

STAFF REPORT

DATE: April 17, 2025
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2025-10
Applicant: Joliet Catholic Academy/Sisters of St. Francis of Mary Immaculate (Joliet Franciscans)
Status of Applicant: Property Owner and Future Developer
Owner: Sisters of St. Francis of Mary Immaculate
Location: 1201 Wyoming Avenue and 1200 N. Larkin Avenue
Request: A Special Use Permit to allow athletic fields incidental to a private high school, located at 1201 Wyoming Avenue and 1200 N. Larkin Avenue.

Purpose

The petitioner is requesting a special use permit to allow athletic fields that will be incidental to an existing private high school, Joliet Catholic Academy (JCA). The site currently contains several athletic fields that are incidental to the high school's use. The school intends to acquire the adjacent property to the east at 1201 Wyoming Avenue for expansion of its athletic fields complex. This property was formerly used as the Our Lady of Angels Retirement Home. The proposed athletic fields complex will contain new or renovated fields on the existing JCA property, which contains R-2 (Single-Family Residential) zoning, and the soon to be acquired property to the east, which contains R-4 (Low Density Multi-Family Residential) and R-B (Restricted Business) zoning. All three zoning districts allow private high schools, including athletic fields incidental to the high school use, provided such uses are not less than 40 feet from any other lot in a residential district. If, upon final engineering of the proposed athletic fields, it is discovered that new athletic fields encroach upon the 40 feet limit, the petitioner will be required to obtain a variation seeking relief from the required setback distance. The subject special use permit only requires approval from the City's Zoning Board of Appeals. City Council approval is not required.

Site Specific Information

The subject site, including both the existing JCA property and the former Our Lady of Angels Retirement Home property, is approximately 45 acres. The site contains approximately .35 miles of frontage along Ingalls Avenue, just east of Larkin Avenue. Within the existing JCA property there are two baseball fields, one softball field, a field for track and field, and six tennis courts. The petitioner plans to break the project out into

three separate phases. Phase 1 would include installation of a new multi-purpose athletic field which would be located approximately 269 feet west of Wyoming Avenue and approximately 40 feet north of Ingalls Avenue. Phase 2 would include construction of the home and visitor's side bleachers for the new multi-purpose athletic field, renovations to the existing softball field, construction of eight new tennis courts, and construction of four pickleball courts. Phase 2 would also include the addition of 350 parking spaces. There are currently 481 parking spaces on the JCA property. The petitioner will be required to furnish a parking and traffic plan for major events, such as home football games, prior to issuance of a building permit for Phase 1 of the project. Phase 3 would include renovations to the varsity baseball field and construction of a new 8-lane track and synthetic turf field.

Surrounding Zoning, Land Use and Character

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

- North: B-3 (General Business) and R-4 (Low Density Multi-Family Residential), commercial and multi-family residential
- South: R-2 (Single-Family Residential), single-family residential
- East: R-2 (Single-Family Residential), single-family residential
- West: B-1 (Neighborhood Business), commercial

Applicable Regulations

- Section 47-5.2 (A)(2) Special Uses – Criteria for private high schools
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit (refer to attachment)

Discussion

The petitioner is requesting approval of a special use permit to allow athletic fields incidental to a private high school, located at 1201 Wyoming Avenue and 1200 N. Larkin Avenue. The project would renovate several existing fields, while also making substantial improvements to the Our Lady of Angels property for construction of a new football field and eight new tennis courts. The petitioner believes the multi-purpose athletic field will have a capacity between 6,000 and 7,000 people, with 5,500 seats. While the petitioner is proposing a generous amount of on-site parking to accommodate capacity crowds at the football stadium, staff approval of a more detailed parking and traffic plan will be required prior to issuance of a building permit for construction of the football field.

The petitioner held an open house in October of 2024 to discuss the proposed athletic fields complex with area residents. Several residents attended the meeting, most of which supported the project. A few residents expressed concerns over the potential for increased traffic, noise, and crime. The petitioner stated that the establishment,

maintenance, and operation of the new expanded athletic facilities will contribute to the health and wellness of current JCA students, prospective students, and youth throughout the Joliet area. It will also help to ensure the long-term viability of Joliet Catholic Academy in the City of Joliet.

