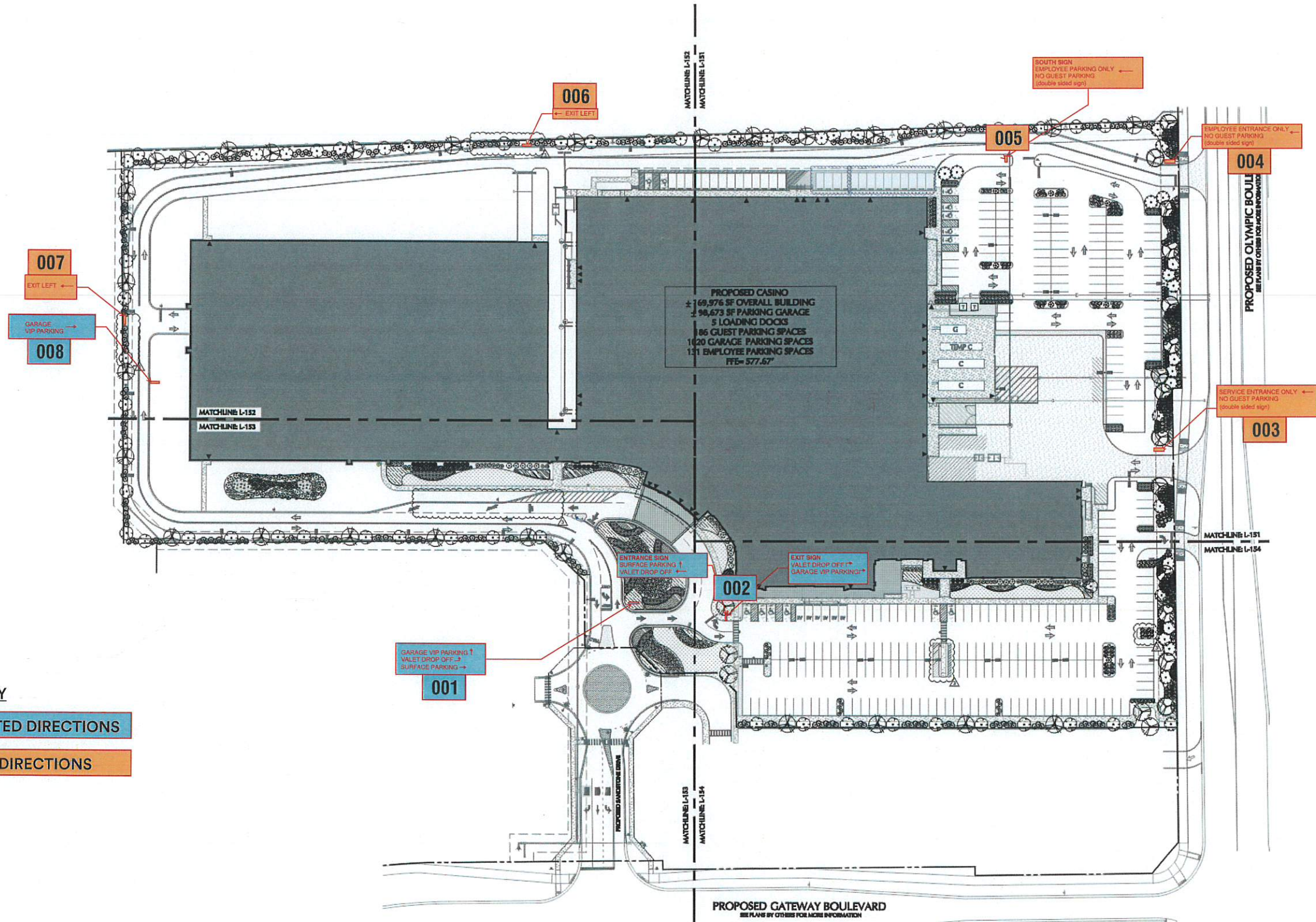
Hollywood Casino
1401 Gateway Blvd.
Joliet, IL 60431



Sales: Art Navarro
Coordinator: Laryssa Tucker
Design: gmcclung
Engineering:

date: 11/26/24
drawing: 24-02089 rev: 5 - 02/28/25 - gmc
quote:
project ID: HOLLYWOOD CASINO_JOLIET

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SITE PLAN
 SCALE 1:1500



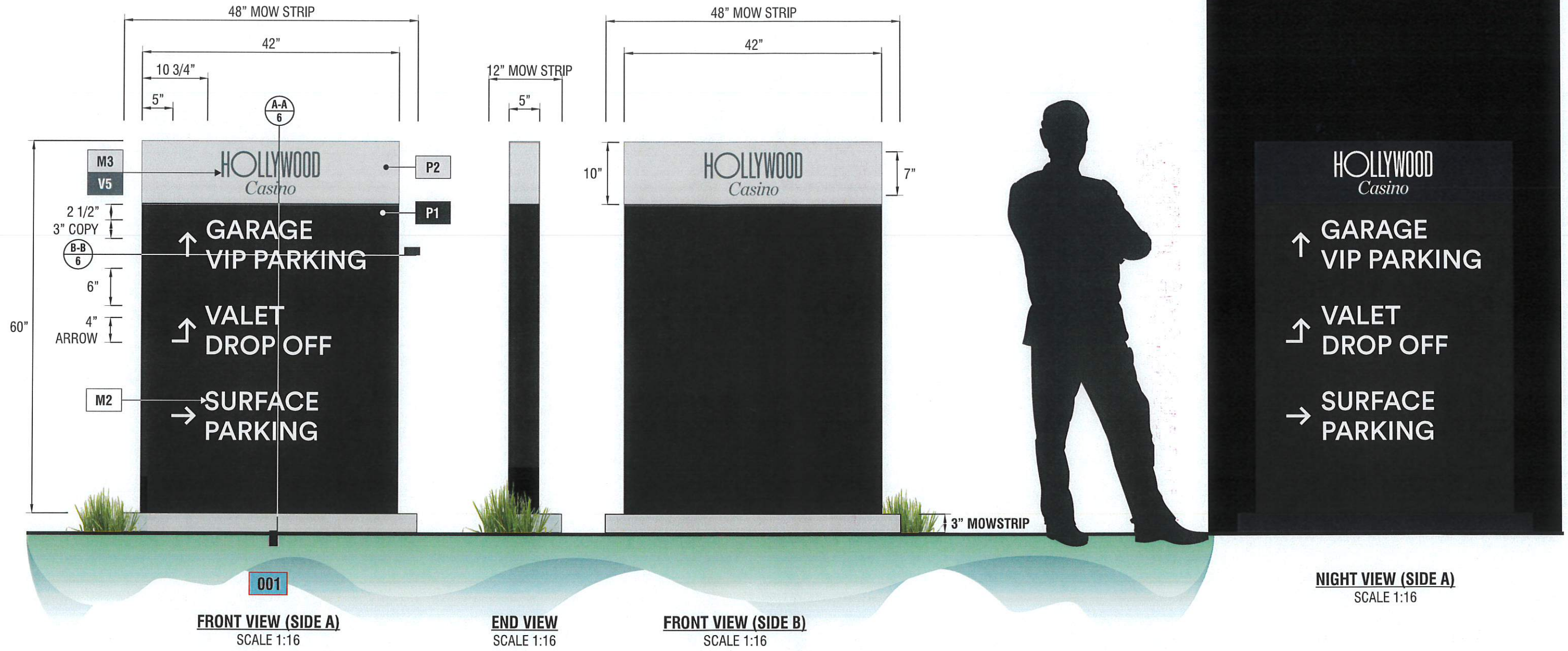
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 (619) 527-6100 signtech.com

Hollywood Casino
 1401 Gateway Blvd.
 Joliet, IL 60431



Sales: Art Navarro
 Coordinator: Laryssa Tucker
 Design: gmcclung
 Engineering:

date: 11/26/24
 drawing: 24-02089 rev: 5 - 02/28/25 - gmc
 quote:
 project ID: HOLLYWOOD CASINO_JOLIET



FONT : CIRCULAR STD MEDIUM

001 SIGNTYPE **HC-DIR-ALRO-BU-60x42-SS**

INSTALL WOOD TEMPLATE PROVIDED

CUT PLATES REFER TO PAGE #15

MANUFACTURE & INSTALL ONE (1) INTERNALLY LED ILLUMINATED SINGLE-SIDED DIRECTIONAL SIGN

ILLUMINATED

MATERIALS

- M2** #7328 WHITE PLEX
- M3** #2406 DIFFUSER PLEX

PAINT

- P1** MATTHEWS BLACK, MATTE FINISH
- P2** PAINT TO MATCH MATTHEWS BRUSHED ALUM.

VINYL

- V5** **1ST SURFACE DAY/NIGHT FILM:**
3M SCOTCHCAL #3635-0171



NIGHT VIEW (SIDE A)
SCALE 1:16



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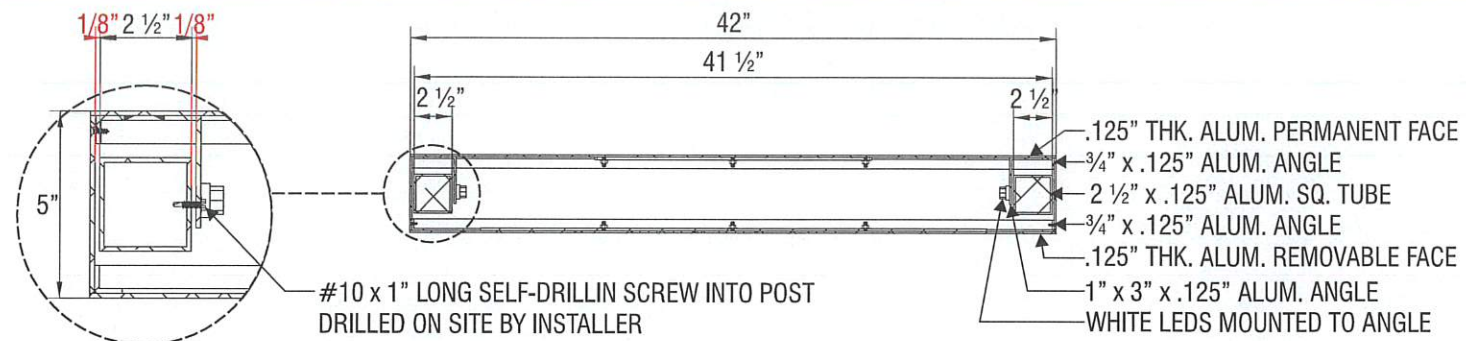
Hollywood Casino
1401 Gateway Blvd.
Joliet, IL 60431



Sales: Art Navarro
Coordinator: Laryssa Tucker
Design: gmcclung
Engineering:

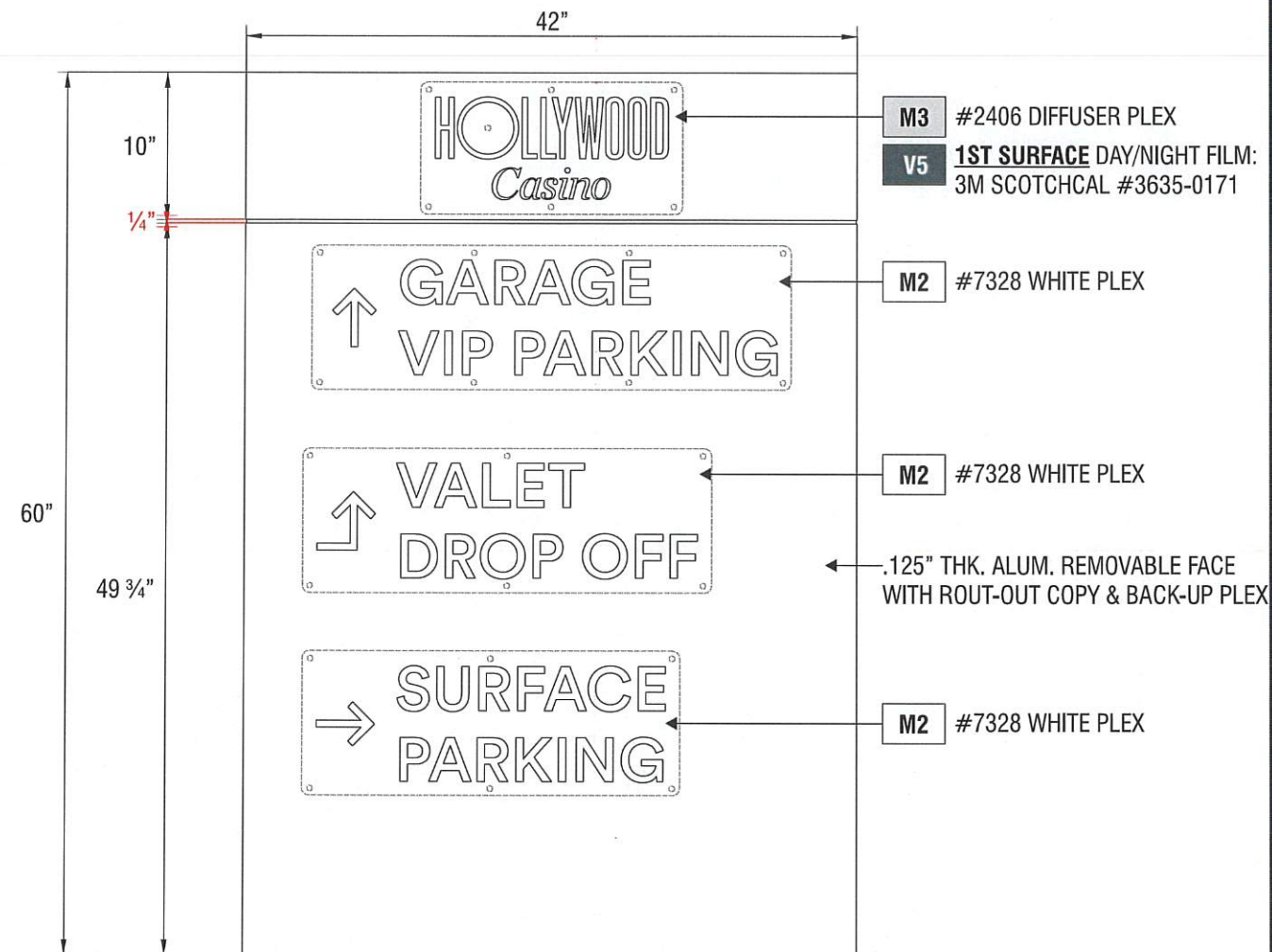
date: 11/26/24
drawing: 24-02089 rev: 5 - 02/28/25 - gmc
quote:
project ID: HOLLYWOOD CASINO_JOLIET

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B-B SECTION DETAIL

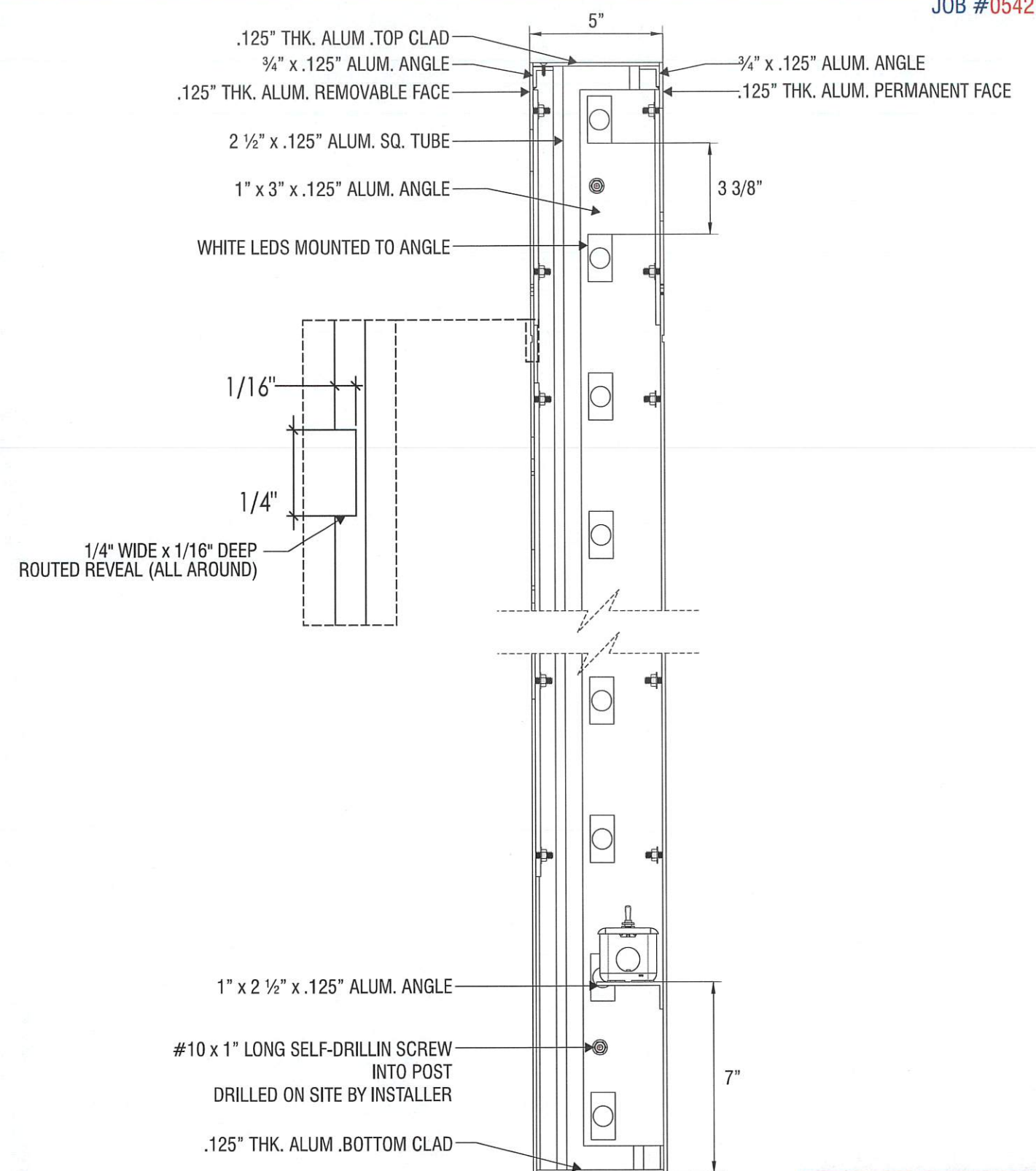
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001	SIGNTYPE	HC-DIR-ALRO-BU-60x42-SS
-----	----------	-------------------------

1 FRONT VIEW SIDE A

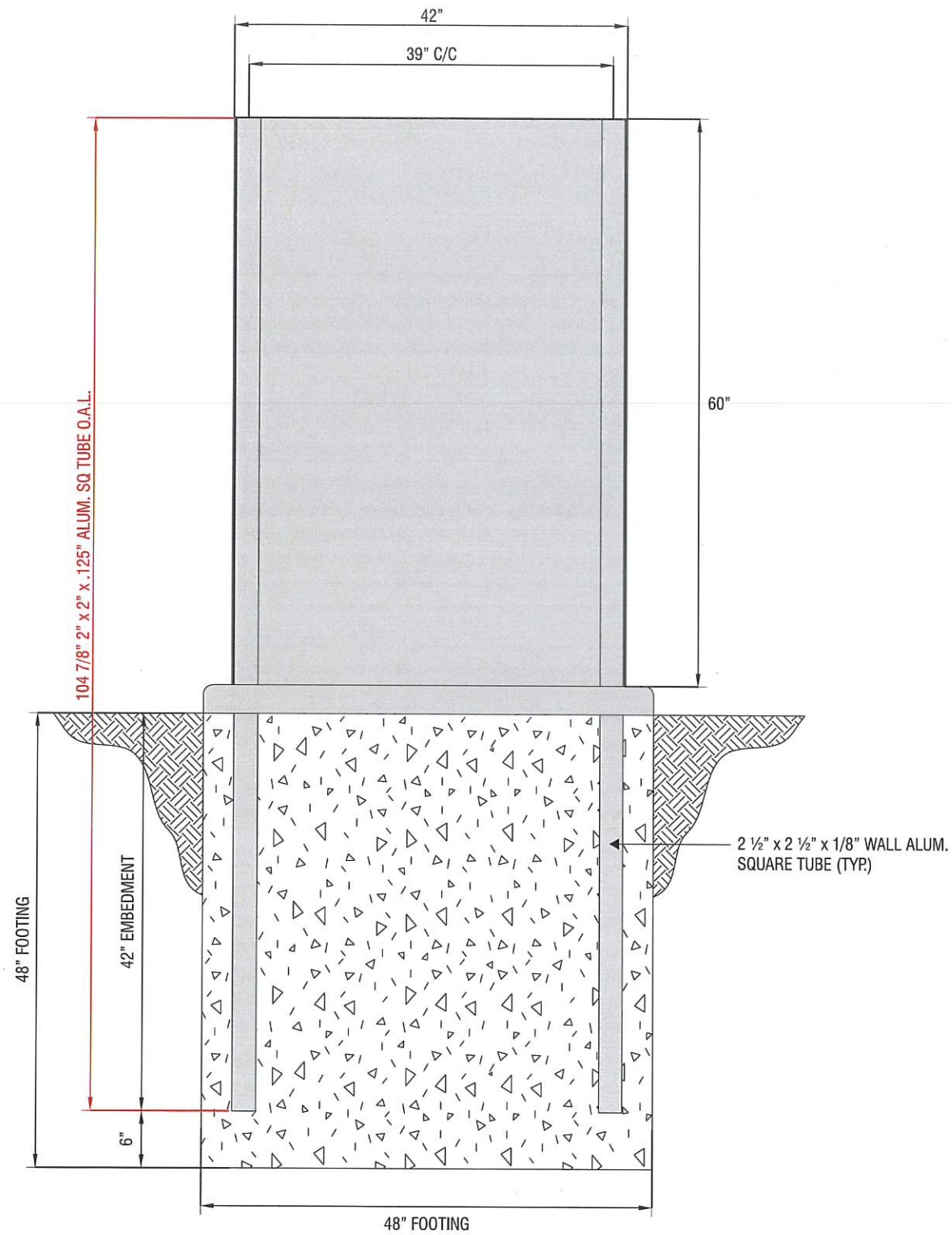
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ILLUMINATED

A-A | **SECTION DETAIL**

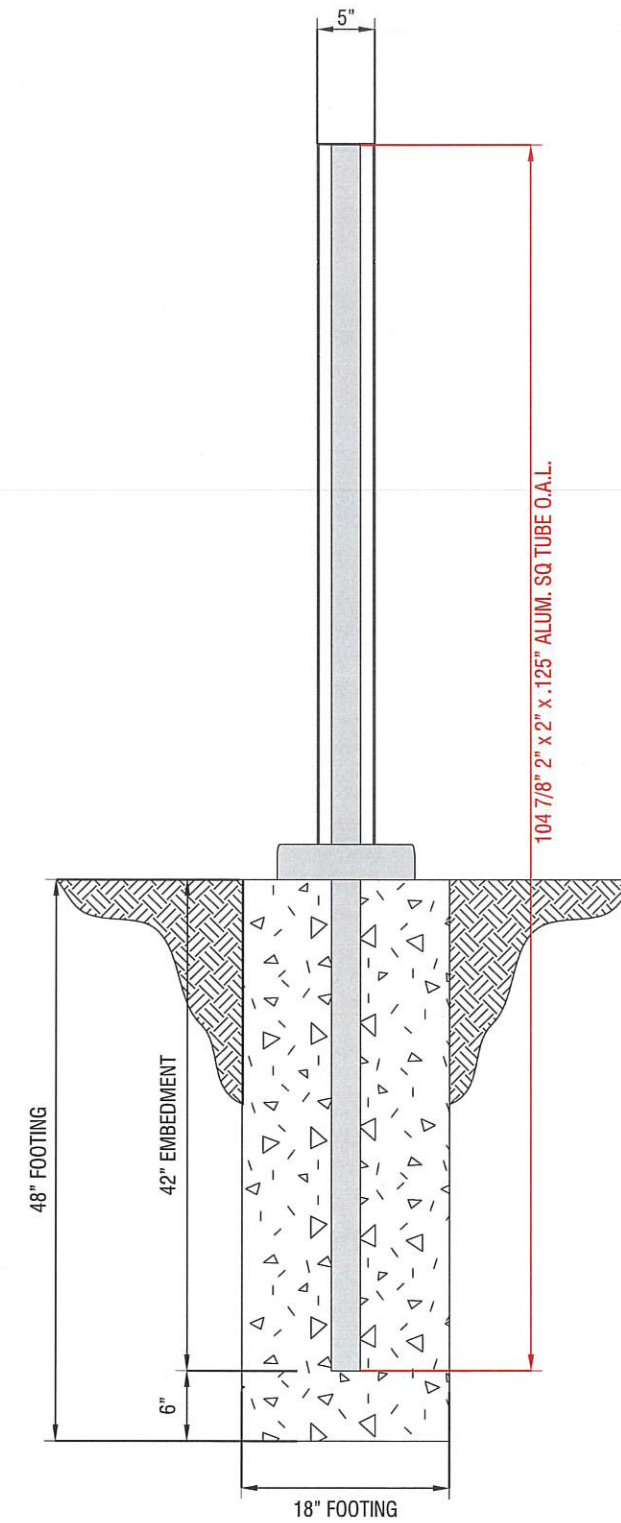
Scale: 1" = 1'-0"



2

SECTION DETAIL

Scale: 1:16



3

SECTION DETAIL

Scale: 1:16



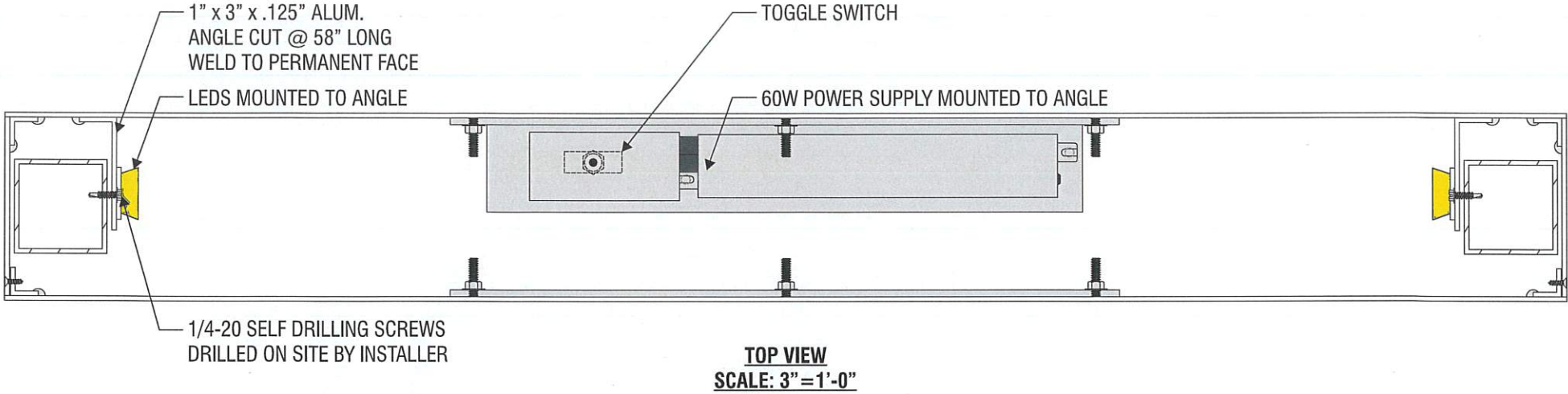
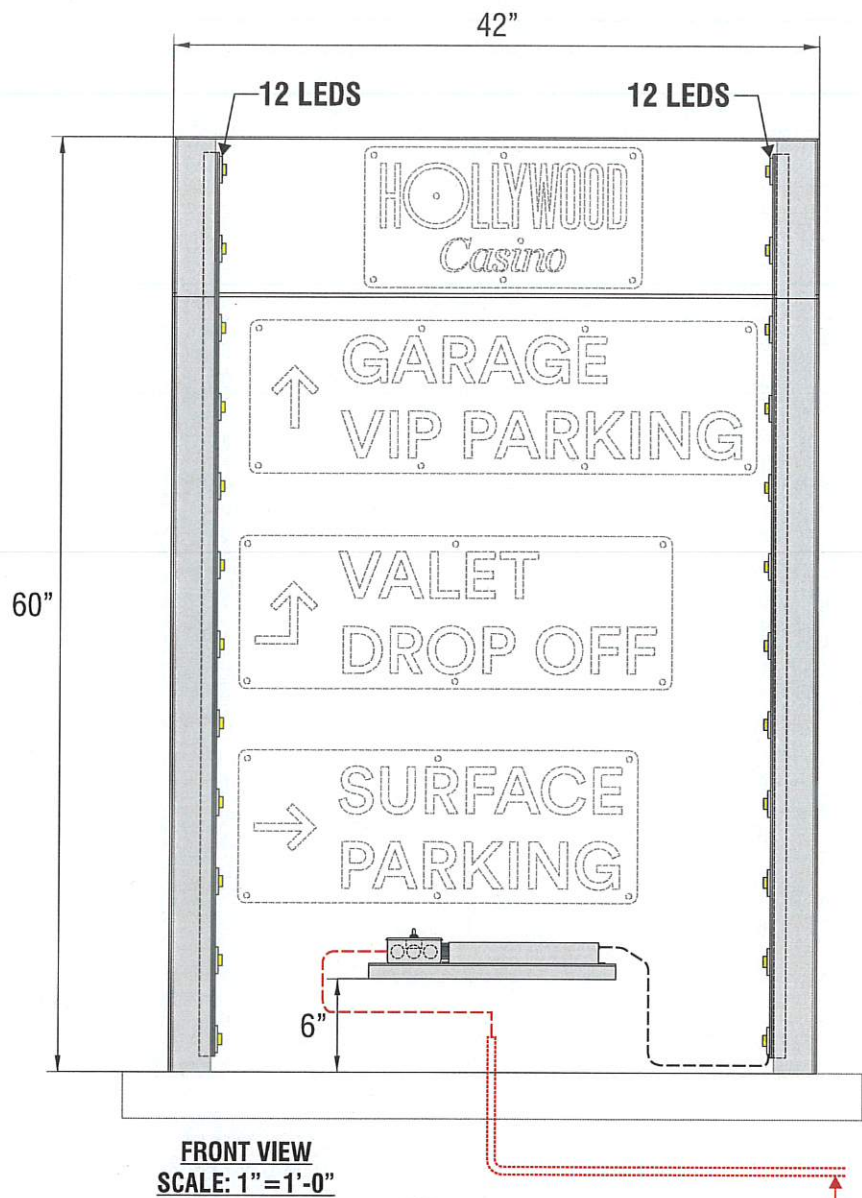
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Sales: Art Navarro
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Design: gmcclung
Engineering:

date: 11/26/24
drawing: 24-02089 rev: 5 - 02/28/25 - gmc
quote:
project ID: HOLLYWOOD CASINO_JOLIET



NOTE: UL 48 STANDARD REQUIRES SPACINGS BETWEEN LED POWER SUPPLIES SHALL BE AT LEAST 1 INCH (25.4MM) FROM END TO END & 4 INCHES (101.6MM) FROM SIDE TO SIDE.



ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION
AS REQUIRED BY UL STANDARDS, SIGNTECH ELECTRICAL ADVERTISING, INC., EXCLUSIVELY USES UL LISTED & APPROVED COMPONENTS.
EACH SIGN MUST HAVE - A DEDICATED BRANCH CIRCUIT.
- THREE WIRES: LINE, GROUND, & NEUTRAL.
- WIRE SIZE: MIN. 12 GA. THIN COPPER WIRE.
NOTE: THE GAUGE OF THE WIRE IS DICTATED BY THE LENGTH OF THE RUN & AMPERAGE AS PER NEC ARTICLE 600.
- THE GROUND WIRE MUST BE CONTINUOUS & GO FROM THE SIGN TO THE PANEL-MOUNTED GROUND BUS.
- VOLTAGE BETWEEN GROUND & NEUTRAL SHOULD MEASURE NO MORE THAN 3 VOLTS.
- POWER TO THE SIGN MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR OR LICENSED ELECTRICIAN.
- THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.

PRIMARY ELECTRICAL BY OTHERS-
120 VOLT IN CONDUIT TO 1'-0" ABOVE
GRADE WITH MIN. 36" EXCESS WIRE

001 SIGNTYPE HC-DIR-ALR0-BU-60x42-SS

ELECTRICAL INFORMATION

- (24) PRINCIPAL LED E341517 (PL-OP2-PD1-P-TW) STREET FIGHTER PODS
- (01) PRINCIPAL/SLOAN E341517 (PL-P-OH060-12-EC) 60W POWER SUPPLY @ 1.35A EACH
- TOTAL ELECTRICAL LOAD = 1.35 AMPS
- (1) TRANSCO (E129809) #1000 TOGGLE DISCONNECT SWITCH.
- (1) DEDICATED 20 AMP x 120 VOLT x 60 HZ CIRCUIT TO BE PROVIDED BY CUSTOMER.
- UL LABELS ARE REQUIRED.

WHITE LEDS PART: PL-OP2-PD1-P-TW



Dimensions L x W x H:
1.73 in x 0.91 in x 0.46 in

LED COLOR	TRUE WHITE
COLOR TEMP.	7100°K
LEDS/MOD.	1
MODS/FT.	2.25
BEAM ANGLE	30° x 15°
LUMENS/MOD	110
LUMENS/FT.	247.5
WATTS/MOD	1.32 W
WATTS/FT.	2.97 W
VOLTAGE	12V DC
MAX LOAD 60W	44 MODS (19.5 FT)
UL RECOGNIZED	E341517

LED POWER SUPPLY PART: PL-P-OH060-12-EC



Dimensions L x W x H:
5.7 in x 1.90 in x 1.3 in

INPUT VOLTAGE	90~305 VAC, 47-63 Hz
INPUT CURRENT	1.35 A
POWER FACTOR	0.5 MIN.
OUTPUT VOLTAGE	DC12V
OUTPUT CURRENT	0-5.0A
OUTPUT POWER	60W MAX
UL RECOGNIZED	E341517

TOGGLE SWITCH PART: MB-TS20



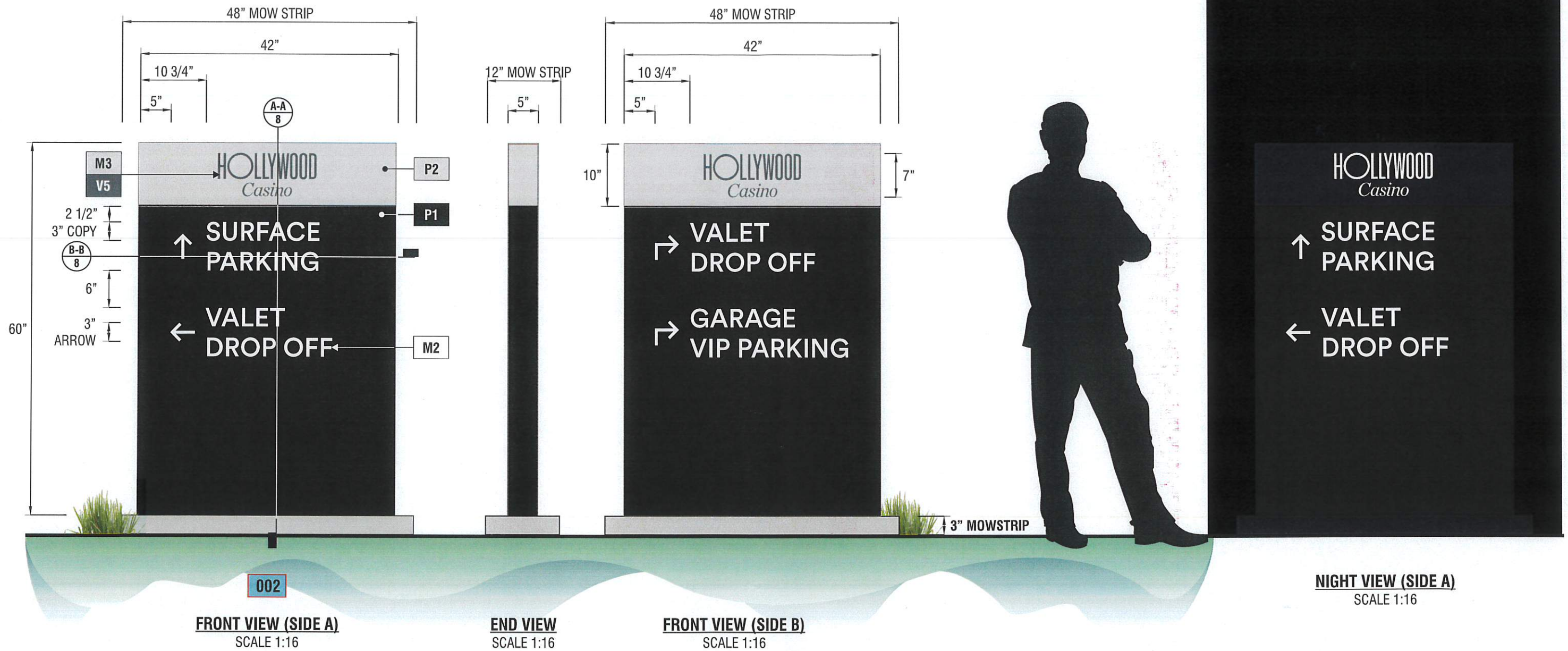
TOGGLE SWITCH
HEAVY DUTY 2HP 20/15A 125/277V AC

OPERATING VOLT.	125-277 VAC
RATED CURRENT	20/15A
UL RECOGNIZED	E355116 SWITCH
UL RECOGNIZED	E313209 BOOT

4

ELECTRICAL INFORMATION & LED LAYOUT

SCALE: AS NOTED



FONT : CIRCULAR STD MEDIUM

002 SIGNTYPE HC-DIR-ALRO-BU-60x42-DS

INSTALL WOOD TEMPLATE PROVIDED

CUT PLATES REFER TO PAGE #15

MANUFACTURE & INSTALL ONE (1) INTERNALLY LED ILLUMINATED DOUBLE-SIDED DIRECTIONAL SIGN

ILLUMINATED

MATERIALS

M2 WHITE ACRYLIC

PAINT

P1 MATTHEWS BLACK, MATTE FINISH

P2 PAINT TO MATCH MATTHEWS BRUSHED ALUM.

VINYL

V5 1ST SURFACE DAY/NIGHT FILM:
3M SCOTCHCAL #3635-0171



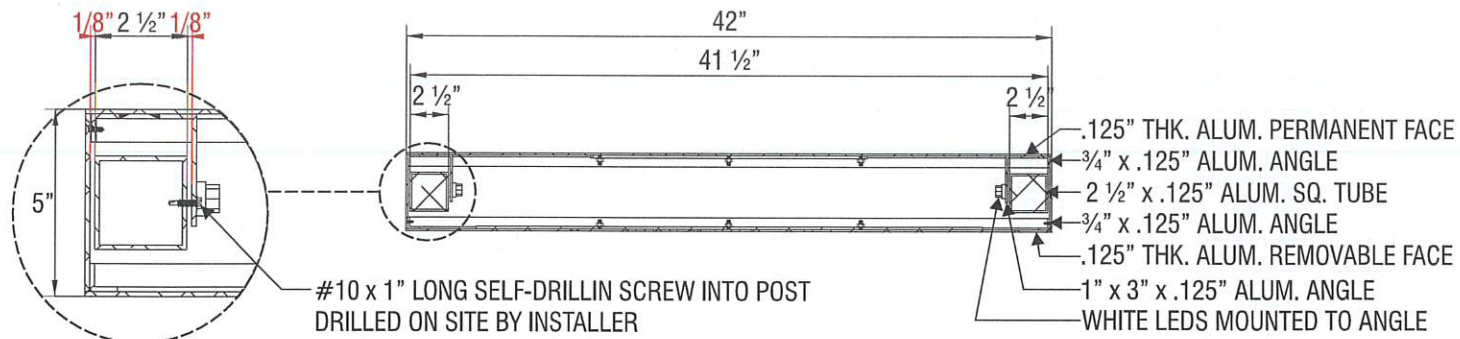
4444 Federal Blvd San Diego, CA 92102
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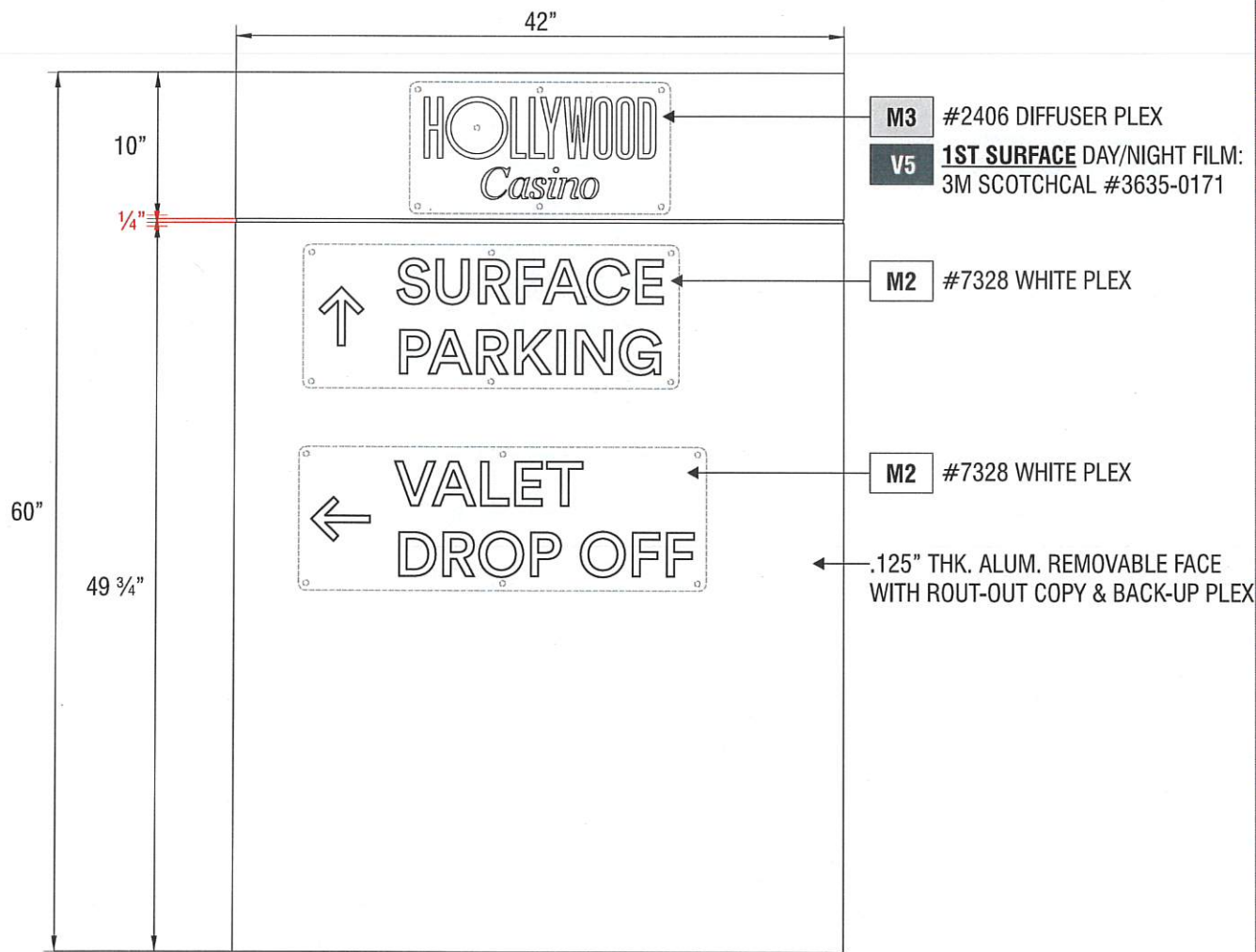
Sales: Art Navarro
Coordinator: Laryssa Tucker
Design: gmcclung
Engineering:

date: 11/26/24
drawing: 24-02089 rev: 5 - 02/28/25 - gmc
quote:
project ID: HOLLYWOOD CASINO_JOLIET



A-A SECTION DETAIL

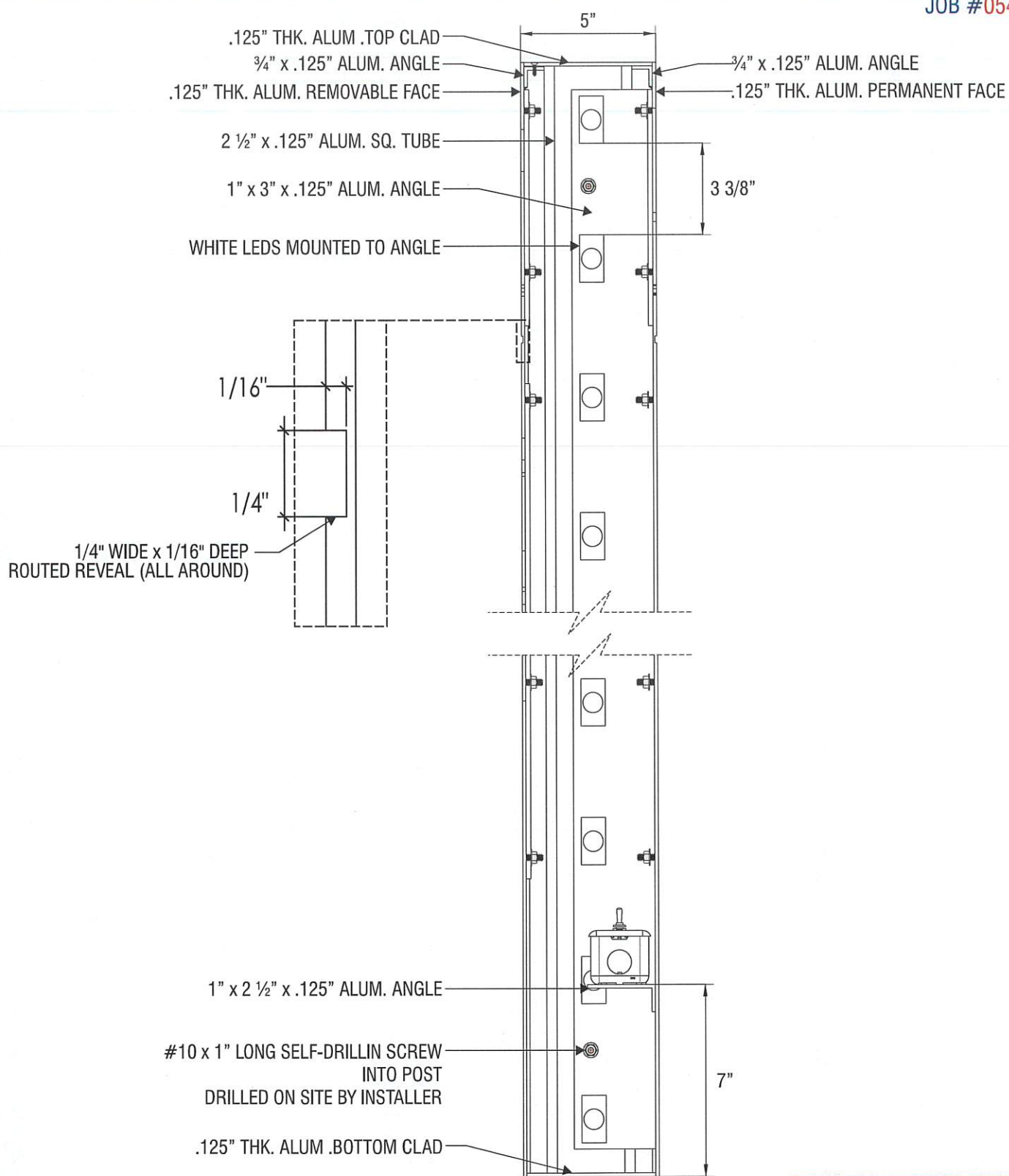
Scale: 1" = 1'-0"



002 SIGNTYPE HC-DIR-ALRO-BU-60x42-DS

1 FRONT VIEW SIDE A

Scale: 1" = 1'-0"



B-B SECTION DETAIL

Scale: 1" = 1'-0"

ILLUMINATED



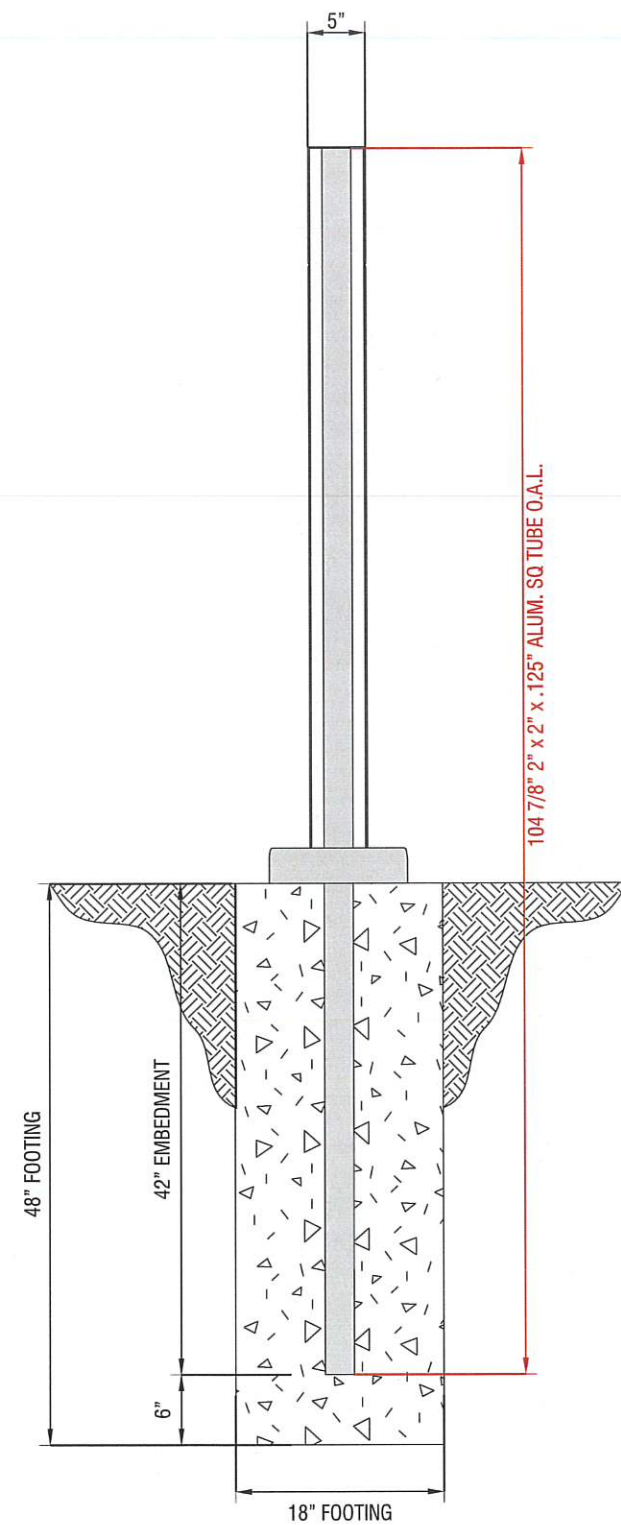
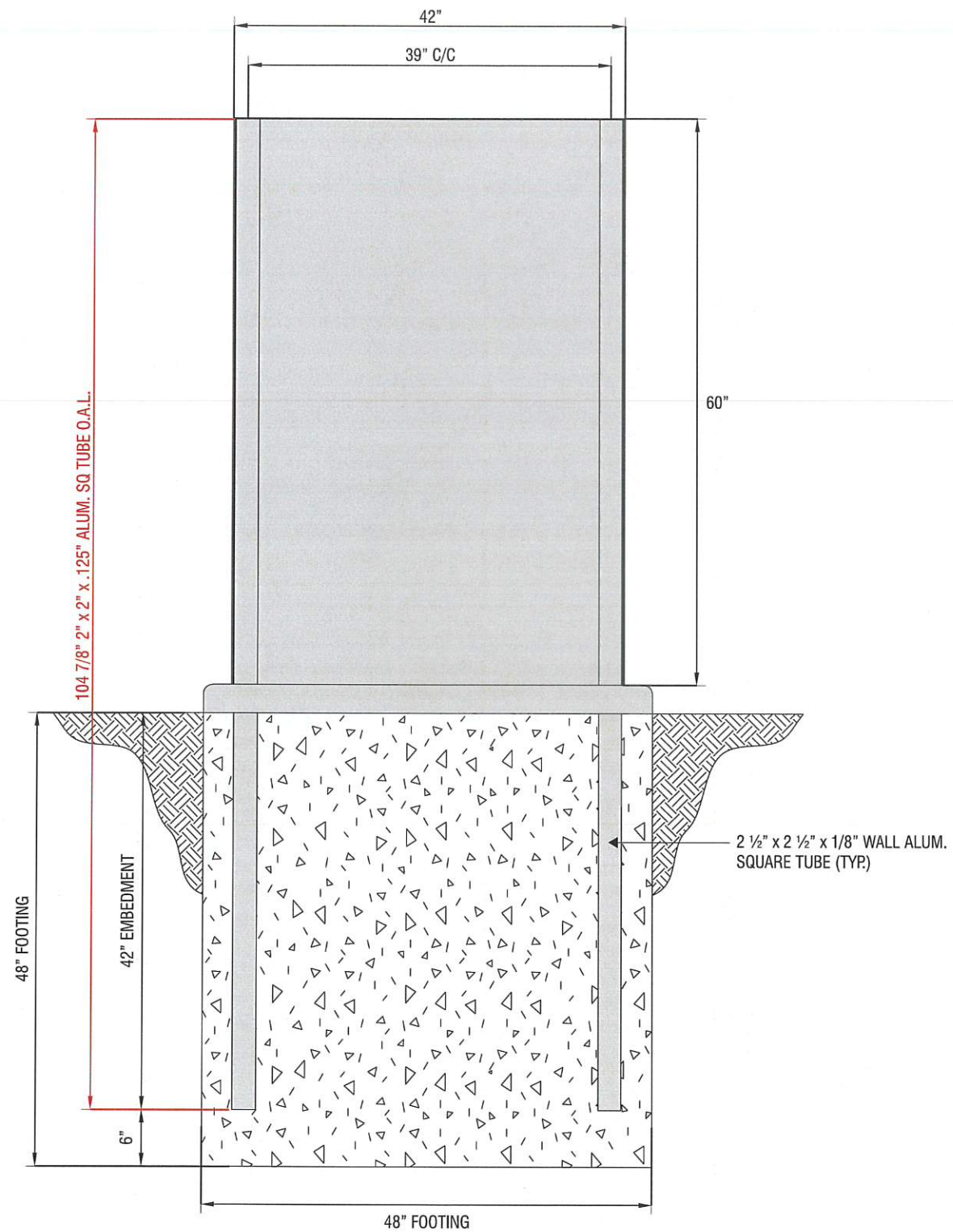
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date: 11/26/24
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quote:
project ID: HOLLYWOOD CASINO_JOLIET



2

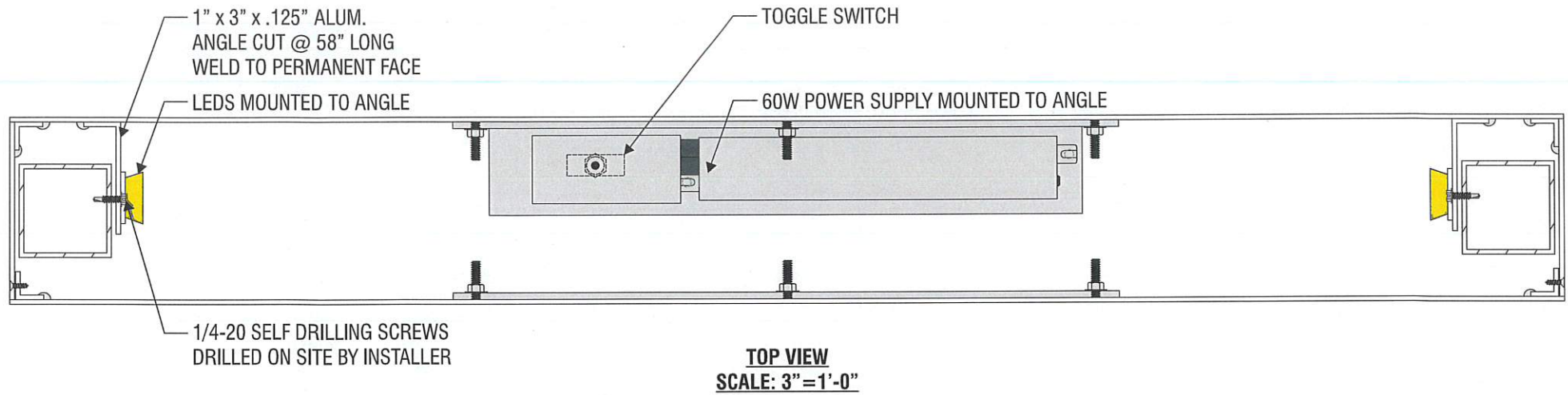
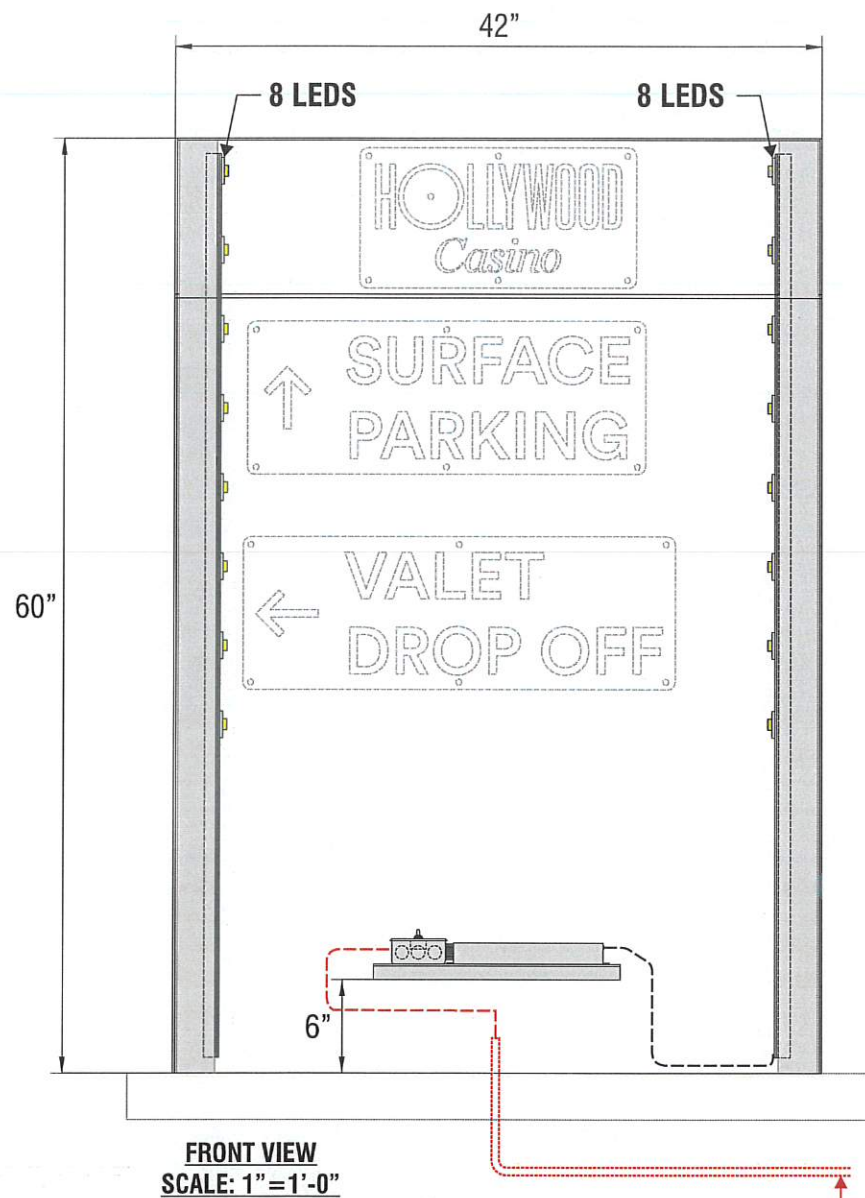
SECTION DETAIL

Scale: 1:16

3

SECTION DETAIL

Scale: 1:16






NOTE: UL 48 STANDARD REQUIRES SPACINGS BETWEEN LED POWER SUPPLIES SHALL BE AT LEAST 1 INCH (25.4MM) FROM END TO END & 4 INCHES (101.6MM) FROM SIDE TO SIDE.

