

## **STAFF REPORT**

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

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### **Purpose**

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

### **Site Specific Information**

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

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

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

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

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

### **Applicable Regulations**

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

### **Discussion**

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

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

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

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

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

### **Conditions**

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

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

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



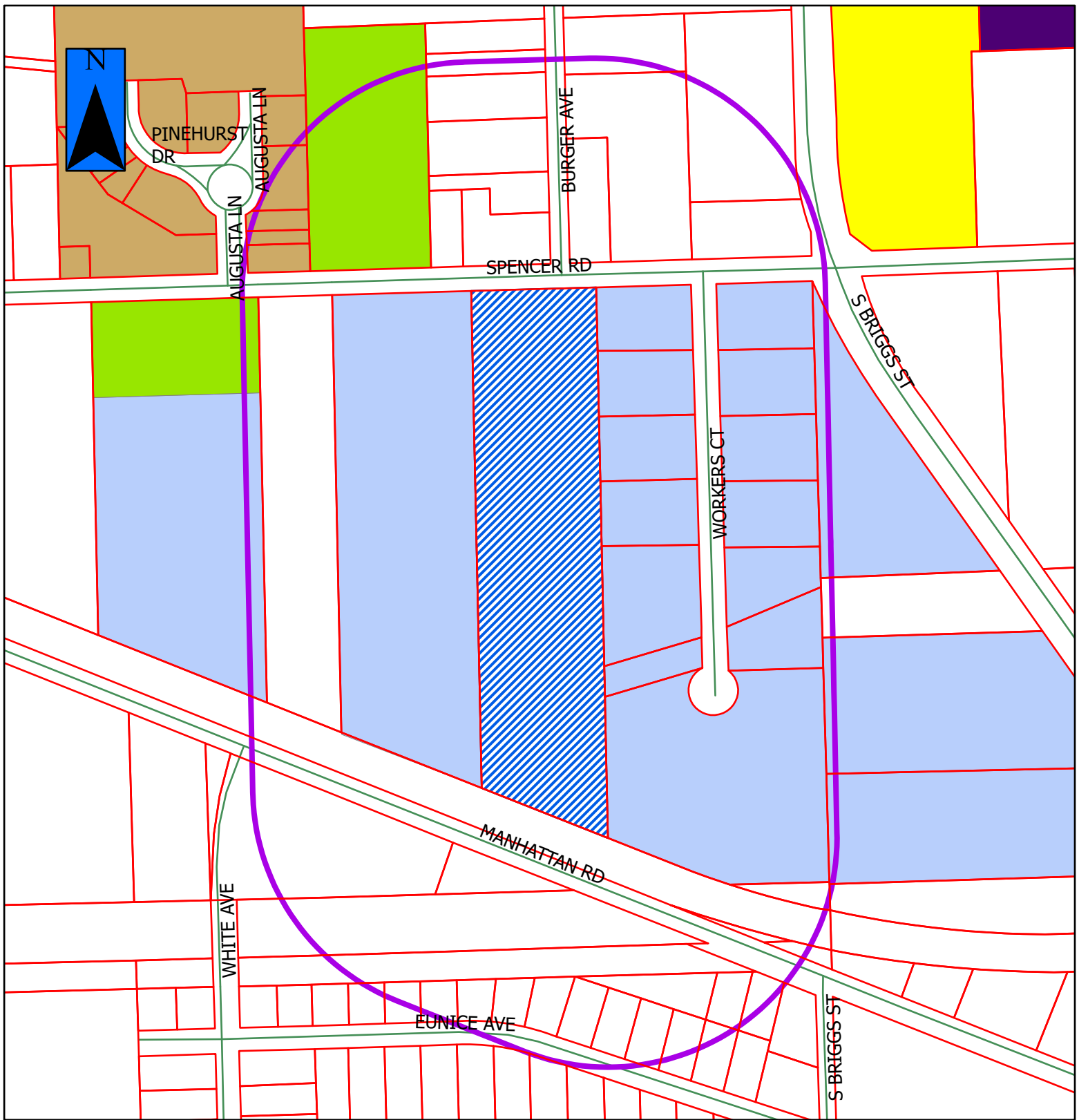


**2025-23a**



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

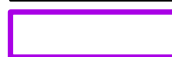




**2025-23**



= Property in Question



= 600' Public Notification Boundary

## Legend

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

Figure 1: Google Earth – subject site view south from Spencer Road (2024)



