

STAFF REPORT

DATE: September 19, 2024
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2024-43, 2024-44 & 2024-45
Applicant: Estanislao Alamillo
Status of Applicant: Owner
Owner: Estanislao Alamillo
Location: 1249 and 1251 E. Cass Street
Request: A Special Use Permit to allow automotive repair, located at 1249 and 1251 E. Cass Street.

A Variation of Use to allow a B-3 (General Business District) use in an R-2 (Single-Family Residential) zoning district, located at 1249 and 1251 E. Cass Street.

A Variation to allow an automotive repair building to be located within 100 feet of a residential zoning district, located at 1249 and 1251 E. Cass Street.

Purpose

The petitioner is requesting a Special Use Permit to allow automotive repair at 1249 and 1251 E. Cass Street. Since the underlying zoning district is an R-2 (Single-Family Residential) zoning district, the petitioner is also requesting a Variation of Use to allow a B-3 (General Business District) use in an R-2 (Single-Family Residential) zoning district. Per the City's Zoning Ordinance, Section 47-13.2A(G) Special Uses – General Business Zoning District, automobile repair may be allowed as a Special Use by the Mayor and City Council, with the advice of the Zoning Board of Appeals in accordance with Section 47-5.2.

According to the petitioner's concept plan, the proposed automotive repair building, if built, would be located approximately 25 feet east of the R-2 (Single-Family Residential) zoned property to the immediate west. Per Section 47-17.26 of the City's Zoning Ordinance, automobile repair shops cannot be located within 100 feet of any "R" zoning district. Therefore, the petitioner is also requesting a Variation to allow an automotive repair building to be located within 100 feet of a residential zoning district.

Site Specific Information

The .46-acre subject property contains two separate lots, 1249 and 1251 E. Cass Street, which have been undeveloped since the 1990's. The property was previously occupied by two residential structures.

The petitioner owns a carwash and tire sales facility to the immediate west of the subject property and wishes to develop the vacant property for a future automotive repair facility. The subject portion of the E. Cass Street corridor contains a cemetery along the south side of E. Cass Street, with various single and multi-family residential structures along the north side of the corridor. The property to the immediate of east contains a single-family residence. However, this property contains a County Local Commercial zoning designation. Small to moderate retail and service uses and mixed-use commercial and residential uses are permitted within this district. An autobody repair shop is located three blocks further east of the subject property, east of three residential lots. Additional general commercial and industrial uses can be found to the east, within a 1/5-mile distance of the subject property. Lots to the west along E. Cass Street and to the north on E. Jackson Street are currently all residential.

The proposed concept plan for the site shows an approximately 2,090 square-foot, rectangular building that would be setback 78 feet from the E. Cass Street right-of-way. The plan shows two points of access off E. Cass Street, with 12 parking spaces. Staff will require the developer to improve the sidewalk along the property's Cass Street frontage as a condition of the Special Use Permit. A 15'-wide landscape buffer will be required along the property's east side in addition to a 6'-tall decorative fence to provide some buffering between the proposed automotive repair use and the existing residence to the east. Additional landscaping buffers will be required along the property's north and west sides. Decorative fencing will also be required on the north and west sides of the property. Approval of a final site plan will be required before a building permit is issued.

Surrounding Zoning, Land Use and Character

- * North: County R-5 (Single-Family Residence); Single-Family Residential
- * East: County C-2 (Local Commercial); Single-Family Residential
- * South: R-2 (Single-Family Residential); Cemetery
- * West: R-3 (One and Two-Family Residential); Carwash and Tire Sales

Applicable Regulations

- Section 47-13.2A(G) – Special Uses – General Business Districts
- Section 47-5.2(C) - Criteria for issuance of a Special Use Permit (see attached petition)
- Section 47-17.28 – Variation of Use

- Section 47-17.26 – Garages and Automobile Service Stations
- Section 47-19.8 - Criteria for granting a Variation (refer to attachment)