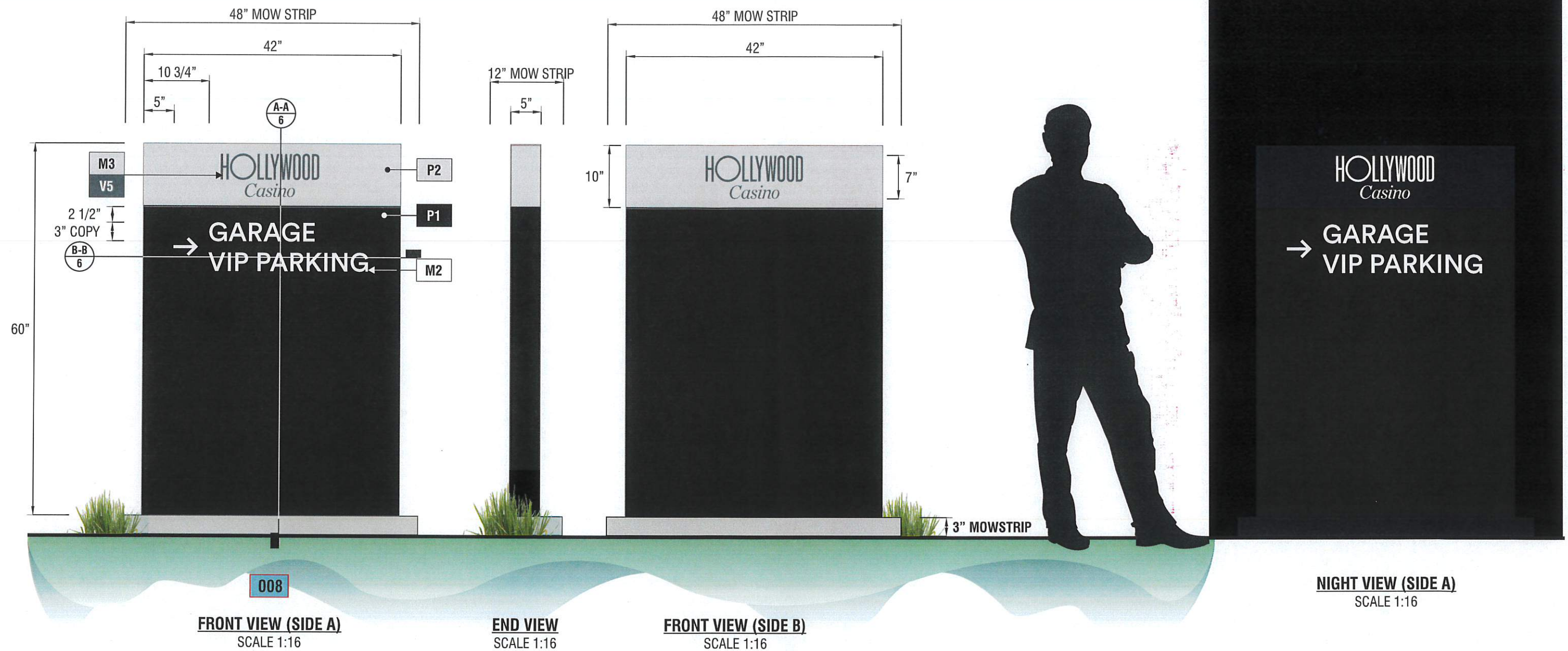


ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION
AS REQUIRED BY UL STANDARDS, SIGNTECH ELECTRICAL ADVERTISING, INC., EXCLUSIVELY USES UL LISTED & APPROVED COMPONENTS. EACH SIGN MUST HAVE - A DEDICATED BRANCH CIRCUIT.
- THREE WIRES: LINE, GROUND, & NEUTRAL.
- WIRE SIZE: MIN. 12 GA. THIN COPPER WIRE.
NOTE: THE GAUGE OF THE WIRE IS DICTATED BY THE LENGTH OF THE RUN & AMPERAGE AS PER NEC ARTICLE 600.
- THE GROUND WIRE MUST BE CONTINUOUS & GO FROM THE SIGN TO THE PANEL-BOARD GROUND BUS.
- VOLTAGE BETWEEN GROUND & NEUTRAL SHOULD MEASURE NO MORE THAN 3 VOLTS.
- POWER TO THE SIGN MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR OR LICENSED ELECTRICIAN.
- THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.

002 SIGNTYPE **HC-DIR-ALRO-BU-60x42-DS**

PRIMARY ELECTRICAL BY OTHERS-
120 VOLT IN CONDUIT TO 1'-0" ABOVE
GRADE WITH MIN. 36" EXCESS WIRE

ELECTRICAL INFORMATION		WHITE LEDS PART: PL-OP2-PD1-P-TW		LED POWER SUPPLY PART: PL-P-OH060-12-EC		TOGGLE SWITCH PART: MB-TS20																																																	
<ul style="list-style-type: none">- (16) PRINCIPAL LED E341517 (PL-OP2-PD1-P-TW) STREET FIGHTER PODS- (01) PRINCIPAL/SLOAN E341517 (PL-P-OH060-12-EC) 60W POWER SUPPLY @ 1.35A EACH- TOTAL ELECTRICAL LOAD = 1.35 AMPS- (1) TRANSCO (E129809) #1000 TOGGLE DISCONNECT SWITCH.- (1) DEDICATED 20 AMP x 120 VOLT x 60 HZ CIRCUIT TO BE PROVIDED BY CUSTOMER.- UL LABELS ARE REQUIRED.		<div><p>STREET FIGHTER™ PODS</p><p>Dimensions L x W x H: 1.73 in × 0.91 in × 0.46 in</p></div>		<table><tr><td>LED COLOR</td><td>TRUE WHITE</td></tr><tr><td>COLOR TEMP.</td><td>7100°K</td></tr><tr><td>LEDS/MOD.</td><td>1</td></tr><tr><td>MODS/FT.</td><td>2.25</td></tr><tr><td>BEAM ANGLE</td><td>30° x 15°</td></tr><tr><td>LUMENS/MOD</td><td>110</td></tr><tr><td>LUMENS/FT.</td><td>247.5</td></tr><tr><td>WATTS/MOD</td><td>1.32 W</td></tr><tr><td>WATTS/FT.</td><td>2.97 W</td></tr><tr><td>VOLTAGE</td><td>12V DC</td></tr><tr><td>MAX LOAD 60W</td><td>44 MODS (19.5 FT)</td></tr><tr><td>UL RECOGNIZED</td><td>E341517</td></tr></table>		LED COLOR	TRUE WHITE	COLOR TEMP.	7100°K	LEDS/MOD.	1	MODS/FT.	2.25	BEAM ANGLE	30° x 15°	LUMENS/MOD	110	LUMENS/FT.	247.5	WATTS/MOD	1.32 W	WATTS/FT.	2.97 W	VOLTAGE	12V DC	MAX LOAD 60W	44 MODS (19.5 FT)	UL RECOGNIZED	E341517	<div><p>Dimensions L x W x H: 5.7 in × 1.90 in × 1.3 in</p></div> <table><tr><td>INPUT VOLTAGE</td><td>90~305 VAC, 47-63 Hz</td></tr><tr><td>INPUT CURRENT</td><td>1.35 A</td></tr><tr><td>POWER FACTOR</td><td>0.5 MIN.</td></tr><tr><td>OUTPUT VOLTAGE</td><td>DC12V</td></tr><tr><td>OUTPUT CURRENT</td><td>0-5.0A</td></tr><tr><td>OUTPUT POWER</td><td>60W MAX</td></tr><tr><td>UL RECOGNIZED</td><td>E341517</td></tr></table>		INPUT VOLTAGE	90~305 VAC, 47-63 Hz	INPUT CURRENT	1.35 A	POWER FACTOR	0.5 MIN.	OUTPUT VOLTAGE	DC12V	OUTPUT CURRENT	0-5.0A	OUTPUT POWER	60W MAX	UL RECOGNIZED	E341517	<div><p>TOGGLE SWITCH HEAVY DUTY 2HP 20/15A 125/277V AC</p><table><tr><td>OPERATING VOLT.</td><td>125-277 VAC</td></tr><tr><td>RATED CURRENT</td><td>20/15A</td></tr><tr><td>UL RECOGNIZED</td><td>E355116 SWITCH</td></tr><tr><td>UL RECOGNIZED</td><td>E313209 BOOT</td></tr></table></div>		OPERATING VOLT.	125-277 VAC	RATED CURRENT	20/15A	UL RECOGNIZED	E355116 SWITCH	UL RECOGNIZED	E313209 BOOT
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4 ELECTRICAL INFORMATION & LED LAYOUT		SCALE: AS NOTED																																																					



FONT : CIRCULAR STD MEDIUM

008 SIGNTYPE HC-DIR-ALRO-BU-60x42-SS

INSTALL WOOD TEMPLATE PROVIDED

CUT PLATES REFER TO PAGE #15

MANUFACTURE & INSTALL ONE (1) INTERNALLY LED ILLUMINATED SINGLE-SIDED DIRECTIONAL SIGN

ILLUMINATED

MATERIALS

M2 WHITE ACRYLIC

PAINT

P1 MATTHEWS BLACK, MATTE FINISH

P2 PAINT TO MATCH MATTHEWS BRUSHED ALUM.

VINYL

V5 1ST SURFACE DAY/NIGHT FILM:
3M SCOTCHCAL #3635-0171



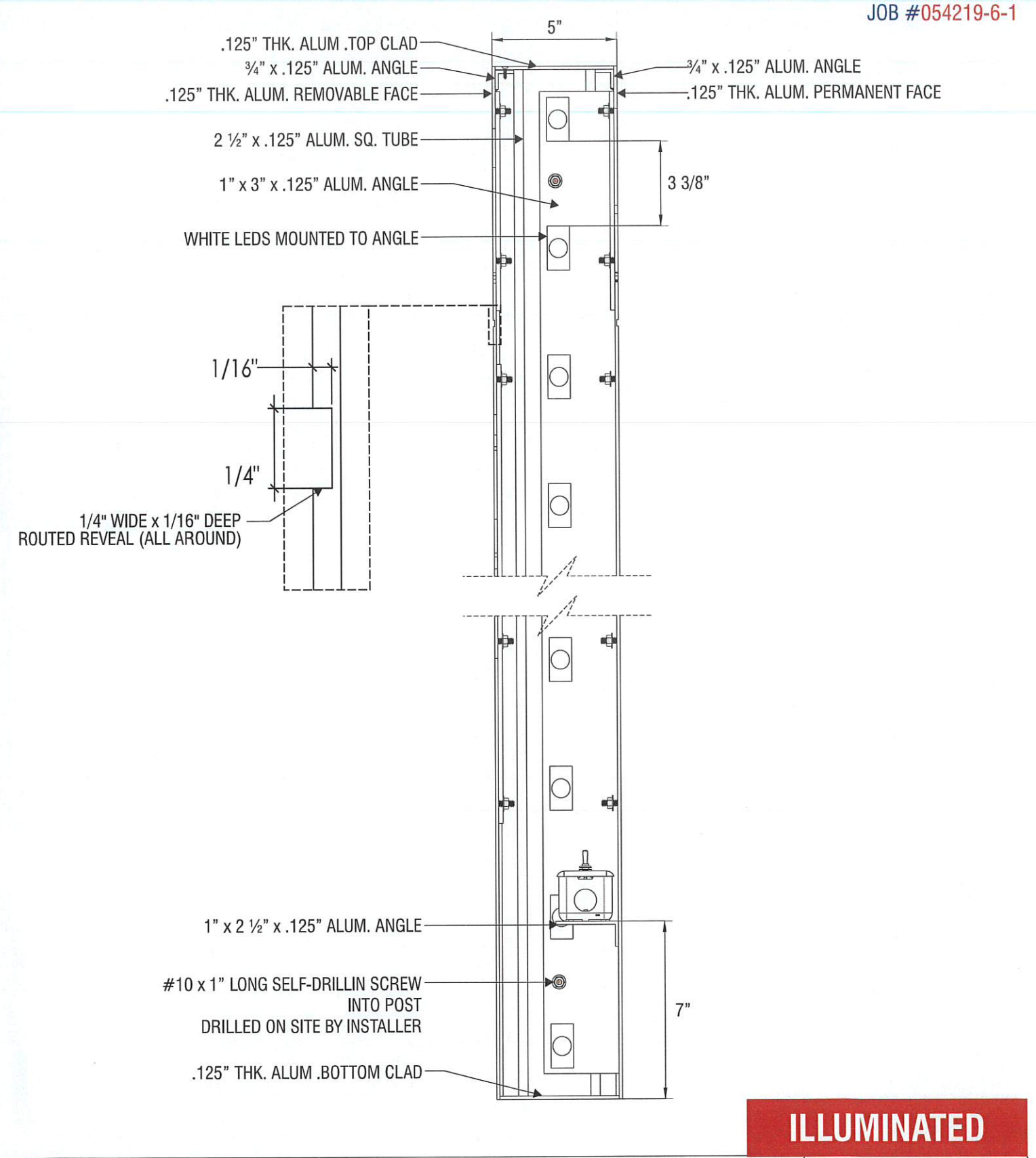
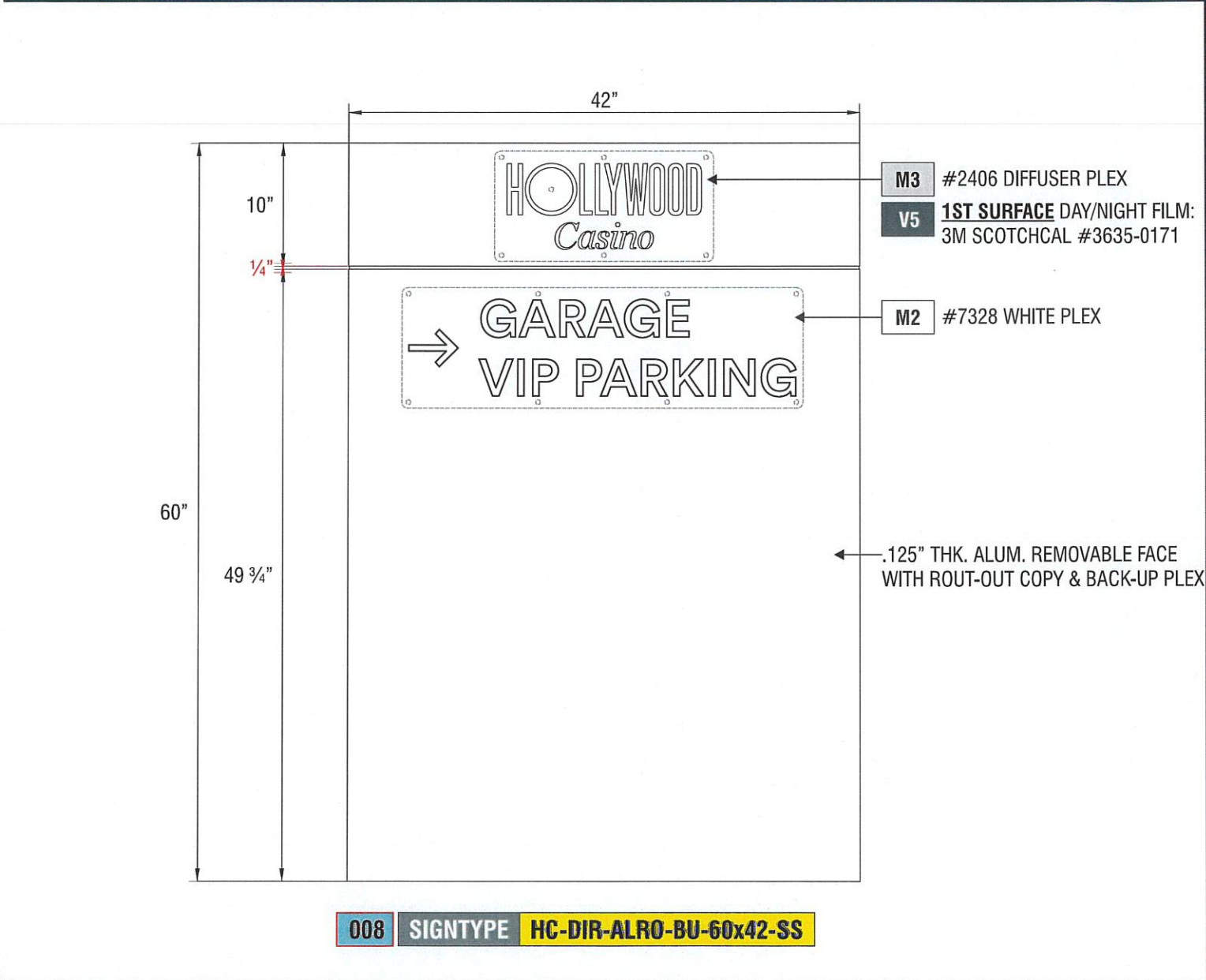
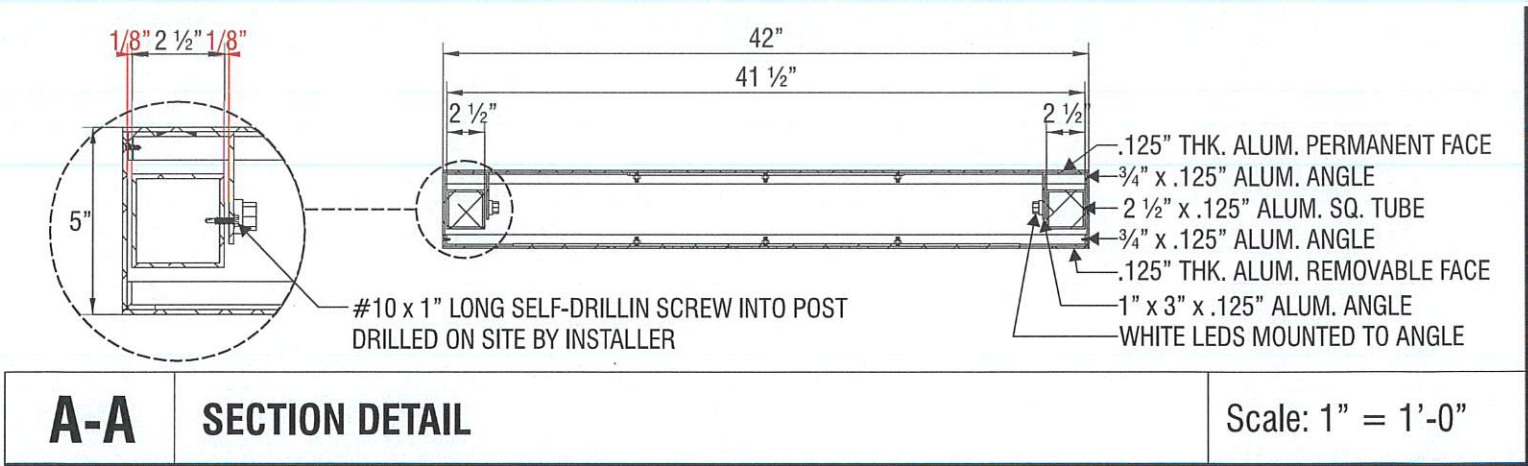
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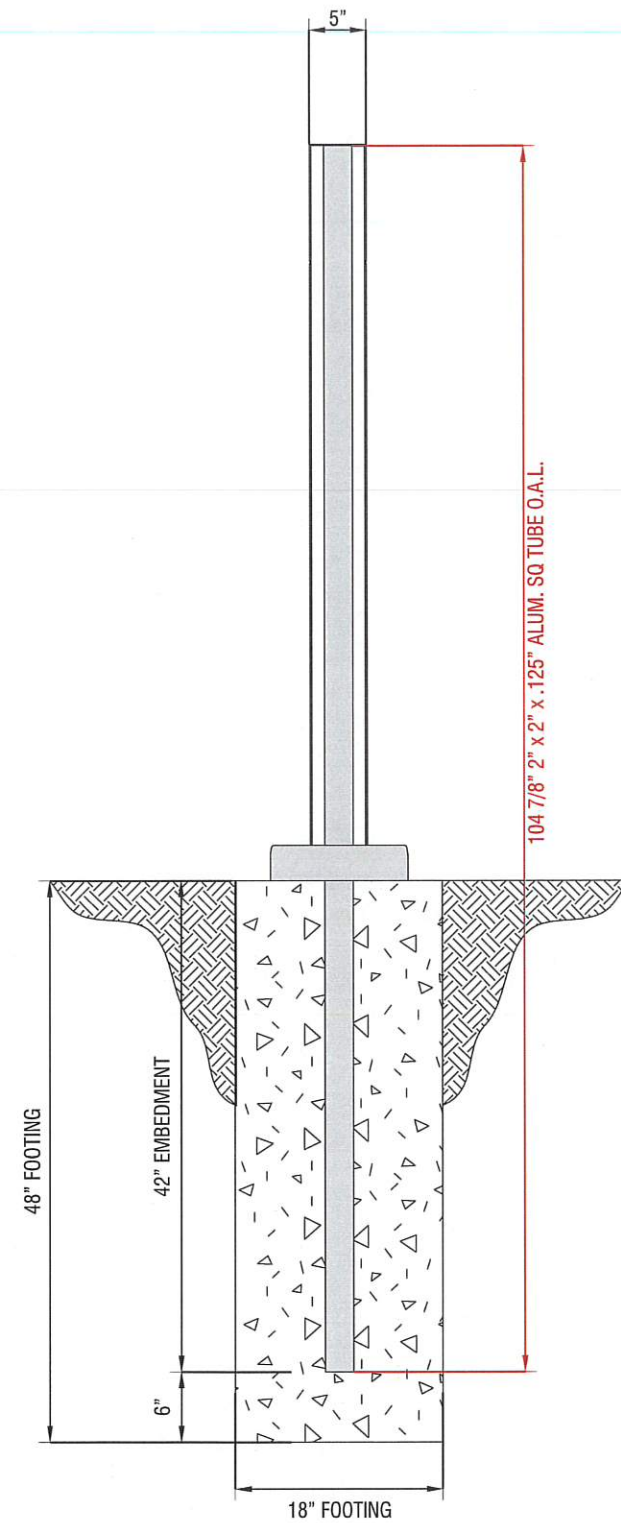
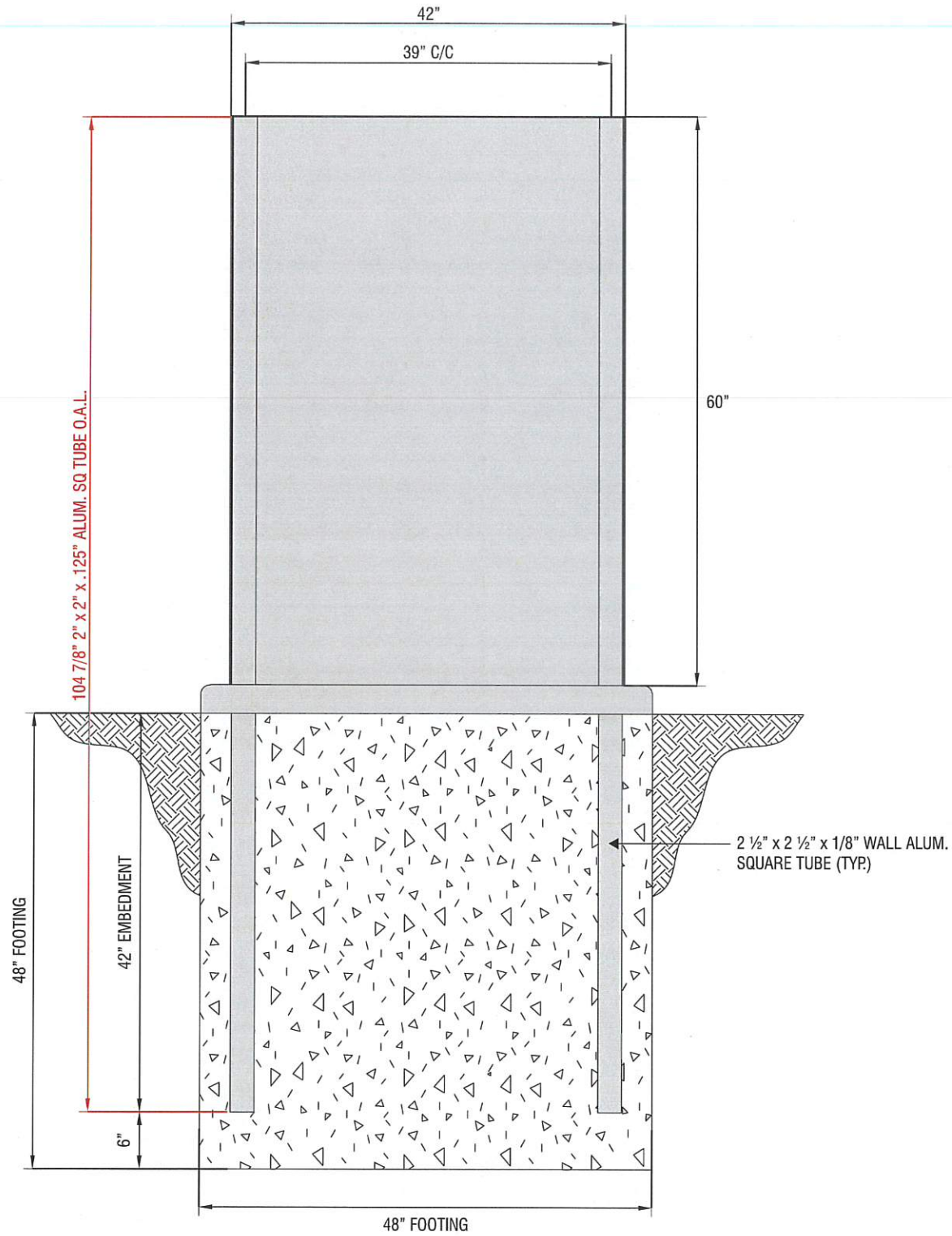
Hollywood Casino
1401 Gateway Blvd.
Joliet, IL 60431