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





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



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





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

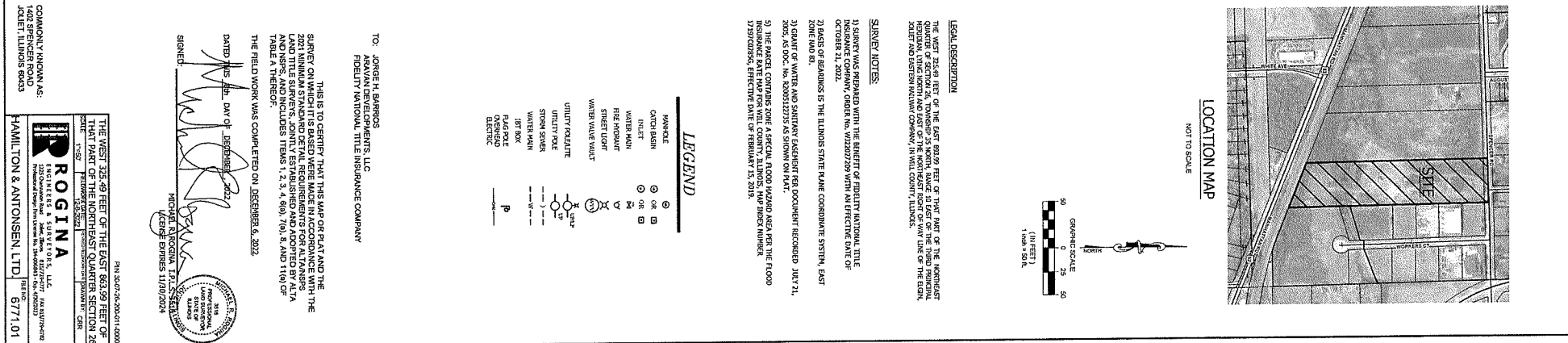


Y:\030007\0007729671\5114\4677101-HAMLETON 1462 SPENCER RD.dwg  
 PlotDate: 12/07/2012 7:23 PM Layout: ota 25x24 ALTA-RAGE  
 T.A.  
 NAME

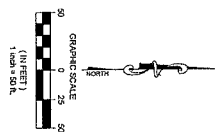
60.00'

100.00'

17

































NOT TO SCALE



THE WEST 72.49 FEET OF THE EAST 893.99 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LIVING NORTH AND EAST OF THE NORTHEAST RIGHT OF WAY LINE OF THE ELGIN, JOLETT AND EASTERN RAILWAY COMPANY, IN WILL COUNTY, ILLINOIS.

- 1) SURETY WAS PREPARED WITH THE BENEFIT OF INDULTIA NATIONAL TITLE ASSOCIATES COMPANY, ORDER NO. 1172037-205 WITH AN EFFECTIVE DATE OF 01/07/2011, 8020.
- 2) BASIS OF FEES/ISSUES IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE 1605 83.
- 3) CREDIT OF WATERS AND SURVEYING FEES DOCUMENT RECEIVED JUNE 21, 2005, IS ONC. IN. 800012225555 IS SHOWN ON PLAT.
- 4) THE PACER CONTAINS JUNE 4 SPECIAL FLOOD HAZARD AREA PER THE FLOOD INSURANCE MAP FOR WYLL COUNTY, ILLINOIS, MAP INDEX NUMBER 0125000000, EFFECTIVE DATE OF FEBRUARY 15, 2019.


## LEGEND

PANHOLE		
CATCH BASIN		
INLET		
WATER MAIN		
FIRE HYDRANT		
STREET LIGHT		
WATER VALVE		
UTILITY LOCATOR		
UTILITY POLE		
STORM SEWER		
WATER MAIN		
1ST BOX		
FLAG POLE		
MANHOLE		
ELECTRIC		


THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, AND 11(a) OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON DECEMBER 6, 2022.


DATED THIS 28th DAY OF DECEMBER 2022

SIGNED: 