Discussion

Approval of the requested petitions would allow future development of an automotive repair facility at 1249 and 1251 E. Cass Street. The subject property is located within the city's urban core, where surrounding properties are located on smaller lots with shorter setback distances. The segment of E. Cass Street on which the property lies contains heavy car and truck traffic with a mixture of residential, commercial, and industrial uses. IDOT traffic counts show that the fronting segment of E. Cass Street sees an average daily vehicle count of over 13,200 vehicles per day. For comparison, certain segments of Theodore Street, Plainfield Road, and Collins Street see less vehicular traffic on a daily basis. Also, while the underlying zoning is an R-2 (Single-Family Residential) zone, commercial zones within unincorporated Will County can be found to the immediate east and along the E. Cass Street corridor. Due to the intensity of these adjacent land uses and the high volume of traffic that travels along the E. Cass Street corridor, staff feels that certain commercial uses could be appropriate at the subject location.

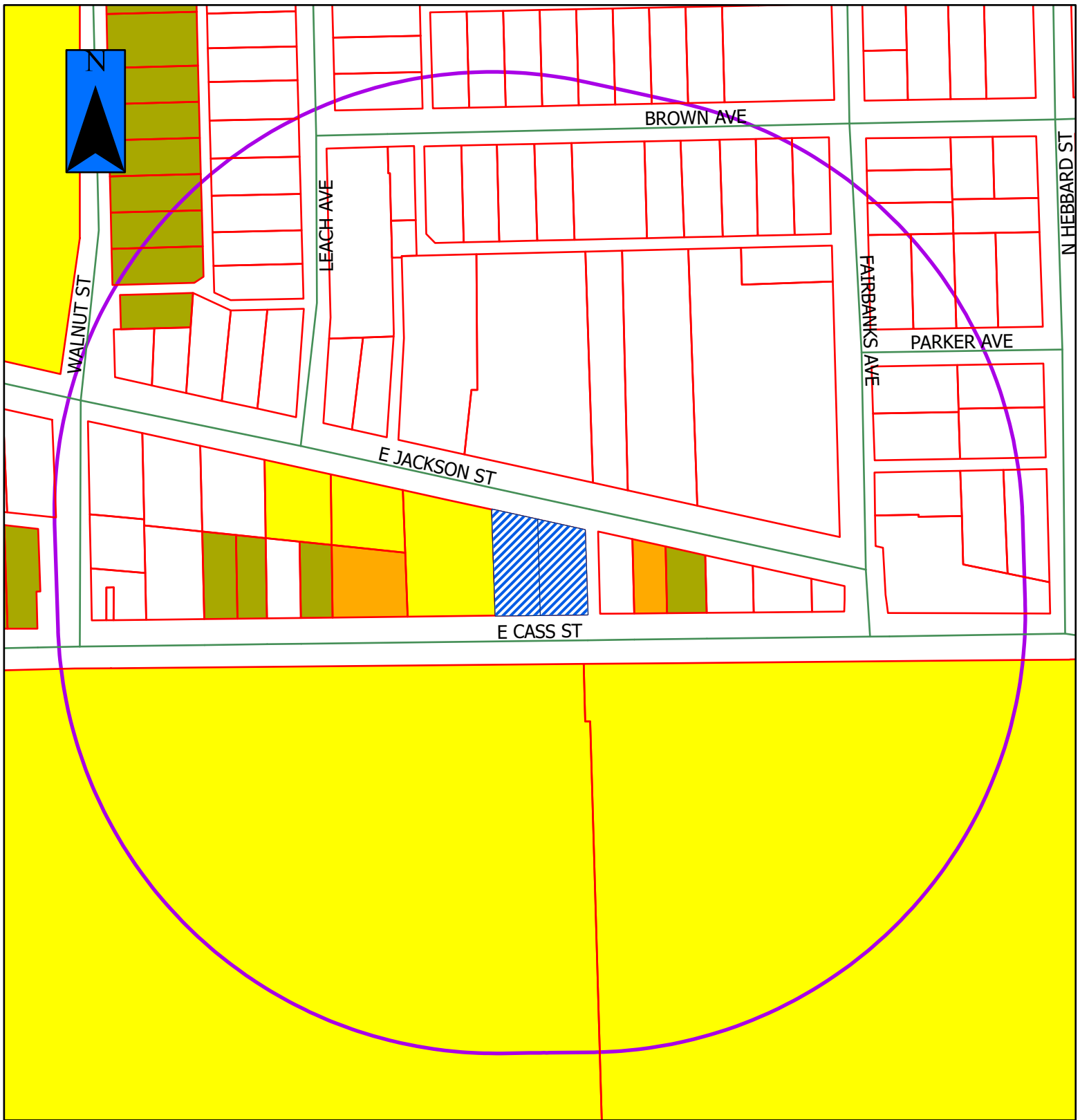
If the developer follows the conditions listed below, staff believes that the criteria outlined in Section 47-5.2(C) of the Zoning Ordinance that must be present for a special use permit to be issued will be met. Existing residences along the corridor already must deal with several negative externalities. Properties to the west will be buffered by the existing carwash and tire sales facility. Properties to the east contain County commercial zoning and could potentially redevelop with more intense land uses in the future. Furthermore, while the underlying residential zoning to the west is residential (R-3), staff supports the requested variation to allow the automotive repair use within 100 feet of this zone, since a preexisting commercial use is located on the adjacent property.