Sales: Art Navarro
Coordinator: Laryssa Tucker
Design: gmcclung
Engineering:

date: 11/26/24
drawing: 24-02089 rev: 5 - 02/28/25 - gmc
quote:
project ID: HOLLYWOOD CASINO_JOLIET





2

SECTION DETAIL

Scale: 1:16

3

SECTION DETAIL

Scale: 1:16



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(619) 527-6100 signtech.com

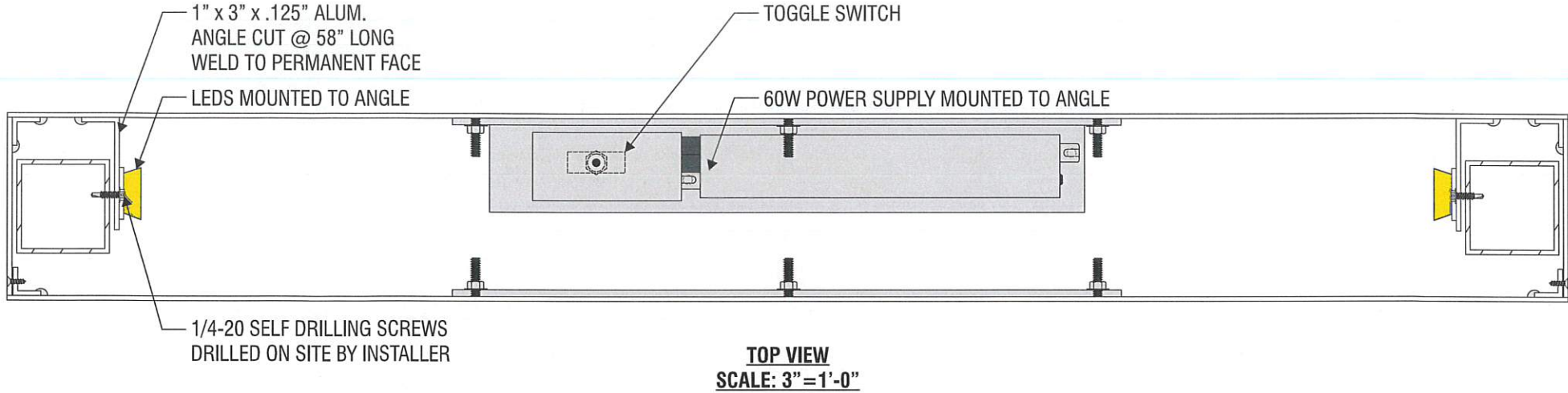
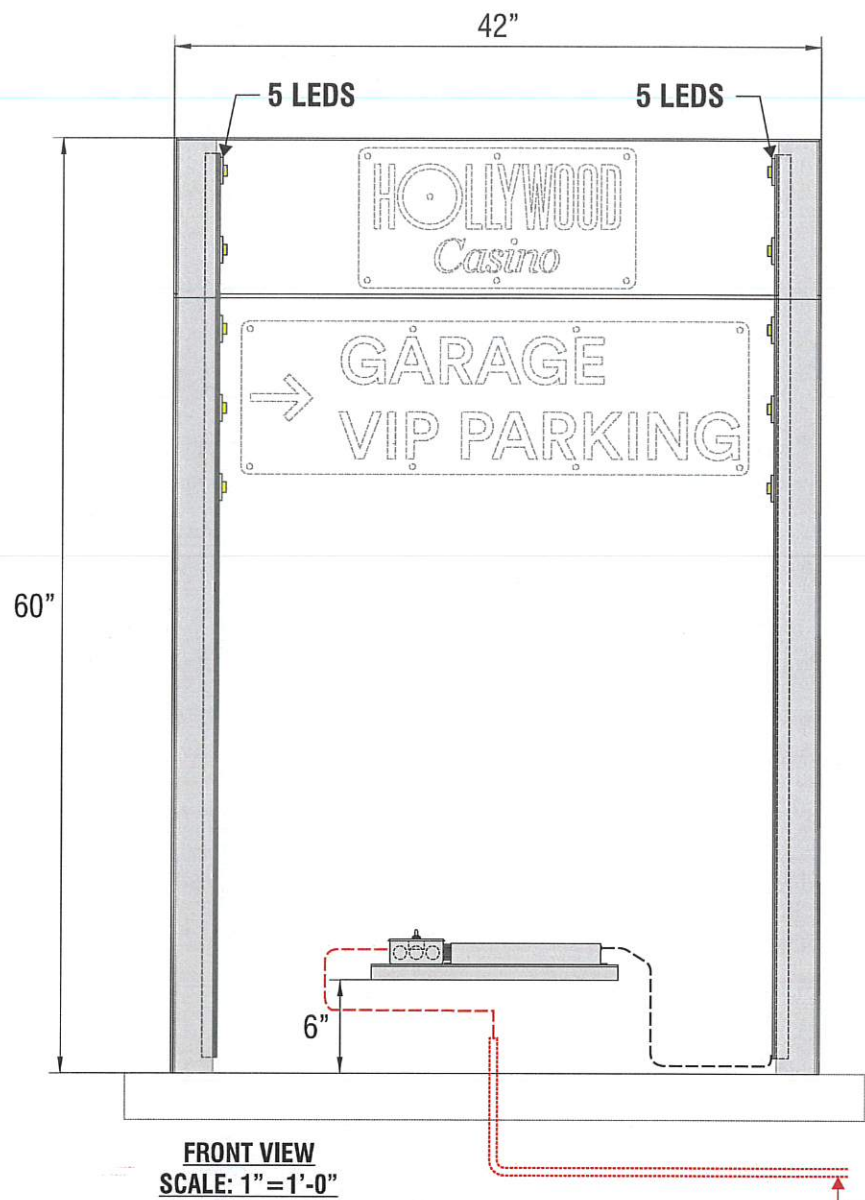
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Design: gmcclung
Engineering:

date: 11/26/24
drawing: 24-02089 rev: 5 - 02/28/25 - gmc
quote:
project ID: HOLLYWOOD CASINO_JOLIET

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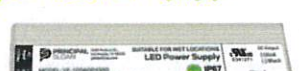





NOTE: UL 48 STANDARD REQUIRES SPACINGS BETWEEN LED POWER SUPPLIES SHALL BE AT LEAST 1 INCH (25.4MM) FROM END TO END & 4 INCHES (101.6MM) FROM SIDE TO SIDE.



ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION
AS REQUIRED BY UL STANDARDS, SIGNTECH ELECTRICAL ADVERTISING, INC., EXCLUSIVELY USES UL LISTED & APPROVED COMPONENTS. EACH SIGN MUST HAVE - A DEDICATED BRANCH CIRCUIT.
- THREE WIRES: LINE, GROUND, & NEUTRAL.
- WIRE SIZE: MIN. 12 GA. THIN COPPER WIRE.
NOTE: THE GAUGE OF THE WIRE IS DICTATED BY THE LENGTH OF THE RUN & AMPERAGE AS PER NEC ARTICLE 600.
- THE GROUND WIRE MUST BE CONTINUOUS & GO FROM THE SIGN TO THE PANELBOARD GROUND BUS.
- VOLTAGE BETWEEN GROUND & NEUTRAL SHOULD MEASURE NO MORE THAN 3 VOLTS.
- POWER TO THE SIGN MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR OR LICENSED ELECTRICIAN.
- THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.

008 SIGNTYPE HC-DIR-ALRO-BU-60x42-SS

ELECTRICAL INFORMATION		WHITE LEDS PART: PL-OP2-PD1-P-TW		LED POWER SUPPLY PART: PL-P-OH060-12-EC		TOGGLE SWITCH PART: MB-TS20																																														
<div><ul style="list-style-type: none">- (10) PRINCIPAL LED E341517 (PL-OP2-PD1-P-TW) STREET FIGHTER PODS- (01) PRINCIPAL/SLOAN E341517 (PL-P-OH060-12-EC) 60W POWER SUPPLY @ 1.35A EACH- TOTAL ELECTRICAL LOAD = 1.35 AMPS- (1) TRANSCO (E129809) #1000 TOGGLE DISCONNECT SWITCH.- (1) DEDICATED 20 AMP x 120 VOLT x 60 HZ CIRCUIT TO BE PROVIDED BY CUSTOMER.- UL LABELS ARE REQUIRED.</div>		<div><p>STREET FIGHTER™ PODS</p><p>Dimensions L x W x H: 1.73 in × 0.91 in × 0.46 in</p></div>	<table><tr><td>LED COLOR</td><td>TRUE WHITE</td></tr><tr><td>COLOR TEMP.</td><td>7100°K</td></tr><tr><td>LEDS/MOD.</td><td>1</td></tr><tr><td>MODS/FT.</td><td>2.25</td></tr><tr><td>BEAM ANGLE</td><td>30° x 15°</td></tr><tr><td>LUMENS/MOD</td><td>110</td></tr><tr><td>LUMENS/FT.</td><td>247.5</td></tr><tr><td>WATTS/MOD</td><td>1.32 W</td></tr><tr><td>WATTS/FT.</td><td>2.97 W</td></tr><tr><td>VOLTAGE</td><td>12V DC</td></tr><tr><td>MAX LOAD 60W</td><td>44 MODS (19.5 FT)</td></tr><tr><td>UL RECOGNIZED</td><td>E341517</td></tr></table>	LED COLOR	TRUE WHITE	COLOR TEMP.	7100°K	LEDS/MOD.	1	MODS/FT.	2.25	BEAM ANGLE	30° x 15°	LUMENS/MOD	110	LUMENS/FT.	247.5	WATTS/MOD	1.32 W	WATTS/FT.	2.97 W	VOLTAGE	12V DC	MAX LOAD 60W	44 MODS (19.5 FT)	UL RECOGNIZED	E341517	<div><p>Dimensions L x W x H: 5.7 in × 1.90 in × 1.3 in</p></div>	<table><tr><td>INPUT VOLTAGE</td><td>90~305 VAC, 47-63 Hz</td></tr><tr><td>INPUT CURRENT</td><td>1.35 A</td></tr><tr><td>POWER FACTOR</td><td>0.5 MIN.</td></tr><tr><td>OUTPUT VOLTAGE</td><td>DC12V</td></tr><tr><td>OUTPUT CURRENT</td><td>0-5.0A</td></tr><tr><td>OUTPUT POWER</td><td>60W MAX</td></tr><tr><td>UL RECOGNIZED</td><td>E341517</td></tr></table>	INPUT VOLTAGE	90~305 VAC, 47-63 Hz	INPUT CURRENT	1.35 A	POWER FACTOR	0.5 MIN.	OUTPUT VOLTAGE	DC12V	OUTPUT CURRENT	0-5.0A	OUTPUT POWER	60W MAX	UL RECOGNIZED	E341517	<div><p>T-SWITCH.</p><p>TOGGLE SWITCH HEAVY DUTY 2HP 20/15A 125/277V AC</p><table><tr><td>OPERATING VOLT.</td><td>125-277 VAC</td></tr><tr><td>RATED CURRENT</td><td>20/15A</td></tr><tr><td>UL RECOGNIZED</td><td>E355116 SWITCH</td></tr><tr><td>UL RECOGNIZED</td><td>E313209 BOOT</td></tr></table></div>	OPERATING VOLT.	125-277 VAC	RATED CURRENT	20/15A	UL RECOGNIZED	E355116 SWITCH	UL RECOGNIZED	E313209 BOOT
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UL RECOGNIZED	E313209 BOOT																																																			

4 ELECTRICAL INFORMATION & LED LAYOUT

SCALE: AS NOTED



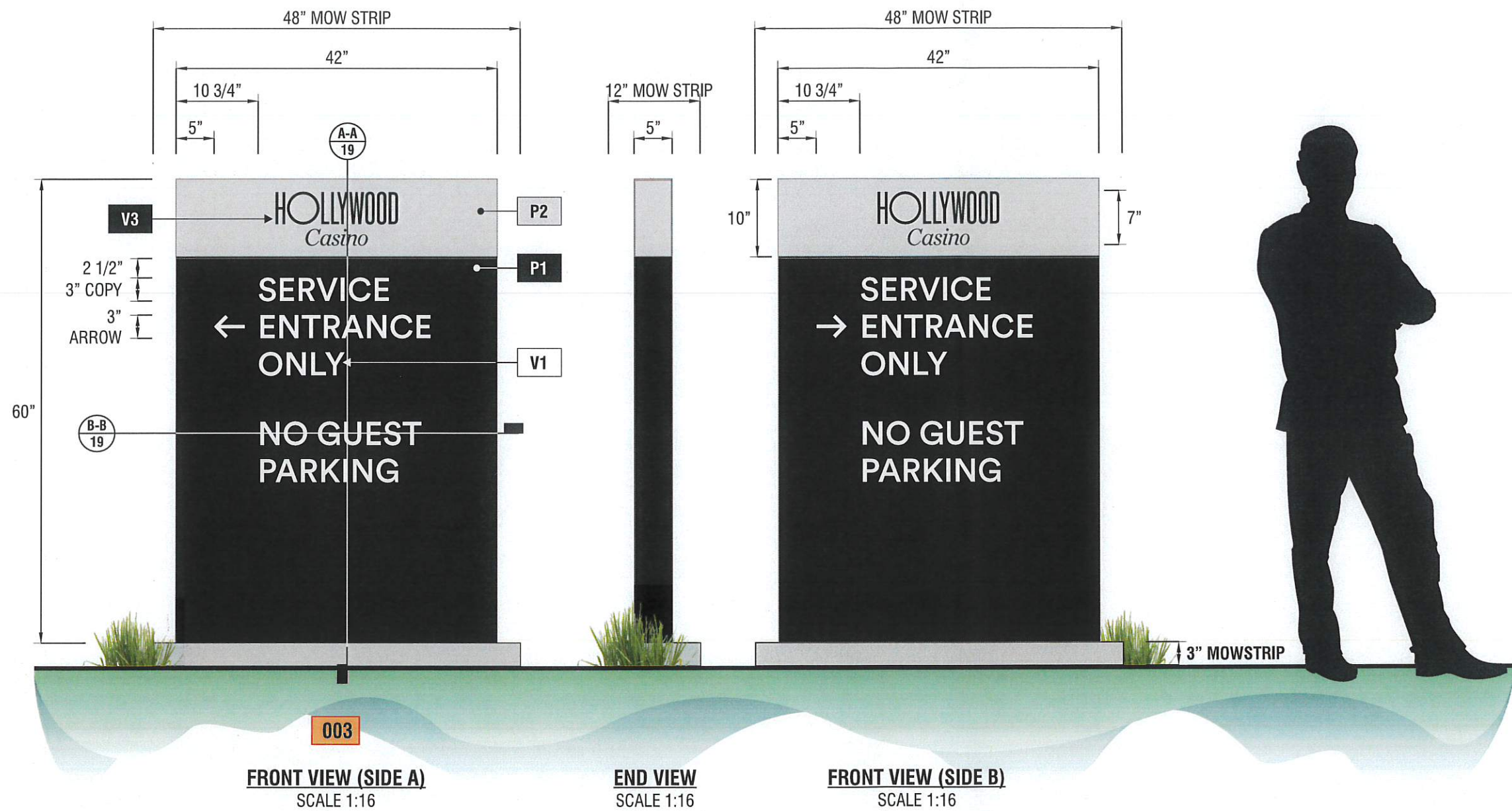
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Sales: Art Navarro
Coordinator: Laryssa Tucker
Design: gmcclung
Engineering:

date: 11/26/24
drawing: 24-02089 rev: 5 - 02/28/25 - gmc
quote:
project ID: HOLLYWOOD CASINO_JOLIET



FONT : CIRCULAR STD MEDIUM

003 SIGNTYPE HC-DIR-60x42-NI-DS

MANUFACTURE & INSTALL ONE (1) NON-ILLUMINATED DOUBLE-SIDED DIRECTIONAL SIGN

NON-ILLUMINATED

INSTALL WOOD TEMPLATE PROVIDED

CUT PLATES REFER TO PAGE #28

PAINT

- P1 MATTHEWS BLACK, MATTE FINISH
- P2 PAINT TO MATCH MATTHEWS BRUSHED ALUM.

VINYL

- V1 1ST SURFACE WHITE VINYL:
3M #680-10 REFLECTIVE WHITE VINYL
- V3 1ST SURFACE BLACK VINYL:
3M BLACK OPAQUE VINYL



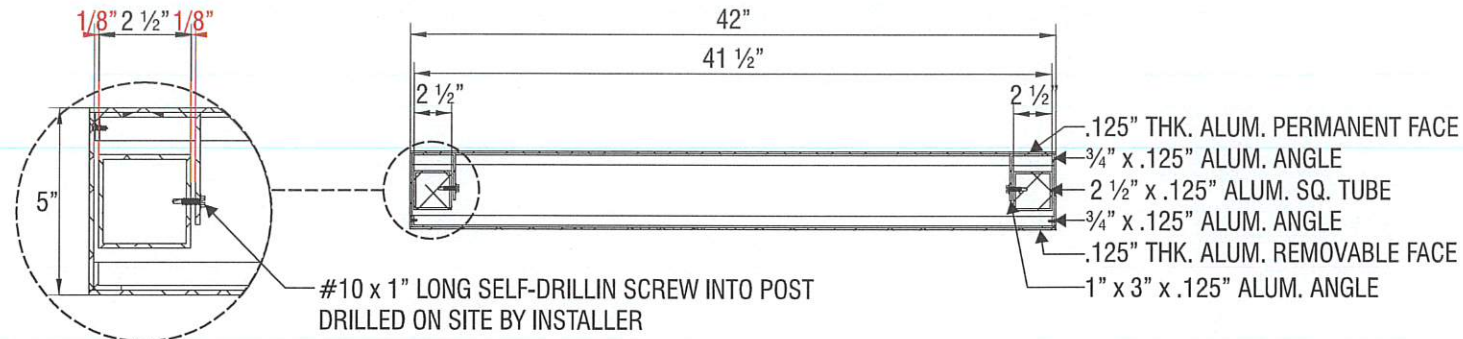
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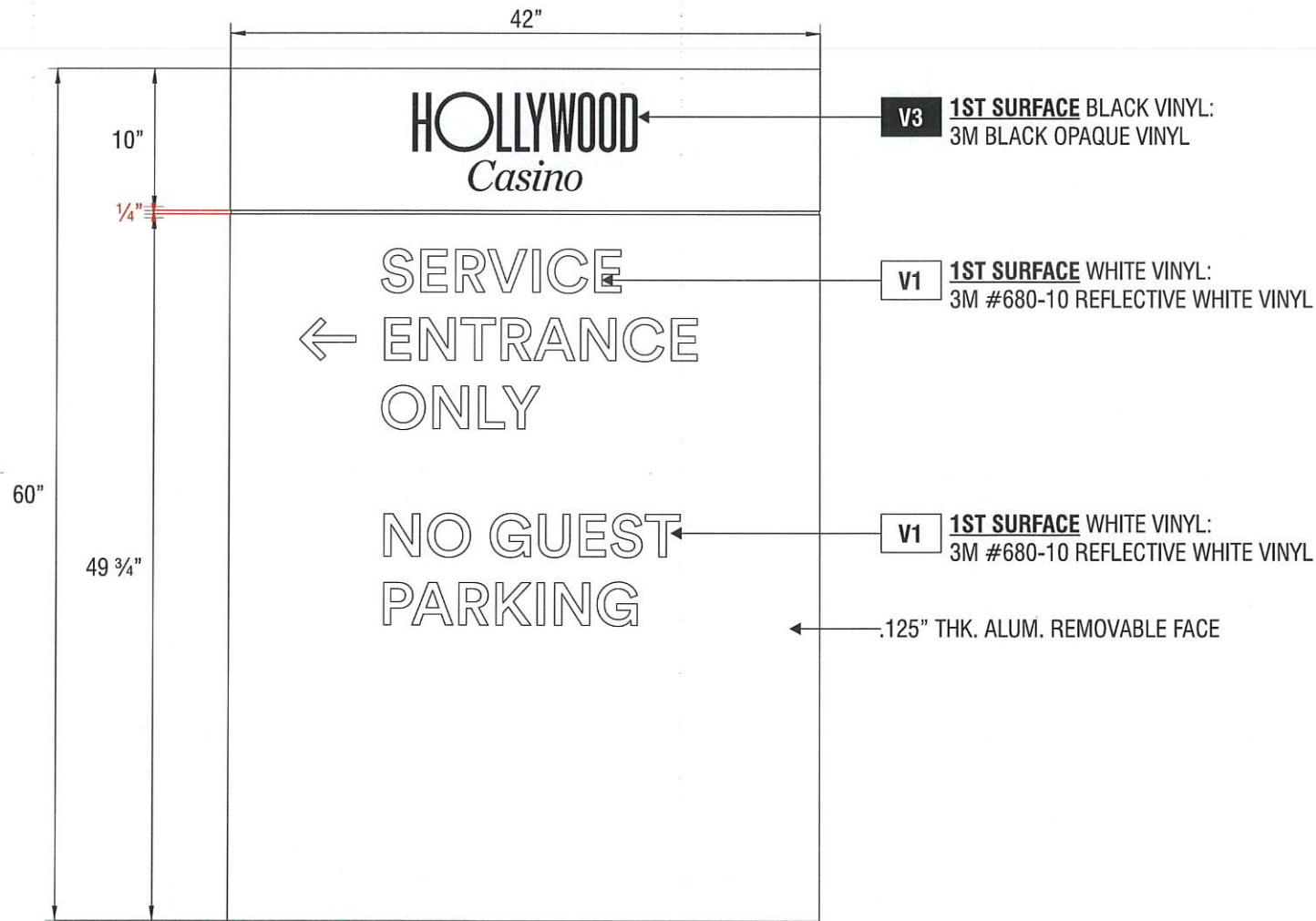
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date: 11/26/24
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project ID: HOLLYWOOD CASINO_JOLIET



A-A SECTION DETAIL

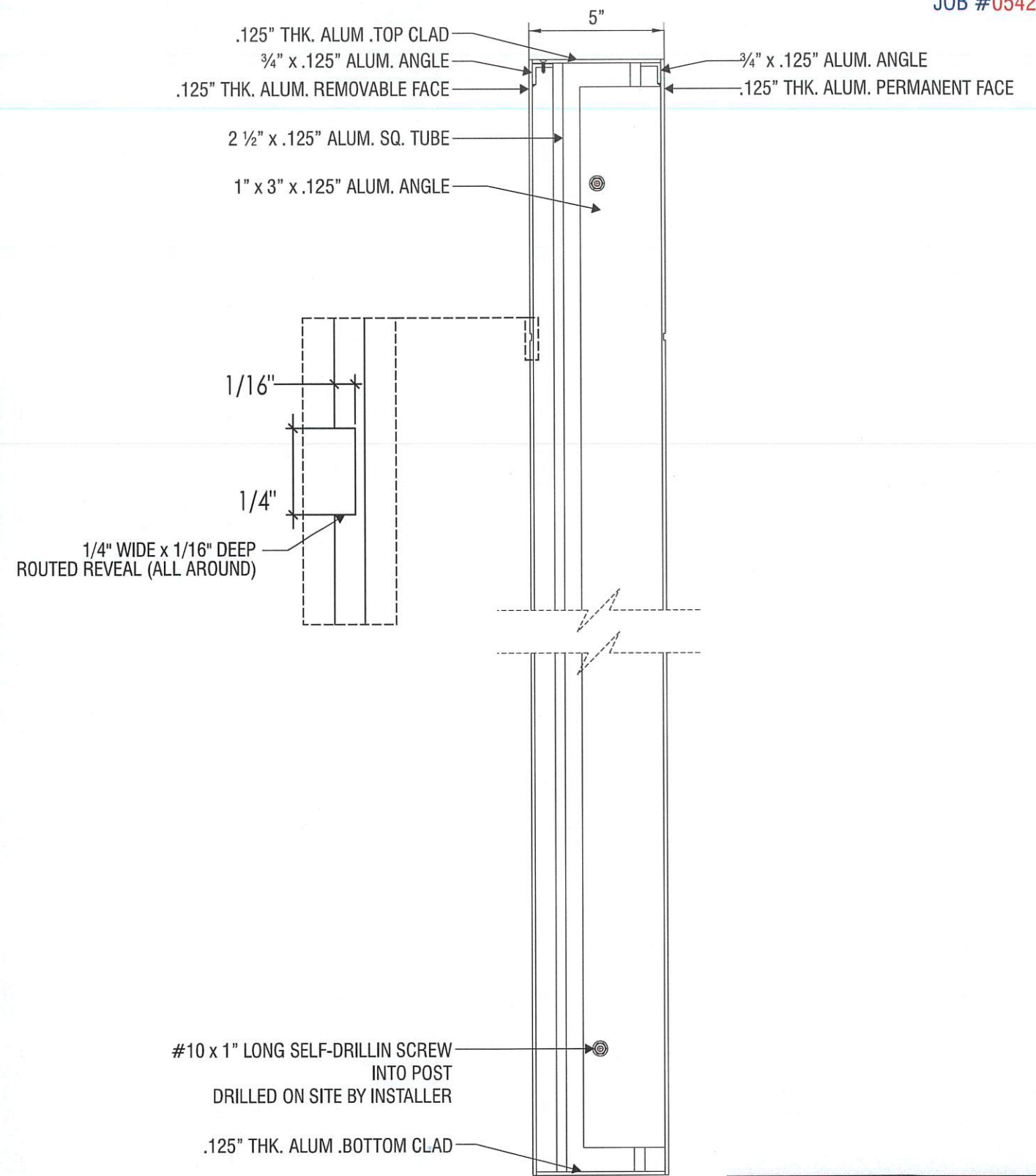
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003 SIGNTYPE HC-DIR-60x42-NI-DS