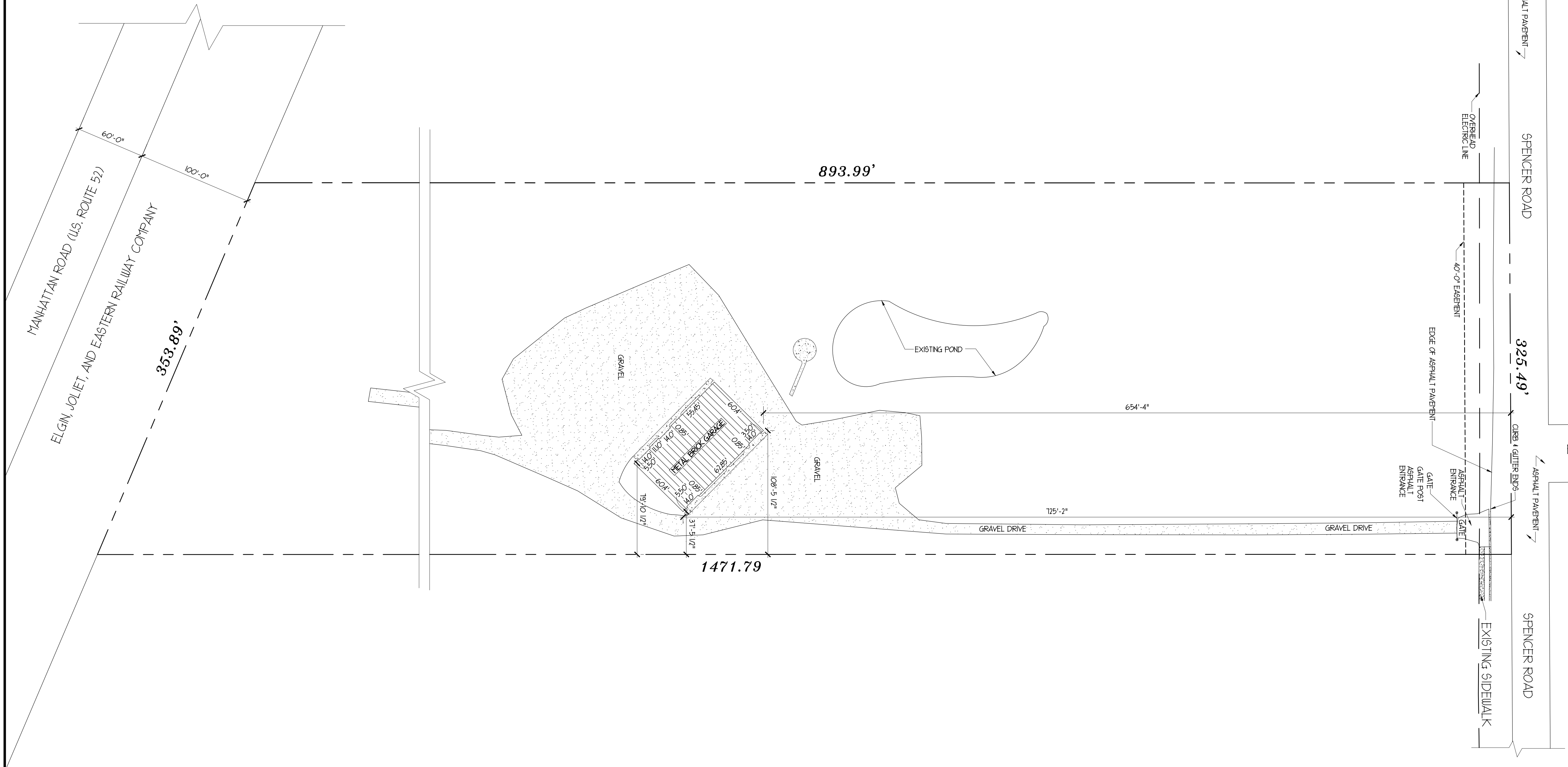
\_\_\_\_\_  
MICHAEL A. PROQUIA, TPL, FLSA  
LICENSE EXPIRES 11/01/2024





THE WEST 325.49 FEET OF THE EAST 863.99 FEET OF THAT PART OF THE NORTHEAST QUARTER SECTION 26		PH 32-07-26-003-01 0000
DATE: 1-25-21	FILE NO: 12522	SECTION: 26
 <b>ROGINA</b> ENGINEERS & SURVEYORS, LLC 12200A Highway 100, Suite 100 • Shawnee, KS 66203 Telephone: 913.241.1222 • Fax: 913.241.1223		DRAWN BY: CBR
HAMILTON & ANTONSEN, LTD.		FIELD NO: 6771.01





EXISTING SITE PLAN

SCALE : 1" = 50'-0"



I hereby certify that these architectural drawings which include sheets A-1 thru A-6, were prepared by me and /or under my supervision and that to the best of my knowledge and belief they comply with the ordinances and building codes of JOLIET, Illinois.

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

Architects signature

Date

DRAWING INDEX

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

UNITED ARCHITECTS RESERVE COPYRIGHT AND OTHER RIGHTS RESTRICTING THESE DRAWINGS FOR THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS CHANGES OR OTHER ASSIGNMENTS ARE PROHIBITED. © 2025

ISSUED FOR OWNER'S REVIEW FEBRUARY 10, 2025

United  
ARCHITECTS LTD.