Conditions

If the Zoning Board of Appeals desires to approve the Special Use Permit, staff recommends the following conditions be included. All conditions must also be satisfied before issuance of a building permit.



1. That the number of vehicles that could be serviced for repair can be always parked inside the subject property's main building.
2. That all repairs be conducted inside the subject property's main building.
3. Any additional equipment or supplies that may be needed to perform repair services will be always stored inside of the main building.






4. That the property owner provides the following landscape easements, in addition to a 6-ft. tall decorative fence on the property's east, north, and west sides:
 - East Side: 15-ft. Landscape Easement
 - North Side: 10-ft. Landscape Easement
 - West Side: 5-ft. Landscape Easement
 - South Side: 10-ft. Landscape Easement
5. That the property owner repairs the sidewalk along the property's E. Cass Street frontage to specifications as required by the City's Public Works Department.
6. That a City business license shall be obtained.
7. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.
8. That the Special Uses 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 Uses, 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.

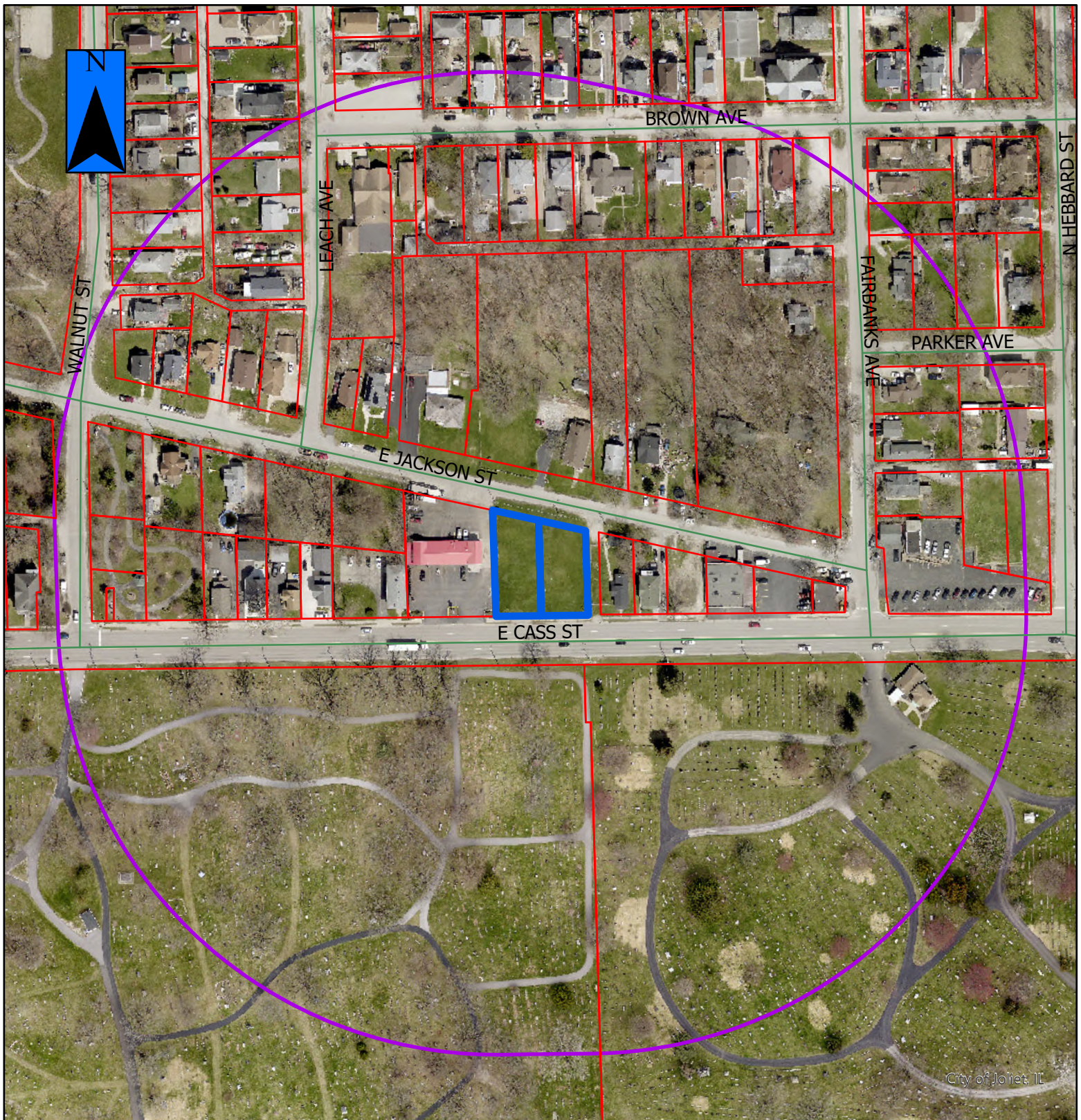


2024-43, 2024-44 & 2024-45





 = Property in Question
 = 600' Public Notification Boundary

Legend			
	B-1		R-2
	B-2		R-2A
	B-3		R-3
	I-1		R-4
	I-2		R-5
	I-T		R-B