Section 47-5.2(C) of the City's Zoning Ordinance lists the criteria that is required to be met by the petitioner with clear and convincing evidence before a special use permit is issued. Provided that the petitioner furnishes an acceptable parking and traffic plan, staff does not believe the proposed use will be detrimental to the public health, safety, morals, comfort, or general welfare of the surrounding area. The site currently hosts a range of athletic fields and events with little to no effect on the surrounding area. While staff recognizes that larger crowds will likely attend games at the proposed multi-purpose athletic field (football stadium) in Phase 1 of the project, it is not uncommon to see high school football fields occupy land in or adjacent to residential neighborhoods elsewhere in the region. With effective policing and traffic control planning, staff does not believe the proposed on-campus stadium will be injurious to the use of other property in the immediate vicinity nor will impede the normal and orderly development of surrounding property. The petitioner is working with the City's Public Works Department to ensure that improvements result in the provision of adequate storm water detention on the subject property. The petitioner may have to apply for additional setback variations if final engineering reveals that future athletic fields will be within 40 feet of adjacent residentially zoned properties.

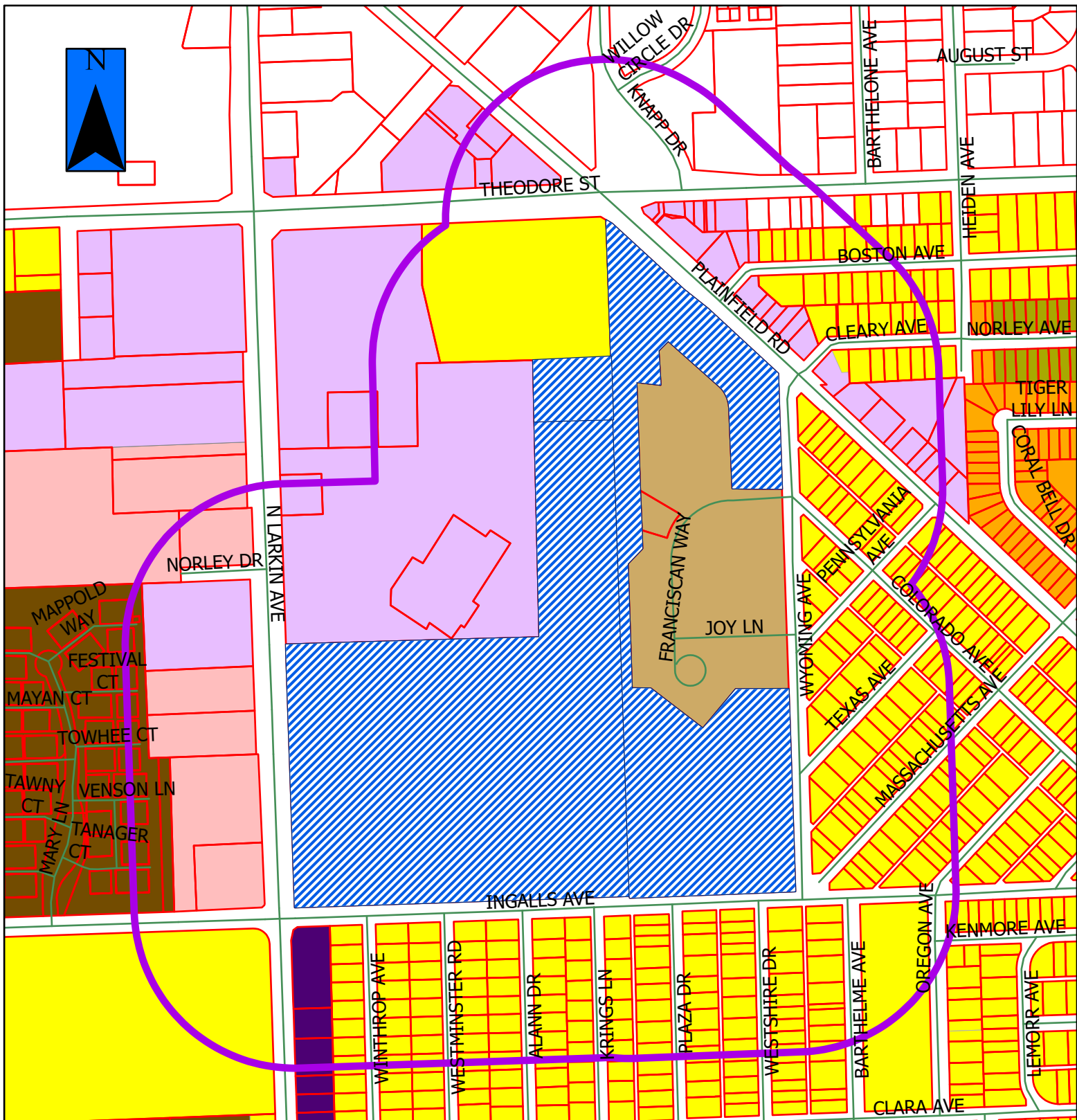
Conditions

If the Zoning Board desires to approve the Special Use Permit to allow athletic fields incidental to a private high school, located at 1201 Wyoming Avenue and 1200 N. Larkin Avenue, staff recommends the following conditions be included:

1. That City staff shall approve a parking and traffic plan for the proposed multi-purpose stadium (football stadium) prior to the issuance of a building permit.
2. If the project's final engineering reveals that the proposed athletic fields encroach upon the required 40-foot setback distance from the adjacent residentially zoned properties, the petitioner or property owner shall apply for any necessary variations to seek relief from the City's Zoning Ordinance. Granting of variations from the City's Zoning Board of Appeals is not guaranteed.
3. 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 the Special Use Permit approval 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;

4. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.





















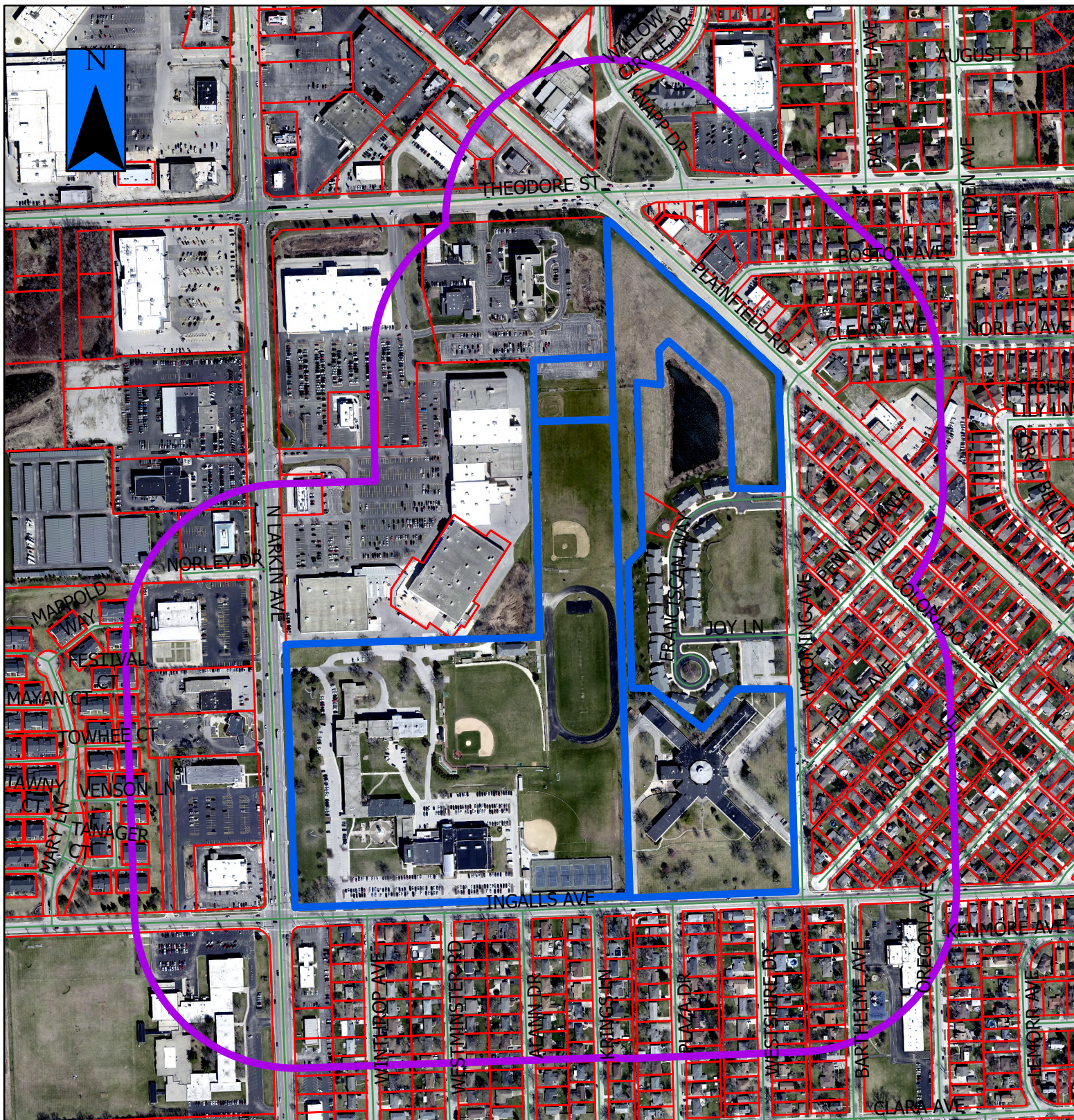
2025-10



 = 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



2025-10a



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



OUR LADY OF ANGELS
SHIPPING
RECEIVING
AMBULANCE
ENTRANCE



SPEED
LIMIT
30











Zoning Board of Appeals Application Packet

Special Use Permit

This packet should contain all of the following documents:

- Instructions & requirements;
 - Application;
 - Ownership disclosure form;
- Public notice sign posting requirements and sign template

If you have any questions please contact the Planning Division staff.