1 FRONT VIEW SIDE A

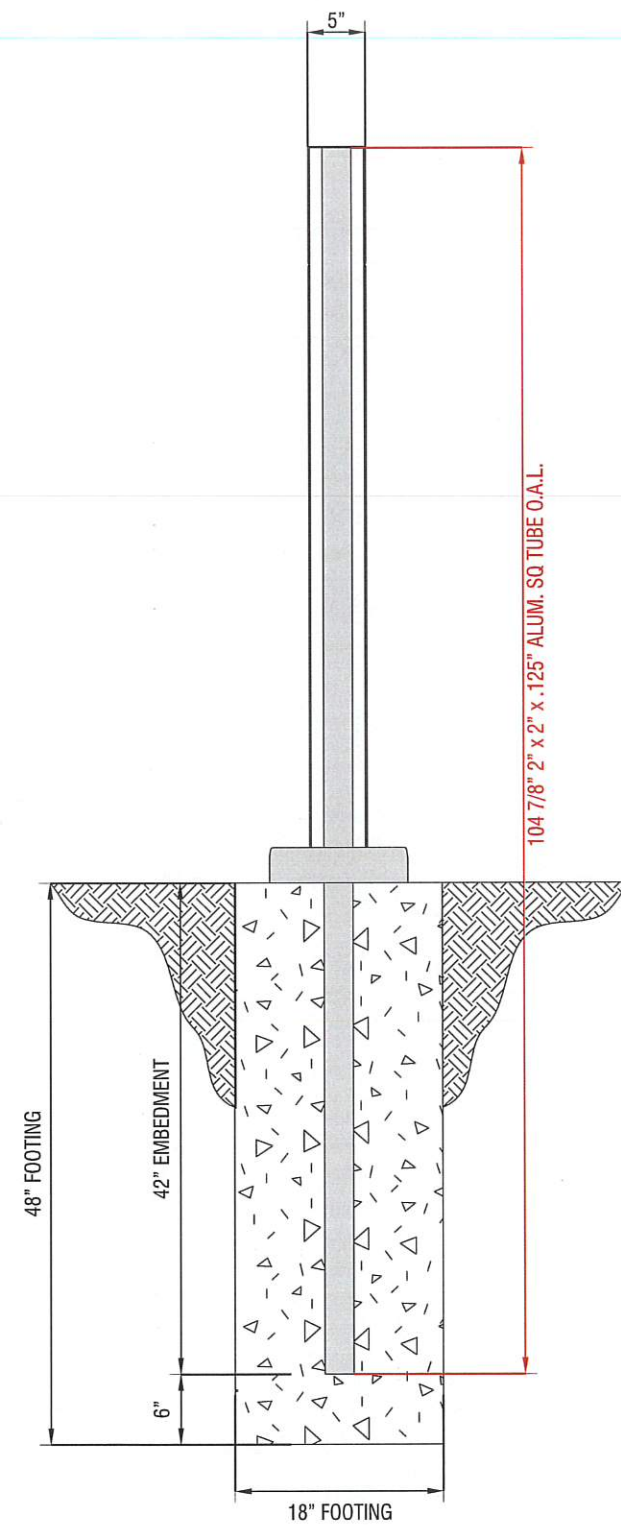
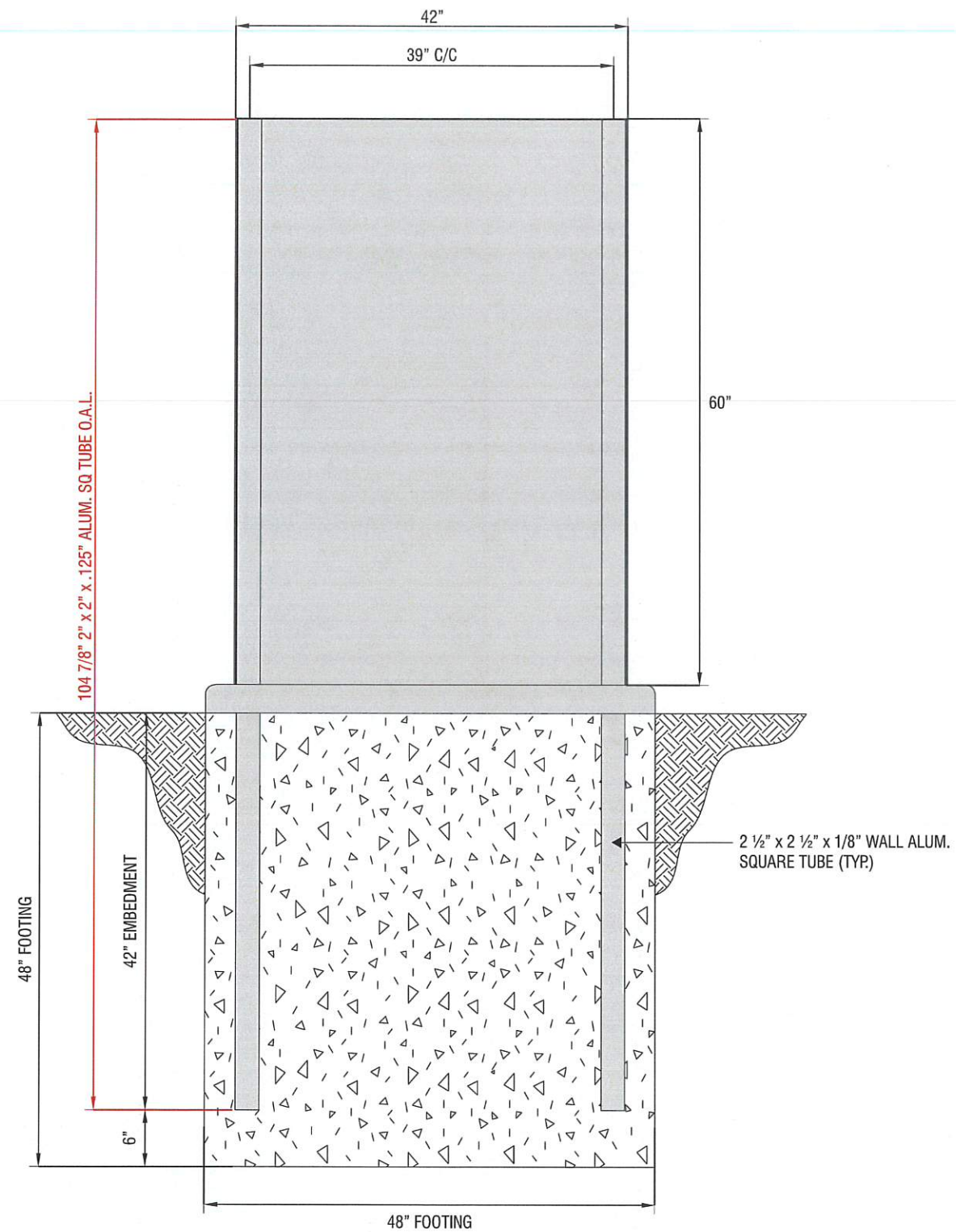
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B-B SECTION DETAIL

Scale: 1" = 1'-0"

NON-ILLUMINATED



2

SECTION DETAIL

Scale: 1:16

3

SECTION DETAIL

Scale: 1:16



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FONT : CIRCULAR STD MEDIUM

004 SIGTYPE HC-DIR-60x42-NI-DS

MANUFACTURE & INSTALL ONE (1) NON-ILLUMINATED DOUBLE-SIDED DIRECTIONAL SIGN

NON-ILLUMINATED

INSTALL WOOD TEMPLATE PROVIDED

CUT PLATES REFER TO PAGE #28

PAINT

P1 MATTHEWS BLACK, MATTE FINISH

P2 PAINT TO MATCH MATTHEWS BRUSHED ALUM.

VINYL

V1 1ST SURFACE WHITE VINYL:
3M #680-10 REFLECTIVE WHITE VINYL

V3 1ST SURFACE BLACK VINYL:
3M BLACK OPAQUE VINYL



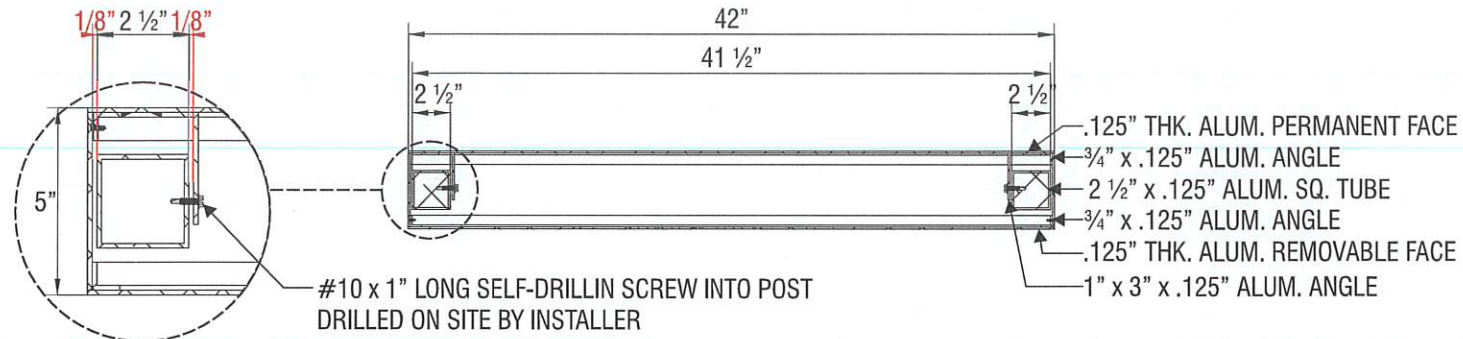
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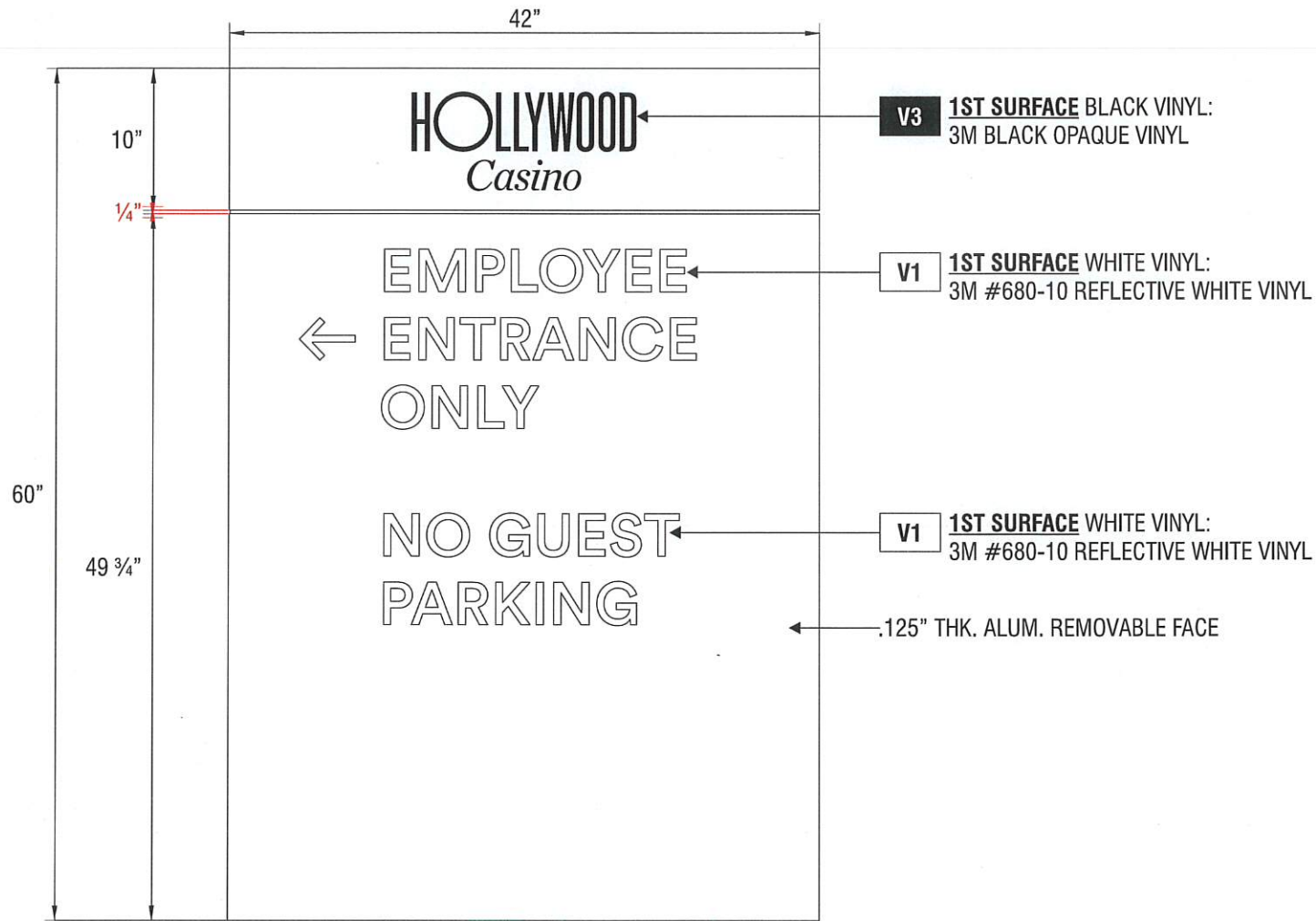
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Coordinator: Laryssa Tucker
Design: gmcclung
Engineering:

date: 11/26/24
drawing: 24-02089 rev: 5 - 02/28/25 - gmc
quote:
project ID: HOLLYWOOD CASINO_JOLIET



A-A SECTION DETAIL

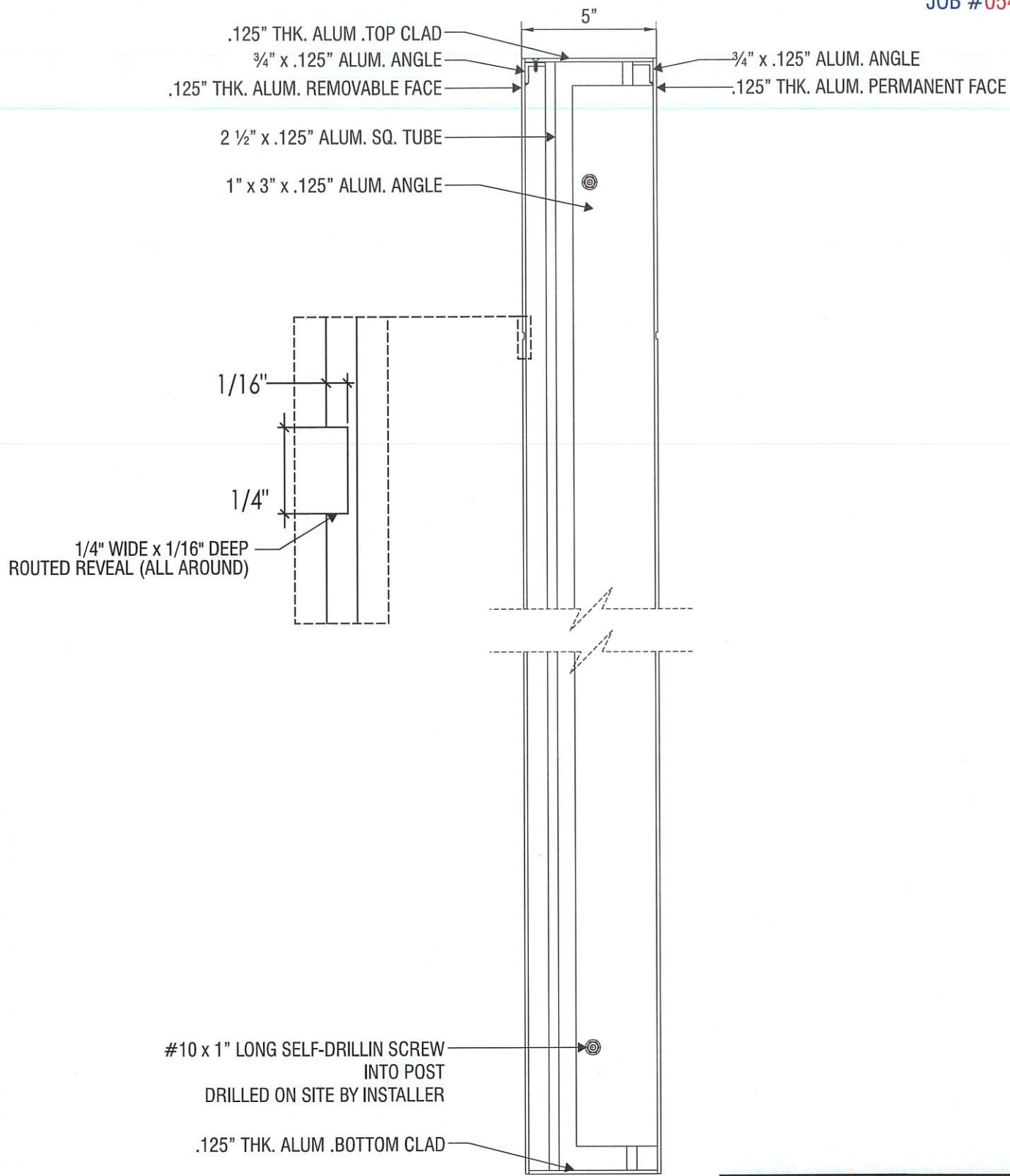
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004 SIGNTYPE HC-DIR-60x42-NI-DS

1 FRONT VIEW SIDE A

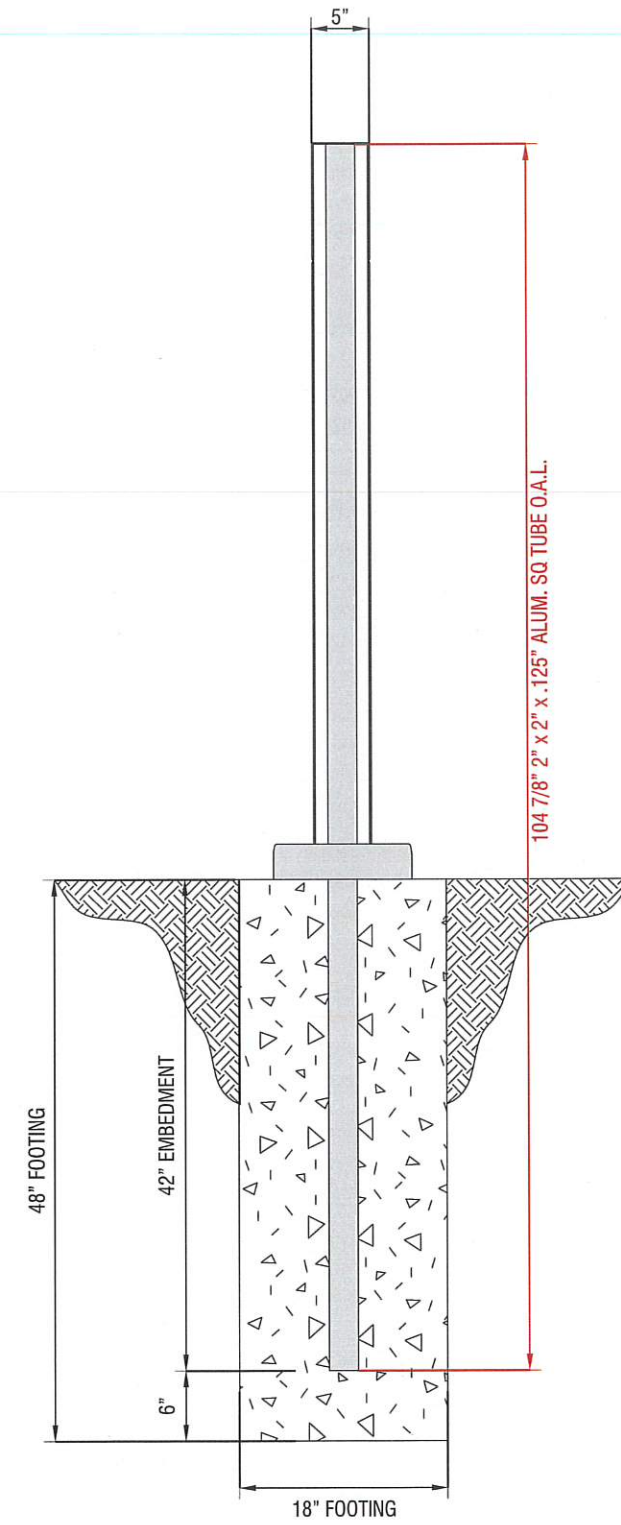
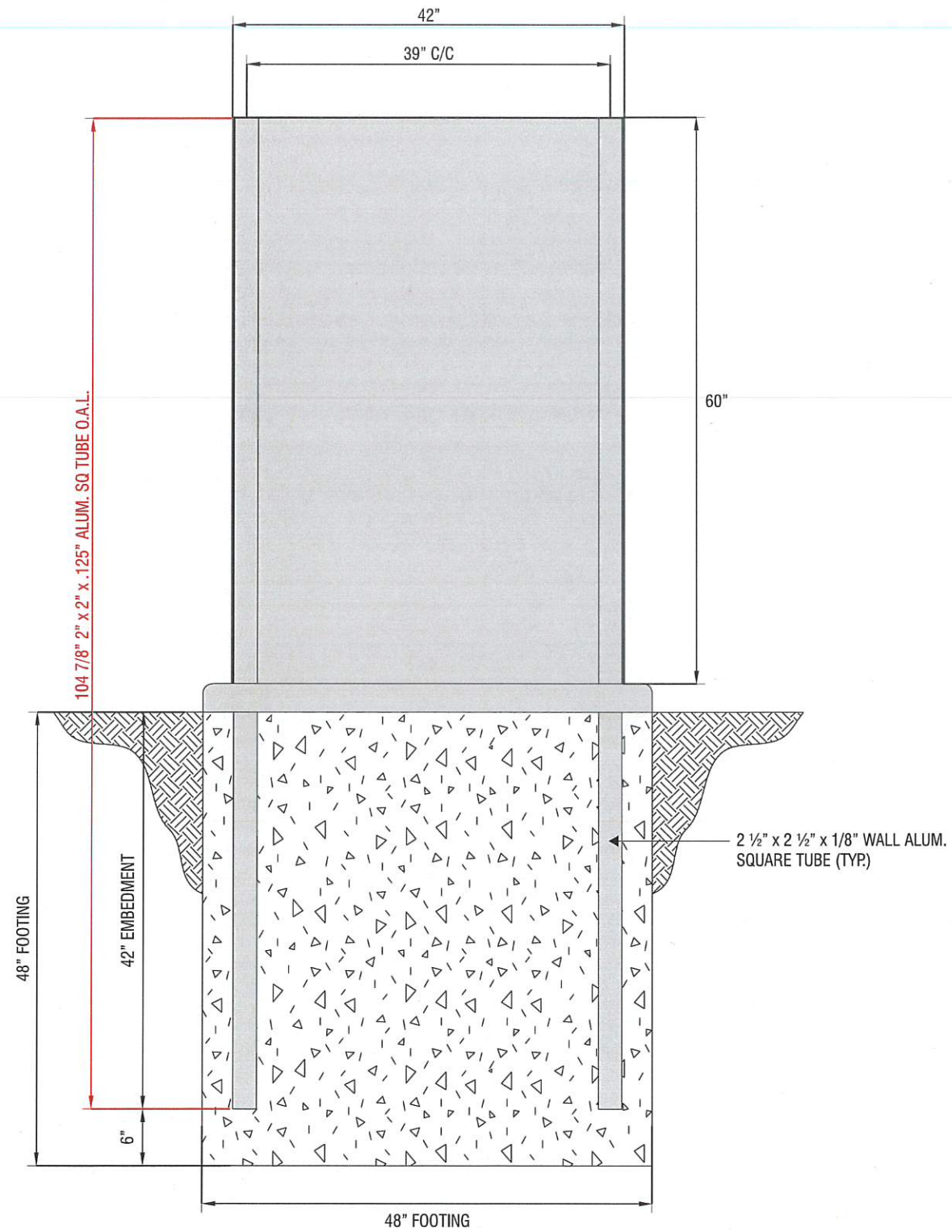
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B-B SECTION DETAIL

Scale: 1" = 1'-0"

NON-ILLUMINATED



2

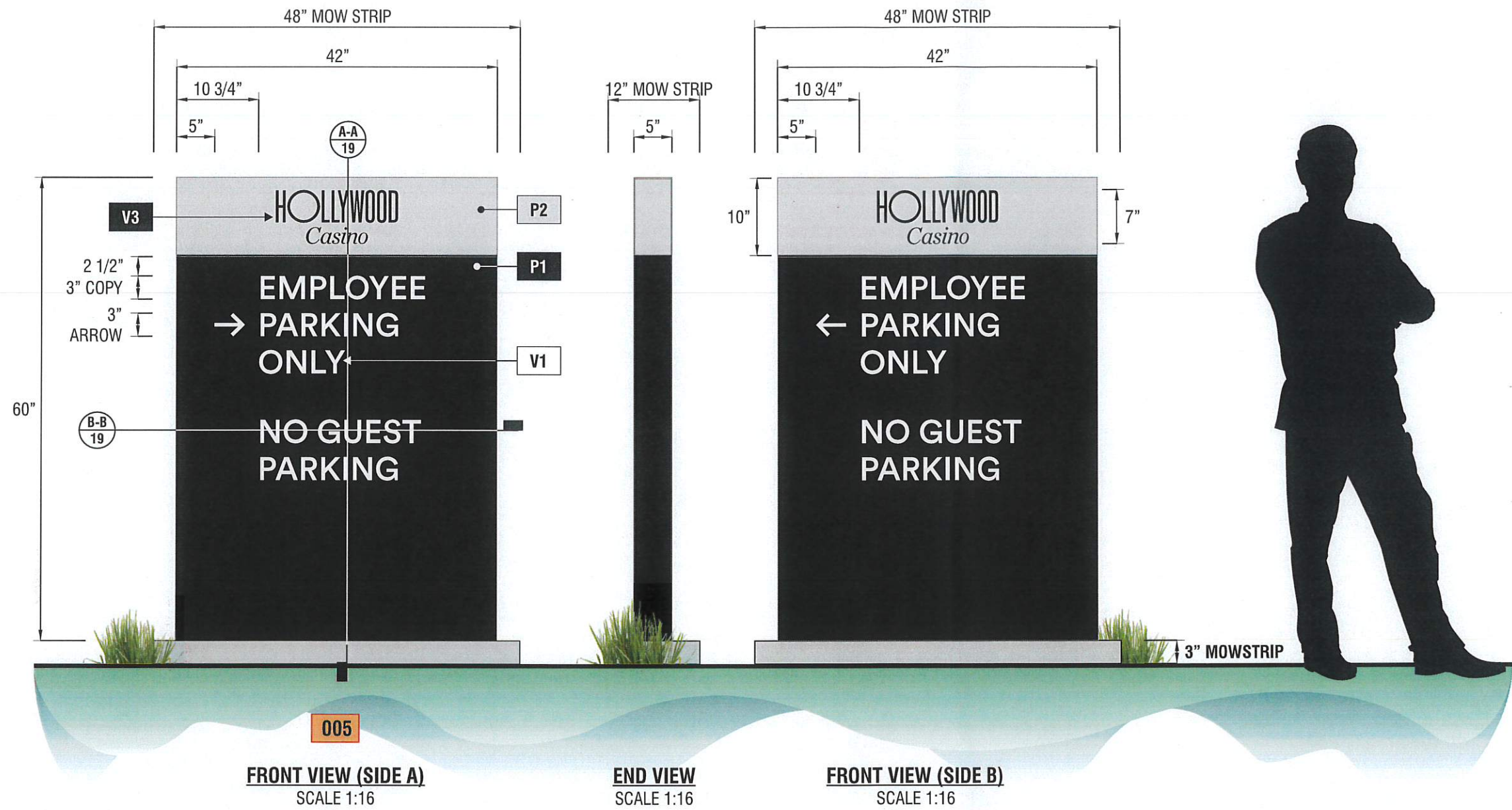
SECTION DETAIL

Scale: 1:16

3

SECTION DETAIL

Scale: 1:16



FONT : CIRCULAR STD MEDIUM

005 SIGNTYPE HC-DIR-60x42-NI-DS

MANUFACTURE & INSTALL ONE (1) NON-ILLUMINATED DOUBLE-SIDED DIRECTIONAL SIGN

NON-ILLUMINATED

INSTALL WOOD TEMPLATE PROVIDED

CUT PLATES REFER TO PAGE #28

PAINT

- P1 MATTHEWS BLACK, MATTE FINISH
- P2 PAINT TO MATCH MATTHEWS BRUSHED ALUM.

