

STAFF REPORT

DATE: October 16, 2025
TO: Zoning Board of Appeals
FROM: Ray Heitner, Planner
RE: Petition Number: 2025-48
Applicant: Anastacio Lopez
Status of Applicant: Property owner
Location: 18 Henderson Avenue (Council District #4)
Request: A series of Variations to allow the continuation of a landscaping business

Purpose

The applicant is requesting the following Variations to allow the continuation of a landscaping business that has operated at the subject location since 2012:

- Variation to reduce the required landscape easement for the screening of outdoor storage areas that are adjacent to a public street from 30 ft. to 0 ft.
- Variation to reduce the perimeter landscaping of the lot adjacent to a public right-of-way from 10 ft. to 0 ft.
- Variation to allow an existing parking lot with a gravel surface in lieu of a Portland Cement Concrete or bituminous concrete surface.

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

Site Specific Information

The subject property is approximately 2.9 acres in size and contains an historic industrial warehouse building with a limestone façade that was built in the 1920's. When the applicant purchased the property in 2012, he converted the building into an office for his landscaping business. The remaining excess acreage on the property has been used for storage of landscaping materials and cars and trucks.

The property contains a dense line of trees along its southern border, which is directly adjacent to the Rock Island Line railroad right-of-way. Additional industrial uses border the property to the north and east. The property's frontage along Henderson Avenue is directly across from residentially zoned properties, with several detached single-family residences in the nearby vicinity.

Surrounding Zoning, Land Use and Character

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

- North: I-1 (light industrial), Warehouse
- South: County I-2 (general industrial), Railroad right-of-way
- East: I-1 (light industrial), Warehouse/Manufacturing
- West: R-2 (single-family residential), Parking lots

Applicable Regulations

- Section 47-15E.12 - Landscaping of Outdoor Storage Areas Within Industrial Districts
- Section 47-15E.5(A)(1) – Perimeter Landscaping – Renovations and Rehabs
- Section 47-17.17(J) – Off-Street Parking Regulations (Pavement)
- Section 47-19.8 - Findings of Facts Supporting a Variation (refer to attachment)

Discussion

City staff was alerted of several zoning code violations pertaining to the storage of vehicles on this site. Staff views the existing landscaping business as an allowable contractor's shop use within the I-1 (light industrial) zoning district. However, the manner in which the use operates at this location is not in compliance. The requested Variations that would allow the applicant to continue to operate his business at the subject property in an orderly and compliant manner.

The attached site plan shows the extent of the proposed outdoor storage yard for the landscaping business. Storage of materials will not be allowed outside of this area, which shall be fenced, per the requested conditions. The surplus area on the property's west side that will not include outdoor storage, or parking, will be required to be returned to grass. The driveway approach leading into the property from Henderson Avenue will also need to be paved with either concrete or asphalt. The main building also contains several windows that need to be enclosed with a neutral color plywood to secure the building. Lastly, storage of trucks that are unrelated to the business on the subject property will not be allowed.

Conditions

1. That the applicant shall install a solid 6-foot-tall to 12-foot-tall fence around the proposed material storage area within six months of the effective date of the requested Variations.
2. That all items kept for storage shall be located within the material storage area.
3. That all items intended for storage shall be stored in an orderly manner, not to exceed the height of the solid fence.
4. That the driveway apron leading out to Henderson Avenue and extending into the

main parking area, as indicated on the attached site plan exhibit, shall be paved with Portland Cement Concrete or bituminous concrete within six months of the effective date of the requested Variations.

5. That non-parking areas, as indicated on the attached site plan exhibit, shall be returned to grass within six months of the effective date of the requested Variations.
6. That the property owner shall board up all window openings on the main building with a neutral color plywood to secure the building within two months of the effective date of the requested Variations.
7. That the property shall not retain semi-trucks or truck trailers that are unrelated to the business.

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).		

