



City of Joliet

Zoning Board of Appeals

Meeting Agenda

Board Members
Bob Nachtrieb
Debbie Radakovich
Jane McGrath Schmig
Jesse Stiff
Luis Leon
Ralph Bias

Thursday, July 16, 2026

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

June 18, 2026 Zoning Board of Appeals Minutes

Attachments: [ZBA Meeting Minutes 06.18.2026 - Pending Approval](#)

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 2026-29: A Variation of Use to allow administrative offices, an R-B (restricted business) use, within an existing residential structure in the R-2 (single-family residential) zoning district, located at 317 S. Reed Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2026-29 \(317 S Reed St\) Staff Report Packet Redacted.pdf](#)

PETITION 2026-30: A Special Use Permit to allow a resale boutique within an existing tenant space, located at 124 N. Ottawa Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2026-30 \(124 N. Ottawa Street\) Staff Report Packet.pdf](#)

PETITION 2026-31: A Special Use Permit to allow a truck repair facility within an existing maintenance and repair facility, located at 608 Railroad Street. (COUNCIL DISTRICT #5)

Attachments: [608 Railroad Packet.pdf](#)

NEW BUSINESS

Election of Chair

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

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-9992

Agenda Date: 7/16/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, June 18, 2026

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Bob Nachtrieb

Debbie Radakovich

Ed Hennessy

Jane McGrath Schmig

Jesse Stiff

Luis Leon

Ralph Bias

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, Debbie Radakovich, Jane McGrath Schmig, Jesse Stiff and Luis Leon
Absent	Ralph Bias

Board members voted for Mr. Bob Nachtrieb to temporarily act as Chairman due to the position being vacant and the absence of Vice Chairman, Mr. Ralph Bias.

APPROVAL OF MINUTES

[TMP-9895](#)

Attachments: [ZBA Meeting Minutes 05.21.2026 - Pending Approval](#)

A motion was made by Jane McGrath Schmig, seconded by Jesse Stiff, to approve: Approval of May 21, 2026 Zoning Board of Appeals Minutes. The motion carried by the following vote:

Aye: Nachtrieb, Radakovich, McGrath Schmig, Stiff and Leon

Absent: Bias

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

[TMP-9912](#)

Attachments: [1216 FairviewPacket.pdf](#)

Ms. Jayne Bernhard read the staff report into the record. Mr. Robert Casey appeared on behalf of the petitions. Ms. Jane McGrath Schmig confirmed the petitioner's home address. The Board did not have any further questions or comments. No public comments were made in favor of or in opposition to the petitions.

The Board came to a consensus that they would vote on each petition separately.

A motion was made by Jane McGrath Schmig, seconded by Debbie Radakovich, to approve: PETITION 2026-09: A series of Variations to deviate from Zoning Ordinance standards for a lot located within an R-2 (single-family residential) zoning district, located at 1216 Fairview Avenue. (COUNCIL DISTRICT #4)

A motion was made by Debbie Radakovich, seconded by Jesse Stiff, to approve: PETITION 2026-08: A Variation of Use for an R-3 (one- and two-family residential) use in the R-2 (single-family residential) zoning district, located at 1216 Fairview Avenue. (COUNCIL DISTRICT #4)

A motion was made by Debbie Radakovich, seconded by Jane McGrath Schmig, to approve: PETITION 2026-07: A Special Use Permit to allow a duplex, located at 1216 Fairview Avenue. (COUNCIL DISTRICT #4)

All three motions carried by the following vote:

Aye: Nachtrieb, Radakovich, McGrath Schmig, Stiff and Leon

Absent: Bias

NEW BUSINESS: PUBLIC HEARING

None

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

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

Aye: Nachtrieb, Radakovich, McGrath Schmig, Stiff and Leon

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-9993

Agenda Date: 7/16/2026

STAFF REPORT

DATE: July 9, 2026
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2026-29
Applicant: Brian Patel, UCP-Center for Disability Services, Inc.
Status of Applicant: Property owner
Location: 317 S. Reed Street (Council District #5)
Request: Variation of Use to allow administrative offices, an R-B (restricted business) use, within an existing residential structure in the R-2 (single-family residential) zoning district

Purpose

The applicant is requesting a Variation of Use to allow administrative offices for the United Cerebral Palsy (UCP) – Center for Disability Services within the existing residential structure at 317 S. Reed Street. Administrative offices are a permitted use in the R-B (restricted business) district. The subject site is within the R-2 (single-family residential) district, which does not permit office uses. The Variation of Use request must be considered by the City Council following the recommendation of the Zoning Board of Appeals.

Site Specific Information

The subject site is 80 feet by 131 feet (10,480 square feet) and contains a one-story residential house and a rear one-car detached garage. The property is zoned R-2 (single-family residential). The north side of the site is adjacent to the property at 311 S. Reed Street, which contains the headquarters and educational campus for the UCP-Center for Disability Services. The Center's property is the former Reedwood public school site that currently contains a school building, an outdoor playground, a cell tower and its ground equipment, and around 65 parking spaces.

UCP-Center for Disability Services provides comprehensive programs and services for individuals with intellectual and developmental disabilities to promote independence and a high quality of life. The Center offers a therapeutic day school and community day services in the existing building. The Center also provides home-based services, such as therapy, life skills training, and respite care, within clients' own homes. The school is licensed through the Illinois State Board of Education, and the day services and home-based services programs are licensed through the Illinois Department of Human Services.

The organization has been operating in Joliet since around 1955. The Center first occupied the site at 311 S. Reed Street in 1985. In 2005, City Council approved a Special Use Permit to allow adult training and educational programming (community day services) at the site in addition to the existing day school. The main facility contains the Center's administrative offices as well as classroom and programming space.

The Center purchased the property at 317 S. Reed Street in May 2026. According to the petitioner, the subject property was vacant prior to their purchase and has experienced significant deterioration and deferred maintenance.

Surrounding Zoning, Land Use and Character

The property is located in the Reedwood neighborhood on the west side of Reed Street between Morgan Street and Fisk Avenue. The United Cerebral Palsy – Center for Disability Services is located to the north of the subject property at 311 S. Reed Street. There are single-family residences to the west, south, and east of the subject property. A public alley runs along the rear (west side) of the subject property. All surrounding properties are zoned R-2 (single-family residential).

Applicable Regulations

- Section 47-10.1(4) R-B (Restricted Business) District Permitted Uses
- Section 47-6 R-2 (Single-Family Residential) District
- Section 47-17.28 Variation of Use

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

The petitioner, Brian Patel on behalf of UCP-Center for Disability Services, is requesting a Variation of Use to allow administrative offices for the Center within the existing residential structure at 317 S. Reed Street in the R-2 (single-family residential) zoning district. The offices would serve the main site at 311 S. Reed Street. Approximately eight non-programmatic staff members would occupy the building, which would be used for administrative functions only. There would be no programming, instruction, or other client services held at 317 S. Reed Street. Employees working at 317 S. Reed Street would continue to park in the employee parking area at the main site at 311 S. Reed Street, which has sufficient parking for all current and projected staff. The petitioner does not intend to use the driveway or garage at 317 S. Reed Street for daily employee parking, but might use the garage to periodically store organizational vehicles.

The petitioner states that the 317 S. Reed Street property will maintain its residential appearance. There would be no exterior modifications inconsistent with the site's residential character. The petitioner does not intend to install any exterior signage at the subject property. The interior of the building will also retain its residential layout. The attached floor plans show that the main floor will contain several offices, meeting and work space, a kitchen, and two bathrooms. The basement will contain another office, a meeting room, and a bathroom. According to the petitioner, all interior improvements, such as rehabilitation of the bedrooms and bathrooms, will be completed in a manner that preserves the residential character of the home. The structure will need to meet accessibility codes as part of the change in use from residential to office. The petitioner plans to install an ADA-compliant entrance ramp at the front of the building for access to the main entrance. A plat of survey and floor plans are included in the staff report packet.

The Center wishes to use the property at 317 S. Reed Street because of its specific location adjacent to the main campus. By moving administrative functions to the subject site, the Center will be able to convert some of the office space at the main facility into additional special education classrooms, therapeutic programming areas, and disability-related service space, thus increasing their service capacity to individuals within Joliet and the surrounding area.

The petitioner's description of the proposal and in-depth response to the Variation of Use criteria is included in the staff report packet. The petitioner is willing to include conditions of the proposed Variation of Use that address the site's location within a residential neighborhood, including: limiting the use of the site to office functions only; maintaining the exterior residential appearance of the structure and property; and retaining an interior residential layout. The petitioner also states that there will be no more than eight employees at the site and that these employees will continue to park at the adjacent main facility.

Recommended Action

Staff finds that the request does not include an exceptional hardship but does meet the following Variation of Use criteria:

- The site has the unique circumstance of being adjacent to the main campus of the Center, which is an existing institutional use that has been located in the middle of a residential neighborhood for around 40 years. The subject site is one of two lots directly adjacent to the Center property. The petitioner is proposing the office use at the subject site specifically due to the site's adjacency to the main campus, which will allow access between the sites without disrupting other properties.
- The granting of the Variation of Use will not alter the essential character of the area if the proposed conditions are met. The petitioner has stated that they will not alter the exterior appearance of the property in a way that affects its residential character, nor will they reconfigure the interior into a commercial-style layout. They

also do not plan to use 317 S. Reed Street or the adjacent street for employee parking, but will continue to supply off-street parking for all employees at the main facility.

Approval of the Variation of Use would allow administrative offices for an adjacent institutional use within an existing residential structure. The office use would be an expansion of an existing institutional use within the neighborhood and would not alter the essential character of the area since the structure will remain residential in appearance.

Recommended Conditions

If the Zoning Board desires to approve this Variation of Use to allow administrative offices, an R-B (restricted business) use, within an existing residential structure in the R-2 (single-family residential) zoning district at 317 S. Reed Street, staff recommends that the following conditions be included:

1. That the use of the site shall be limited to administrative office functions and shall not include client services or programmatic activities;
2. That the exterior of the property shall maintain its residential character and no exterior modifications shall be made to the structure that are not residential in style;
3. That the interior of the property shall maintain a layout typical to a residential use;
4. That the use of the property shall not be expanded in the future; and
5. Should the property be declared a public nuisance, the property may be subject to a rehearing and a possible revocation of the Variation of Use.

Figure 1: Subject site at 317 S. Reed Street, and United Cerebral Palsy – Center for Disability Services at 311 S. Reed Street (2025)

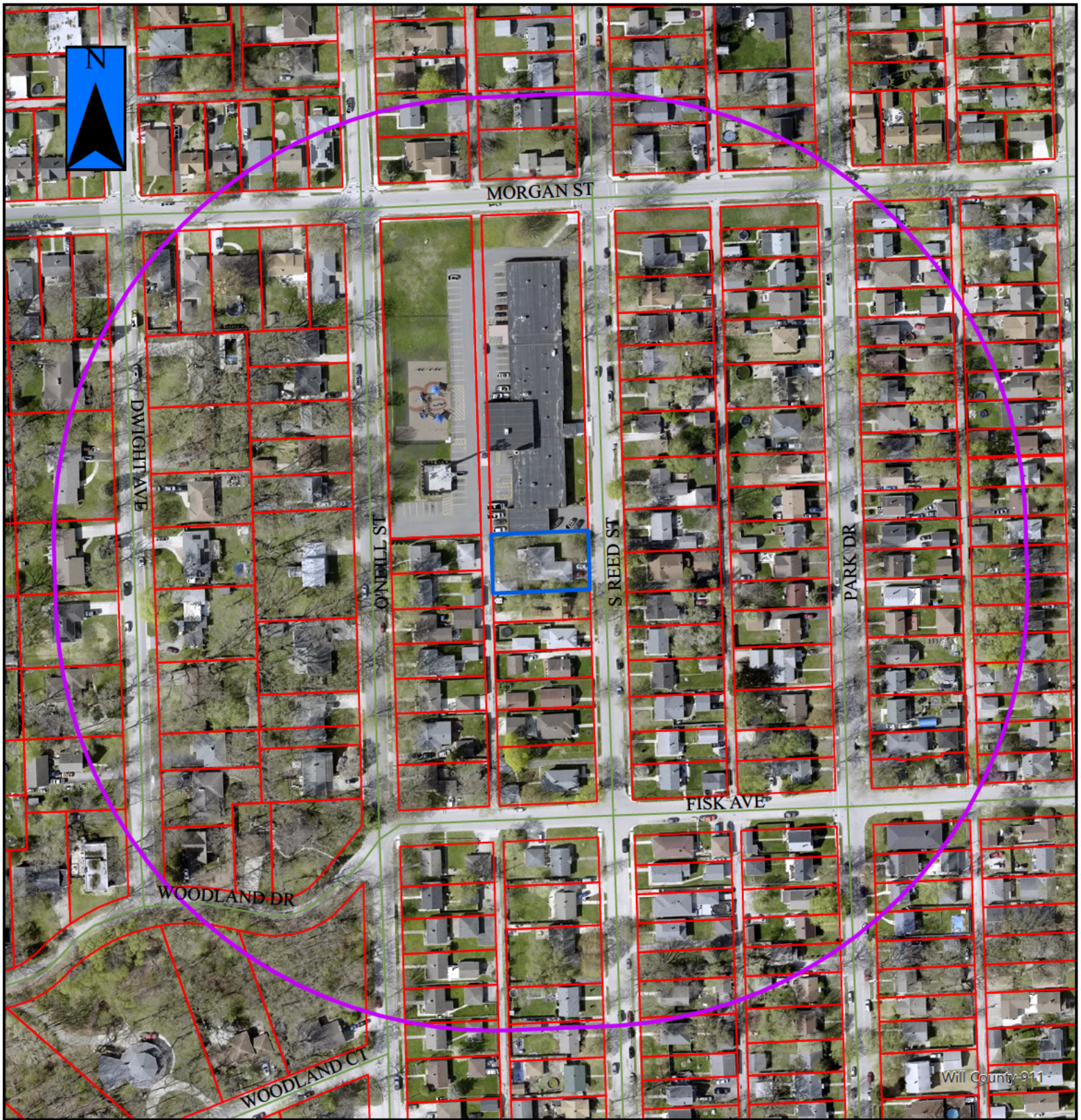


Figure 2: 317 S. Reed Street, view west from Reed Street (July 2026)