Joliet Planning Division - 150 West Jefferson Street,
First Floor-South Wing, Joliet, Illinois 60432

Phone Number: (815) 724-4050

Email Address: zoning@joliet.gov

PETITION APPLICATION FOR SPECIAL USE PERMIT

Special Use Permit petitions are first reviewed by the Zoning Board of Appeals. The regular meetings of the Zoning Board of Appeals are held on the third Thursday of each month at 2:00 P.M. in the City Council Chambers, 150 West Jefferson Street. The applicant or his agent must appear and testify under oath at the scheduled meeting. Applications *must be notarized* and filed with the Planning Department a minimum of 27 days before the scheduled meeting of the Zoning Board of Appeals.

During the Zoning Board of Appeals meeting, the Board makes a recommendation on the Special Use Permit request. Provided with a recommendation for approval or denial, the Special Use Permit petition would then proceed to the Joliet City Council for a final decision. The Special Use Permit petition will be scheduled for City Council's second meeting of the month, which is typically held the third Tuesday of each month.

Petition Submittal Requirements:

- Notarized Special Use Permit Application
- Joliet Ownership Disclosure form
- Site Plan (Concept Plan) / Floor Plan / Building Elevations
- A Plat of Survey may be required in some cases

Filing a Petition:

All new petitioners must speak with a Planning Staff member before applying for a Special Use Permit. Further information on how to pay fees and sign requirements will be provided once the petition is placed on the agenda. If the Special Use Permit is for a business use that requires a business license from the City of Joliet's Business Services Division, the applicant shall concurrently apply for a business license and submit a copy of the application with their petition. The failure to apply for and provide a copy of a Business License may result in the rejection of the petition as an agenda item for the Zoning Board.

Detailed information on zoning requirements are described in the Zoning Ordinance (No. 5285) which can be accessed on-line at <https://www.joliet.gov/government/departments/community-development/planning-division/zoning>.

Site Plans / Plat of Survey / Building Elevation Plans:

A detailed site plan (concept plan), floor plans (if applicable) and building elevations plans (if applicable) will be required to consider a Special Use Permit petition. A plat of survey may also be required. The failure to submit a detailed site plan (concept plan), floor plans and building elevation plans with the application may result in the rejection of the petition as an agenda item for the Zoning Board.

The site plan (concept plan) must include the correct address; show all proposed structures with dimensions, proposed parking spaces and areas with dimensions, and other proposed improvements; and show the distance from structures to each other, to the parking areas, and to the property lines. Floor plans must include room dimensions and show the locations of all entrances and exists. Building elevation plans should show all planned improvements and note the exterior material being proposed. Please refer to the attached example of a plat of survey & floor plan for reference.

Filing Fees:

The following fees will be invoiced once the petition is accepted:

Filing Fee Type	Amount
Special Use Permit	\$500.00
Special Use Permit for Adult-Use Cannabis Businesses - <i>see Section 47-15l.3 for additional application submittal requirements for adult-use cannabis businesses</i>	\$10,000.00
Sign Deposit Fees (properties that are less than one (1) acre)	\$100.00 (\$50.00 for an English sign & \$50.00 for a Spanish sign)

Public Notice of Petition Request:

In accordance with Resolution No. 1694 of the City of Joliet, all persons residing within 600 ft. of the property referred to in this application must be notified of the proposed re-zoning. The Planning Division will notify these residents 10 days prior to the meeting of the Zoning Board of Appeals.