VINYL

- V1 1ST SURFACE WHITE VINYL:
3M #680-10 REFLECTIVE WHITE VINYL
- V3 1ST SURFACE BLACK VINYL:
3M BLACK OPAQUE VINYL



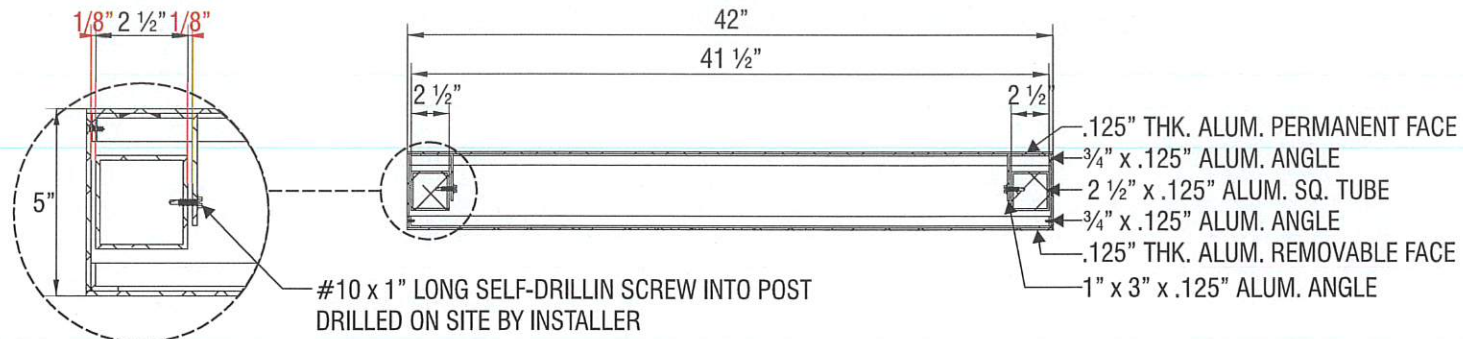
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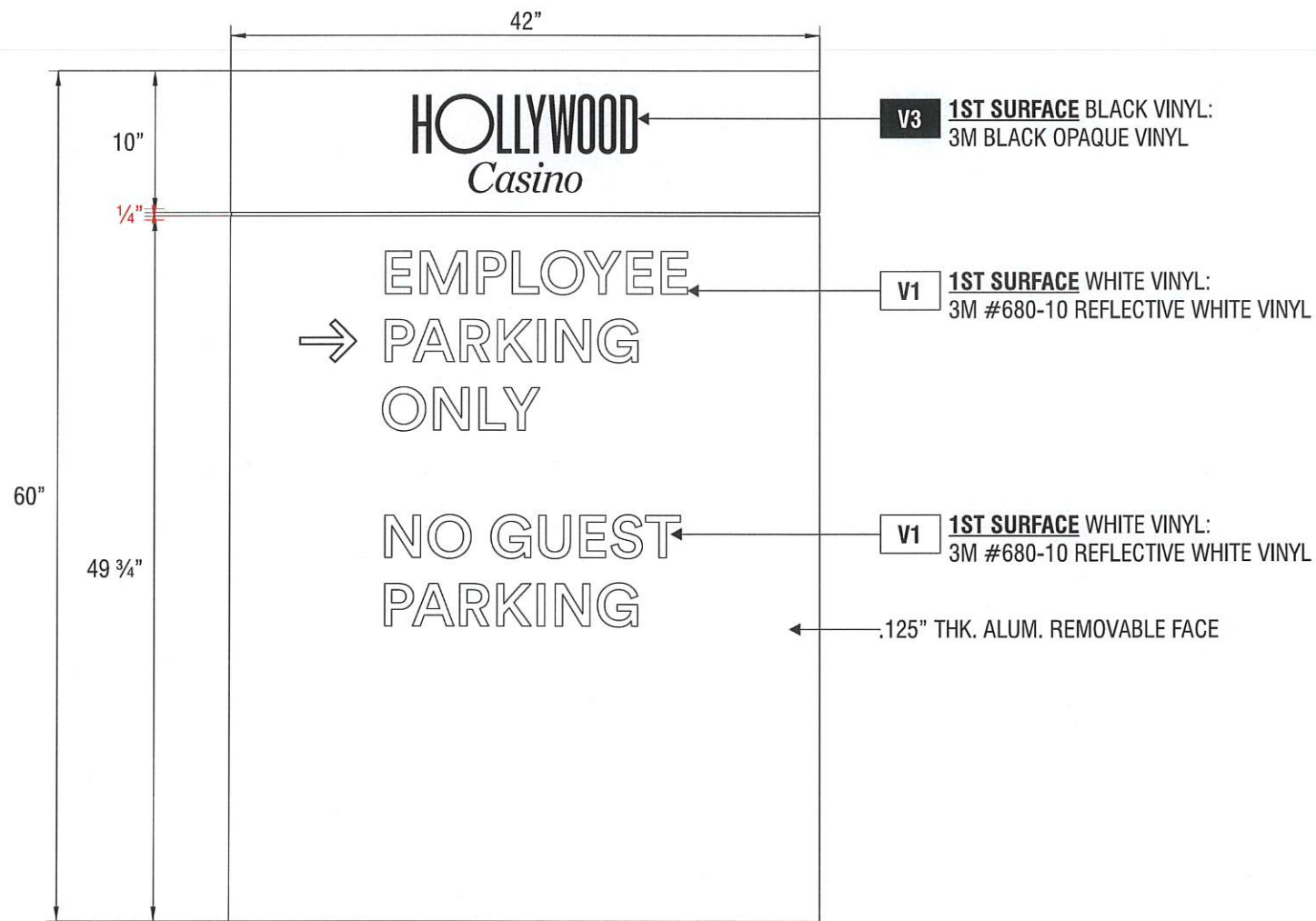
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Coordinator: Laryssa Tucker
Design: gmcclung
Engineering:

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quote:
project ID: HOLLYWOOD CASINO_JOLIET



A-A SECTION DETAIL

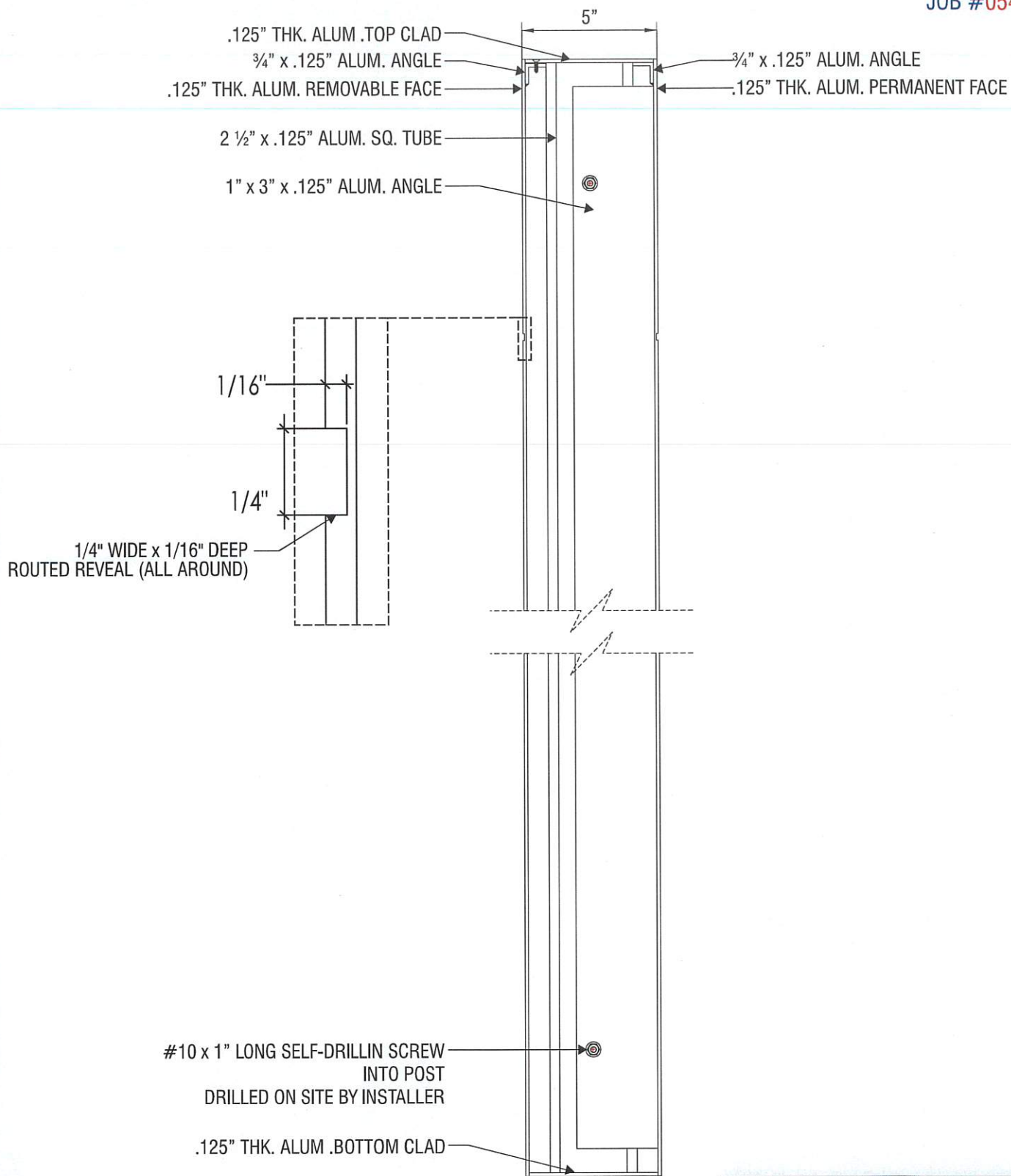
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005 SIGNTYPE HC-DIR-60x42-NI-DS

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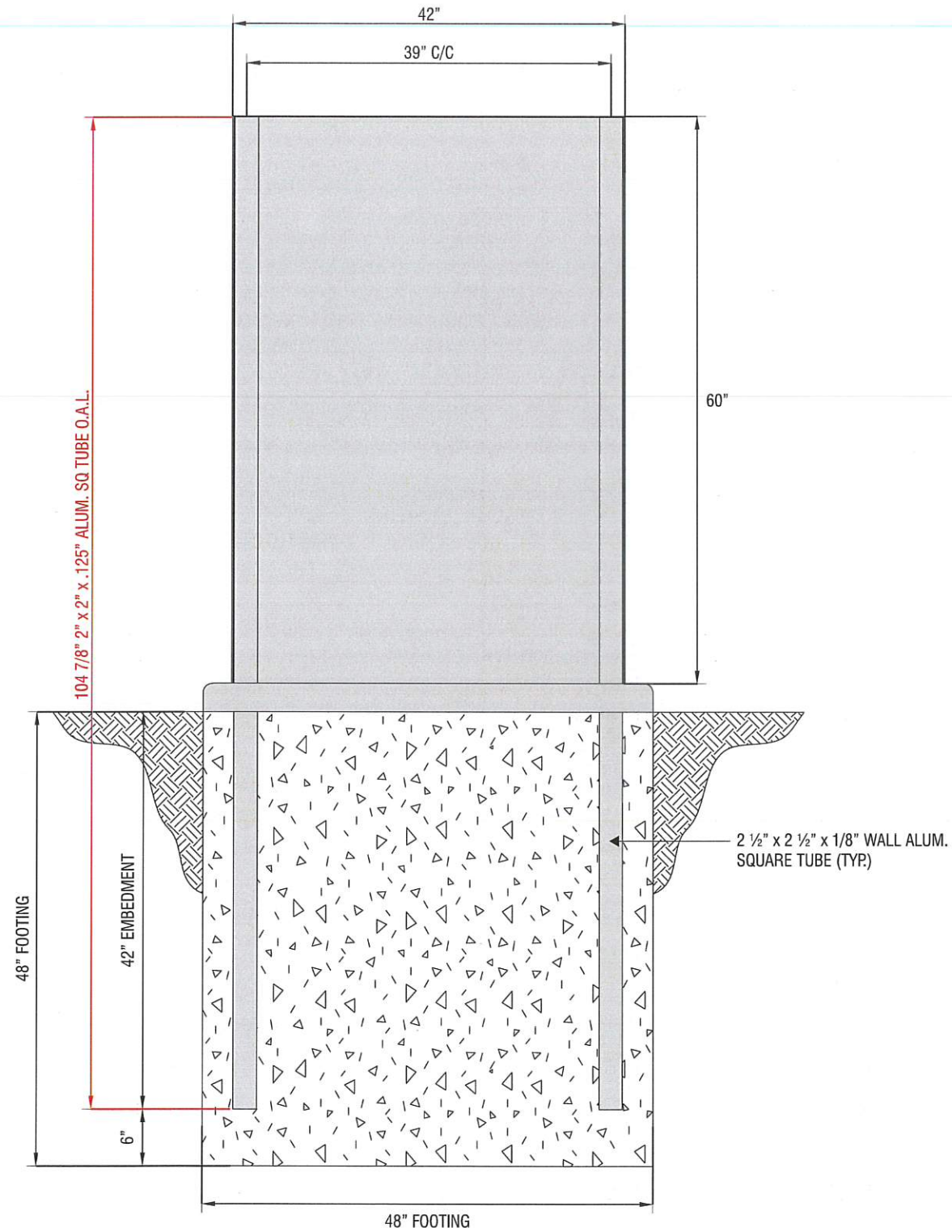
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B-B SECTION DETAIL

Scale: 1" = 1'-0"

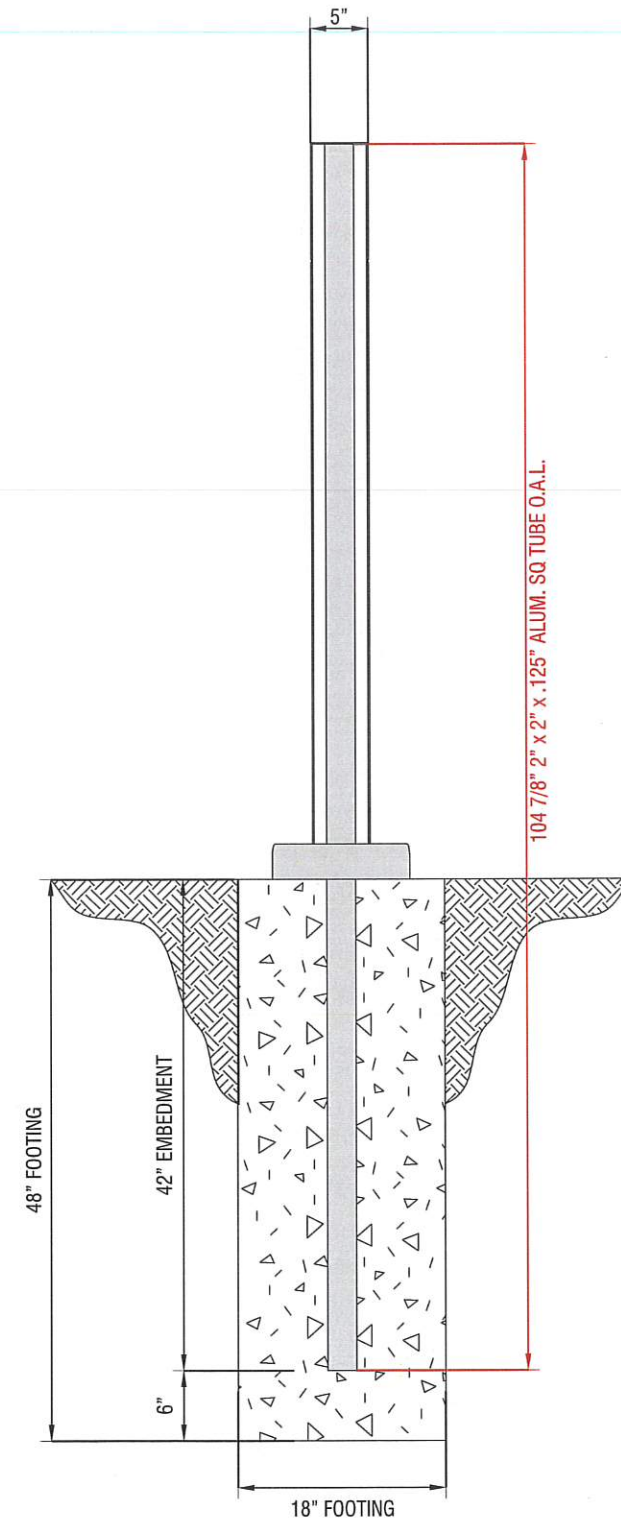
NON-ILLUMINATED



2

SECTION DETAIL

Scale: 1:16



3

SECTION DETAIL

Scale: 1:16



FONT : CIRCULAR STD MEDIUM

006 007 SIGNTYPE HC-DIR-60x42-NI-SS

MANUFACTURE & INSTALL TWO (2) NON-ILLUMINATED SINGLE-SIDED DIRECTIONAL SIGNS

INSTALL WOOD TEMPLATE PROVIDED

CUT PLATES REFER TO PAGE #28

PAINT

P1 MATTHEWS BLACK, MATTE FINISH

P2 PAINT TO MATCH MATTHEWS BRUSHED ALUM.

VINYL

V1 **1ST SURFACE** WHITE VINYL:
3M #680-10 REFLECTIVE WHITE VINYL

V3 **1ST SURFACE** BLACK VINYL:
3M BLACK OPAQUE VINYL



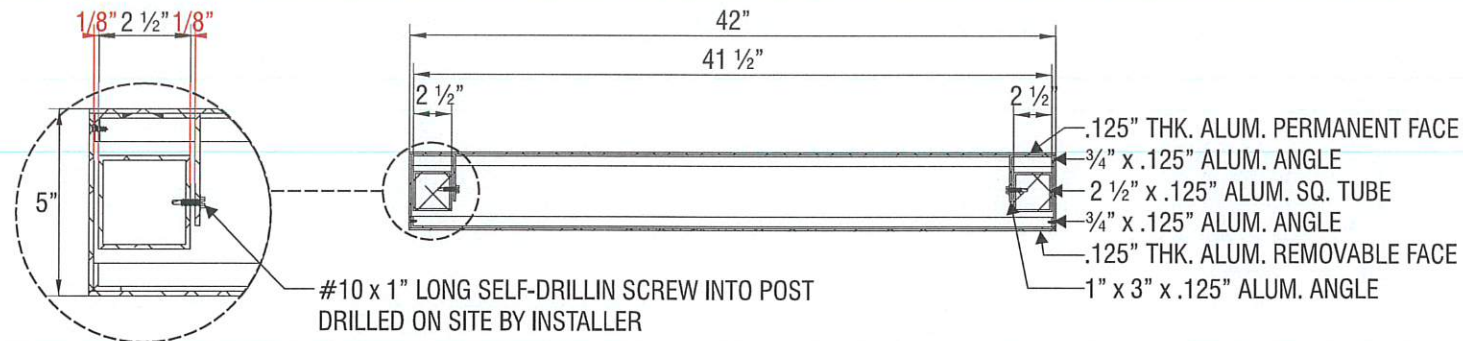
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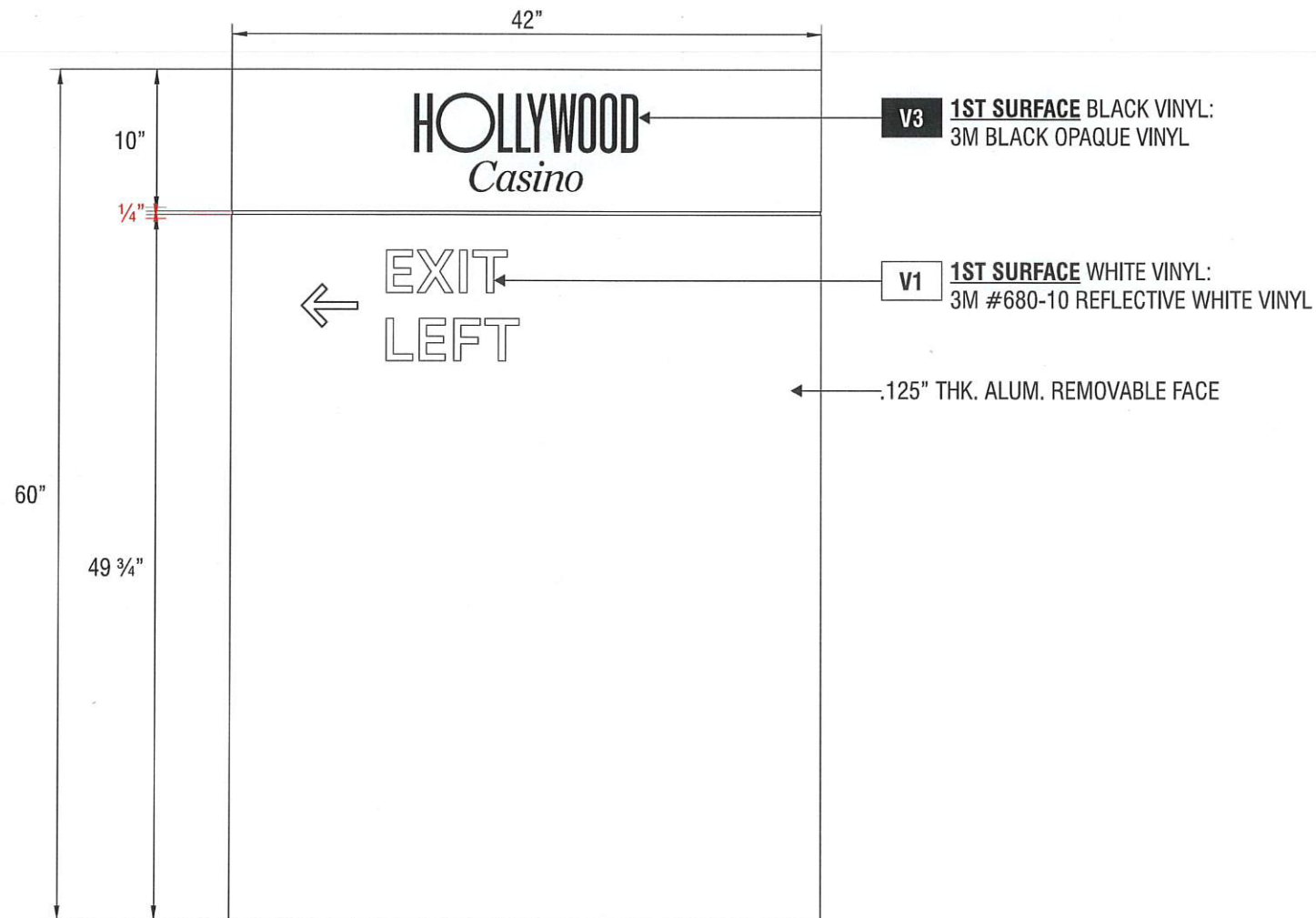
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Coordinator: Laryssa Tucker
Design: gmcclung
Engineering:

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A-A SECTION DETAIL

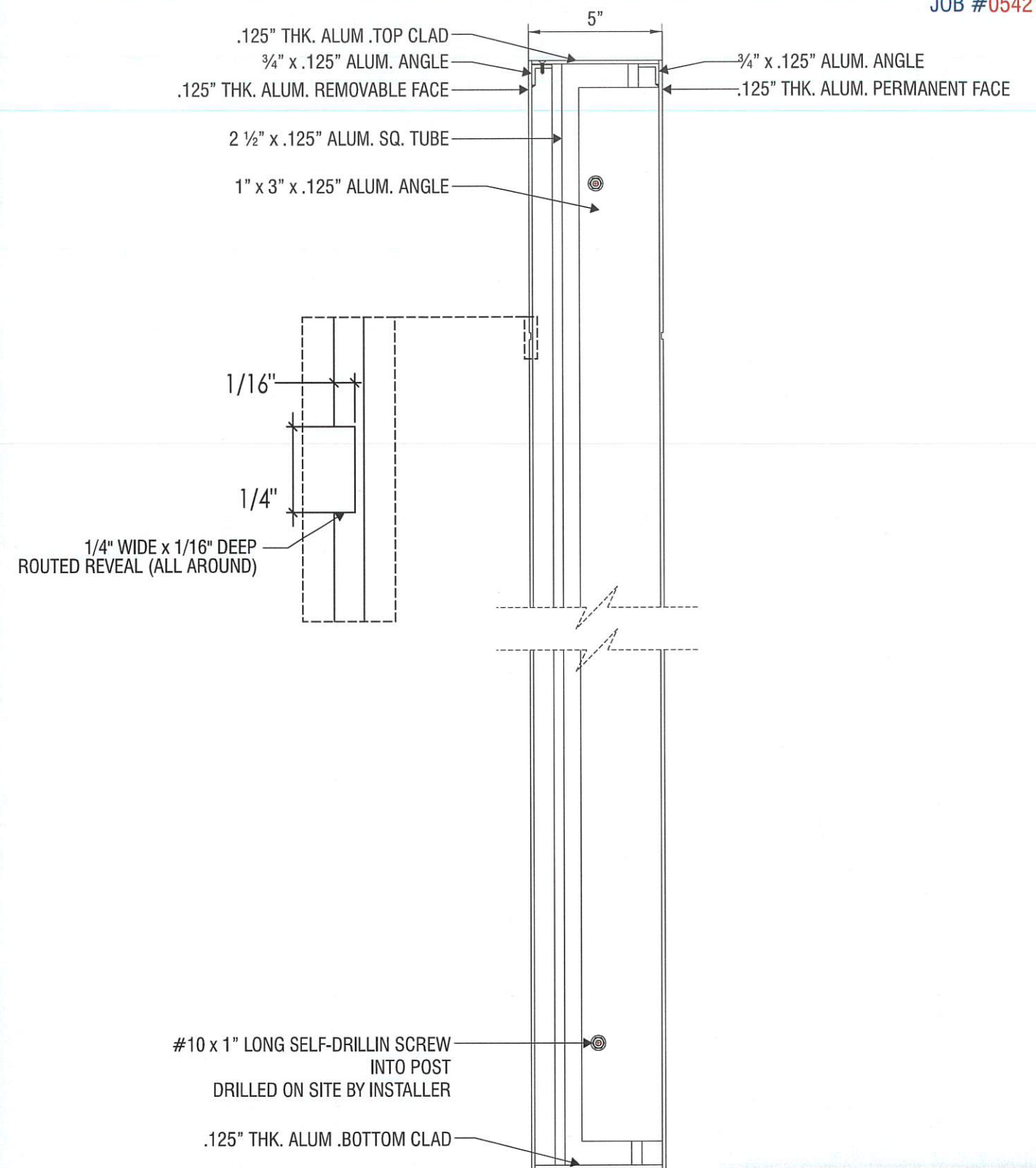
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006 007 SIGNTYPE HC-DIR-60x42-NI-SS

1 FRONT VIEW SIDE A

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B-B SECTION DETAIL

Scale: 1" = 1'-0"