Figure 3: 317 S. Reed Street (left) and 311 S. Reed Street (right), view northwest from Reed Street (July 2026)

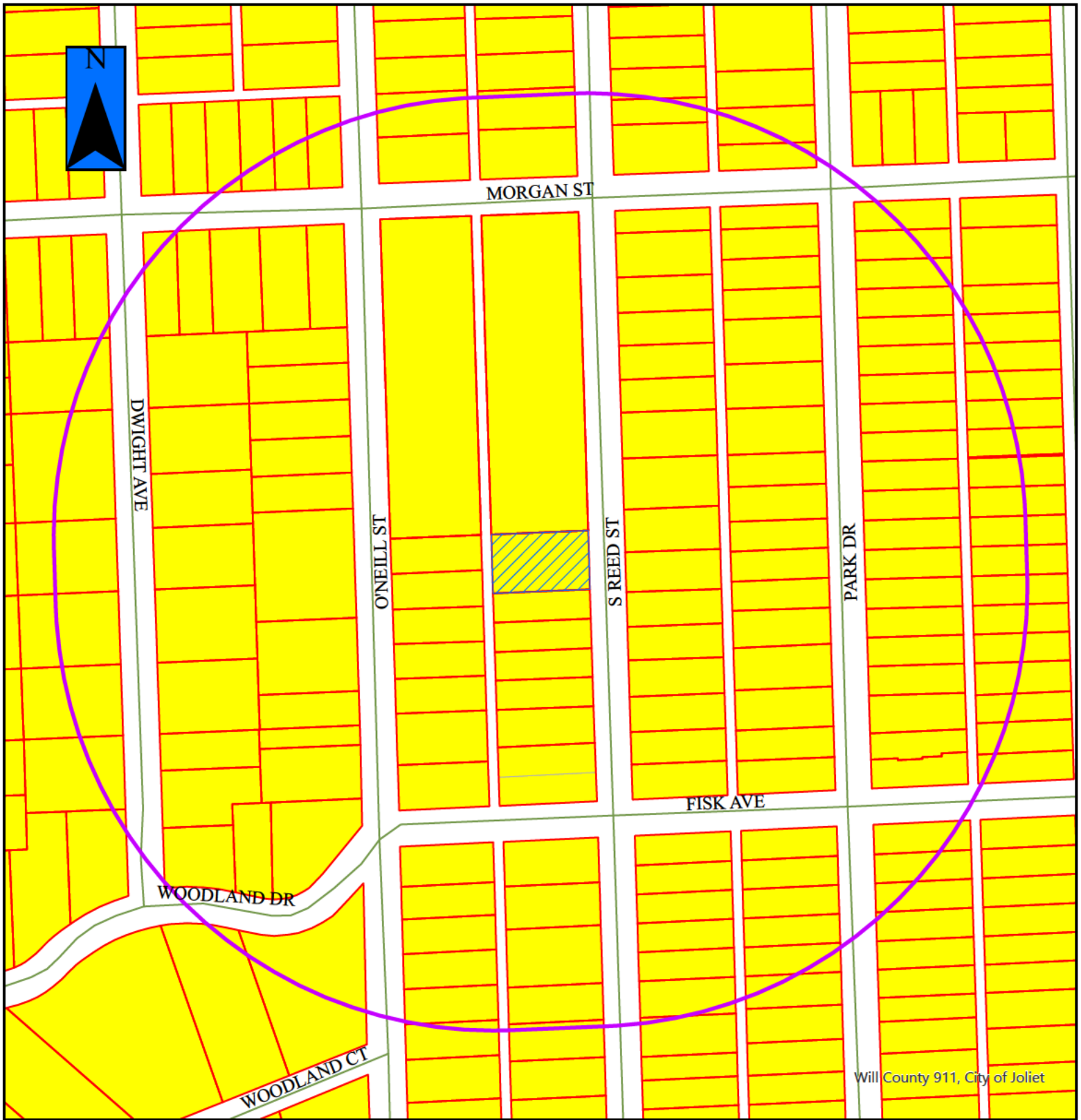




2026-29a

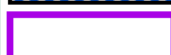


= Property in Question / Propiedad en cuestión
 = 600' Public Notification Boundary /
 Límite de notificación pública de 600 ft (180 m)



2026-29



 = 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

Will County 911, City of Joliet

ARS
Surveying Service LLC

REAL ESTATE SURVEYORS

1229 LAKEVIEW COURT
ROMEYVILLE, ILLINOIS 60446

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

EMAIL: SURVEY@ARSSURVEY.COM

AREA OF SURVEY:

"CONTAINING 10,480 SQ. FT. 0.241 ACRES MORE OR LESS"



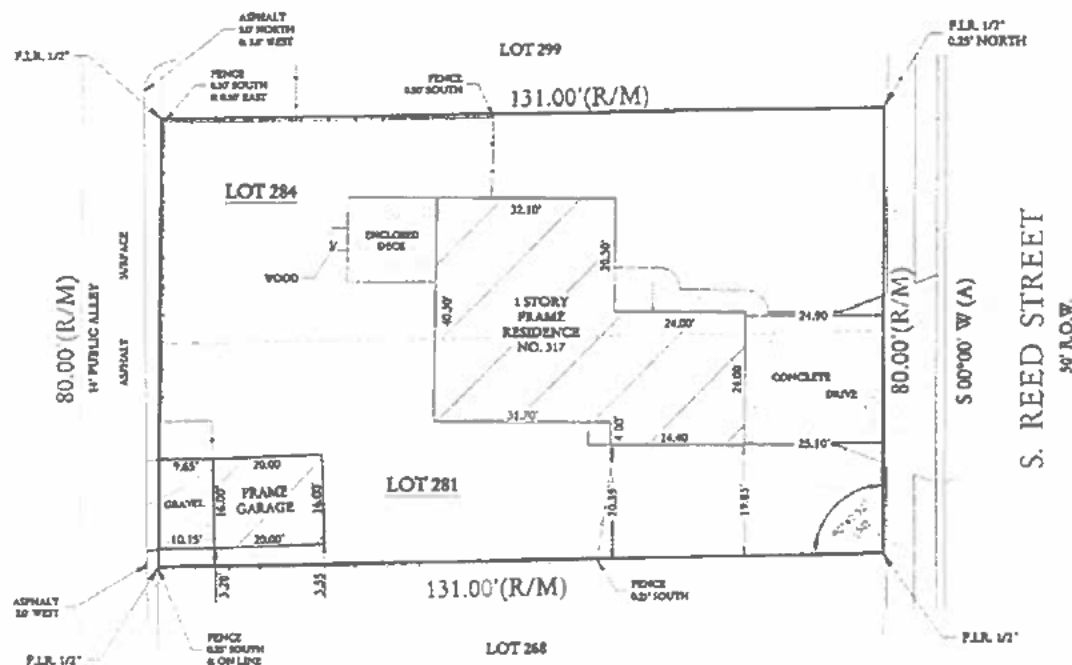
LOTS 281 AND 284 IN WEST PARK ADDITION TO JOLIET, A SUBDIVISION IN THE EAST 1/2 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1909, IN PLAT BOOK 18, PAGE 10, AS DOCUMENT NO. 255830, IN WILL COUNTY, ILLINOIS.

BASIS OF BEARING:

WEST LINE OF REED STREET AS MONUMENTED AND
OCCUPIED PER RECORDED SUBDIVISION PLAT.
S 00°00'W(L)



SCALE: 1"=20'



STATE OF ILLINOIS
COUNTY OF WILL.

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 HEREIN DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED THIS 8TH DAY OF MAY, A.D., 2026, AT BOMEDEVILLE, ILLINOIS.

Mark A. Smith CLIENT LSL INVESTMENTS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035- 3482 JOB NO. 110187-26

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961 FIELDWORK DATE 05-07-26

LEGEND

(R) = RECORD
(M) = MEASURED
(D) = DEED
(C) = CALCULATED
(L) = ARC LENGTH
(CH) = CHORD
(R.O.W.) = RIGHT OF WAY

(NW) = NORTHWESTERLY
(NE) = NORTHEASTERLY
(SW) = SOUTHWESTERLY
(SE) = SOUTHEASTERLY
(RAD) = RADIUS
(A) = ASSUMED
(F.I.P.) = FOUND IRON PIPE
(F.I.R.) = FOUND IRON ROD

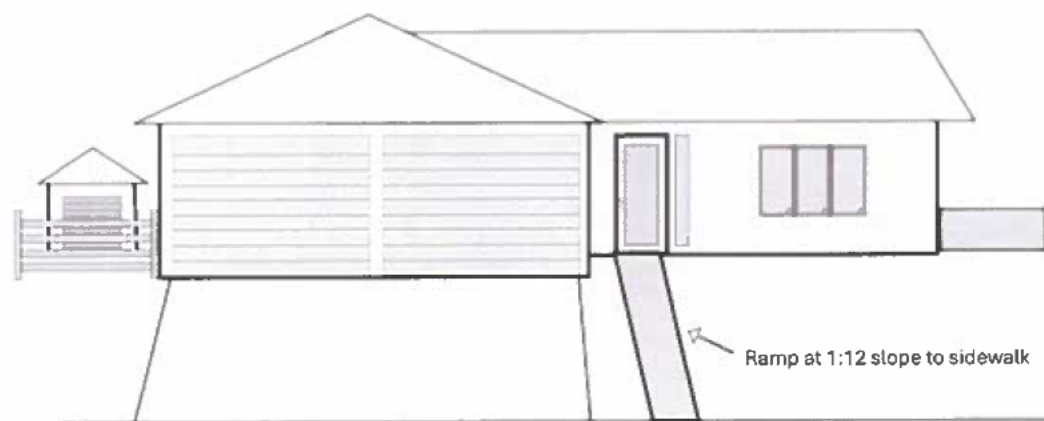
CHAIN LINK FENCE
 WIRE FENCE
 SPLIT RAIL FENCE
 WOOD FENCE
 VINYL FENCE
 METAL FENCE
 PUBLIC UTILITY & DRAINAGE EASEMENT
 BUILDING SETBACK LINE

P.U. & D.E.