Sign Deposits:

At least one sign shall be posted no later than 15 days, but not more than 30 days before, the hearing date. The sign shall contain the time and place of the public hearing and the nature of the request. It shall be placed in a conspicuous location on the property so it may be observed and read from the street. If the property is less than one (1) acre, the sign shall be provided by the City of Joliet Planning Staff upon the applicant's payment of the \$50.00 deposit for each sign. It shall be the applicant's responsibility to post the sign. If the property is larger than one (1) acre, the applicant shall be responsible for creating and erecting the sign. **For properties larger than one (1) acre, please refer to the "Requirements For Posting Land Use Change Informational Signs" sheet in this packet.**

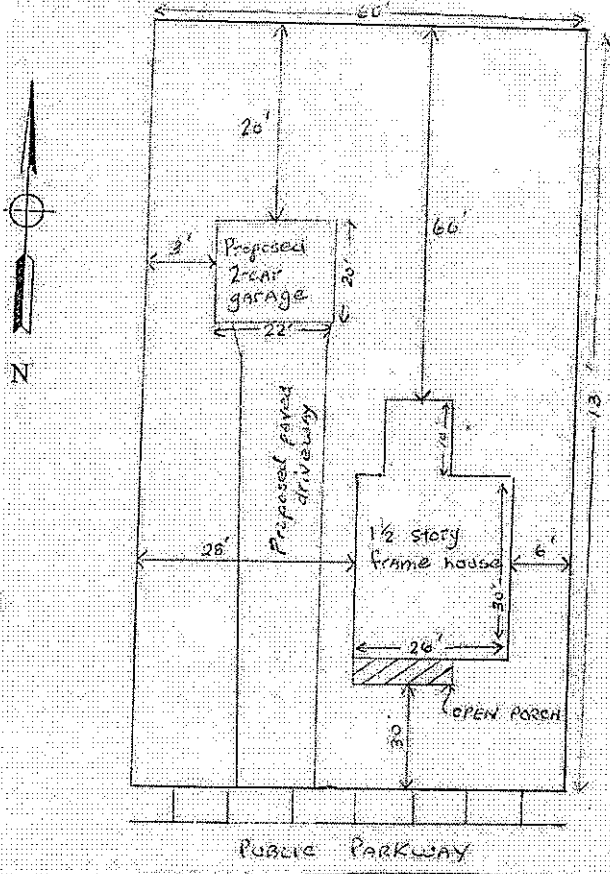
Upon completion of the public hearing, the sign(s) shall be removed and returned to the City of Joliet within ten (10) days. If the applicant fails to remove the sign within ten days, the City of Joliet may remove the sign, and the cost of the removal shall be deducted from the applicant's sign deposit. Please allow approximately 10-15 days for sign deposit refund processing.

Failure to post the notice sign as required may result in the deferral of action on, or the denial of the applicant's petition.

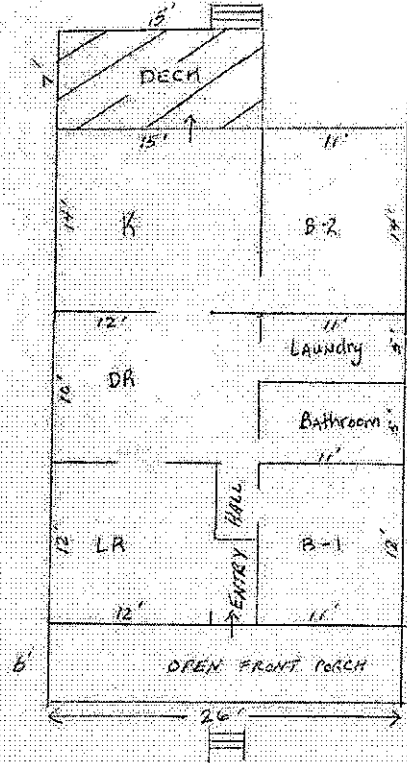
EXAMPLES

PLAT OF SURVEY

LOT 3, EXCEPT THE NORTH 90 FEET THEREOF, IN KATHERINE S. NICHOLSON'S SUBDIVISION OF THE SOUTHWEST PART OF BLOCK 49, OF THE CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 9, IN TOWNSHIP 35 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1901, IN PLAT BOOK 11, PAGE 66, SITUATED IN THE CITY OF JOJET, WILL COUNTY, ILLINOIS.



Sample Site Plan
(For illustrative purposes only)



Sample Floor Plan
(For illustrative purposes only)

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: 1201 Wyoming Avenue, Joliet, IL

PETITIONER'S NAME: Joliet Catholic Academy/Sisters of St. Francis of Mary Immaculate (Joliet Franciscans)

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 1200 North Larkin Ave. ZIP CODE: 60435

PHONE: (Primary) 815-741-0500 (Secondary) _____

EMAIL ADDRESS: jbudz@jca-online.org FAX: _____

PROPERTY INTEREST OF PETITIONER: _____

OWNER OF PROPERTY: Sisters of St. Francis of Mary Immaculate

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 1433 Essington Road, Joliet, IL ZIP CODE: 60435

EMAIL ADDRESS: jbesette@jolietfranciscans.org 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*):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): OLA: 30-07-05-104-004-0000 ;