	I-TA		R-1
	I-TB		R-1A
	I-TC		R-1B



2024-43a, 2024-44a & 2024-45a



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





Red Roof
Car Wash
CAR WASH OPEN
OPEN TIRES SHOP
TIRES SALE







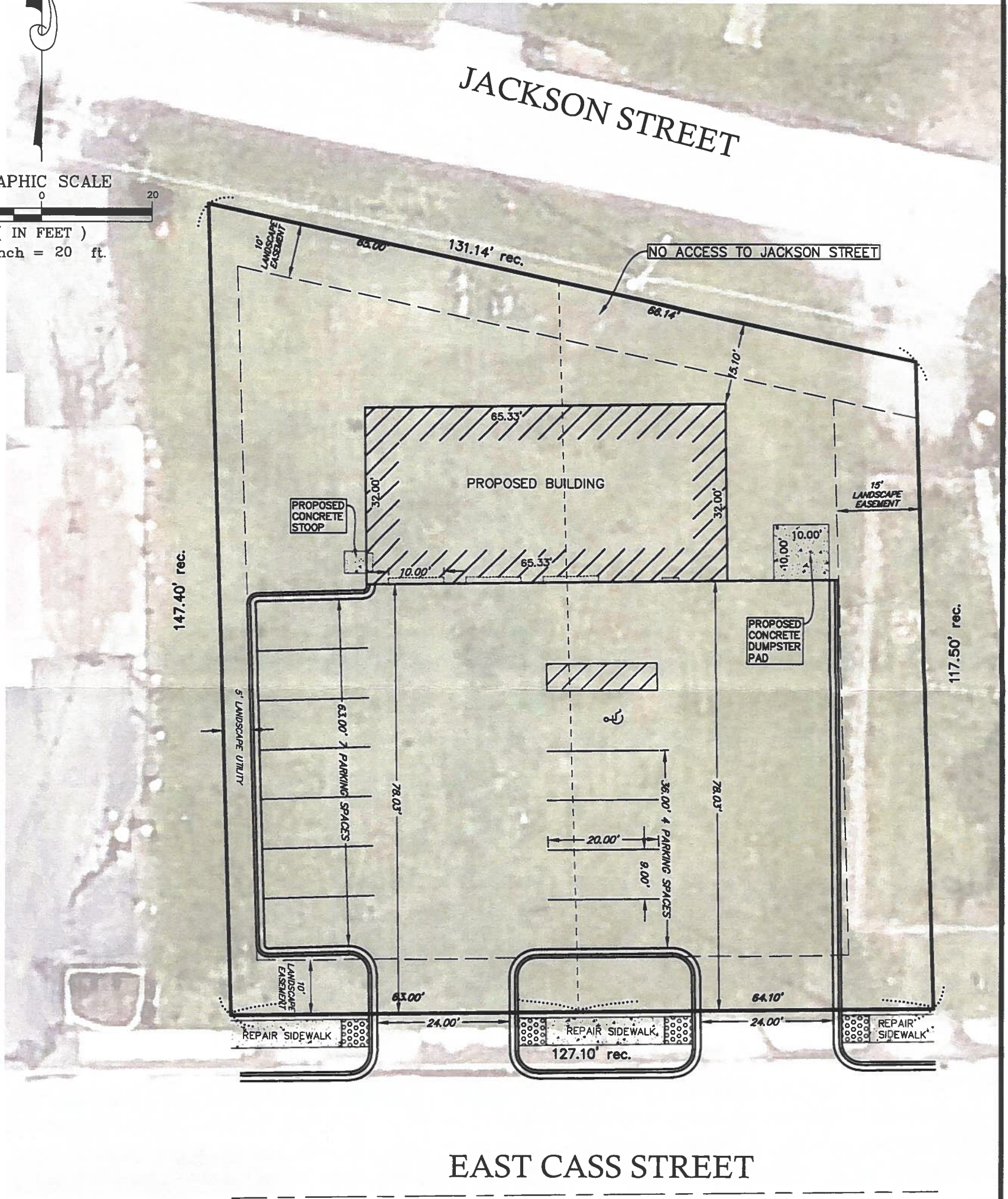
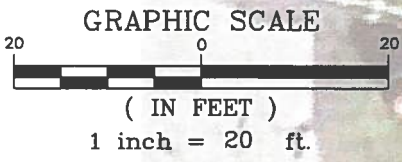


LERNER & ROWE
222-2222

GUARANTEED

CENTER
ENTRANCE

CONCEPT PLAN



Ruettiger, Tonelli & Associates, Inc. & TWiG Technologies
 Surveyors - Engineers - Planners - G.I.S. Consultants
 129 Capista Drive - Shorewood, Illinois 60404
 Ph: (815) 744-6600 Website: www.ruettigertonelli.com

DATE CREATED: 02-08-2024		LATEST R. T. & A. REVISION		R. T. & A. Dwg. No.:
FIELD BK:	No.	DATE	DESCRIPTION	BY
PAGE:	2.	05-16-2024	REVISED PER CLIENT REVIEW	ESM
DRAWN BY: ESM				124-0105-CP