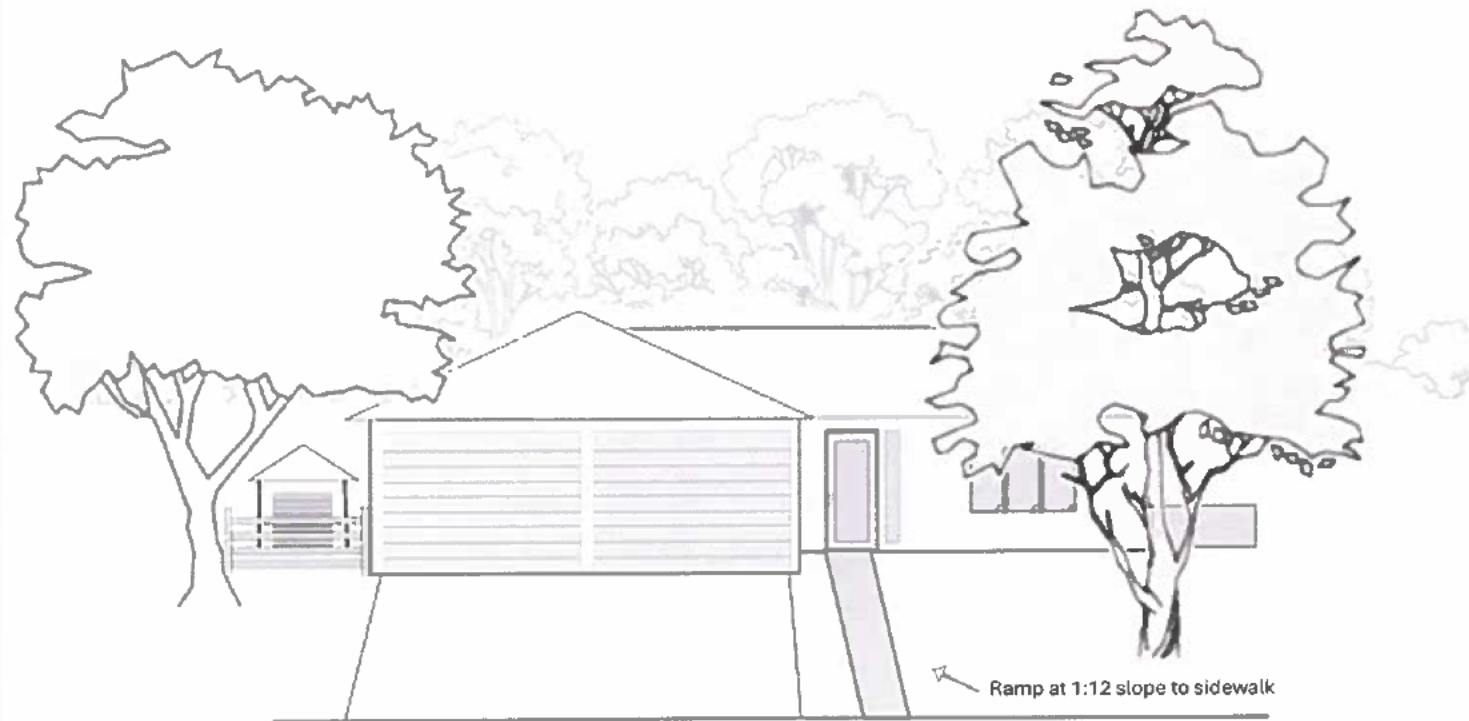
B.S.L.



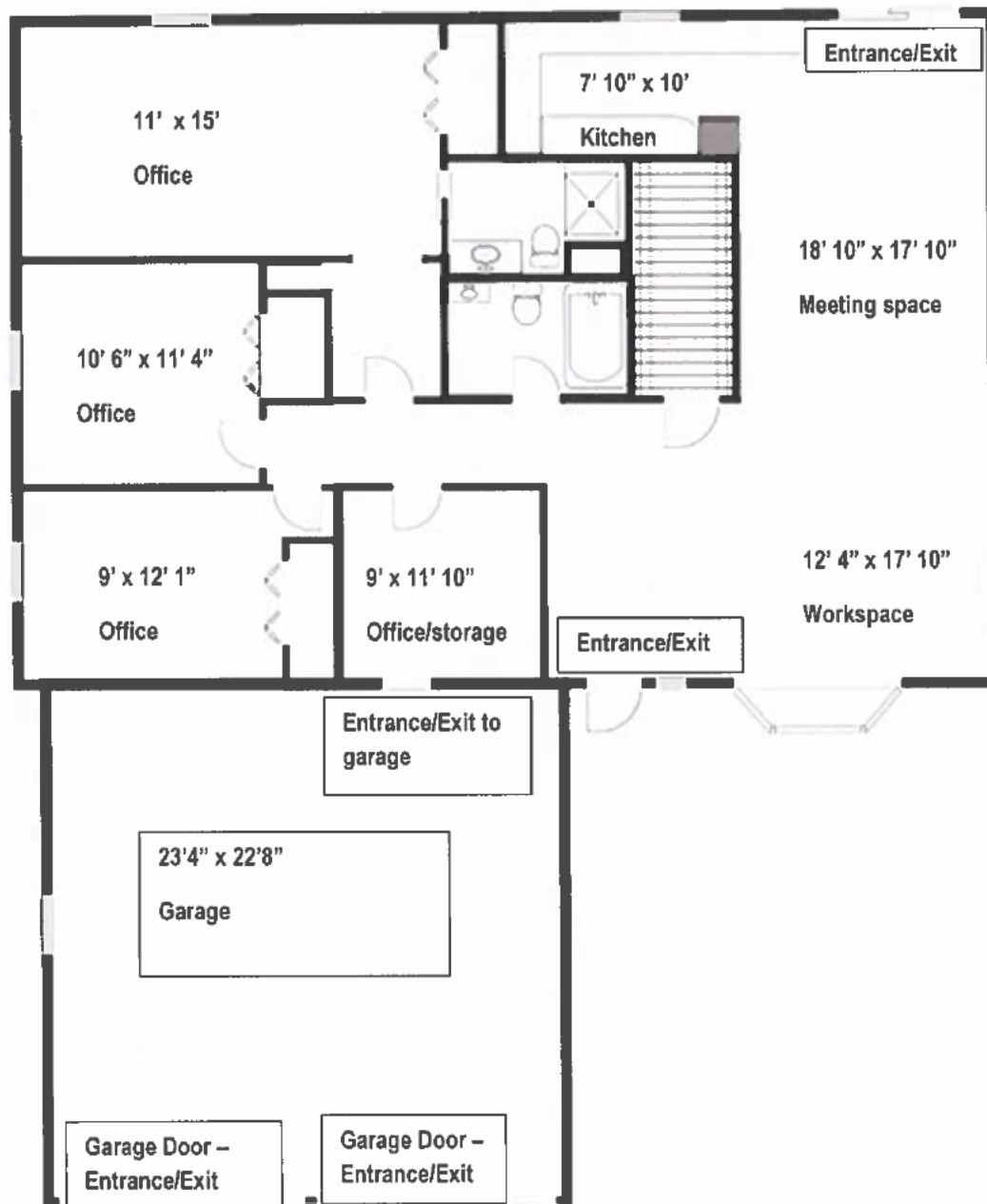
LICENSE EXPIRES ON NOVEMBER 30, 2026



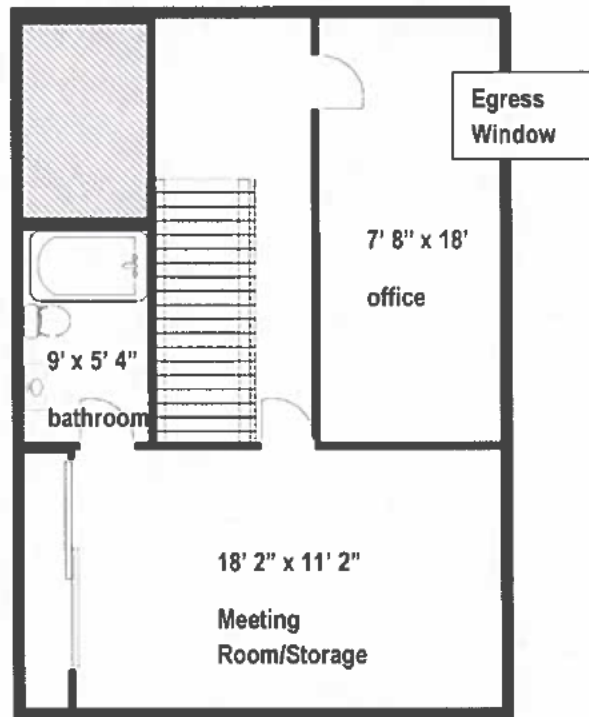
Site: 317 S Reed St. Joliet	Drawing:	Project:	Drawn: Kim Tillotson	Notes:	UCP Center for Disability Services
Title : Elevation	Scale:	Date: 5/16/2026	Rev: A		



Site: 317 S Reed St. Joliet	Drawing:	Project:	Drawn: Kim Tillotson	Notes:	UCP Center for Disability Services
Title: Elevation	Scale:	Date: 5/16/2026	Rev: A		



Site: 317 S Reed St.	Drawing:	Project:	Drawn: Kim Dillertsen	Notes: NOT FOR CONSTRUCTION - for variance application clarification	UCP - Center for Disability Services
Title: 1 st Floor Floor Plan	Scale:	Date: 5/17/26	Rev: A		



Site: 317 S Reed St	Drawing:	Project:	Drawn: Kim Tillotson	Notes: Not for construction - for variance application only	UCP - Center for Disability Services
Title: Basement Floor Plan	Scale:	Date: 01/30/2017	Rev: A		

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: 317 South Reed Street

PETITIONER'S NAME: Brian Patel

HOME ADDRESS: [REDACTED] ZIP CODE: [REDACTED]

BUSINESS ADDRESS: 311 South Reed Street - Joliet, IL ZIP CODE: 60436

PHONE: (Primary) 815-744-3500 (Secondary) [REDACTED]

EMAIL ADDRESS: [REDACTED] FAX: 815-744-3504

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: United Cerebral Palsy-Center for Disability Services, Inc.

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 311 South Reed Street - Joliet, IL ZIP CODE: 60436

EMAIL ADDRESS: [REDACTED] 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*):

This use does not require a business license. Our school is licensed through the Illinois State Board of Education
Our Community Day Services Program and Home-Based Services Program are licensed through the Illinois Department
of Human Services. The people working at this location will solely support those programs.

OTHER PROJECTS AND/OR DEVELOPMENTS:

We own the adjacent property at 311 S. Reed Street in Joliet, IL.

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-17-221-040-0000 ;
_____ ; _____ ; _____ .

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 281 & 284 IN WEST PARK ADDN TO JOLIET, BEING A SUB OF PRT OF THE NW1/4 OF THE SE1/4
& THE S 30 ACRES OF THE W1/2 OF THE NE1/4 OF SEC. 17, T35N-R10E.

LOT SIZE: WIDTH: 80 DEPTH: 131 AREA: 10,840 sq. ft.

PRESENT USE(S) OF PROPERTY: Single-Family Home

PRESENT ZONING OF PROPERTY: R-2 Single Family Residential District

VARIATION OF USE REQUESTED: Variation of Use to permit the use of the existing single-family residential structure for low-impact
administrative office space for a small number of non-programmatic staff of UCP—Center for Disability Services, adjacent to the Applicant's headquarters
at 311 S Reed St. No clients or individuals receiving services will be present at any time. Exterior residential appearance will be maintained.

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?
Please see the attachment.

2. What unique circumstances exist which mandate a variance?

Please see the attachment.

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.

Please see the attachment.

REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

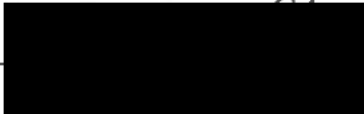
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Brian Patel, 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 20th day of May, 20 26


OFFICIAL SEAL
GUADALUPE ALVARADO
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 819411
MY COMMISSION EXPIRES JUNE 30, 2027

Response to Variation of Use Criteria

317 South Reed Street — Joliet, Illinois

Applicant: United Cerebral Palsy—Center for Disability Services

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

The existing residential zoning classification prevents the subject property from yielding a reasonable return due to the property's demonstrated history of failed residential viability and its unique location immediately adjacent to an established institutional campus.

Prior to acquisition by the Applicant, the property experienced extended vacancy, significant deterioration, and unauthorized occupancy by squatters. These conditions persisted under the current residential zoning classification, demonstrating that the residential market alone was insufficient to sustain productive use or reasonable economic return at this location. No private residential buyer or investor successfully stabilized the site.

A licensed home inspection conducted prior to closing confirmed significant deferred maintenance, structural deterioration, safety deficiencies, and environmental conditions consistent with extended vacancy and failed residential stewardship — further demonstrating that the property was unable to sustain productive residential use under its current zoning classification.

The property's immediate adjacency to the longstanding headquarters and educational campus of United Cerebral Palsy—Center for Disability Services at 311 South Reed Street — which has operated continuously at that location since 1985 — materially affects the property's marketability as a single-family residence. Prospective residential buyers and tenants are unlikely to assign full market value to a home situated directly adjacent to an institutional facility, narrowing the buyer pool and depressing potential return under the current zoning.

The Applicant does not contend that no residential use is theoretically possible. Rather, the property's documented history of vacancy, deterioration, and failed residential stewardship — combined with its unique adjacency to an institutional campus — establishes that the current zoning classification prevents the property from achieving a reasonable return in practice. The Applicant's acquisition has already stabilized a previously distressed property, improved neighborhood safety, and returned the site to productive use — outcomes the residential market alone was unable to achieve.

Absent the requested variation, the property remains limited to a use classification under which it has already failed to yield a reasonable return, while being prevented from serving the low-impact administrative function for which its location uniquely qualifies it.