JCA: 30-07-06-201-010-0000 ; _____

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

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

LOTS 1, 3 & 5 IN SAINT FRANCIS SUB, A SUB OF PRT OF THE W1/2 OF THE W1/2 OF THE NW1/4 OF SEC 5, & PRT OF THE E1/2 OF THE NE1/4 OF SEC 8, T35N-R10E, (EX THAT PRT TAKEN BY OUR LADY OF ANGELS VILLAGE PHASE 1 PUD PER R2007-022846) & (EX THAT PRT TAKEN

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA : +/- 9 acres; JCA = +/- 44 acres

PRESENT USE(S) OF PROPERTY: Former site of Our Lady of Angels Retirement Home

PRESENT ZONING OF PROPERTY: R-B Restricted Business

SPECIAL USE REQUESTED: Annexing OLA property to JCA campus; expanding athletic fields and parking

including synthetic turf field, bleachers, press box, team rooms, concessions, tennis courts,

softball field renovations, baseball field renovations, parking lots and lot lights, and associated

infrastructure improvements.

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 establishment, maintenance, and operation of the new expanded athletic facilities will contribute to the health and wellness of current JCA students, prospective students, and youth throughout the Joliet area. It will also help to ensure the long-term viability of Joliet Catholic Academy in the City of Joliet.

2. How will the special use impact properties in the immediate area? There will be increased traffic on Ingalls Ave and Wyoming Ave, especially after phase II of the project when JCA begins playing home football games on campus. Lights to the stadium will be on throughout the year. Expanded parking throughout campus has mitigated concerns of neighbors. We have met with residents of OLA village as well as neighbors to JCA and presented them the plan.

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

No, development or improvement of surrounding property should only benefit from the increased economic opportunities provided by an updated facility.

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

Yes, JCA has partnered with Wight & Co. for civil engineering on the project, and has presented to the City of Joliet's Development Team already.

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

Yes. Wight and Co. will continue conversations with the City of Joliet to ensure that JCA continues to be the good neighbor we have been to our community for over 155 years.

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?

Yes, it does conform and no it does not violate any applicable laws, ordinances or regulations to our knowledge.

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)?

No.

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, Karen Garifo, 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.

Karen Garifo
Petitioner's Signature

J. Jeanne Bessette
Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 24 day of February, 2025

Karen Garifo



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:

1201 Wyoming Ave. and 1200 N. Larkin Ave., Joliet, IL 60435

PIN(s): OLA: 30-07-05-104-004-0000; JCA: 30-07-06-201-010-0000

III. PROPERTY OWNERSHIP

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

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

Joliet Catholic Academy is a 501c3 co-sponsored by the Joliet Franciscan Sisters

and the Carmelites of the Most Pure Heart of Mary and is governed by a

Board of Members, Board of Directors, and President/Principal Dr. Jeffrey Budz.

JCA: 1200 N. Larkin Ave., Joliet, IL 60435 - (815) 741-0500

E-MAIL: jbudz@jca-online.org

FAX: _____

How to Post a Sign for any Land Use Change

In an effort to increase the awareness of neighborhoods of potential land use changes in their areas, the City of Joliet requires posting of a sign giving notice of a hearing on a proposed land use change. All petitions filed for review by the Zoning Board of Appeals and Plan Commission must follow these procedures:

1. At least one sign for every 500 feet of street frontage, with a minimum of one sign on each street abutting the property shall be posted. If the property in question is more than 1 acre please refer to page 2 for information.
2. The sign shall be posted at least 15 days but not more than 30 days before the hearing date.
3. The sign shall contain the time and place of the public hearing and the nature of the land use change being requested. It shall be placed in a conspicuous location on the property so it may be observed and read from the street.
4. The sign shall be provided by the City of Joliet Planning Division upon the applicant's payment of a \$50.00 deposit for each sign.
5. It shall be the applicant's responsibility to post the sign. Written certification of the posting of the sign shall be provided by the applicant to the City with the date and location of the posting of the sign.
6. Upon completion of the public hearing, the sign shall be removed and returned to the City within ten days. The applicant's deposit shall be refunded upon return of the sign.
7. Failure to post the sign as required may result in the deferral of action on, or the denial of, the applicant's petition.