NON-ILLUMINATED



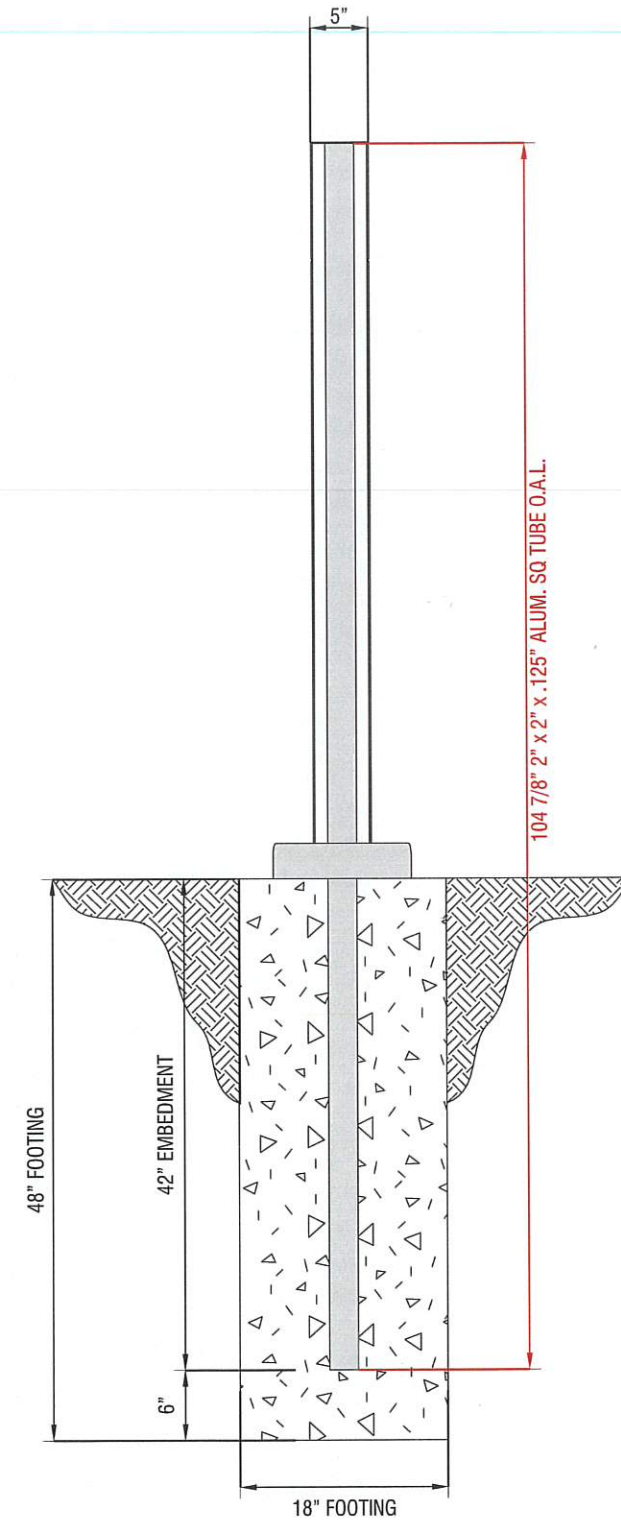
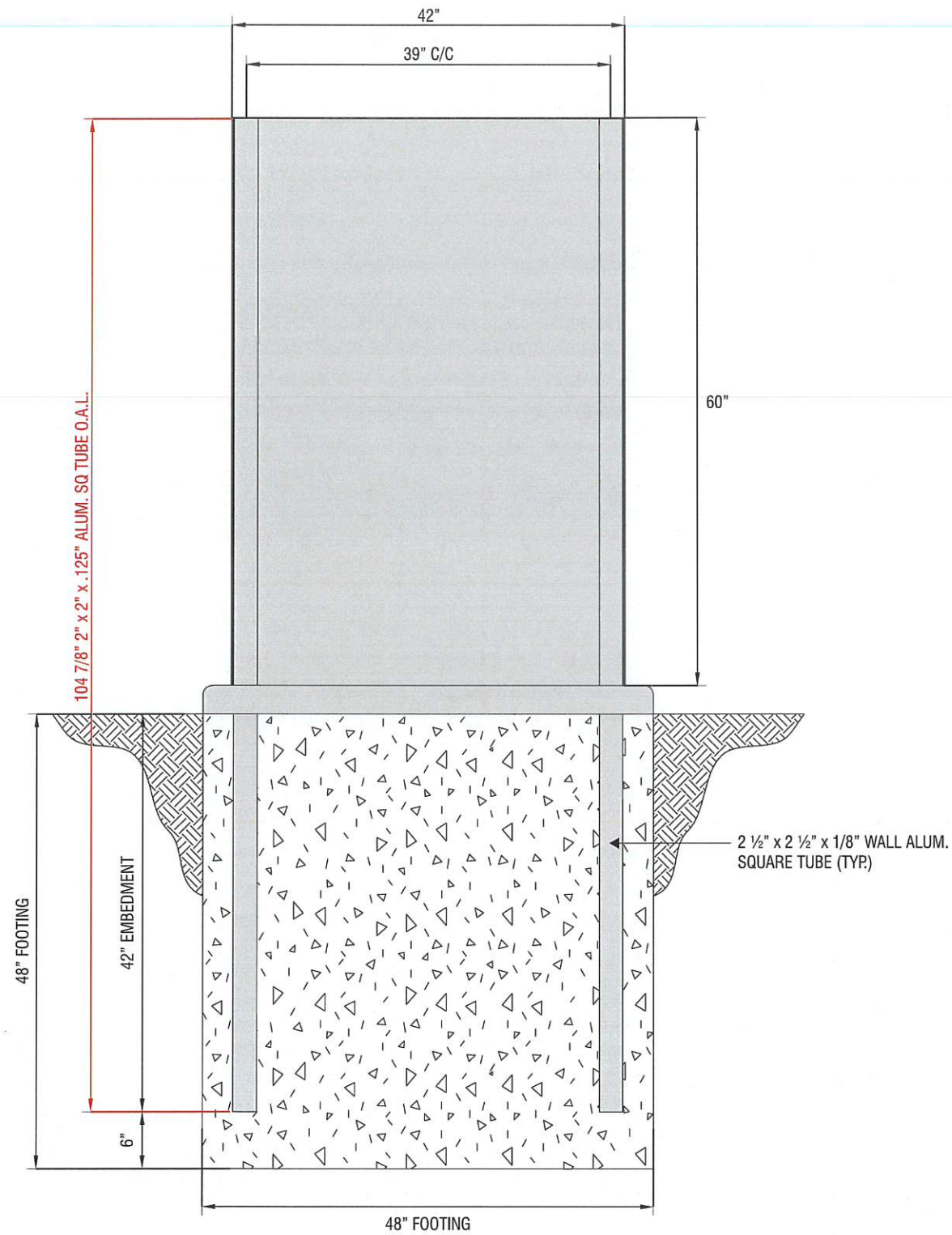
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2

SECTION DETAIL

Scale: 1:16

3

SECTION DETAIL

Scale: 1:16



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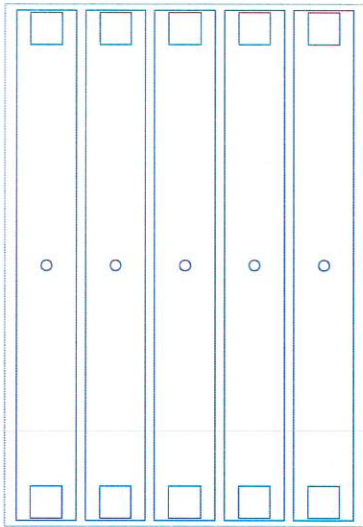
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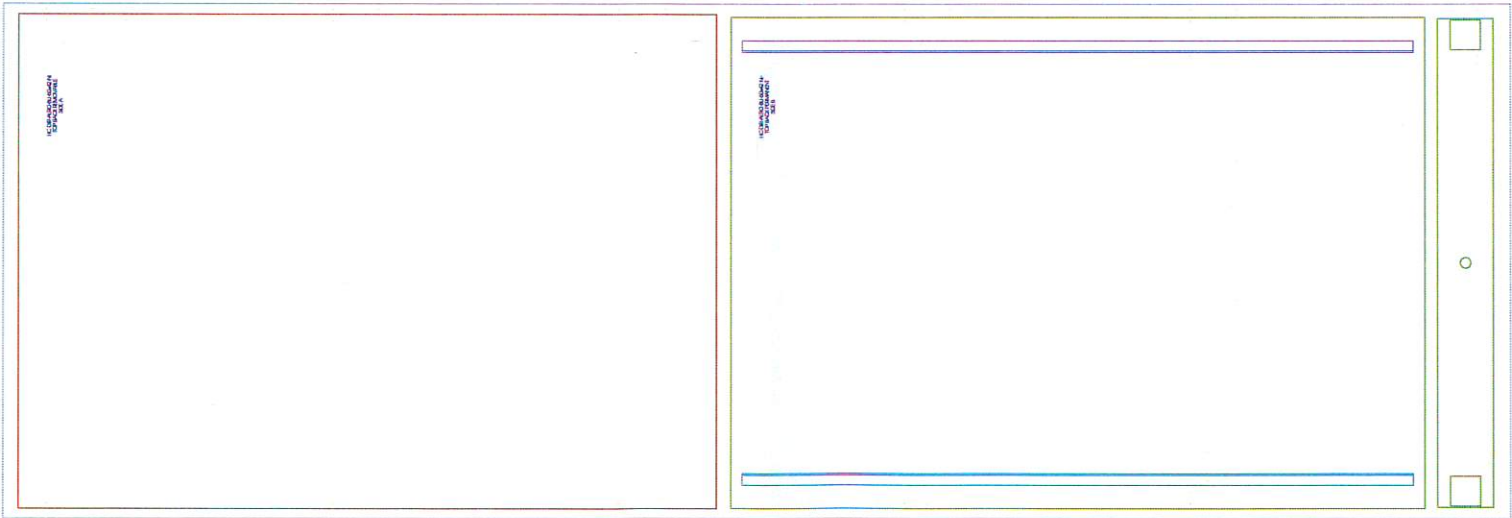
date: 11/26/24
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quote:
project ID: HOLLYWOOD CASINO_JOLIET

GENERAL LAYOUT = S:\P\Engineering\H\Hollywood Casino\Directionals\Illuminated\60 x 42\60 x 42 DIR - ILL - GL
CNC PLATES = S:\M\H\Hollywood Casino\Directionals\Non-ILL\60 x 42



60x42NON2
-3/16" BIT @ 3
MATERIAL = 43" x 30" x 3/8" CRATING PLYWOOD
CUT (1) X

BYSTRONIC LASER ONLY



60x42NON1
MATERIAL = 44" x 130" x .125" ALUM.
CUT FIVE (5) X



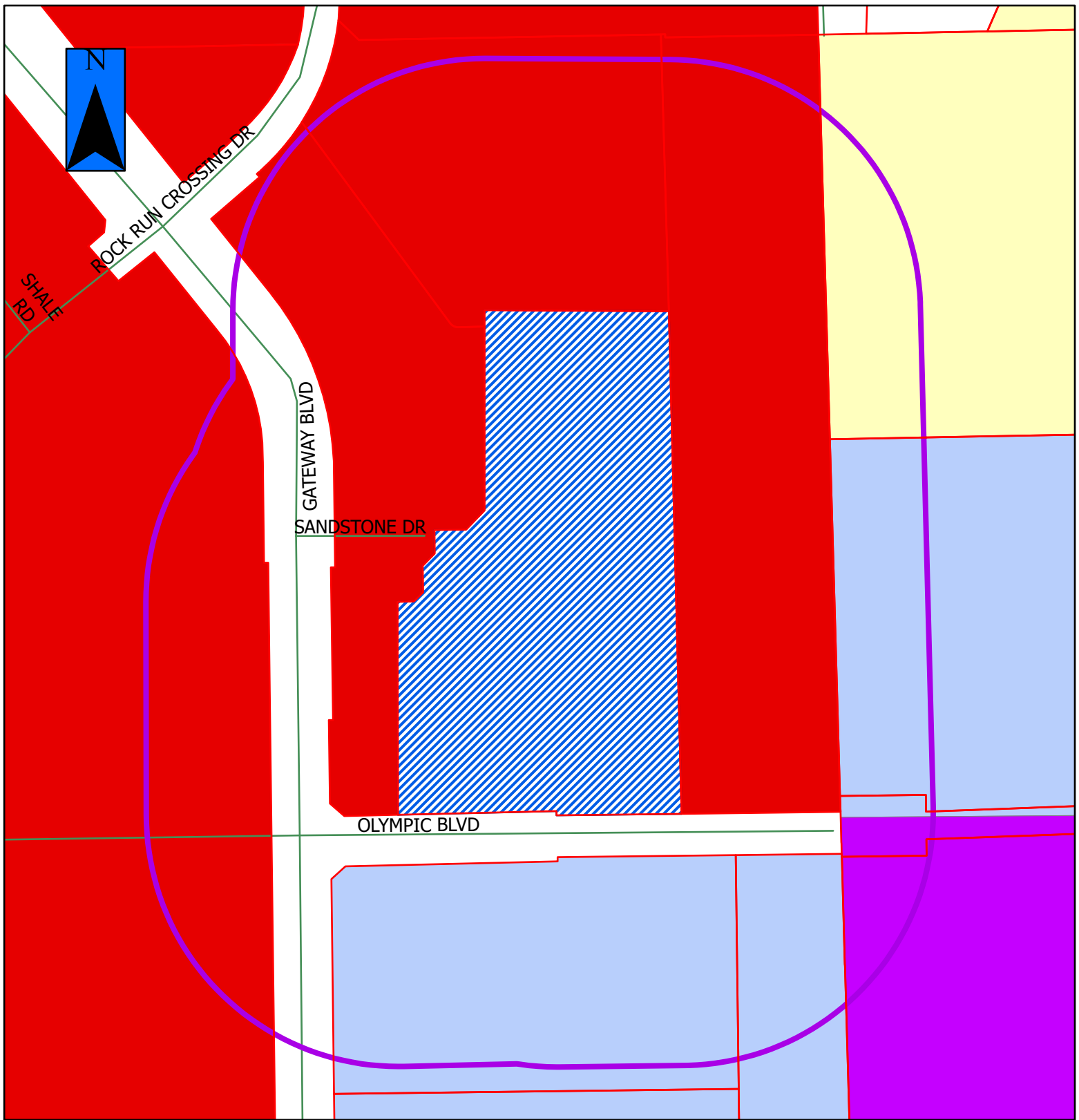
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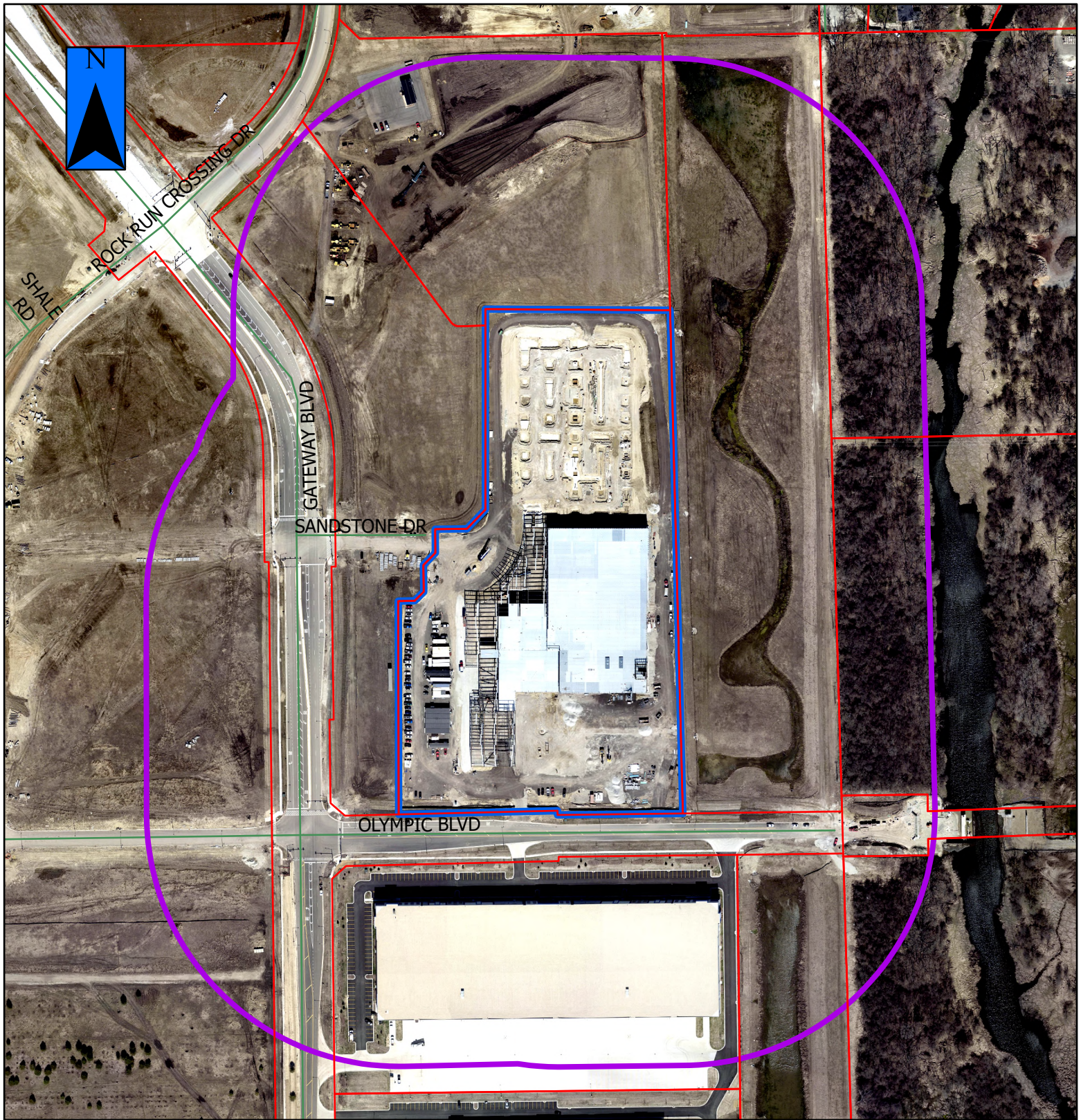


2025-22





 = 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



2025-22a



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



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8630

Agenda Date: 6/19/2025

STAFF REPORT

DATE: June 12, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-23
Applicant: Arturas Gurskas
Status of Applicant: Contract purchaser
Property owner: Jorge Barrios
Location: 1402 Spencer Road
Request: A Special Use Permit to allow a truck parking and maintenance facility

Purpose

The applicant is requesting a special use permit to allow a truck parking and maintenance facility for their trucking company at 1402 Spencer Road. Per the City of Joliet Zoning Ordinance, carting, express, and hauling establishments may be allowed as special uses in the industrial zoning districts by the Mayor and City Council, with the advice of the Zoning Board of Appeals in accordance with Section 47-5.2.

Site Specific Information

The subject site, which is approximately 10.4 acres, was annexed and classified to I-1 (light industrial) zoning in 2005. Following the annexation, the site was partially developed with a 5,500-square-foot metal and brick building and a gravel driveway and parking area. However, the development was never completed and the building was never issued a certificate of occupancy. The building was also not connected to City utilities as they were not available at the time of construction in 2006.

The building is set back approximately 600 feet from the front property line, with parking areas to the north and south. There are loading doors on both the front and rear sides of the building. The interior contains two garage bays.

Surrounding Zoning, Land Use and Character

The property is located on the south side of Spencer Road, west of Briggs Street. This property was annexed in 2005 at the same time as numerous other properties in what became the far southeast area of the City, with these properties classified to either I-1 (light industrial) or R-1B (single-family residential) zoning. The zoning and land use for the properties immediately adjacent are as follows:

- North: County A-2 (rural residence), residential
- South: County A-1 (agricultural), railroad right-of-way
- East: City I-1 (light industrial), industrial (Spencer Road Industrial Park)
- West: City I-1 (light industrial), undeveloped

Applicable Regulations

- Section 47-14.2A (D) Special Uses – All Industrial Districts
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit
(refer to attachment)

Discussion

The petitioner, Art Gurskas, is requesting a special use permit to allow a maintenance facility and truck parking for their trucking business, Rolmax Inc. The petitioner has been in the logistics business for over 20 years and currently has an office in Lemont while using a maintenance facility in Channahon. Their company consists of five tractor trailers that perform over-the-road trips throughout the country. They would use this site to park and perform maintenance on their five company trucks. The petitioner anticipates around one to two truck trips per day from the site. One or two mechanics would work on site with approximate hours of Monday through Friday 8 AM to 5 PM.

The existing building would contain two garage bays for maintenance as well as offices and bathrooms. The parking area behind the building would be used for trailer parking, while the parking area to the north of the building would be for passenger vehicles. The site plan shows an 8-foot-tall landscaping berm to be installed along the frontage of the property. The Zoning Ordinances states that trucking establishments must not be within 300 feet of a residential zoning district. Even though there is City of Joliet R-1B (single-family residential) zoning located approximately 120 feet to the northwest of the property measured from the front property line, the petitioner does not need a variation from this requirement as part of the special use request because the establishment, as shown on the conceptual site plan, shows the north parking area to be approximately 450 feet from the front property line and the existing building to be approximately 600 feet from the front property line.

The development requirements for this site include half-road improvements to Spencer Road along the property's frontage. The maintenance responsibility for Spencer Road is under jurisdiction of the City of Joliet. Trucks entering and leaving the subject site would be required to travel to Briggs Street via Spencer Road east of the site. Additionally, all parking areas and driveways on the site will need to be paved to City standards. The conceptual site plan that the petitioner submitted does not reflect these site improvements. Staff does not support this site plan.

The proposed development would be required to comply with the City's Zoning Ordinance and Subdivision Regulations. Development requirements would include: perimeter landscaping; paving of the parking lot and driveway; curbing of the parking lot and connection to City storm sewer; storm water detention; road improvements for the south half of Spencer Road; and connection to City water and sewer services. Sewer and water connection fees and development impact fees will be required. The development will be subject to the Payment In Lieu of Taxes (PILOT) program for truck parking facilities per the terms of the approved ordinance.

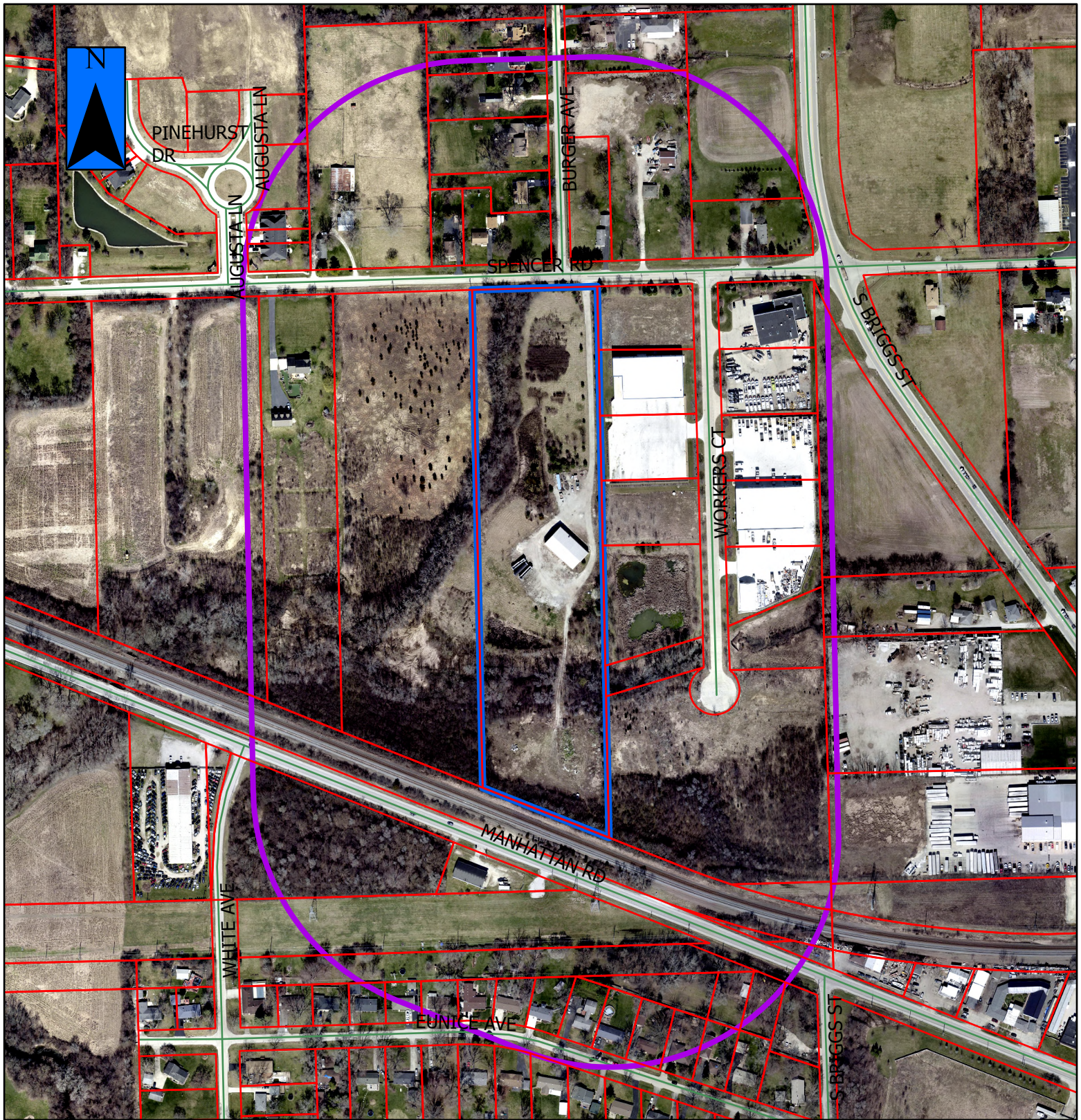
Staff finds that the request meets the following special use criteria only if all required site improvements are completed: the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property. Spencer Road Industrial Park is adjacent to the east of the site, is also zoned I-1 (light industrial), and contains contractor shop and warehouse uses. The request also meets criteria (4) and (5): if all of the site improvements are completed as required, the subject site will have access to adequate utilities and drainage, and will also have adequate ingress and egress from the site to Briggs Street. Staff also finds that the proposed use will not be more injurious to the use and enjoyment of other property in the immediate vicinity than the purposes already allowed by the I-1 (light industrial) zoning district nor detrimental to general public health and safety. If the petitioner does not complete all of the required site improvements, the City will not grant the petitioner a Certificate of Occupancy for the trucking establishment, and the petitioner would not be allowed to establish a business at this location.

Conditions

If the Zoning Board desires to approve the Special Use Permit to allow a truck parking and maintenance facility, located at 1402 Spencer Road, the following conditions would be included:

1. That the outer limits of the trucking establishment shall maintain a distance of 300 feet from a residential or restricted business zoning district;
2. That a landscape plan that meets City Ordinance shall be submitted as part of the building permit plan set and landscaping per the approved plan shall be installed prior to the issuance of a Certificate of Occupancy;
3. That all parking areas and driveways are paved and improved per the requirements of the City's Zoning Ordinance prior to the issuance of a Certificate of Occupancy;
4. That all public improvements as required by the Department of Public Works shall be installed prior to the issuance of a Certificate of Occupancy;

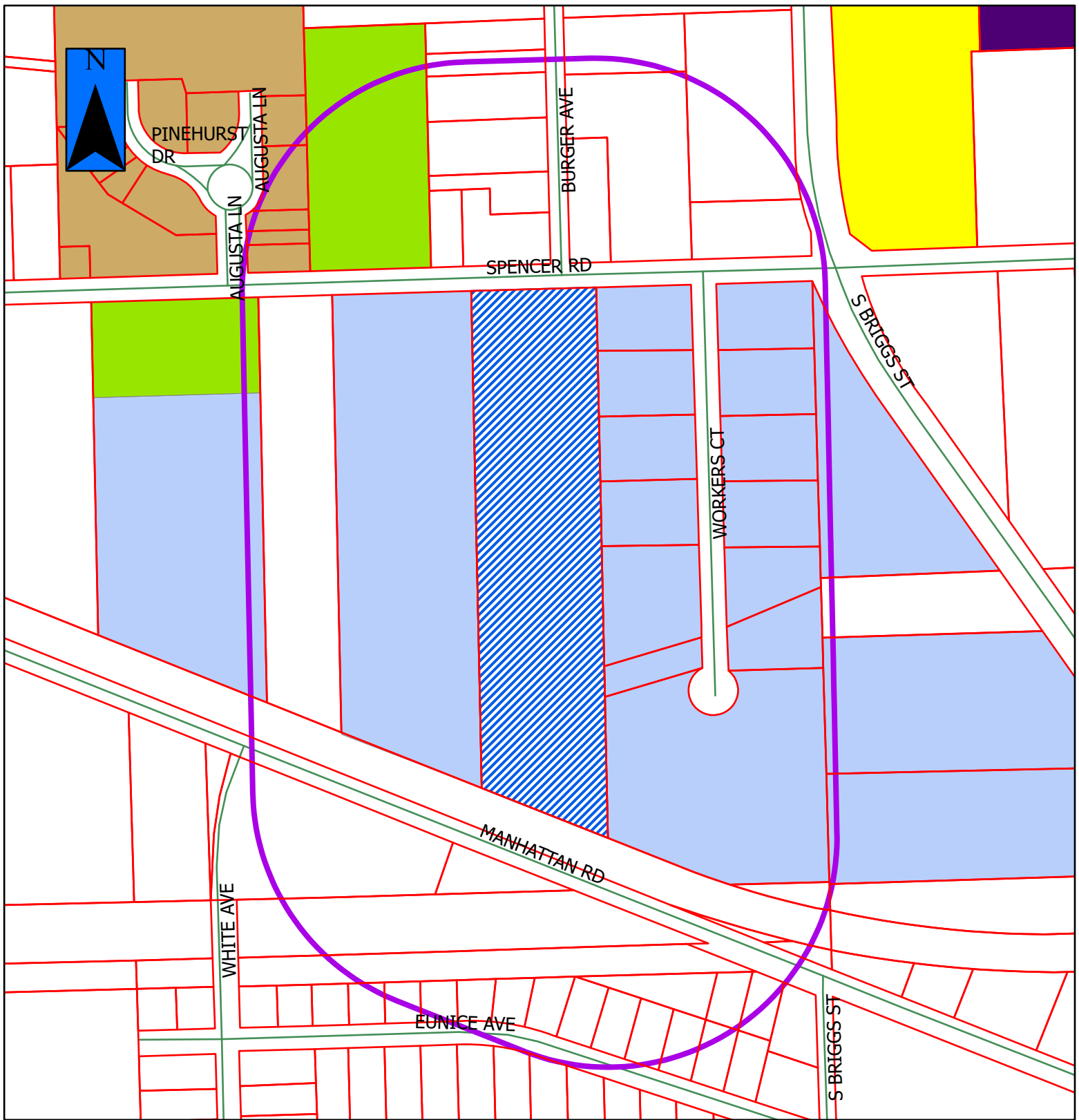
5. That the development shall be required to make a Payment In Lieu Of Taxes (PILOT) as per the terms of the Ordinance;
6. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained; and
7. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.