2. What unique circumstances exist which mandate a variance?

Several unique circumstances support and justify the requested Variation of Use.

First, the subject property is directly adjacent to the Applicant's long-established headquarters and educational/service facility at 311 South Reed Street. Few residential properties possess such a uniquely integrated relationship with an adjacent nonprofit educational and disability-services campus. This physical relationship makes the property uniquely suited for the proposed low-impact administrative use in a way that no other property in the neighborhood could replicate.

Second, the Applicant is not proposing an intensive commercial operation, retail use, manufacturing activity, or high-traffic business use. The property will be utilized solely for low-impact administrative office functions for a small number of non-programmatic staff — no more than eight (8) employees during standard business hours. No clients or individuals receiving services will be present at the property at any time. All programming, instruction, therapy, and direct services will continue to be provided exclusively at the main facility at 311 South Reed Street.

Third, the Applicant will utilize the existing rooms within the home as office space without altering the overall interior layout or the exterior character of the structure. Due to the condition of the property upon acquisition, certain interior improvements — including rehabilitation of bathrooms and bedrooms — are necessary to bring the space to a functional, safe, and code-compliant standard for daily occupancy. All interior improvements will be designed and completed in a manner that preserves the residential character of the home. The rooms will retain their existing residential configuration and will not be converted into commercial-style buildouts, open floor plans, or institutional spaces. The property will continue to appear as a single-family residence from the outside. No commercial signage, facade modifications, or exterior changes inconsistent with the residential character of the neighborhood are proposed. The Applicant does intend to upgrade a deteriorating enclosed porch/deck to meet current safety and building code standards and to install ADA-compliant ramps at the entrances to ensure accessibility — both of which represent improvements to the property's condition and safety that benefit the surrounding neighborhood.

Fourth, the proposed use will generate no additional demand for on-street parking. Staff relocating to 317 South Reed Street will continue to park in the existing parking lot at 311 South Reed Street, which has sufficient capacity to accommodate current and projected staffing levels. The residential driveway at 317 South Reed Street will not be used for daily employee parking.

Fifth, the requested variation directly advances an important public purpose by increasing the organization's capacity to serve Joliet residents with intellectual and developmental disabilities. By relocating non-programmatic administrative staff into the subject property, the Applicant will convert existing office space within the main facility into additional special education classrooms, therapeutic programming areas, and disability-related service space.

Sixth, the property's prior condition — including extended vacancy, deterioration, and unlawful occupancy — created documented neighborhood concerns that persisted under the current residential zoning classification. A licensed home inspection conducted prior to closing confirmed significant deferred maintenance, structural deterioration, safety deficiencies, and environmental conditions consistent with extended vacancy and failed residential stewardship. The Applicant's ownership provides long-term stewardship, stabilization, maintenance, and

oversight by a respected nonprofit organization with deep roots in the Joliet community dating to 1955.

Finally, the proposed use represents a logical and minimal expansion of an existing institutional use rather than the introduction of a new or incompatible land use into the neighborhood. The Applicant respectfully offers the following voluntary conditions to be made part of any approval:

- Use limited to administrative office functions only — no client services, programmatic activities, or public-facing operations at the property.
- No more than eight (8) employees on-site during standard business hours (Monday–Friday).
- No organizational signage on the property.
- All employee parking in the existing lot at 311 South Reed Street — no on-street parking.
- Exterior residential appearance maintained — no commercial modifications.
- If the Applicant ceases to use the property for this purpose, the variance terminates.

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.

The granting of the requested Variation of Use will not alter the essential residential character of the neighborhood and is expected to produce several positive community impacts with minimal adverse effect.

Exterior Character. The Applicant will maintain the residential appearance of the property consistent with surrounding homes. No commercial-style facade modifications, organizational signage, exterior lighting changes, or intensive traffic-generating uses are proposed. Any renovations made to the interior or exterior of the property — including the planned upgrade of a deteriorating enclosed porch/deck to meet current safety and building code standards and the installation of ADA-compliant accessibility ramps at entrances — will be designed and constructed to preserve the residential character of the structure and remain architecturally compatible with the surrounding neighborhood. The home will continue to look like a home.

Interior Character. The Applicant will utilize the existing rooms within the home as administrative office space without demolition or structural modification to the layout. Due to the condition of the property upon acquisition, certain interior improvements — including rehabilitation of bathrooms and bedrooms — are necessary to bring the space to a functional, safe, and code-compliant standard for daily occupancy. All interior improvements will be designed and completed in a manner that preserves the residential character of the home. The rooms will retain their existing residential configuration and will not be converted into commercial-style buildouts, open floor plans, or institutional spaces.

Operational Impact. The proposed use will be limited to a small number of non-programmatic administrative staff — no more than eight (8) employees — during standard business hours, Monday through Friday. No clients or individuals receiving services will be present at the property at any time. All programming, instruction, therapy, and direct services will continue to be provided exclusively at the main facility at 311 South Reed Street. The administrative office use will generate substantially less activity, traffic, and noise than many other potentially permitted or higher intensity uses.

Parking and Traffic. All employees working at 317 South Reed Street will continue to park in the existing parking lot at 311 South Reed Street, which has sufficient capacity to accommodate current and projected staffing levels. No on-street parking will be utilized, and the residential driveway at 317 South Reed Street will not be used for daily employee commuter parking. The proposed use will generate no measurable increase in traffic to the neighborhood.

Positive impacts include:

- Expansion of special education, therapeutic, and disability-related services for Joliet residents through the conversion of existing administrative space at 311 South Reed Street into additional classrooms and program areas.
- Continued stabilization, rehabilitation, and responsible maintenance of a formerly distressed and vacant property that had been a source of neighborhood concern.
- Improved neighborhood safety and security through consistent daily occupancy and professional oversight by a responsible institutional owner.
- Upgrade of a deteriorating enclosed porch/deck and installation of ADA-compliant ramps — tangible physical improvements to the property's condition and safety.
- Preservation of the residential appearance of the structure in perpetuity.
- Strengthening of a longstanding nonprofit institution that has served individuals with disabilities in the Joliet community since 1955.

Negative impacts. The Applicant anticipates minimal negative impact. The only material change is a shift in occupancy type from residential to low-impact administrative office use. Because no clients will be served at the property, no organizational signage will be displayed, no on-street parking will be utilized, and the property's residential appearance will be maintained, the practical day-to-day impact on neighboring properties is expected to be negligible. Traffic, noise, and operational intensity will remain low and fully compatible with the surrounding residential area.

The organization has operated responsibly and harmoniously at the adjacent property for approximately four decades. The Applicant is committed to continuing that record of responsible stewardship and community partnership.

For these reasons, the requested Variation of Use is consistent with the public welfare, compatible with the essential character of the surrounding area, and represents an appropriate and reasonable use of the property.

Voluntary Conditions Offered by the Applicant

The Applicant respectfully offers the following voluntary conditions to be incorporated into any approval of the requested Variation of Use. These conditions are intended to provide the Zoning Board of Appeals and the City Council with enforceable protections that preserve the residential character of the neighborhood and address potential community concerns:

1. **Use Restriction:** The property shall be used exclusively for administrative office functions associated with United Cerebral Palsy—Center for Disability Services. No client services,

programmatic activities, therapeutic services, educational instruction, or public-facing operations shall be conducted at the property at any time.

2. **Staffing Limit:** No more than eight (8) employees shall be on-site during standard business hours (Monday through Friday). No weekend or evening operations are proposed.
3. **No Signage:** No organizational, commercial, or institutional signage shall be displayed on the property or visible from the street.
4. **Parking:** All employees assigned to 317 South Reed Street shall park in the existing parking lot at 311 South Reed Street. No on-street parking shall be utilized for daily employee parking.
5. **Exterior Appearance:** The exterior residential appearance of the property shall be maintained at all times. No commercial-style facade modifications, exterior lighting changes, or alterations inconsistent with the residential character of the neighborhood shall be made. Any exterior improvements — including the upgrade of the enclosed porch/deck and installation of ADA-compliant ramps — shall be designed to remain architecturally compatible with the surrounding residential properties.
6. **Interior Character:** All interior improvements — including the rehabilitation of bathrooms and bedrooms necessary due to the property's condition upon acquisition — shall preserve the residential character and configuration of the home. No commercial-style buildouts, open floor plan conversions, or institutional modifications shall be made.
7. **Termination:** In the event that the Applicant ceases to use the property for the approved administrative office purpose, the Variation of Use shall terminate and the property shall revert to its underlying residential zoning classification.

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:

317 South Reed Street - Joliet, IL 60436

PIN(s): 30-07-17-221-040-0000

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

United Cerebral Palsy - Center for Disability Services Inc. - an Illinois nonprofit

corporation with an address of 311 South Reed Street - Joliet, IL 60436

The corporation is governed by a Board of Directors (attached is list of Directors)

Brian Patel is President & CEO -

E-MAIL

FAX: (815) 744-3500

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

Same as Property Owner

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: 5/22/26

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

Brian Patel - President & CEO of United Cerebral Palsy - Center for Disability Services, Inc.

office - (815) 744-3500; _____

PRINT



Organizational Overview

United Cerebral Palsy—Center for Disability Services

United Cerebral Palsy—Center for Disability Services is a nonprofit organization that has provided services to individuals with intellectual and developmental disabilities in the Joliet area for more than 70 years. Since its founding, the organization has remained committed to empowering children and adults with disabilities to live fulfilling, independent lives while promoting inclusion and opportunity within the broader community.

The organization operates a comprehensive system of programs designed to meet the needs of individuals across the lifespan. These programs include a therapeutic day school serving students with significant learning, behavioral, and developmental needs; community day services for adults focused on life skills, social engagement, and community integration; and home-based services that support individuals and families through individualized care, respite, and skill development. Through these programs, the organization serves children, adolescents, and adults with intellectual and developmental disabilities, including those with complex medical, behavioral, and educational needs, as well as their families throughout Joliet and the surrounding region.

United Cerebral Palsy—Center for Disability Services has operated its main facility at 311 South Reed Street since 1985, where it has established a longstanding presence as a responsible, stable, and trusted community partner. Over nearly four decades at this location, the organization has worked collaboratively with families, schools, and local agencies to expand access to high-quality services for individuals with disabilities. Beyond its formal programming, the organization maintains strong and ongoing relationships within the surrounding neighborhood. The Reedswood Neighborhood Association holds its monthly meetings in the organization's gymnasium, and neighborhood children regularly utilize the playground. These shared uses reflect a welcoming and integrated environment and demonstrate the organization's longstanding partnership with the community.

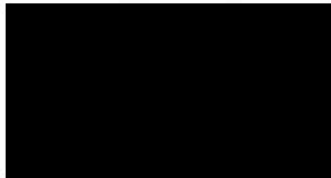
Through decades of consistent presence, responsible stewardship, and active community engagement, United Cerebral Palsy—Center for Disability Services has earned a reputation as a valued institution within Joliet. The organization remains committed to strengthening this role while expanding its capacity to serve individuals with disabilities and their families.



UCP-Center for Disability Services - Board of Directors

Fiscal Year 2026

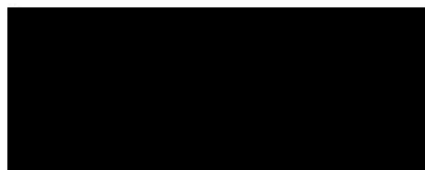
Sue Treharne, Board Chairman



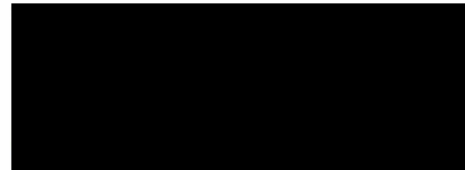
Joe Kirkeeng, Vice Chairman



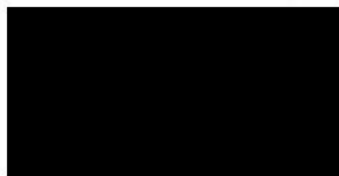
Lauren Lindholm, Treasurer



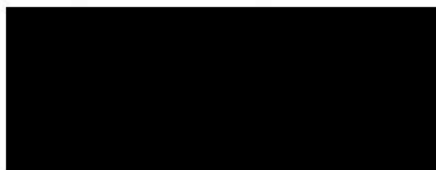
Dave Rumsey, Secretary



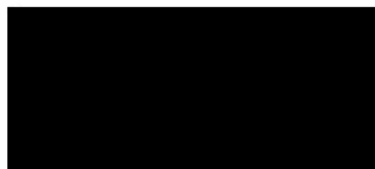
Patricia Desiderio, Director



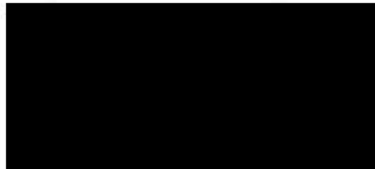
Kay Riley, Director



Becca Willey, Director



Meghan Preston, Director



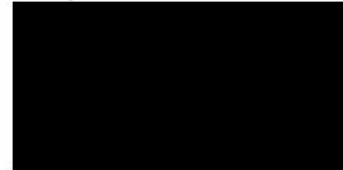
Susan Fowler, Director



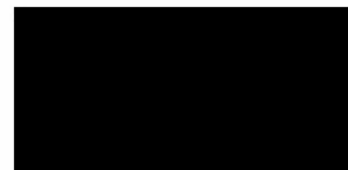
Greg Bluhm, Director



Tanya Rand, Director



Kim Tillotson, Director

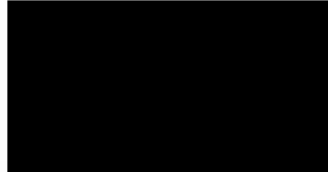




Kathleen Eulitz, Director



Ray Baran, Director



Zainab Taha, Director



Brian Patel, President & CEO



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-9994

Agenda Date: 7/16/2026

STAFF REPORT

DATE: July 16, 2026
TO: Zoning Board of Appeals
FROM: Ray Heitner, Planner
RE: Petition Number: 2026-30
Applicant: Savanna Wilhelmi
Status of Applicant: Future Tenant
Owner: 26 W. Clinton Street Building LLC
Location: 124 N. Ottawa Street
Request: A Special Use Permit to allow a resale boutique within an existing tenant space

Purpose

The applicant is requesting a Special Use Permit to allow a resale boutique within an existing tenant space located at 124 N. Ottawa Street. The City Council makes the final decision on this Special Use Permit request upon the recommendation of the Zoning Board of Appeals.