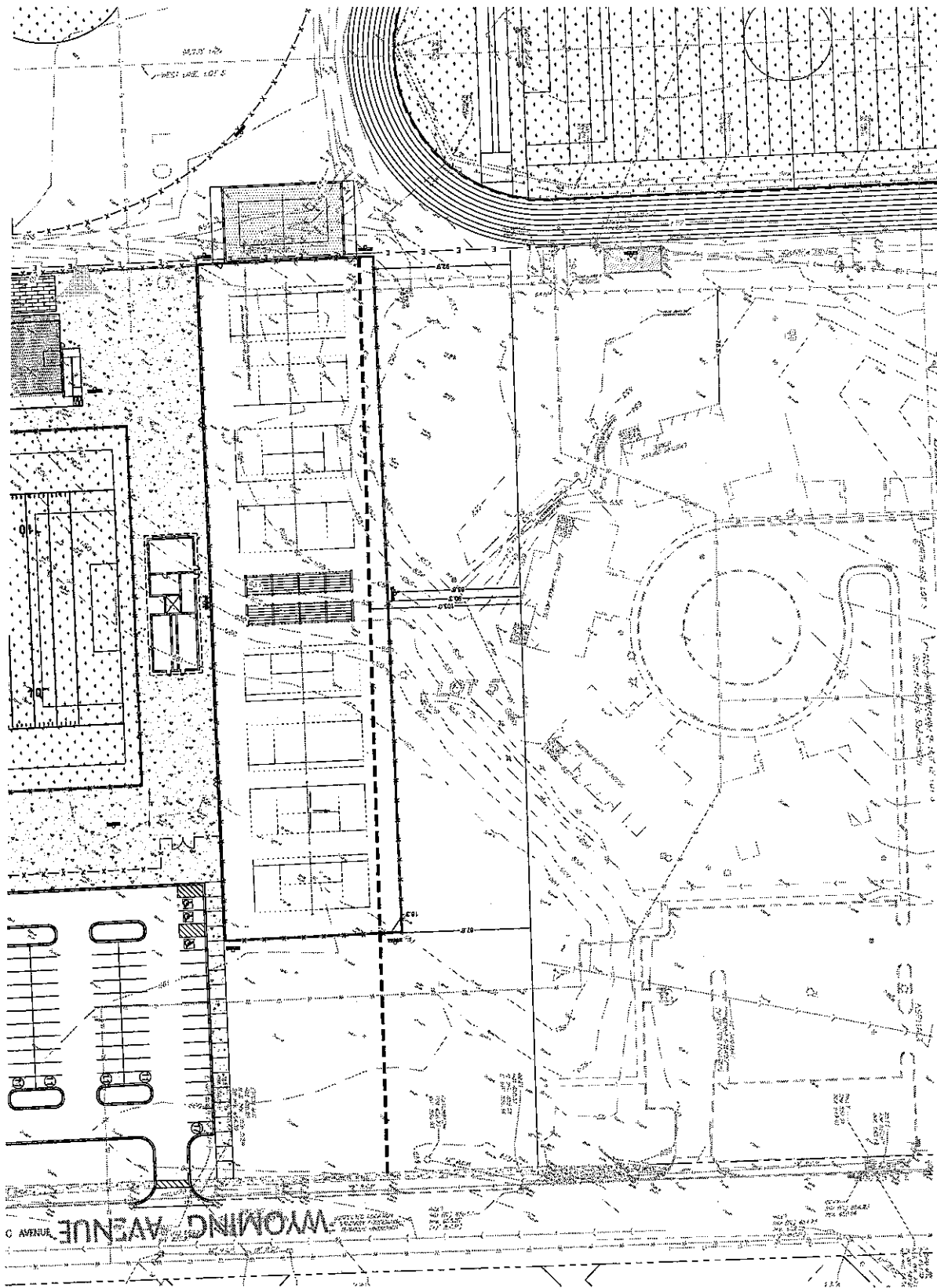
Requirements For Posting Land Use Change Informational Signs