FOR OFFICE USE ONLY

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

Payment received from: _____

Petition #: 2024-43, 44, 45

Common Address: _____

Date filed: 07/25/2024

Meeting date requested: 09/19/2024

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: E. Cass Street, Joliet

PETITIONER'S NAME: Estanislao Alamillo

HOME ADDRESS: 2113 Elmwood Lane, Joliet, IL ZIP CODE: 60433

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: _____

OWNER OF PROPERTY: Estanislao Alamillo

HOME ADDRESS: 2113 Elmwood Lane, Joliet, IL ZIP CODE: 60433

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: _____ FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (*name, address, phone*):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 07-11-405-016 & 07-11-405-017 ;

_____ ; _____ ; _____ .

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 SIZE: WIDTH: 127.1' DEPTH: 132.5' AREA : 0.46 acres

PRESENT USE(S) OF PROPERTY: Vacant Lot

PRESENT ZONING OF PROPERTY: Residential

SPECIAL USE REQUESTED: Construction of Auto Repair shop, including but not limited to paving a parking lot, connections into utilities

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?

Minor generation of traffic, minor effect on stormwater, minor noise generation

2. How will the special use impact properties in the immediate area? Minor generation of traffic,
minor effect on stormwater, minor noise generation
-
-

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

No

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

Yes

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

Yes

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 use conforms to our knowledge and does not violate any applicable 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)?

NA

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, Estanislao Alamillo do hereby declare 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.

Estanislao Alamillo
Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 24 day of July, 2024

Jill Jill Rickard



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:

PIN(s): 07-11-405-016 & 07-11-405-017

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

Estanislao Alamillo

2113 Elmwood Lane, Joliet, IL 60433

E-MAIL: _____ **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

Estanislao Alamillo

2113 Elmwood Lane, Joliet, IL 60433

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: Estanislao Alamillo

DATE: 7-24-24

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

PRINT

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from:

Cass St Tire Shop Corp
1229 E Cass St
Joliet, IL 60432

Petition #: 2024-45

Common Address: 1249 & 1251 E Cass

Date filed: 7/25/24

Meeting date assigned: 9/17/24

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS

PETITION FOR VARIATION/APPEAL

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 1249 & 1251 E. Cass Street

PETITIONER'S NAME: Estanislao Alamillo

HOME ADDRESS: 2113 Elmwood Lane, Joliet ZIP CODE: 60433

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) 815-791-9580 (Secondary) _____

EMAIL ADDRESS: tomalamillo@gmail.com FAX: _____

PROPERTY INTEREST OF PETITIONER: _____

OWNER OF PROPERTY: Estanislao Alamillo

HOME ADDRESS: 2113 Elmwood Lane, Joliet ZIP CODE: 60433

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: _____ FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (*name, address, phone or email*):

OTHER PROJECTS AND/OR DEVELOPMENTS:

1227 E. Cass Street, Joliet

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 07-11-405-016-0000 ;
07-11-405-017-0000 ; _____ ; _____ .

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

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

LOT SIZE: WIDTH: 127.1' DEPTH: 132.5' AREA: 0.46 acre

PRESENT USE(S) OF PROPERTY: Vacant lot

PRESENT ZONING OF PROPERTY: Residential

VARIATION/APPEAL REQUESTED: Construction of auto repair shop, including but not limited to paving a parking lot, connections into utilities

RESPONSE TO VARIATION CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

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

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?
The site is adjacent to an existing business and located on a state route, more suited for business rather than residential.

2. What unique circumstances exist which mandate a variance?

The current zoning does not allow for the requested business to operate within it's zoning.

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 site would be developed and a new business would bring in more tax dollars to the City. The development would expand the business use along the state route. The site is likely to be noisier than a residence.

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, Estanislao Alamillo, 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.