Site Specific Information

The four-story brick building sits at the southeast corner of Ottawa and Clinton Streets on a ¼ acre lot. The circa 1909 mixed use building was built for Hobbs' family who ran the Hobbs Hotel for many years after which it became known as the Hotel Plaza. The proposed business will occupy one ground floor tenant space in this building at 124 N. Ottawa Street, which is at the southeast corner of Ottawa and Clinton Streets.

Surrounding Zoning, Land Use and Character

This property as well as all properties in the general vicinity are zoned B-2 (Central Business District). This is a mixed-use building that is surrounded by a mix of uses that include retail, office, food and beverage service, banking and residential.

Applicable Regulations

- Section 47-12.2A Special Uses – B-2 (Central Business) District
- Section 47-5.2(C) Special Use Permit Criteria

Discussion

The applicant seeks to open a resale boutique, to be known as Maison Maryanna, that would feature secondhand merchandise including, apparel, bridal wear, tuxedo rental, special occasion wear, accessories, jewelry, home accents, and giftable keepsakes. Hours of operation for the business are still being finalized, but the applicant has expressed interest in staying open while Downtown events occur during nighttime and weekend hours.

The City requires a Special Use Permit for businesses where the majority of the merchandise is second-hand.

Recommended Action

Staff recommend the Zoning Board of Appeals recommend approval of the Special Use Permit to allow a resale boutique within an existing tenant space, located at 124 N. Ottawa Street. The business would be situated within an existing mixed-use building that has hosted comparable retail businesses over the years. Staff has no reason to believe the proposed business will produce negative public health, safety, or welfare issues or would impede normal and orderly development of surrounding properties in any way.

Conditions

If the Zoning Board of Appeals desires to recommend approval of this Special Use Permit request, staff recommends the following conditions be included:

1. 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
2. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

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: 124 N. Ottawa St. Joliet Illinois

PETITIONER'S NAME: Savanna Wilhelmi

HOME ADDRESS: 414 Buell Ave. Joliet Illinois ZIP CODE: 60435

BUSINESS ADDRESS: 124 N. Ottawa St. Joliet IL ZIP CODE: 60432

PHONE: (Primary) [REDACTED] (Secondary) N/A

EMAIL ADDRESS: [REDACTED] N/A

PROPERTY INTEREST OF PETITIONER: 0

OWNER OF PROPERTY: 26 W. Clinton St. Building LLC

HOME ADDRESS: P.O. Box 306 Kenilworth Illinois ZIP CODE: 60043

BUSINESS ADDRESS: 124 N. Ottawa St. Joliet Illinois ZIP CODE: 60432

EMAIL ADDRESS: N/A FAX: N/A

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):

Maison Maryanna
124 N. Ottawa St. Joliet Illinois 60432

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.):

PIN: 30-07-09439001,0000.

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):

Lot 1 Block 20 in the Original town of plot of the East 1/2, of the SE 1/4 of 9, T35N - R10E

LOT SIZE: WIDTH: DEPTH: AREA:

PRESENT USE(S) OF PROPERTY: Commercial Rentals

PRESENT ZONING OF PROPERTY: OO60 Commercial

SPECIAL USE REQUESTED: for operations of a resale boutique

(Maison Maryanna) featuring secondhand merchandise including, apparel, Bridal, and Special Occasion Wear, accessories, jewelry, home accents, giftable keepsakes.

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?

Positive impact on Community by providing a Clean, Professionally operated retail Boutique offering Curated Resale items. The Boutique will contribute to the Vitality and appearance of downtown Joliet.

2. How will the special use impact properties in the immediate area? The proposed use is Compatible with Surrounding Commercial properties and will have a positive impact on neighboring businesses by increasing foot traffic.

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

No, the boutique will occupy an existing storefront and will not interfere with the development, improvement or operations of surrounding properties.

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

Yes, the property is an existing commercial building with adequate utilities, public access, drainage to support use.

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

Yes, customers will utilize existing public streets, sidewalks and parking facilities serving downtown area.

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, the proposed use will be in compliance with all federal, state and local laws.

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 prior special use permit has been issued.

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)

[REDACTED]

depose and say that the above statements are true and correct to the best of
e present in person or by representation when this petition is heard before

the Zoning Board of Appea [REDACTED]

[REDACTED]

Petitioner's S [REDACTED]

[REDACTED]

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me

this 1 day of June, 2026

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

Savanna A. Wilhelm
414 Buell Ave Joliet Illinois 60435

E-MAIL

N/A

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: 6/1/26

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

Savanna Wilhelm, Owner,

PRINT

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:

124 N. Ottawa St. Joliet Illinois, 60432
 PIN(s): 30-07-09 439-001-0000

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 |

26 N. Clinton Building LLC.
P.O. Box 306 Kenilworth Illinois, 60043

E-MAIL: N/A FAX: N/A



2026 ANTIQUE DEALERS, PAWN BROKERS AND SECOND HAND DEALERS BUSINESS LICENSE APPLICATION

Office of the City Clerk - Business Services

150 West Jefferson Street

Joliet, Illinois 60432

Office 815-724-3905 Fax 815-724-3904

Email: businessservices@joliet.gov Website: <http://www.joliet.gov>

Office Use Only:

Date Received: _____

Date Issued: _____

Business Account ID: _____

Please print legibly. All information and supplemental requirements must be completed and submitted. **Incomplete forms will be returned.** Please allow a *minimum* of twenty (20) business days for process and review prior to opening.

Proposed Opening Date: 8/1/2024

Date Opened: _____

LOCAL BUSINESS INFORMATION

Business Name (DBA): Maison Maryanna Store Number: _____

Business Address: 124 N. Ottawa St Joliet IL

City: Joliet State: IL Zip Code: 60432

Business Phone Number: [REDACTED] Fax Number: N/A

Location Manager/Supervisor Name: Savanna Wilhelmi

Cell Phone Number: [REDACTED] E-mail Address: [REDACTED]

CORPORATE/ BUSINESS OWNERSHIP INFORMATION

Corporate Name: Maison Maryanna

Contact Name: Savanna Wilhelmi

Corporate Address: 124 N. Ottawa St

City: Joliet State: ILLINOIS Zip Code: 60432

Phone Number: [REDACTED] Fax Number: N/A

E-mail Address: [REDACTED] Website: _____

Federal Employee Identification Number (FEIN Submit IRS Dept. of Treasury Authorization): [REDACTED]

State of Illinois Business Tax Number (IBT - Submit IDOR Certificate of Registration): [REDACTED]

Mailing address for all correspondence: Local Business: ☒ Corporate: ☐

BUSINESS OWNERSHIP INFORMATION

Provide the following information regarding how the business was created and is owned:

☒ Individual ☐ Partnership ☐ Limited Liability Corporation (LLC) ☐ Private Limited Company (LTD) ☐ Corporation

List all owner(s) information below and add a second sheet if necessary:

Name: Savanna Wilhelm Title: Joliet 24/owner
Home Address: 414 Buell Ave
City: Joliet State: IL Zip Code: 60435
Cell #: [REDACTED] Email: [REDACTED] 100

Name: _____ Title: _____
Home Address: _____
City: _____ State: _____ Zip Code: _____
Cell #: _____ Email: _____ % of Ownership: _____

Name: _____ Title: _____
Home Address: _____
City: _____ State: _____ Zip Code: _____
Cell #: _____ Email: _____ % of Ownership: _____

Name: _____ Title: _____
Home Address: _____
City: _____ State: _____ Zip Code: _____
Cell #: _____ Email: _____ % of Ownership: _____

I hereby certify that the information provided in this application is true and correct to the best of my knowledge and that I have not provided false or misleading information. I understand that the failure to supply adequate or correct information will be subject to suspension or revocation of the City of Joliet business license.

Savanna Wilhelm
Name of applicant (print)
Owner
Title of applicant

Signature: [REDACTED]

Date: 6/1/20

BUSINESS OPERATION INFORMATION

BARTER, PAWNED, PURCHASE, SALE OR TRADE OF SECONDHAND ITEMS

Select the category or categories which best explain the general description/purpose of business:

- | | | |
|--|---|---|
| ☒ Antique dealer | ☐ A/V equipment, gaming devices | ☒ Consignment store |
| ☐ Coin dealer | ☐ Automobile and/or parts resale | ☐ Pawn broker/shop |
| ☐ Junk/Salvage yard | ☐ Charity store (donated goods for resale) | ☐ Weapons |
| ☐ Jewelry/Gold store | ☐ Furniture/Household items | ☐ Cell Phones |

Other, explain: Resale boutique specializing in clothing, Bridal accessories, home decor, keepsakes, New and second hand merchandise.

The approximate percentage of business associated with the buying and selling of used merchandise: %

Gross Square Footage of Tenant Space at Location: 650 Sqft

Total Number of Employees at Location (include family members): 1

Days of Week and Hours of Operation at Location: Consistent with downtown events, travelers.

Do you want the local business information listed on the City of Joliet's website? Yes ☒ No ☐

Is the Business Located in a Stand-Alone Structure? Yes ☐ No ☒

If no, name of center: 26 W. Clinton Building

Does the Business Own the Building? Yes ☐ No ☒ If no, complete the following:

Owner Name: 26 W. Clinton Building LLC.