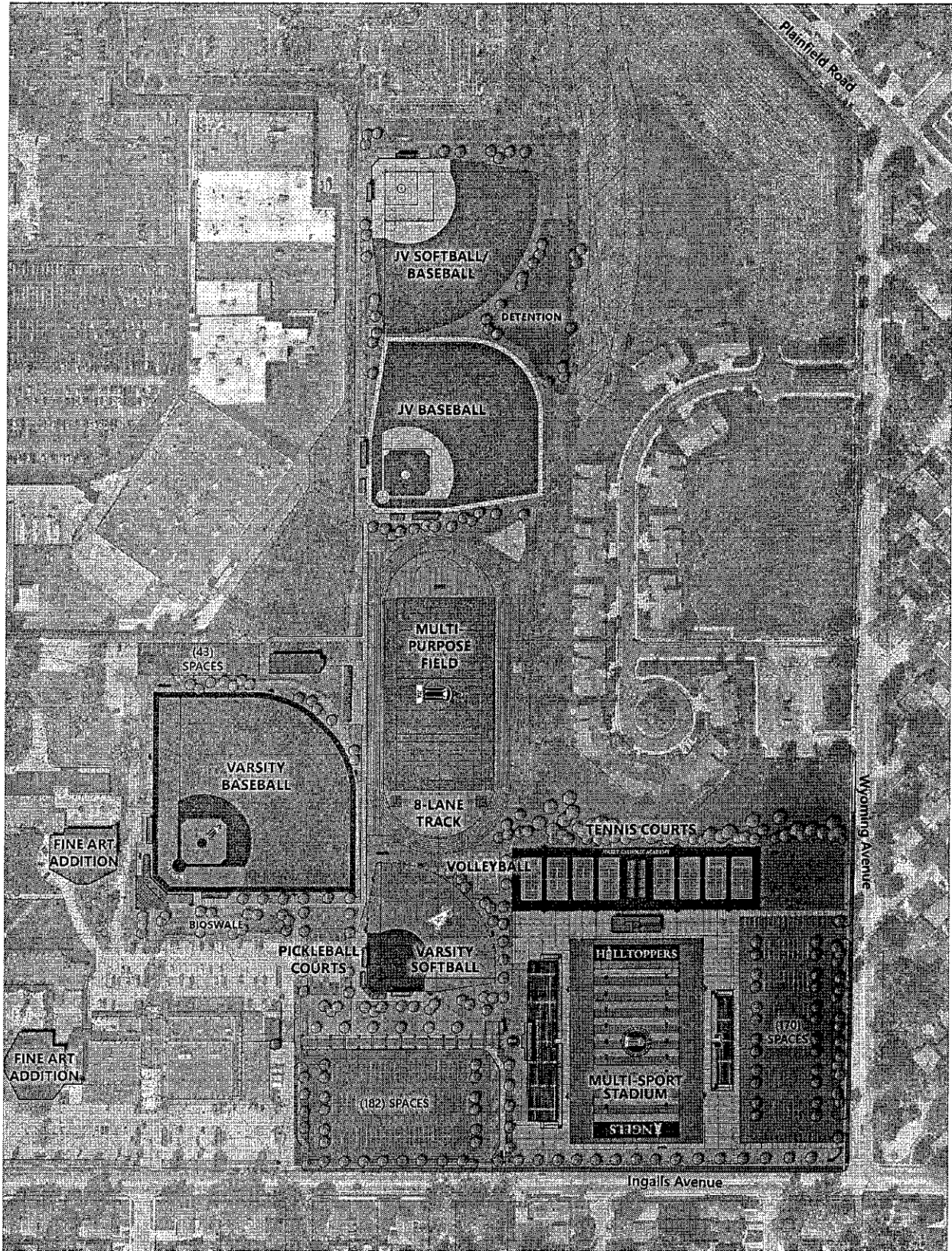
(6) Land Use Change Informational Signs: In addition to the publication of newspaper notice for a public hearing on any request for a land use change (such as a petition for a variation, special exception, variation of use, or zoning reclassification) and any request for subdivision approval (preliminary plat), notice of a public hearing on such land use change shall be given by posting one or more land use change informational signs on the subject property in accordance with the following provisions:

(A) For parcels comprising 1 acre or more:

- (1) The applicant or the applicant's agent shall erect a sign or signs with minimum dimensions of three (3) by four (4) feet. The number and location of the sign(s) shall be determined by the City Manager or his designee.
- (2) The sign(s) shall conform to the format provided by the City Manager or his designee and shall contain the time and place of public hearing and the nature of the application (SEE BELOW)
- (3) The sign(s) shall be posted at least 15 days but not more than 30 days before the public hearing date.
- (4) It shall be the responsibility of the applicant to prepare and create such signs and to erect whatever framework that may be necessary to display the signage.
- (5) Upon completion of the public hearing, the sign(s) shall be removed within 10 days. If the applicant fails to remove the sign, the City of Joliet may remove the sign, and the cost of such removal shall be billed to the applicant and shall constitute a debt payable to the City.

NOTICE OF PUBLIC MEETING	
CITY OF JOLIET, IL	
DATE/TIME:	_____
LOCATION:	City Hall Council Chambers _____
	150 W. Jefferson St., Joliet _____
DESCRIPTION OF REQUEST:	_____ _____
FOR MORE INFORMATION CALL:	815-724-4040 OR _____
	815-724-4050 _____
COMMUNITY DEVELOPMENT DEPARTMENT	
CITY OF JOLIET	





Concept Plan
LEGACY FIELDS
 Joliet Catholic Academy



DATE: 03/08/2023

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.		