1002 PLAINFIELD ROAD, JOLIET IL, 60435  
815-723-8060 \* office@unitedarchitects.biz  
PROFESSIONAL DESIGN FIRM # 184-002866

REVISION NO.	DATE	REMARKS

TRUCK STORAGE

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

DRAWN BY: N.D.

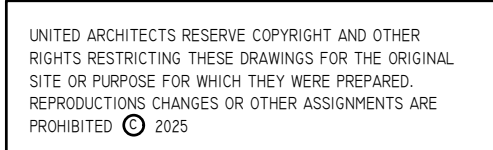
CHECKED BY: BOB GEBEL

DATE: FEBRUARY 10, 2025

PROJECT NO: P-26

TITLE: EXISTING SITE PLAN

SHEET  
S-1



DRAWN BY: N.D.

CHECKED BY: BOB GEBEL

DATE: FEBRUARY 10, 2025

PROJECT NO: P-26

TITLE: PROPOSED SITE PLAN

## TRUCK STORAGE

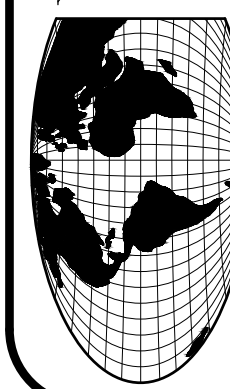
FOR: ARAVAN DEVELOPMENTS L.L.C.