Owner Address: P.O. Box 306 Kenilworth Illinois

City: Kenilworth

State: IL

Zip Code: 60045

Cell Phone Number: N/A

Are Hazardous Materials Stored on Site? Yes ☐ No ☒ If yes, provide MSD Sheets to the Joliet Fire Department

Does the Business have an Alarm System? Yes ☐ No ☒ If yes, must register with the Joliet Police Department

Name of Alarm System Monitoring Company: N/A

Are there food and/or beverage vending machines or gaming/amusement machines or market pantries on the property? Yes ☐ No ☒

If yes, the "Coin Operated Vending, Amusement and Gaming Devices Business License Application" must be completed and all machines must have individual annual stickers – List vending information below:

Vending Company: N/A

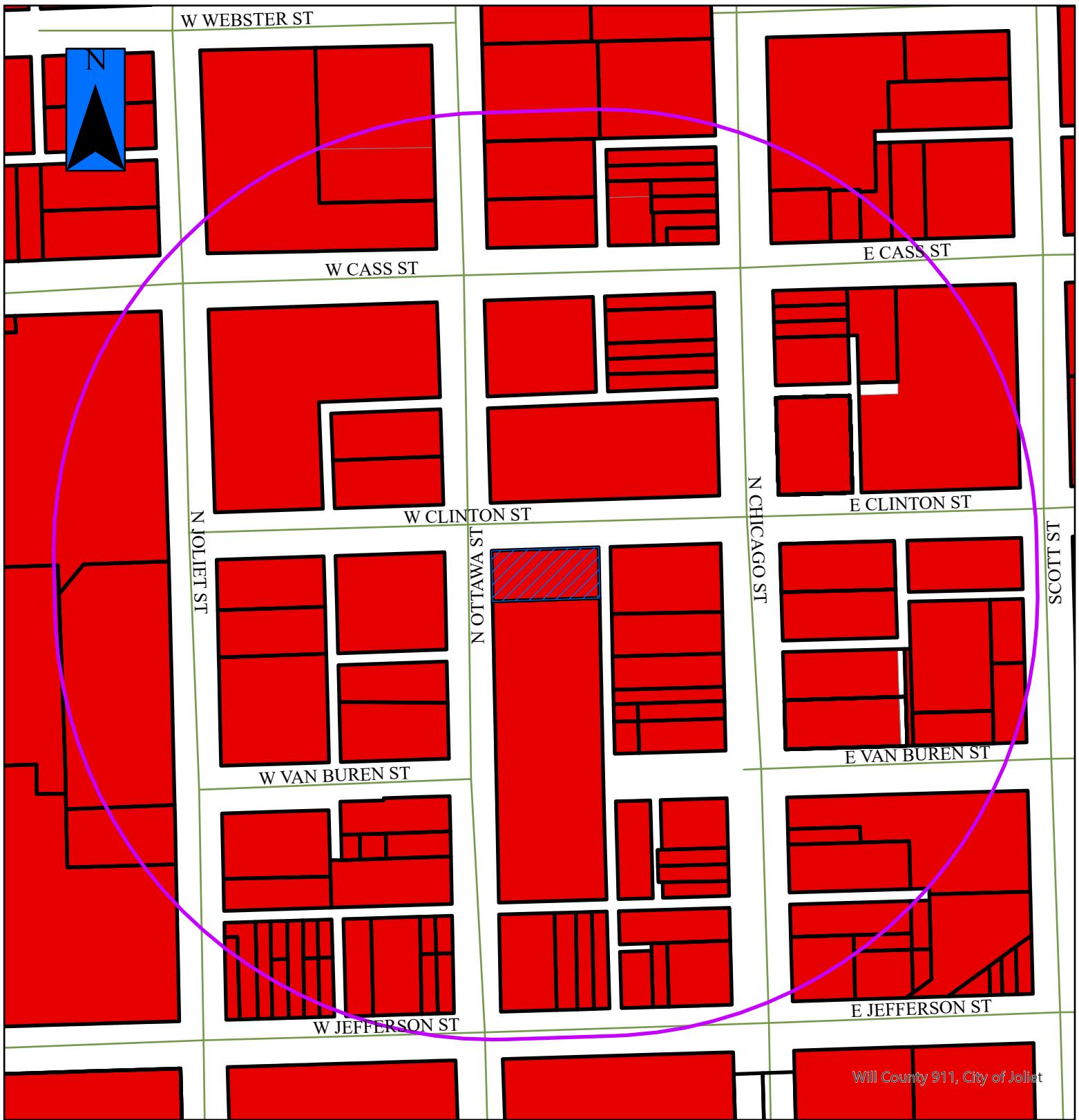
Office Phone#: N/A





Welcome to Juliet
66
Crestline Inn
Crestline Inn
Crestline Inn

SR-22
Crestline Inn



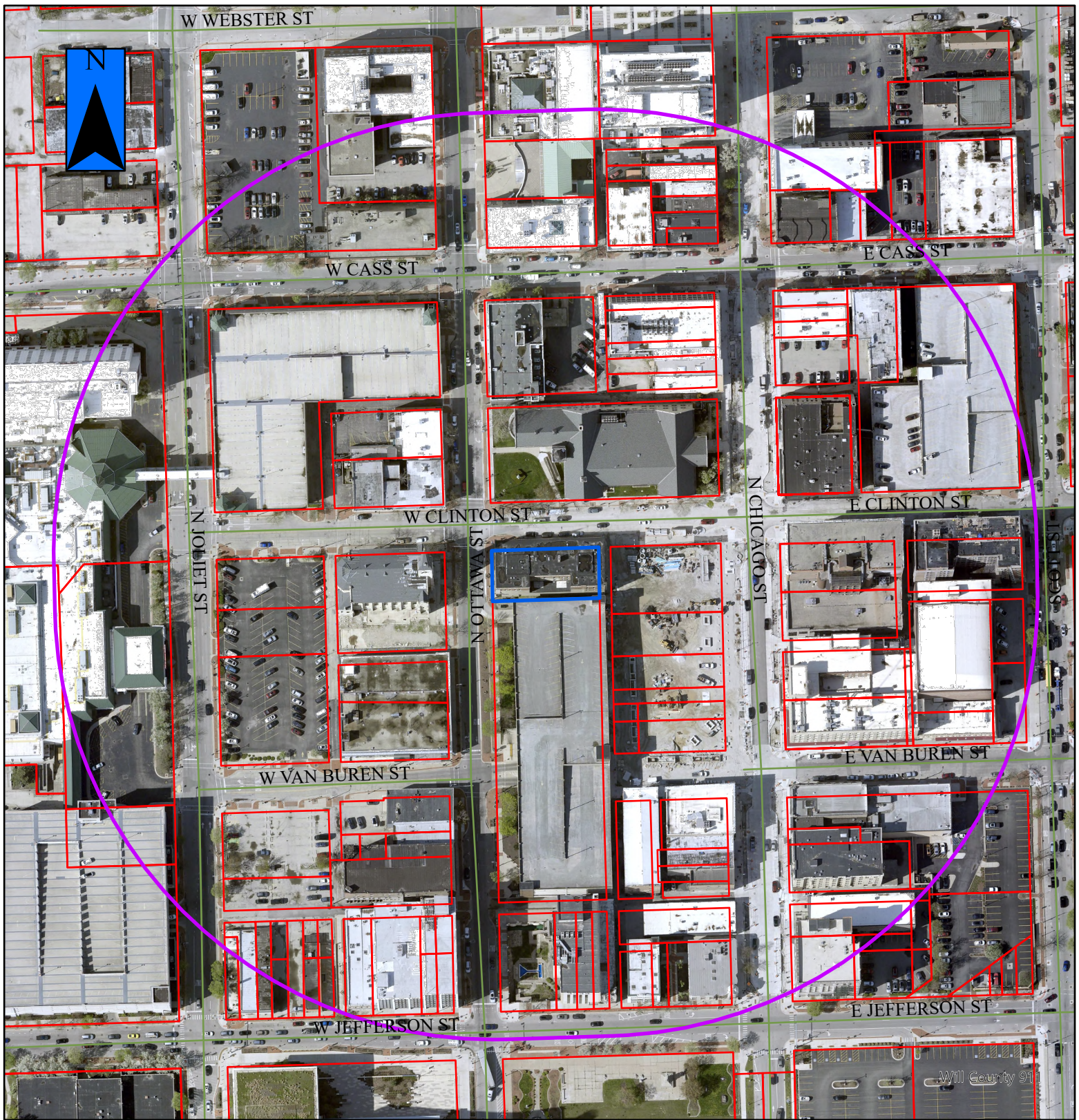
2026-30



= 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	

Will County 911, City of Joliet



2026-30a



- = 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-9995

Agenda Date: 7/16/2026

STAFF REPORT

DATE: July 9, 2026
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2026-31
Applicant: TFR Fleet Parts & Services, LLC
Property Owner: Trust 1361
Location: 608 Railroad Street
Request: A Special Use Permit to allow a truck repair facility within an existing maintenance and repair facility

Purpose

The applicant is requesting a Special Use Permit to open and operate a truck repair facility in an I-2 (General Industrial), located at 608 Railroad Street. This request must be considered by the City Council following recommendation from the Zoning Board of Appeals.

Site Specific Information

The petition includes two parcels. The subject property, 608 Railroad Street (PIN 30-07-16-323-003-0000), and the parcel to the north (PIN 30-07-16-323-002-0000). The parcel subject to this request includes a single-story warehouse and is approximately 3,116 square feet and the lot is 0.47 acres in size. The second parcel is approximately 0.47 acres in size. The proposed truck repair facility will consist of a storage area in the rear, onsite parking, and the warehouse where repairs will take place.

Surrounding Zoning, Land Use and Character

- North: I-2 (General Industrial), Industrial
- South: I-2 (General Industrial), Industrial
- East: Des Plaines River
- West: I-1 (Light Industrial), Vacant and Industrial

Applicable Regulations

- Section 47-13.2A(G) Special Uses
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit

Discussion

The applicant seeks to reestablish a truck repair facility at 608 Railroad Street. Truck Repair facilities are allowed in the B-3 (General Business) and Industrial zoning districts by Special Use Permit approval by the Mayor and City Council. A previous Special Use Permit was applied for in 2017 (Ord. 17698) and granted to allow an auto and diesel truck repair shop. Special Use Permits lapse if the permitted special use ceases after one year; therefore, a new Special Use Permit is required.

The proposed hours of operation would approximately be 9am – 5pm. The facility would employ approximately 3 people. Adequate off-street parking is provided with 5 spaces. The current building has 3 repair bays, and all work would take place inside. The existing storage area in the rear will be used for storing vehicles that are awaiting parts or awaiting repair. Floor plans indicate an open shop with facilities for the employees to use. Floor plans and site plans are included in the packet.

Requested Action

Staff finds that the proposed truck repair facility would not alter the essential character of the area. This is in industrial area of the City and zoned I-2 (General Industrial). The establishment of a truck repair facility would not be detrimental to the health or general welfare of the public. Additionally, the proposed use will not impede the use and enjoyment of surrounding properties. The repairs will take place indoors, and minimal traffic will be generated.

Conditions

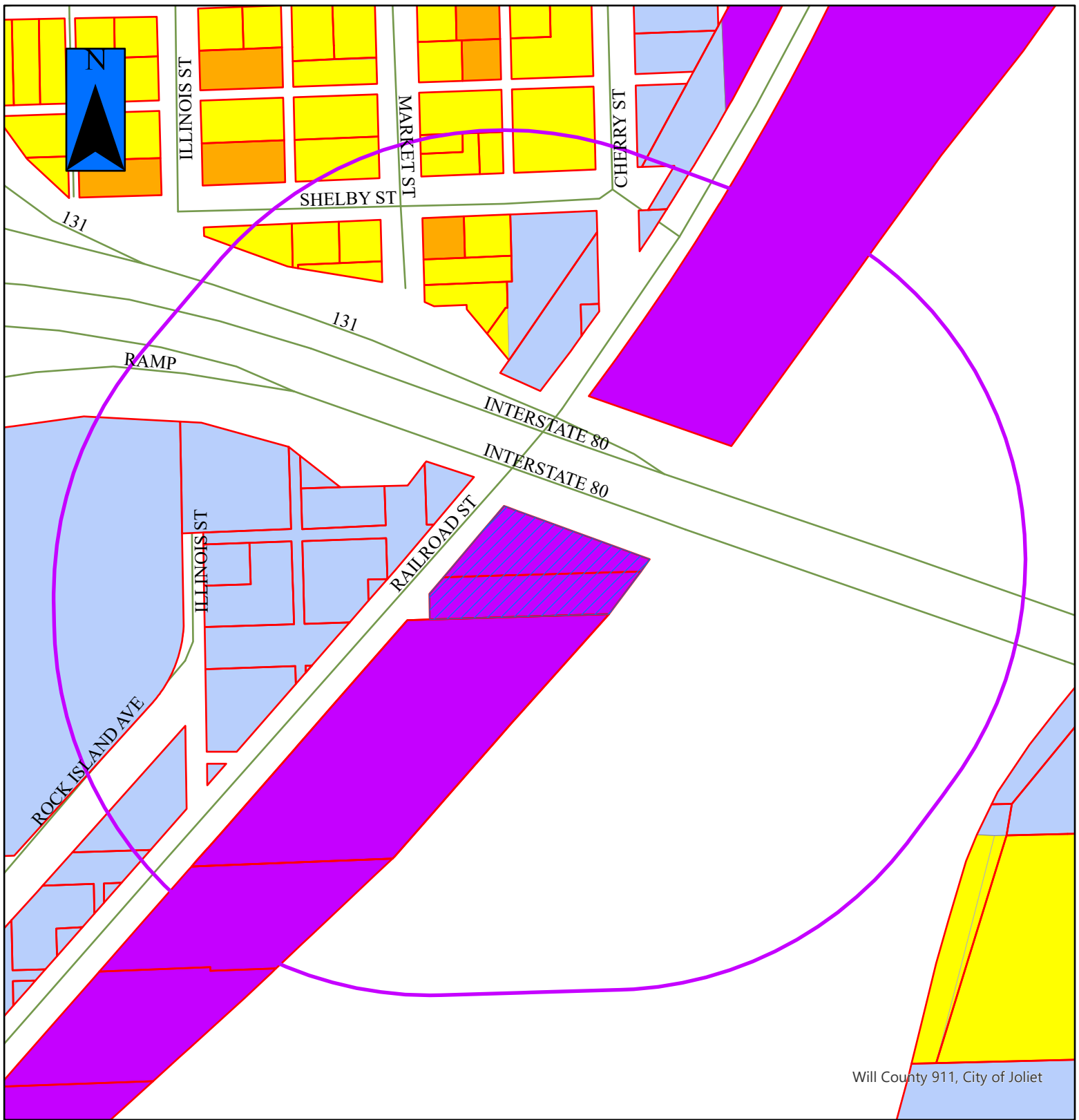
If the Zoning Board desires to approve the Special Use permit to allow a truck repair facility, the following conditions should be included:

1. That a business license shall be obtained prior to the use commencing.
2. A paved parking area with five striped spaces shall be reestablished just south of the entry drive for the employee and vehicular visitor parking.
3. No temporary or long-term outdoor storage of trucks/trailers, inoperable vehicles, boats, recreational vehicles, or parts (including tires) shall be permitted.
4. 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.