2025-23a



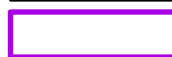
- ▬ = Property in Question / Propiedad en cuestión
- ▬ = 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



2025-23



= 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: Google Earth – subject site view south from Spencer Road (2024)

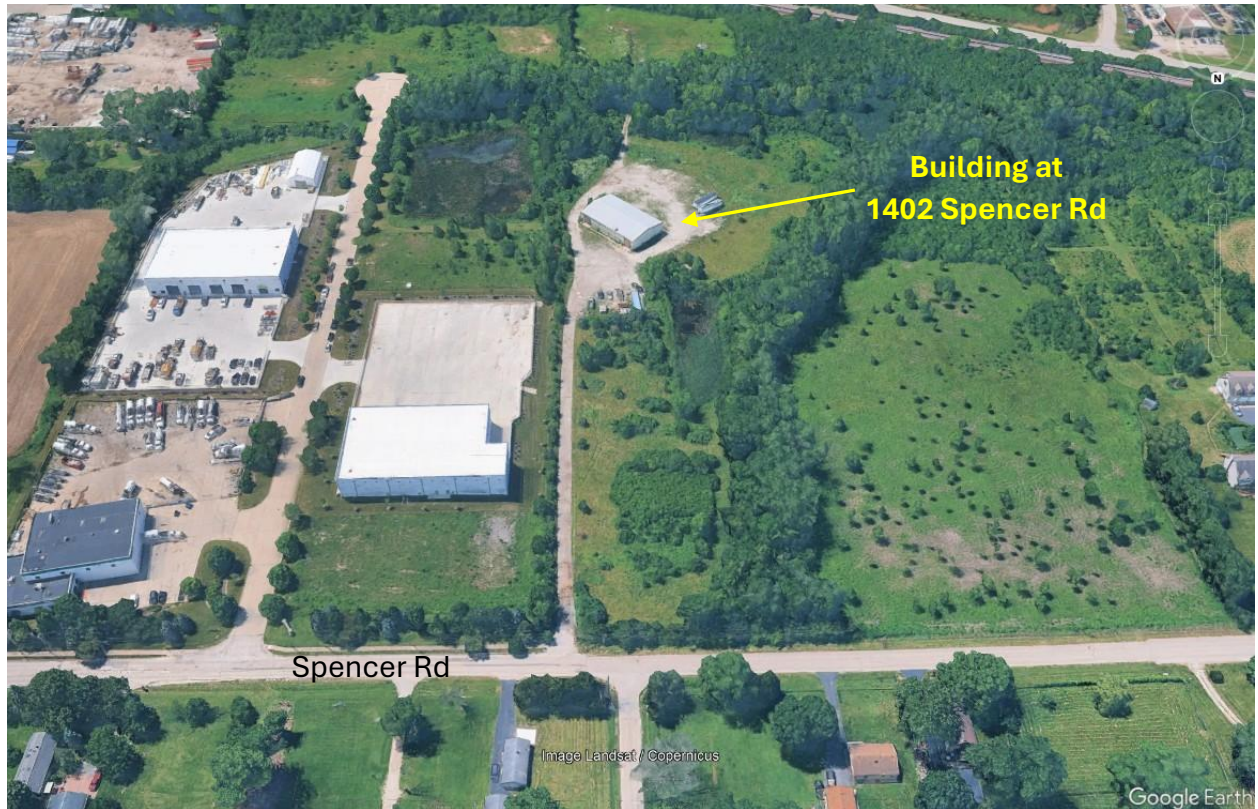


Figure 2: Google Earth – view north from south end of subject site (2024)



Figure 3: 1402 Spencer Road, view south from Spencer Road down driveway (May 2023)



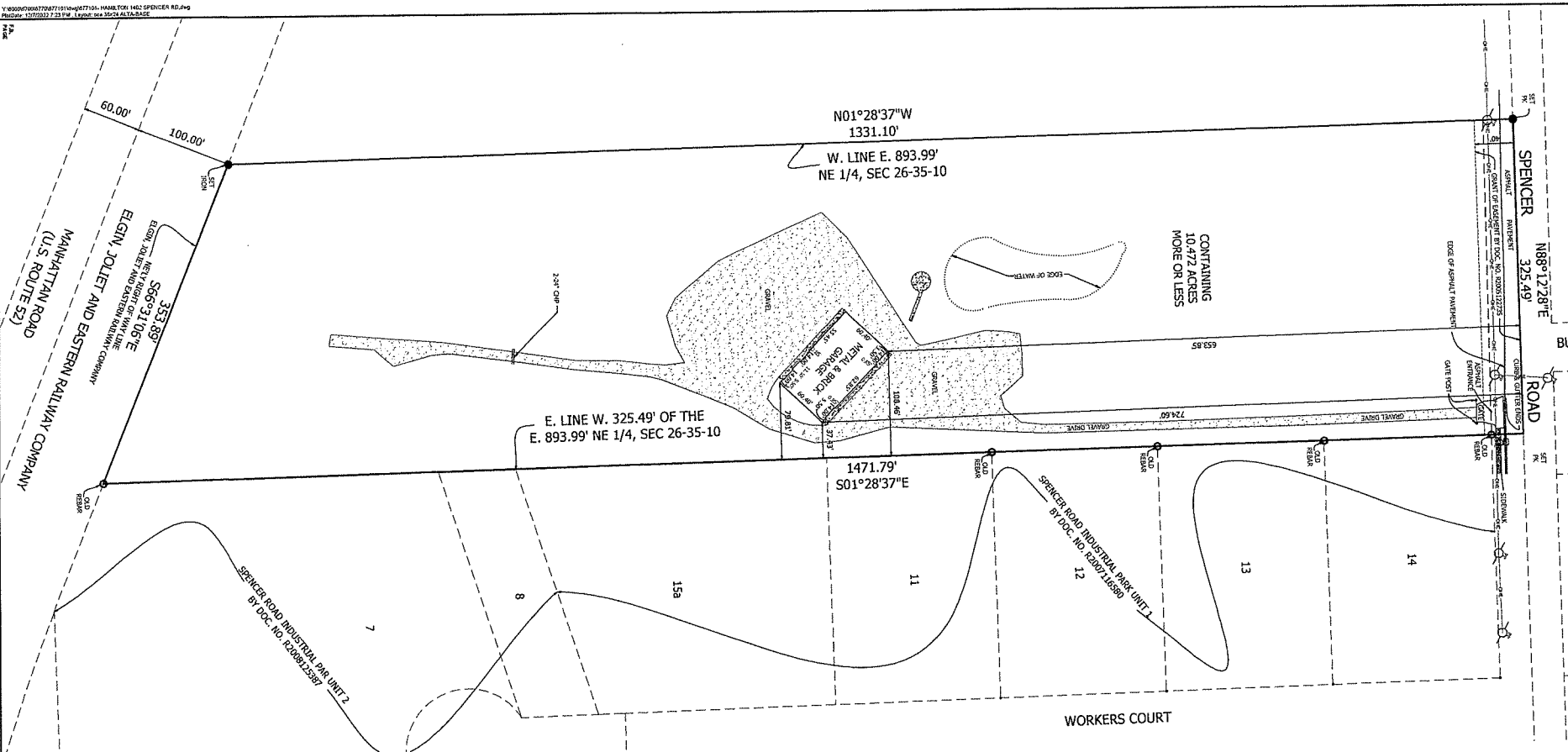
Figure 4: Existing building at 1402 Spencer Road, front (north) elevation (2025)



Figures 5 and 6: Interior of existing building at 1402 Spencer Road (2025)

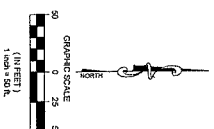


ALTANSPS LAND TITLE SURVEY



LOCATION MAP

NOT TO SCALE



LEGAL DESCRIPTION
THE WEST 32.49 FEET OF THE EAST 893.99 FEET OF THE NORTHWEST QUARTER, T1N, R1E, SEC 26-35-10, T1N, R1E, SEC 26-35-10, JOLIET AND EASTERN RAILWAY COMPANY, IN WILL COUNTY, ILLINOIS.

SURVEY NOTES

- 1) SURVEY WAS PERFORMED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. W2807259 WITH AN EFFECTIVE DATE OF OCTOBER 15, 2013.
- 2) BASES OF BEARINGS IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE 1601 50N.
- 3) GROUND OF WATER AND SURVEY (ASBESTOS) DOCUMENT RECORDED JUNE 21, 2013, AS 500.00' IN 100.00' TO 25.00' IN 100.00'.
- 4) THE MAPS CONTAINING A SPECIAL FLOOD HAZARD MAP FOR THE FLOOD HAZARD INSURANCE ACT, EFFECTIVE DATE OF FEBRUARY 15, 2013.

LEGEND

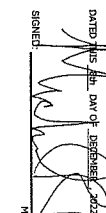
MANHATTAN	○
CHURCH	⊙
INLET	⊙
WATER MAIN	⊙
STREET LIGHT	⊙
WATER MAIN VALVE	⊙
UTILITY POLE	⊙
STORM SEWER	⊙
WATER MAIN	⊙
SET BOX	⊙
FLAG POLE	⊙
OVERHEAD	⊙
STATION	⊙

TO: JORGE H. BARRIOS
ARAVIA DEVELOPMENTS, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS AND THE SURVEY, CONTAINS ALL NECESSARY INFORMATION FOR THE ALTA SURVEY, INCLUDING THE FOLLOWING: 1. A, 2. A, 3. A, 4. A, 5. A, 6. A, 7. A, 8. A, AND 10. A OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON DECEMBER 6, 2012.

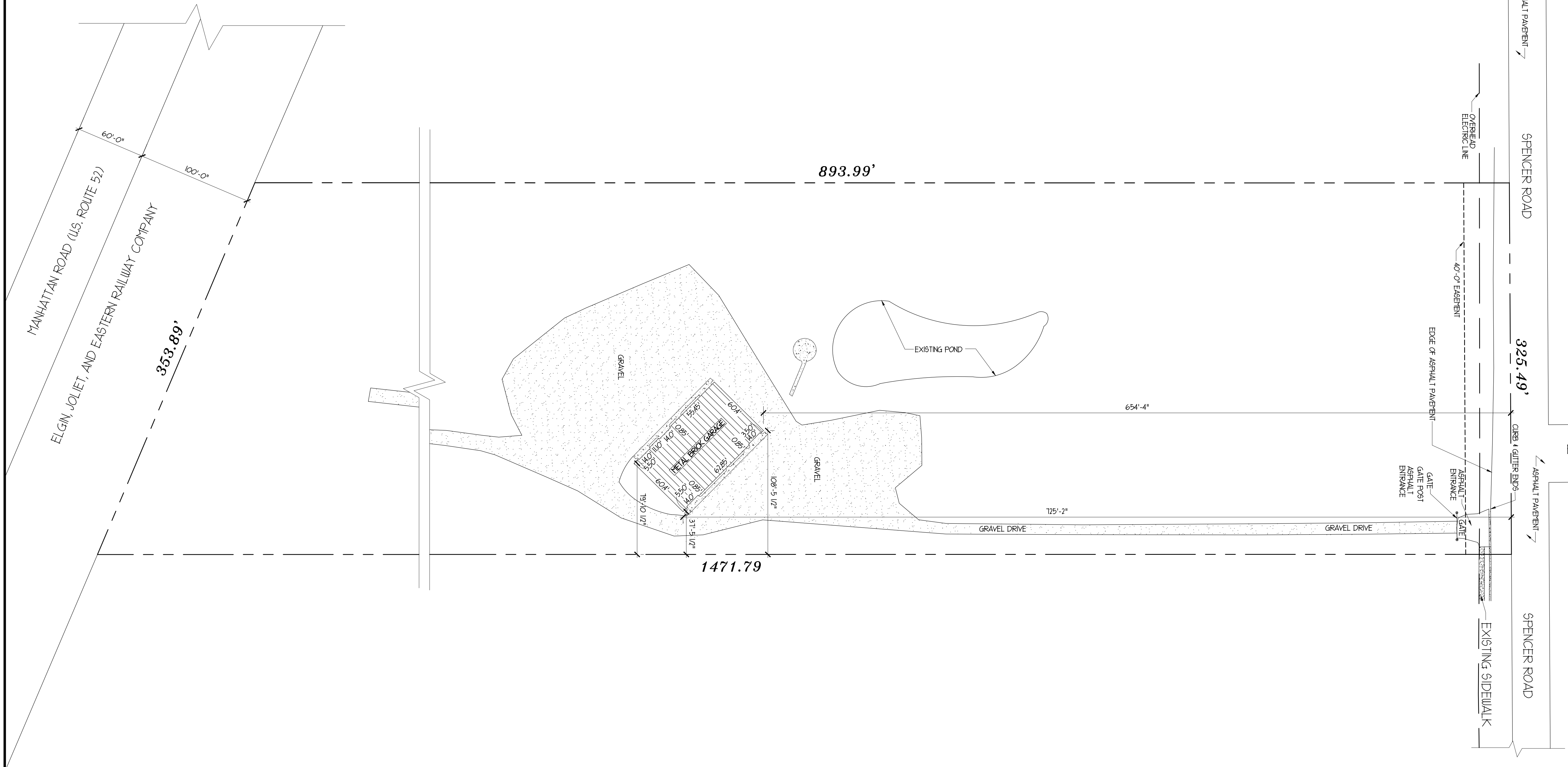
DATED: FEB 28, 2013
BY: JESPERSEN, 2012

SIGNED: 
MICHAEL D. ROGINA, J.D., S.E., S.A.
LICENSE NUMBER 11/01/2014

THE WEST 32.49 FEET OF THE EAST 893.99 FEET OF THAT PART OF THE NORTHWEST QUARTER SECTION 26-35-10, T1N, R1E, SEC 26-35-10, JOLIET AND EASTERN RAILWAY COMPANY, IN WILL COUNTY, ILLINOIS.

ROGINA
MICHAEL D. ROGINA, J.D., S.E., S.A.
1200 Oakwood Blvd. Suite 200, Joliet, IL 61701
Phone: 815.724.1100 Fax: 815.724.1101
Email: mrogina@rogina.com

HAMILTON & ANTONSEN, LTD. 677.1.01



EXISTING SITE PLAN

SCALE : 1" = 50'-0"



I hereby certify that these architectural drawings which include sheets A-1 thru A-6, 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 JOLIET, Illinois.

Robert J Gebel Jr., Architect
Illinois license no. 001019621
Date License Expires 11-30-2016

Architects signature

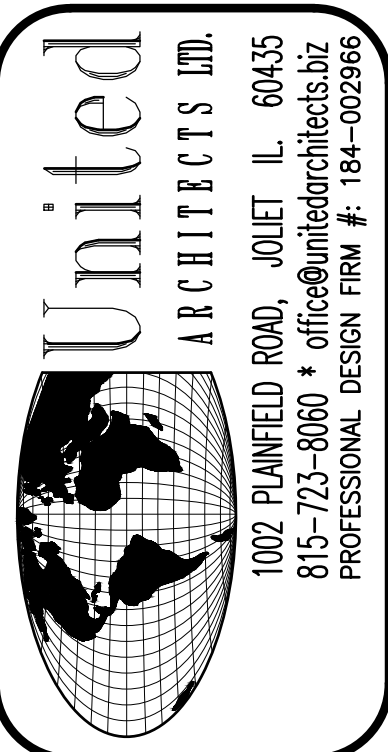
Date

DRAWING INDEX

- S-1 EXIST SITE PLAN
- S-2 PROPOSED SITE PLAN

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. © 2025

ISSUED FOR OWNER'S REVIEW FEBRUARY 10, 2025



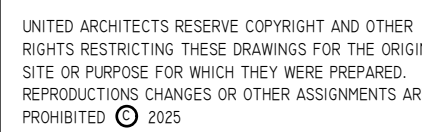
REVISION NO.	DATE	REMARKS

TRUCK STORAGE
FOR: ARAVAN DEVELOPMENTS L.L.C.
1402 SPENCER ROAD, JOLIET, ILLINOIS 60433

DRAWN BY: N.D.
CHECKED BY: BOB GEBEL
DATE: FEBRUARY 10, 2025
PROJECT NO: P-26
TITLE: EXISTING SITE PLAN

SHEET
S-1

SCALE : 1" = 50'-0"



DRAWN BY: N.D.

CHECKED BY: BOB GEBEL

DATE: FEBRUARY 10, 2025

PROJECT NO: P-26

TITLE: PROPOSED SITE PLAN

TRUCK STORAGE

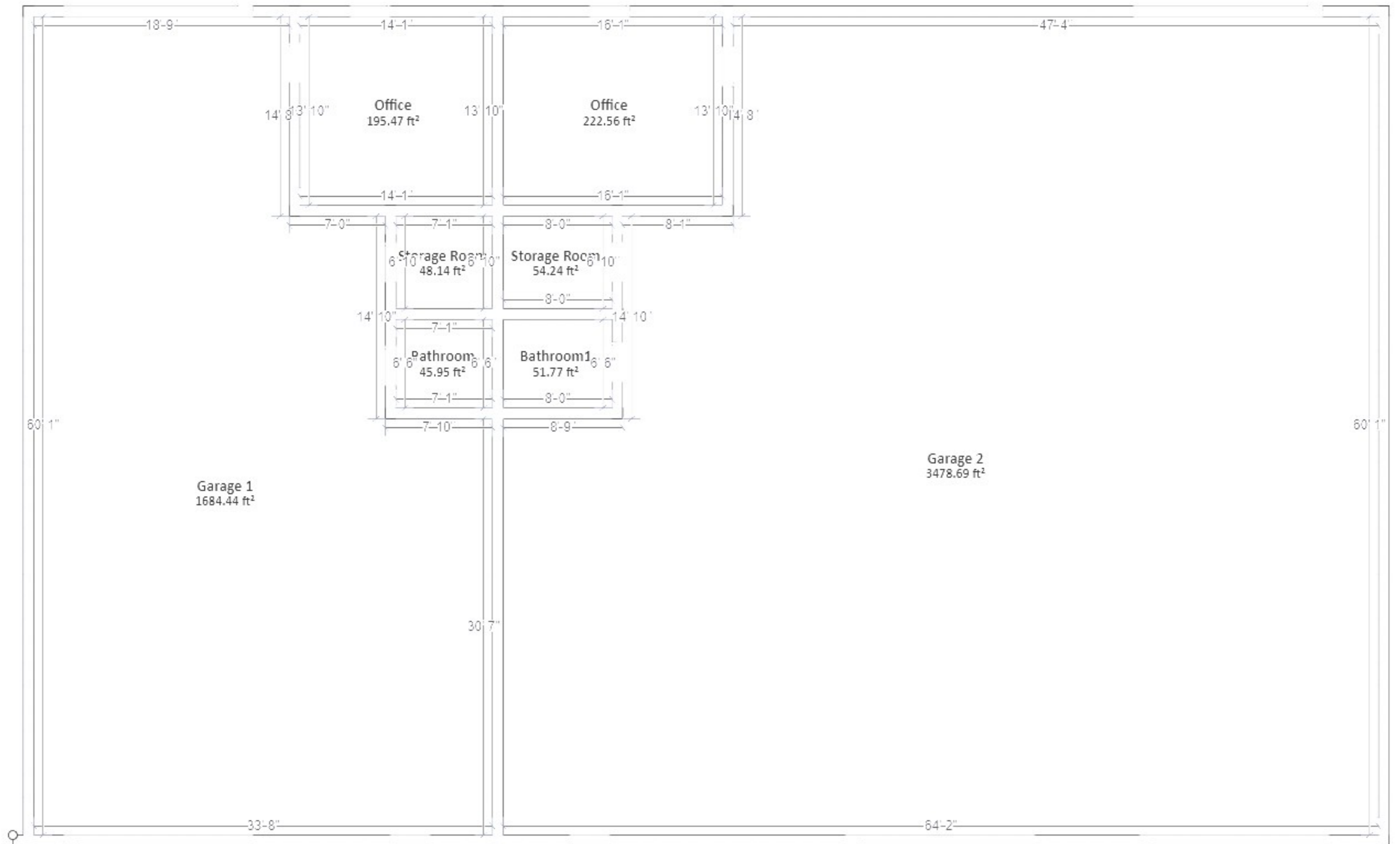
FOR: ARAVAN DEVELOPMENTS L.L.C.

1402 SPENCER ROAD, JOLIET, ILLINOIS 60433

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



1002 PLAINFIELD ROAD, JOLIET IL. 60435
815-723-8060 * office@unitedarchitects.biz
PROFESSIONAL DESIGN FIRM #: 184-002966



FOR OFFICE USE ONLY

Verified by Planner (please initial):

Payment received from:

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date requested: _____

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS

PETITION FOR SPECIAL USE PERMIT

City of Joliet Planning Division, 150 W. Jefferson St., First Floor, South Wing, Joliet, IL 60432
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 1402 SPENCER RD

PETITIONER'S NAME: ARTURAS GURSKAS

HOME ADDRESS: 1392 NOTRE DAME DR, LEMONT, IL ZIP CODE: 60439

BUSINESS ADDRESS: 15850 NEW AVE, LEMONT, IL ZIP CODE: 60439

PHONE: (Primary) (312) 848 0226 (Secondary) _____

EMAIL ADDRESS: ARTGURSKAS@GMAIL.COM FAX: _____

PROPERTY INTEREST OF PETITIONER: 1402 SPENCER RD, JOLIET, IL 60433

OWNER OF PROPERTY: JORGE H. BARRIOS

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 1402 SPENCER RD, JOLIET, IL ZIP CODE: 60433

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):

BF TIRE INC, 232 COLLINS ST. JOLIET, IL 60432 PH# 815-582-3750

OTHER PROJECTS AND/OR DEVELOPMENTS:

OFFICE BUILDING AT 15850 NEW AVE, LEMONT, IL 60439.
PURCHASED BUILDING IN 2003 THAT WAS NEGLECTED AND POORLY MAINTAINED
BY PREVIOUS OWNER. WORKING AND COOPERATING WITH LOCAL AUTHORITIES
TO CLEAN UP THE PROPERTY, REMOVE ABANDONED VEHICLES, AND
MAKE OTHER IMPROVEMENTS TO MEET THE VILLAGE OF LEMONT
EXPECTATIONS.

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30 - 07 - 26 - 200 - 011 - 0000

_____; _____; _____.

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

A VACANT BUILDING AND A LOT

LOT SIZE: WIDTH: 325.49' DEPTH: 1331.10' AREA: 10.472 ACRES MORE OR LESS

PRESENT USE(S) OF PROPERTY: VACANT

PRESENT ZONING OF PROPERTY: 1-1 LIGHT INDUSTRIAL

SPECIAL USE REQUESTED: SPECIAL USE PERMIT

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

- (1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- (4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and
- (7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

THE SCALE OF SPECIAL USE ESTABLISHMENT, MAINTENANCE OR OPERATION SHOULD NOT HAVE ANY AFFECT TO PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE.

2. How will the special use impact properties in the immediate area? SPECIAL USE WILL NOT IMPACT PROPERTIES IN THE IMMEDIATE AREA.

3. Will the use impede the normal/orderly development/improvement of surrounding property?

SPECIAL USE WILL NOT IMPEDE THE NORMAL/ORDERLY DEVELOPMENT/IM

4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?

YES, AND IF ANY ADDITIONAL NEEDED, AS A NEW OWNER OF PROPERTY, I WILL MAKE NECESSARY ADJUSTMENTS.

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?

YES, BUT PROPOSED SPECIAL USE SHOULD NOT INCREASE TRAFFIC CONGESTION IN PUBLIC STREETS.

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

CURRENTLY PROPERTY IS ZONED I-1 AND WITH SPECIAL USE PERMIT IT WOULD CONFORM TO THE APPLICABLE LAND USE REGULATIONS OF THE DISTRICT WITHOUT VIOLATING ANY LAWS, ORDINANCES AND REGULATIONS

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

YES, AS FAR AS I KNOW AT LEAST 1 YEAR ELAPSED SINCE DENIAL.

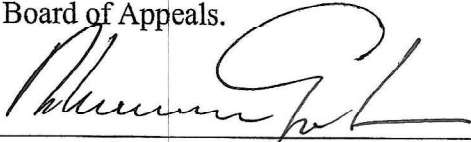
REQUIRED SUPPORTING ATTACHMENTS

- ☐ Site plan / concept plan / floor plan / building elevation plan
- ☐ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

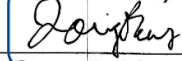
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, ARTURAS GURSKAS, 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

DocuSigned by:



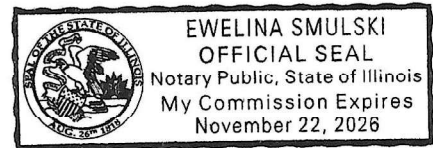
Owner's Signature

(If other than petitioner)

Subscribed and sworn to before me

this 7 day of MARCH, 2025

Ewelina Smulski



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:

1402 SPENCER RD, JOLIET, IL 60433

PIN(s): 30-07-26-200-011-0000

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

JORGE H BARRIOS, 1402 SPENCER RD, JOLIET, IL 60433 PHONE 815-560-1585

E-MAIL: mariacedano5@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

ARTURAS GURSKAS, 1392 NOTRE DAME DR, LEMONT, IL 60443
PHONE: (312) 848-0226

E-MAIL: ARTGURSKAS@GMAIL.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: 

DATE: 03/07/2025

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

ART GURSKAS (312) 848-0226

PRINT



Will County CCAO
Dale D. Butalla, CIAO-M
302 N. Chicago Street
2nd Floor
Joliet, Illinois 60432
Phone: 1-815-740-4648

PIN 30-07-26-200-011-0000

Parcel Information

<< Prev Parcel

Next Parcel >>

JOLIET TOWNSHIP

Owner Name: BARRIOS JORGE H

Street Address:
 1402 SPENCER RD
 JOLIET IL 60433



[View on Bing Maps](#)

Subdivision:

Property Class: 0080 Industrial

Homesite Acres: 0.00

Farm Acres: 0.00

Open Space Acres: 0.00

Non-Farm Acres: 10.47

Total Acres: 10.47



<< Prev Picture

1 of 4

Next Picture >>

[GIS Map & Address Information](#)

[Will County Treasurer's Tax Information](#)

Assessment Information

Year	Assess Level	Land Unimproved/Farm	Land Improved	Building Other/Farm	Building	Total	Market Value	Instant Date	Instant Amount
2024	BOR	0	68,640	0	50,000	118,640	355,956		0
2024	SA/E	0	68,640	0	50,000	118,640	355,956		0
2024	TWP	0	68,640	0	50,000	118,640	355,956		0
2023	BOR	0	68,640	0	50,000	118,640	355,956		0
2022	BOR	0	68,640	0	36,360	105,000	315,032		0

Sale Information

Sale Date	Sale Amount	Document Number
04/01/2016	415,000	2016004398

Building Information

**** There is no building information currently available for this parcel. Please contact the [JOLIET TOWNSHIP Assessor](#) for more information. ****

Legal Description

THE W 325.49 FT OF THE E 893.99 FT OF THAT PART OF THE NE1/4 OF SEC. 26, T35N-R10E, LYG N AND E OF THE NE ROW LN OF THE ELGIN, JOLIET AND EASTERN RR. NEW PARCEL

ZONING BOARD OF APPEALS

CRITERIA FOR SPECIAL USES

Section 47-5.2 (C) of the Zoning Ordinance states:

A special use permit shall not be granted unless the applicant establishes by clear and convincing evidence:

	Does the evidence presented sustain this criteria?	Comments
(1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and		
(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and		
(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and		
(4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and		
(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and		
(6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and		
(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8636

Agenda Date:6/19/2025