1402 SPENCER ROAD, JOLIET, ILLINOIS 60433

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

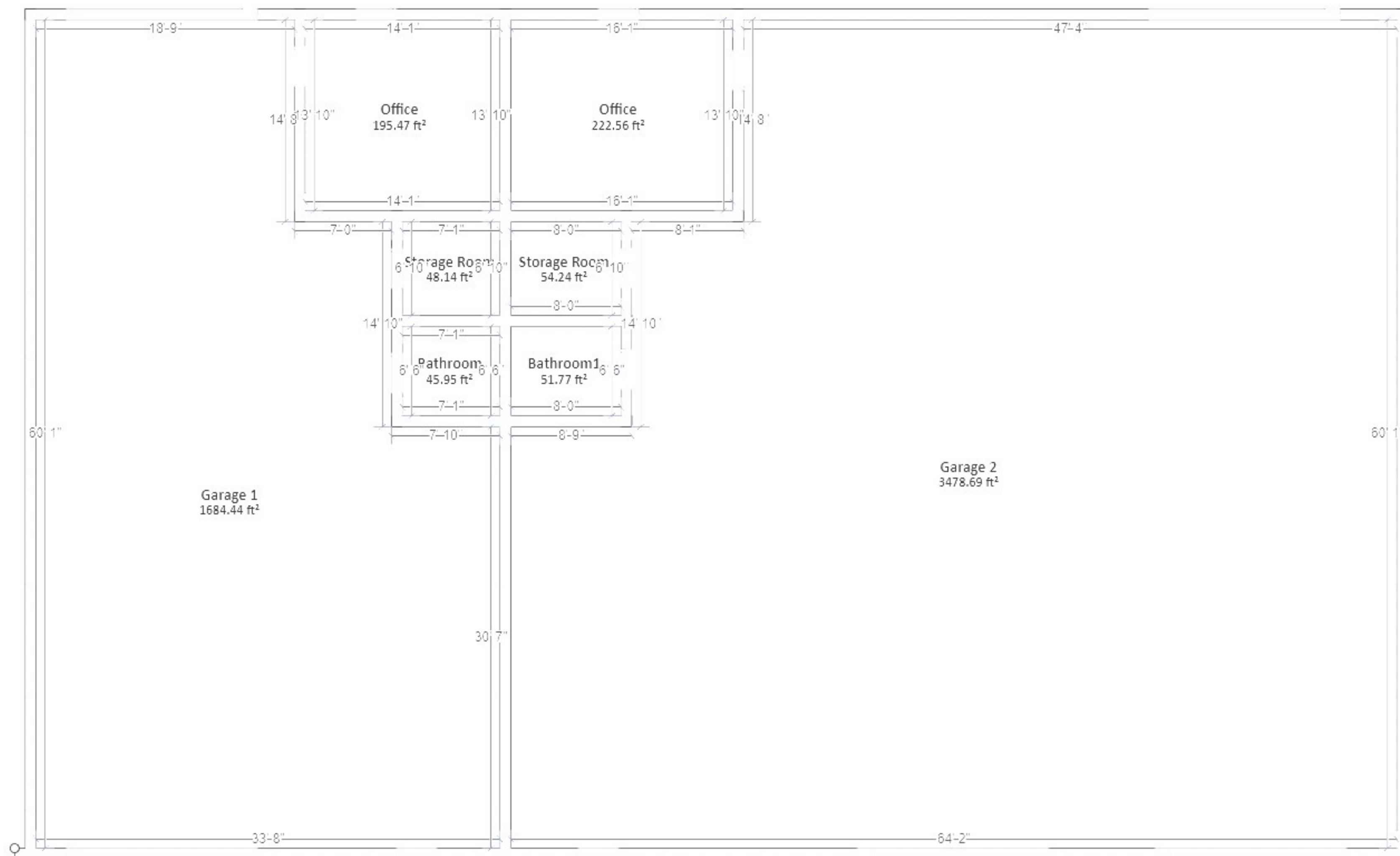
REMARKS-



United  
ARCHITECTS LTD.

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





FOR OFFICE USE ONLY

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

Payment received from:

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

Common Address: \_\_\_\_\_

Date filed: \_\_\_\_\_

Meeting date requested: \_\_\_\_\_

ZONING BOARD OF APPEALS  
JOLIET, ILLINOIS

**PETITION FOR SPECIAL USE PERMIT**

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

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 1402 SPENCER RD

PETITIONER'S NAME: ARTURAS GURSKAS

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

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

PHONE: (Primary) (312) 848 0226 (Secondary) \_\_\_\_\_

EMAIL ADDRESS: ARTGURSKAS@GMAIL.COM FAX: \_\_\_\_\_

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

OWNER OF PROPERTY: JORGE H. BARRIOS

HOME ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

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

EMAIL ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

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

BUSINESS REFERENCES (name, address, phone):

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

OTHER PROJECTS AND/OR DEVELOPMENTS:

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



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

\_\_\_\_\_; \_\_\_\_\_; \_\_\_\_\_.

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

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

A VACANT BUILDING AND A LOT

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

PRESENT USE(S) OF PROPERTY: VACANT

PRESENT ZONING OF PROPERTY: 1-1 LIGHT INDUSTRIAL

SPECIAL USE REQUESTED: SPECIAL USE PERMIT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



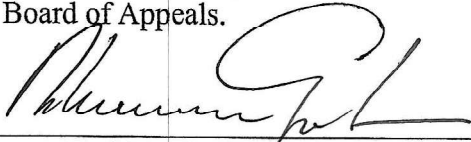
**REQUIRED SUPPORTING ATTACHMENTS**

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

**NOTARIZATION OF PETITION**

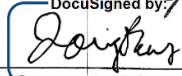
STATE OF ILLINOIS) ss  
COUNTY OF WILL)

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



Petitioner's Signature

DocuSigned by:



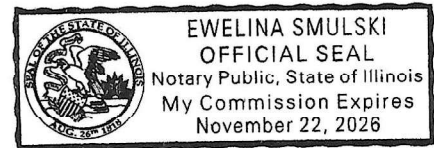
Owner's Signature

(If other than petitioner)

Subscribed and sworn to before me

this 7 day of MARCH, 2025

Ewelina Smulski



## CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

### I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- ☒ Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- ☐ Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- ☐ Building Permit (Complete Sections II and III)
- ☐ Business License (Complete All Sections)

### II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

1402 SPENCER RD, JOLIET, IL 60433

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

### III. PROPERTY OWNERSHIP

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

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

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

E-MAIL: mariacedano5@gmail.com FAX:



#### IV. BUSINESS OWNERSHIP

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

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

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

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

E-MAIL: ARTGURSKAS@GMAIL.COM FAX:

#### NOTE:

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

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_

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

ART GURSKAS (312) 848-0226

**PRINT**



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

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

**Parcel Information**

<< Prev Parcel

Next Parcel >>

**JOLIET TOWNSHIP**

**Owner Name:** BARRIOS JORGE H

**Street Address:**  
 1402 SPENCER RD  
 JOLIET IL 60433



[View on Bing Maps](#)

**Subdivision:**

**Property Class:** 0080 Industrial

**Homesite Acres:** 0.00

**Farm Acres:** 0.00

**Open Space Acres:** 0.00

**Non-Farm Acres:** 10.47

**Total Acres:** 10.47



**Pictometry**

<< Prev Picture

1 of 4

Next Picture >>

[GIS Map & Address Information](#)

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

**Assessment Information**

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

**Sale Information**

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

**Building Information**

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

**Legal Description**

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

**ZONING BOARD OF APPEALS**

**CRITERIA FOR SPECIAL USES**

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

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

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