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





Will County 911, City of Joliet

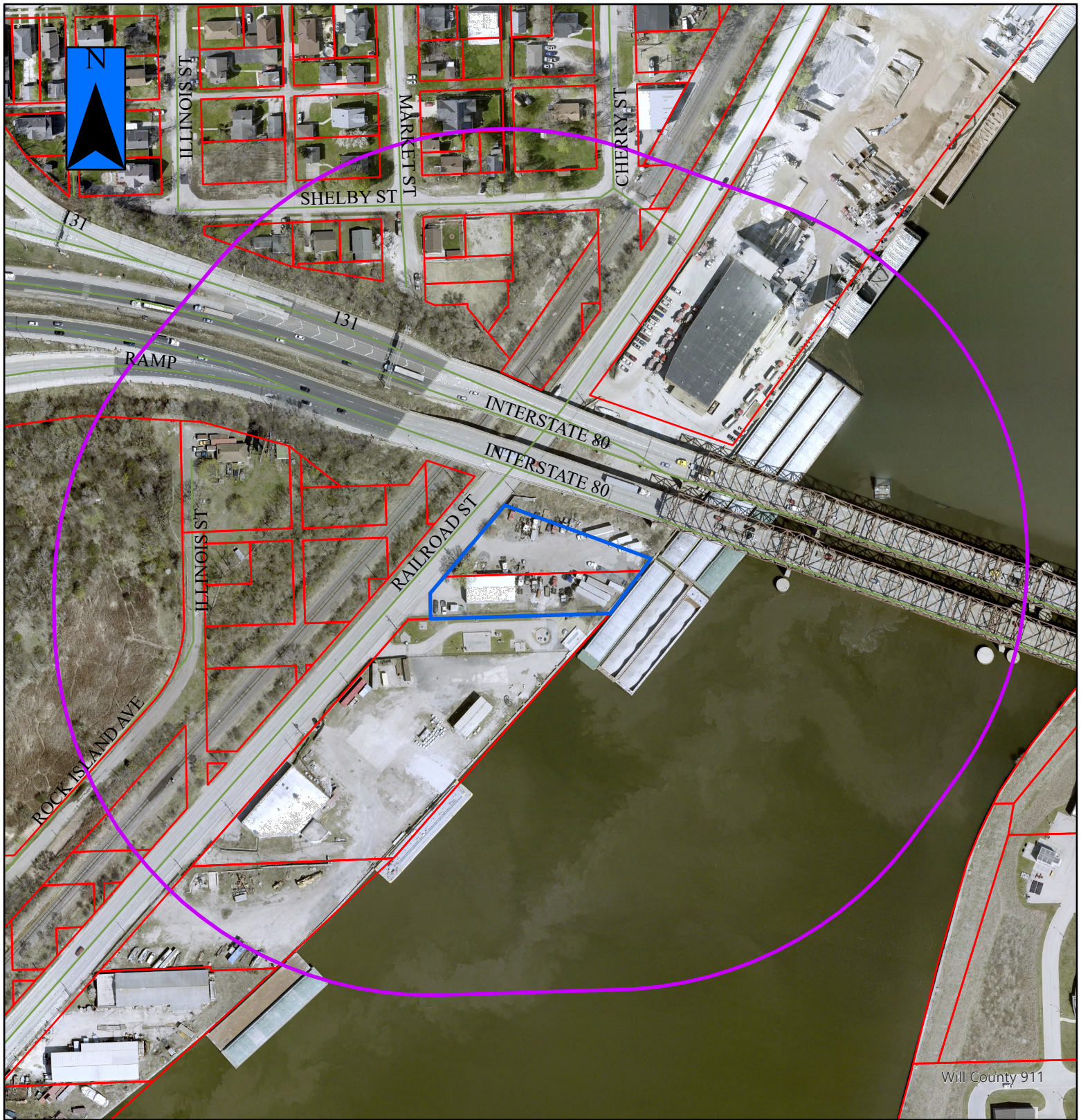
2026-31



= 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



2026-31a



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









FOR OFFICE USE ONLY

Verified by Planner (please initial): FJ

Payment received from:

Petition #: _____

Common Address: 608 Railroad St

Date filed: 3-12-26

Meeting date requested: TBD

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: 608 Railroad St. Joliet, IL

PETITIONER'S NAME: TFR FLEET PARTS and SERVICES LLC.

HOME ADDRESS: _____ ZIP CODE: 60490

BUSINESS ADDRESS: 608 Railroad St. Joliet, IL ZIP CODE: 60436

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: —

PROPERTY INTEREST OF PETITIONER: Tenant

OWNER OF PROPERTY: TRUST 1361

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ 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):

AKR CARRIERS INCORPORATED

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-16-323-003-0000 ;
30-07-16-323-002-0000 ; _____.

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):

Please see attached

Lot 7,8 IN BLK 118 IN SCHOOL SEC ADJN TO JOLLY, ALSO THE UAC ALLEY LYG
BTW SD LOTS, BEING A SUB OF PRT OF THE E1/2 OF THE SW1/4 OF SEC. 16, T35N
R10E

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA: _____

PRESENT USE(S) OF PROPERTY: Commercial - Truck Repair Facility

PRESENT ZONING OF PROPERTY: (1-2) General Industrial Districts

SPECIAL USE REQUESTED: For use of TFR FLEET PARTS and
SERVICES LLC. as semi-truck repair shop.

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?

Our operations will do no harm to the public health, safety or general welfare.

2. How will the special use impact properties in the immediate area? Our establishment

will have no effect on properties in the area.

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

NO, the use will not impede the normal orderly development improvement of the surrounding property.

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

All necessary facilities will be provided.

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

The traffic congestion will not be effected by the establishment-

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?

The special use will not violate any law or ordinance.

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)?

There were no prior application denials

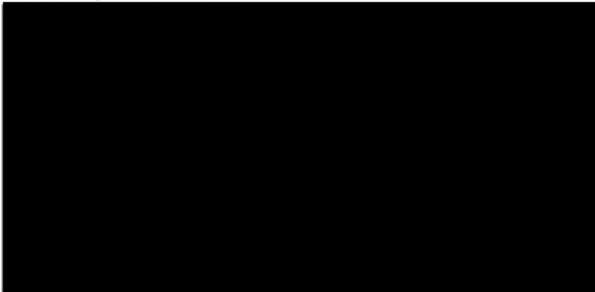
REQUIRED SUPPORTING ATTACHMENTS

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

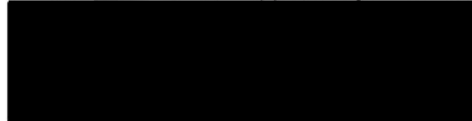
NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, SERDAR AYDIN, 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.



Subscribed and sworn to before me
this 6th day of May, 2026



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:

608 Railroad St., Joliet, IL, 60433
PIN(s): 30-07-16-323-003-0000, 30-07-16-323-002-0000

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 |

E-M

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

TFR Fleet Ports and Services LLC

Serdar Aydin, owner 100%

E-MAIL:

FAX:

NOTE:

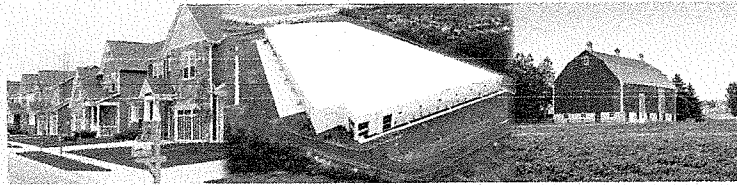
If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated 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: 5/5/2026

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

PRINT



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

PIN 30-07-16-323-003-0000

Parcel Information

<< Prev Parcel

Next Parcel >>

JOLIET TOWNSHIP

Owner Name: TRUST 1361

Street Address:
608 RAILROAD ST
JOLIET IL 60436

Subdivision:

Property Class: 0060 Commercial

Homesite Acres: 0.00
Farm Acres: 0.00
Open Space Acres: 0.00
Non-Farm Acres: 0.00
Total Acres: 0.00

[GIS Map & Address Information](#)

[View Tax Map](#)

[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	Insta Amou
2025	BOR	0	18,865	0	31,416	50,281	150,858		
2025	SA/E	0	18,865	0	31,416	50,281	150,858		
2025	TWP	0	18,865	0	31,416	50,281	150,858		
2024	BOR	0	18,865	0	31,416	50,281	150,858		
2023	BOR	0	18,865	0	31,416	50,281	150,858		

Sale Information

Sale Date	Sale Amount	Document Number
02/08/2024	0	R202507018

Building Information

** There is no building information currently available for this parcel. Please contact the **JOLIET TOWNSHIP** Assessor for more information. **

Legal Description

LOT 7 & 8 IN BLK 118 IN SCHOOL SEC ADDN TO JOLIET, ALSO THE VAC ALLEY LYG BTW SD LOTS, BEING A SUB OF PRT O THE E1/2 OF THE SW1/4 OF SEC.16, T35N-R10E.

[Back](#)

[Property Search Portal](#)

PLAT OF SURVEY

SHEET 1 OF 1

PARCEL DETAILS
ADDRESS: 606-608 RAILROAD ST.,
JOLIET, IL 60435
PIN NO.: 30-07-16-323-003 &
30-07-16-323-002

LINE LEGEND
— PROPERTY LINE
— CENTER LINE
— ADJACENT PROPERTY LINE
— OR RIGHT-OF-WAY LINE
— FENCE LINE
— ORIGINAL LOT LINE
— INTERIOR "LOT" LINE
— EXTENSION LINE

SYMBOL LEGEND
SIP — SET IRON PIPE
FIP — FOUND IRON PIPE
(XXX.XX) — RECORD CALL
+ — SET CROSS
● — SET 3/4" IRON PIPE
— SET CROSS
FIR — FOUND IRON ROD
○ — BOLLARD
BLDG. — BUILDING
CONC. — CONCRETE
EXCEP. — EXCEPTION

SURVEYOR'S NOTES

1. FIELD WORK COMPLETED ON 4/5/2019.
2. PLEASE NOTE THE SURVEY WAS DONE WITH AMPLE SNOW AND ICE ON THE GROUND (APPROX. 12"). ALL PLANNIMETRICS AND DRAWING DATA IS REPRESENTED TO THE BEST OF THE SURVEYOR'S ABILITY FOR EXISTING CONDITIONS. ITEMS MAY POSSIBLY BE MISSING OR MISREPRESENTED DUE TO SNOW COVER.
3. BEARINGS ARE ASSUMED. THE BEARINGS ARE BASED UPON THE NORTH LINE OF DUNCAN STREET BEING SOUTH 87 DEGREES 47 MINUTES 00 SECONDS WEST.
4. NO ANGLES OR DISTANCES ARE TO BE ASSUMED BY SCALING.
5. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
6. A PRELIMINARY TITLE COMMITMENT WAS NOT FURNISHED TO EZ SURVEYING, INC. FOR USE IN THE PREPARATION OF THIS PLAT. THEREFORE, ADDITIONAL EASEMENTS AND/OR SERVITUDES MAY AFFECT THE SUBJECT LOT. THE EASEMENTS SHOWN HEREON ARE PROVIDED FROM THE USE OF THE RECORDED SUBDIVISION PLAT. FOR BUILDING LINES AND EASEMENTS REFER TO ABSTRACT OF TITLE FOR POSSIBLE ADDITIONAL EASEMENTS. COVENANT RESTRICTIONS OR OTHER ENCUMBRANCES UPON SUBJECT TO PROPERTY. REFER TO VILLAGE, CITY, OR COUNTY CODES FOR FRONT, SIDE, AND/OR REAR BUILDING SETBACK RESTRICTIONS. NO SEARCH OF THE RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS MADE AS PART OF THIS SURVEY.
7. THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
8. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.