Estanislao Alamillo

Petitioner's Signature

Estanislao Alamillo

Owner's Signature

(If other than petitioner)

Subscribed and sworn to before me
this 29th day of August, 20 24

Anne Arias Lockwood



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:

E. Cass Street

PIN(s): 07-11-405-016-0000, 07-11-405-017-0000

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

Estanislao Alamillo

2113 Elmwood Lane, Joliet, IL 60433

E-MAIL: tomalamillo@gmail.com

FAX: _____

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

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

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

Estanislao Alamillo

2113 Elmwood Lane, Joliet, IL 60433

E-MAIL: tomalamillo@gmail.com

FAX:

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: Estanislao Alamillo

DATE: 8-29-24

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

ESTANISLAO ALAMILLO
815-791-9580

PRINT

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from:

Cass St Tire Shop Corp
1229 E Cass St
Joliet, IL 60432

Petition #: 2024-44

Common Address: 1249 & 1251 E Cass

Date filed: 7/25/24

Meeting date assigned: 7/19/24

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: 1249 & 1251 E. Cass Street

PETITIONER'S NAME: Estanislao Alamillo

HOME ADDRESS: 2113 Elmwood Lane, Joliet, IL ZIP CODE: 60433

BUSINESS ADDRESS: ZIP CODE:

PHONE: (Primary) 815-791-9580 (Secondary)

EMAIL ADDRESS: tomalamillo@gmail.com FAX:

PROPERTY INTEREST OF PETITIONER:

OWNER OF PROPERTY: Estanislao Alamillo

HOME ADDRESS: 2113 Elmwood Lane, Joliet, IL ZIP CODE: 60433

BUSINESS ADDRESS: ZIP CODE:

EMAIL ADDRESS: FAX:

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (name, address, phone or email):

OTHER PROJECTS AND/OR DEVELOPMENTS:

1227 E. Cass Street, Joliet

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 07-11-405-016-0000 ;
07-11-405-017-0000 ; _____ ; _____ .

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

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

LOT SIZE: WIDTH: 127.1' DEPTH: 132.5' AREA: 0.46 acres

PRESENT USE(S) OF PROPERTY: Vacant lot

PRESENT ZONING OF PROPERTY: Residential

VARIATION OF USE REQUESTED: Construction of auto repair shop, including but not limited to paving a parking lot, connections into utilities

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?
The site is adjacent to an existing business and located on a state route, more suited for business rather than residential.

2. What unique circumstances exist which mandate a variance?

The current zoning does not allow for the requested business to operate within it's zoning.

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 site would be developed and a new business would bring in more tax dollars to the City. The development would expand the business use along the state route. The site is likely to be noisier than a residence.

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, Estanislao Alamillo, 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.

Estanislao Alamillo

Petitioner's Signature

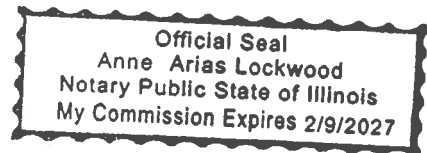
Estanislao Alamillo

Owner's Signature

(If other than petitioner)

Subscribed and sworn to before me
this 29th day of August, 2024

Anne Arias Lockwood



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:

1249 & 1251 E. Cass Street

PIN(s): 07-11-405-016-0000, 07-11-405-017-0000

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

Estanislao Alamillo

2113 Elmwood Lane, Joliet, IL 60433

E-MAIL: _____ 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

Estanislao Alamillo

2113 Elmwood Lane, Joliet, IL 60433

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: Estanislao Alamillo

DATE: 8-29-24

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

Estanislao Alamillo
815-791-9580

PRINT

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.		

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).		

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
<p>(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows:</p> <p>(a) _____</p> <p>(b) _____</p> <p>(c) _____</p> <p>(list of reasons)</p>		
<p>(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:</p> <p>(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.</p> <p>(b) The plight of the owner is due to unique circumstances.</p> <p>(c) The variation, if granted, will not alter the essential character of the locality.</p>		
<p>(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).</p>		