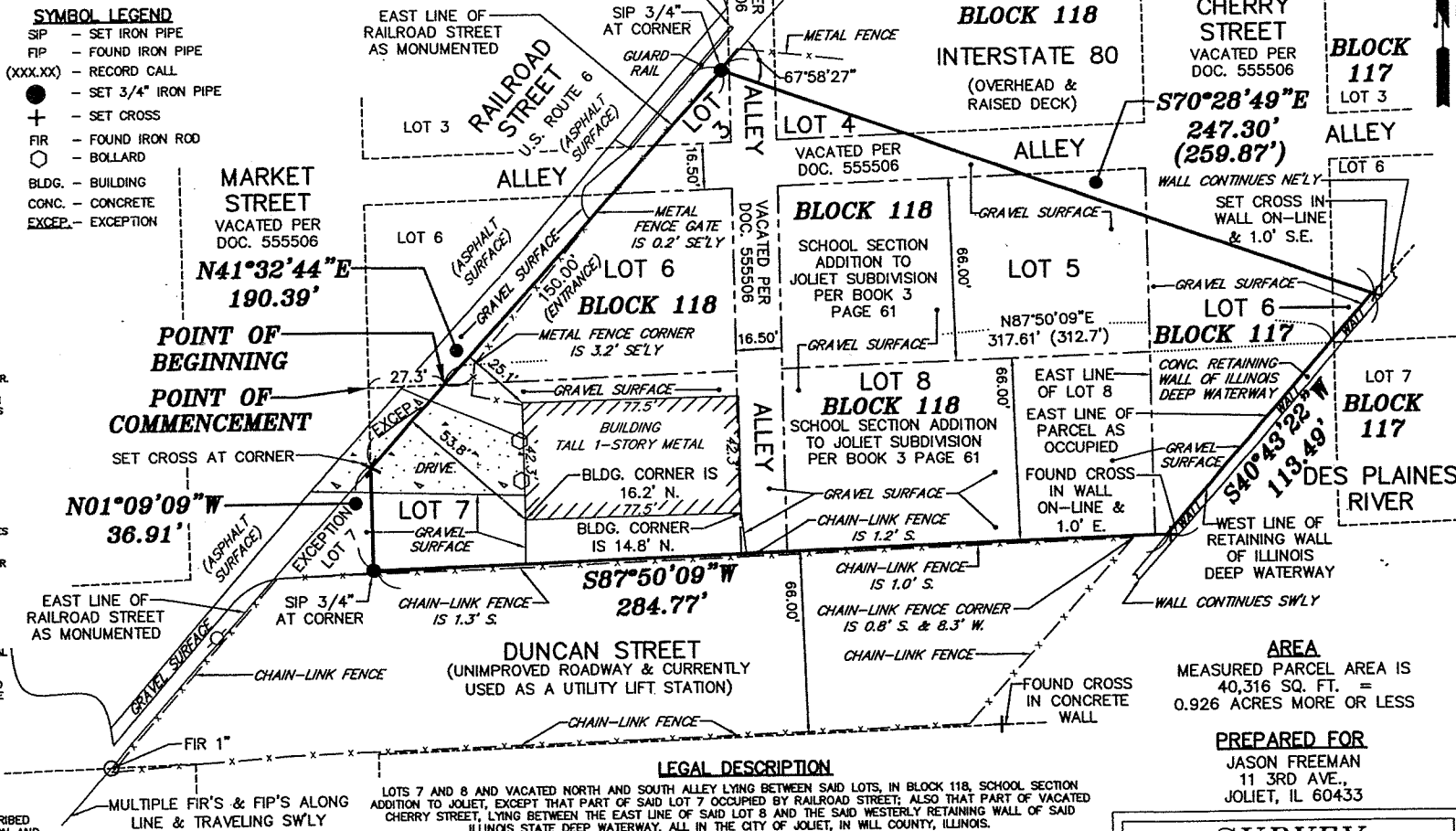
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO)

I, ERIC ZINGRE JR., AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 5TH DAY OF APRIL, A.D., 2019.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003721
MY REGISTRATION EXPIRES 04/01/2020
PROFESSIONAL DESIGN LICENSE NO. 035-003721
EXPIRATION DATE IS APRIL 1, 2020



LEGAL DESCRIPTION

LOTS 7 AND 8 AND VACATED NORTH AND SOUTH ALLEY LYING BETWEEN SAID LOTS, IN BLOCK 118, SCHOOL SECTION ADDITION TO JOLIET, EXCEPT THAT PART OF SAID LOT 7 OCCUPIED BY RAILROAD STREET; ALSO THAT PART OF VACATED CHERRY STREET, LYING BETWEEN THE EAST LINE OF SAID LOT 8 AND THE SAID WESTERLY RETAINING WALL OF SAID ILLINOIS STATE DEEP WATERWAY, ALL IN THE CITY OF JOLIET, IN WILL COUNTY, ILLINOIS.

ALSO, THAT PART OF LOT 6 IN BLOCK 117; AND THAT PART OF LOTS 3, 4, 5 AND 6 IN BLOCK 118, AND THAT PART OF VACATED CHERRY STREET, AND THAT PART OF THE VACATED EAST-WEST AND NORTH-SOUTH ALLEYS IN SAID BLOCK 118, ALL IN THE SCHOOL SECTION ADDITION TO JOLIET, BEING A SUBDIVISION OF PART OF THE SOUTHWESTERLY 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 IN SAID BLOCK 118, THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 27.3 FEET TO A POINT OF BEGINNING ON THE EASTERLY LINE OF RAILROAD STREET (U.S. 6); THENCE NORTHEASTERLY ON THE SAID EASTERLY LINE OF RAILROAD STREET, A DISTANCE OF 150 FEET, THENCE SOUTHEASTERLY ON A LINE FORMING AN ANGLE OF 67 DEGREES 58 MINUTES 27 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 259.87 FEET TO A POINT ON THE WESTERLY RETAINING WALL OF THE ILLINOIS DEEP WATERWAY, THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE (WHICH IS THE RETAINING WALL OF THE ILLINOIS DEEP WATERWAY) TO A POINT OF INTERSECTION WITH A STRAIGHT LINE WHICH IS 312.7 FEET NORTHEASTERLY FROM THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 312.7 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

AREA
MEASURED PARCEL AREA IS
40,316 SQ. FT. =
0.926 ACRES MORE OR LESS

PREPARED FOR

JASON FREEMAN
11 3RD AVE.,
JOLIET, IL 60433

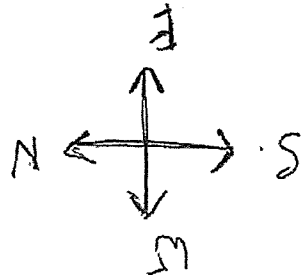
SURVEY

DRAWN BY BZ	DATE 4/11/19	EZ SURVEYING, INC. P.O. BOX 595 ROCKTON, IL 61072 (815) 519-7319 EMAIL: ERIC@EZSURVEYING.COM WWW.EZSURVEYING.COM
PROJECT NO. 2018287	SHEET 1 OF 1	
SCALE 1" = 40'		

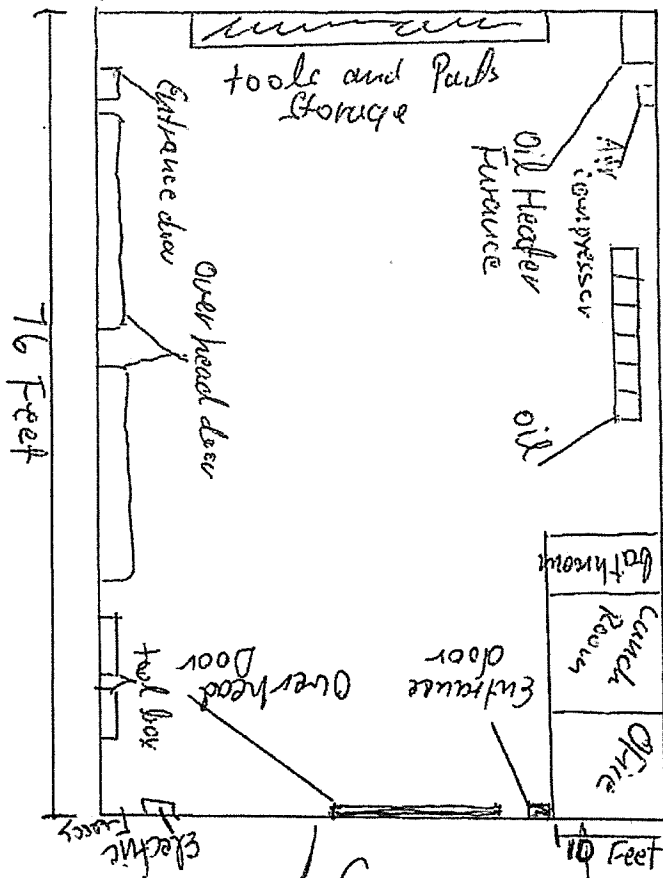
Des Plaines River

Interior
plan

Storage Area



41 Feet



Fence

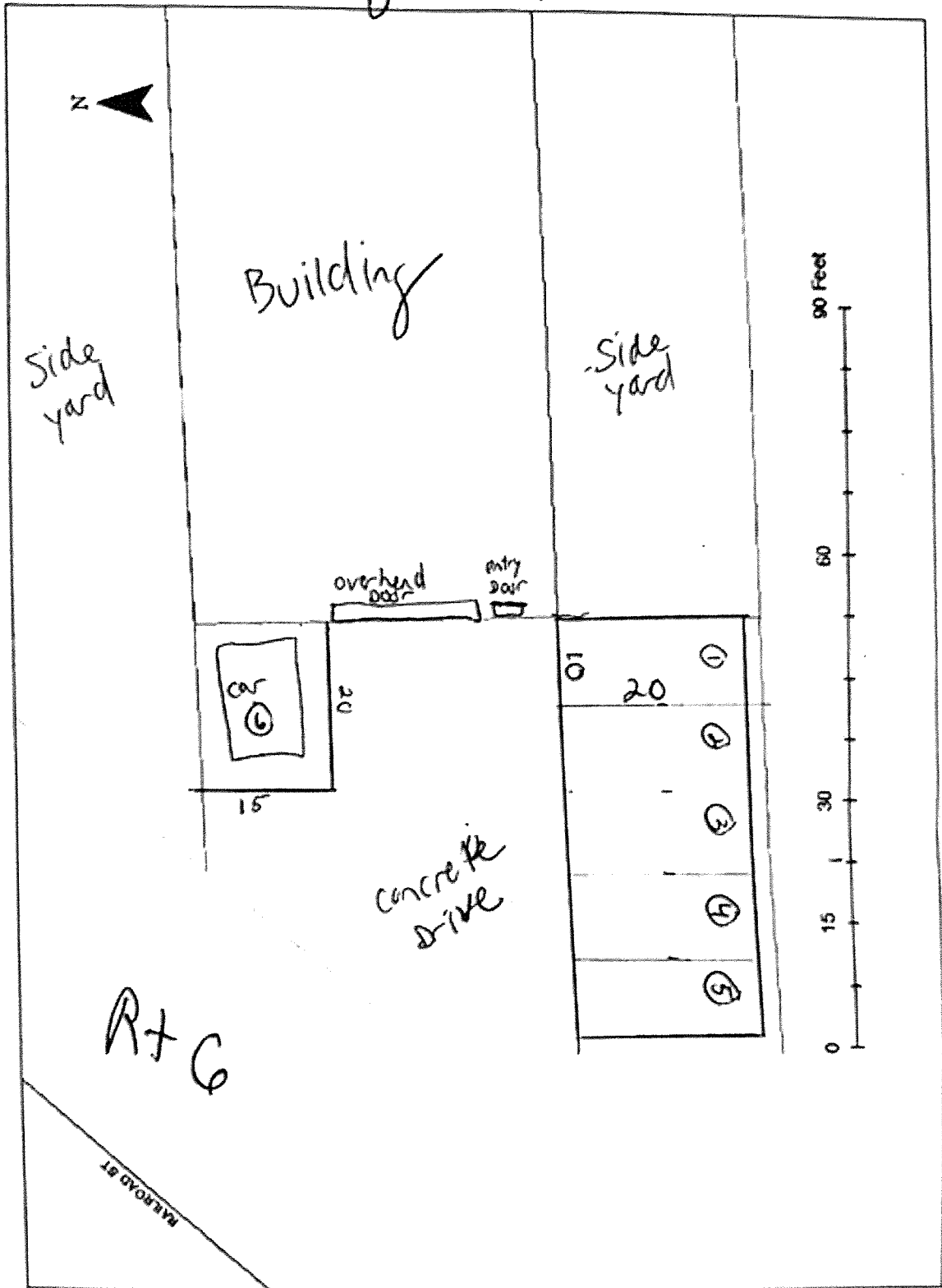
RT 6

Concrete driveway

Lot 600

Parking Plan

608 Railroad Street



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-10019

Agenda Date: 7/16/2026