KGG LLC

Attorneys at Law

Nathaniel P. Washburn

ATTORNEY
nwashburn@kggllc.com

Website:

www.kggllc.com

Main Office:

111 N. Ottawa Street
Joliet, IL 60432
(815) 727-4511 T
(815) 727-1586 F

Wheaton Office:

2100 Manchester Rd.
Bldg. B Suite 906
Wheaton, IL 60187
(630) 547-2590 T
(815) 727-1586 F

Morris Office:

Old Natl Bank Bldg.
220 W. Main Street
Suite 302
Morris, IL 60450
(815) 942-1881 T
(815) 942-6444 F

August 11, 2025

Via Hand Delivery

Attention: Jayne M. Bernhard
Planner II
City of Joliet
150 W. Jefferson Street
Joliet, IL 60432

RE: Anastacio Lopez
18 Henderson Avenue, Joliet
PIN#30-07-10-427-013-0000

Dear Jayne:

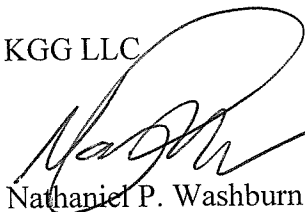
Enclosed please find the following documents in connection with the above-referenced property:

1. Petition for Special Use Permit;
2. Concept Plan;
3. Plat of Survey;
4. Ownership Disclosure Form; and
5. Check in the amount of \$500.00 for the necessary filing fee.

If you have any questions, please contact me.

Sincerely,

KGG LLC



Nathaniel P. Washburn
NPW:bjh
Enclosures

1340147

FOR OFFICE USE ONLY

Verified by Planner (please initial):

Payment received from:

Petition #: _____

KGG LLC

Common Address: _____

111 N. Ottawa Street

Date filed: _____

Joliet, IL 60432

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: 18 Henderson Ave.

PETITIONER'S NAME: Anastacio Lopez

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 18 Henderson Ave., Joliet, Illinois ZIP CODE: 60432

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Anastacio Lopez

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 18 Henderson Ave., Joliet, Illinois ZIP CODE: 60432

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):

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-10-427-013-0000 ;
_____ ; _____ ; _____ .

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):

SEE ATTACHED

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA : 2.868 Acres

PRESENT USE(S) OF PROPERTY: Landscape Company and Automotive Repair

PRESENT ZONING OF PROPERTY: I-1

SPECIAL USE REQUESTED: Operation of a Landscape Business with outside storage and an auto
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?

The property is zoned I-1 light industrial and has been since the 1970s. The property had fallen into disrepair under prior ownership and the current owner has substantially cleaned up and improved the property. The requested special use will allow the owner to complete the rehabilitation of the property and improve site and public safety.

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

The surrounding area is a mix of industrial and residential uses with rail lines adjacent to the south. The requested use should have a de minimis impact on the surrounding area.

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

No. The property is light industrial with existing structures that had fallen into disrepair. The approval will allow the site to be redeveloped with a lower intensity light industrial use.

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

The site has access to all necessary utilities, roads, and other facilities and to the extent the facilities do not presently exist on site they will be provided as a part of the redevelopment process.

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

Yes, the proposed plan will account for access.

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 property is zoned I-1 light industrial and the landscape business with outdoor storage and repair uses are permissible as special uses under the code.

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)?

N/A

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)

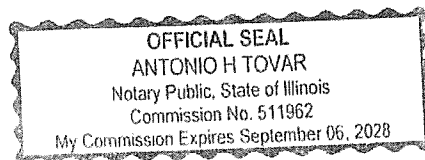
I, ANASTACIO LOPEZ, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Anastacio Lopez
Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 7 day of August, 2025

[Signature]



LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 4 IN WILLIAM E. PRATT'S SUBDIVISION OF PART OF HICKORY VALLEY IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 10 AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1905, AS DOCUMENT NUMBER 231637; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 17 MINUTES 25 SECONDS WEST ON THE EAST LINE OF SAID SOUTHEAST QUARTER 157.77 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 18 MINUTES 40 SECONDS WEST 211.41 FEET TO THE WEST LINE OF THE PARCEL OF LAND CONVEYED TO UNION NATIONAL BANK AND TRUST COMPANY OF JOLIET, AS TRUSTEE, BY THE DEED RECORDED MARCH 24, 1972 AS DOCUMENT NO. R72-7735; THENCE SOUTH 26 DEGREES 48 MINUTES 17 SECONDS WEST ON SAID WEST LINE, 19.94 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE SOUTH 22 DEGREES 31 MINUTES 17 SECONDS WEST ON SAID WEST LINE 50.00 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE SOUTH 14 DEGREES 45 MINUTES 58 SECONDS WEST ON SAID WEST LINE 45.07 FEET (50.00 FEET RECORD) TO AN ANGLE POINT IN SAID WEST LINE AND TO A POINT ON THE NORTH LINE OF SUB LOT 2 IN MUNROE'S SUBDIVISION OF LOTS 5 AND 6 IN SAID HICKORY VALLEY THAT IS 190.29 FEET EAST OF THE NORTHWEST CORNER OF SAID SUB LOT 2; THENCE NORTH 87 DEGREES 48 MINUTES 35 SECONDS WEST ON THE NORTH LINE OF SAID SUB LOT 2 A DISTANCE OF 11.49 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND CONVEYED TO UNION NATIONAL BANK AND TRUST COMPANY OF JOLIET, AS TRUSTEE, BY THE DEED RECORDED DECEMBER 12, 1975, AS DOCUMENT NO. R75-34602; THENCE SOUTH 00 DEGREES 30 MINUTES 55 SECONDS WEST ON THE EAST LINE OF SAID PARCEL CONVEYED BY DOCUMENT NO. R75-34602 A DISTANCE OF 90.36 FEET (90.48 FEET RECORD) TO THE SOUTHEAST CORNER OF SAID PARCEL CONVEYED BY DOCUMENT NO. R75-34602 AND TO A SOUTHWEST CORNER OF SAID PARCEL CONVEYED BY DOCUMENT NO. R72-7735; THENCE NORTH 85 DEGREES 56 MINUTES 32 SECONDS EAST ON THE SOUTH LINE OF SAID PARCEL CONVEYED BY DOCUMENT NO. R72-7735 A DISTANCE OF 110.59 FEET TO AN ANGLE POINT IN SAID SOUTH LINE THAT IS 289.75 FEET (288.32 FEET RECORD) NORTHEASTERLY OF THE SOUTHWEST CORNER OF SAID SUB LOT 2; THENCE SOUTH 05 DEGREES 57 MINUTES 43 SECONDS EAST ON SAID SOUTH LINE 19.60 FEET TO ANGLE POINT IN SAID SOUTH LINE; THENCE NORTH 86 DEGREES 18 MINUTES 38 SECONDS EAST ON SAID SOUTH LINE 150.22 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 00 DEGREES 17 MINUTES 25 SECONDS EAST ON SAID EAST LINE 193.25 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF SUB LOT 2 AND SUB LOT 4 IN MUNROE'S SUBDIVISION OF LOTS 5 AND 6 OF HICKORY VALLEY, A SUBDIVISION OF PART OF LOT 10 IN ASSESSOR'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUB LOT 2; THENCE EAST ALONG THE NORTH LINE OF SAID SUB LOT WHICH IS THE SOUTH LINE OF GODFREY PLACE, 178.80 FEET; THENCE SOUTHERLY 90.48 FEET TO AN IRON STAKE; THENCE IN A SOUTHWESTERLY DIRECTION TO THE SOUTHWEST CORNER OF SAID SUB LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID SUB LOT 2, WHICH IS THE EAST LINE OF HENDERSON AVENUE, 110.00 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THAT PART OF LOT 4 IN WILLIAM E. PRATT'S SUBDIVISION OF PART OF HICKORY VALLEY IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11 IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1905 AS DOCUMENT NO. 231637, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID NORTHWEST CORNER BEING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 17 MINUTES 25 SECONDS WEST ON THE WEST LINE OF SAID SOUTHWEST QUARTER AND ON THE WEST LINE OF SAID LOT 4 A DISTANCE OF 157.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 18 MINUTES 40 SECONDS EAST 188.91 FEET TO A POINT 10.00 FEET WESTERLY OF, AS MEASURED PERPENDICULAR TO, THE WEST WALL OF A ONE AND TWO STORY BUILDING; THENCE SOUTH 02 DEGREES 43 MINUTES 25 SECONDS WEST PARALLEL WITH SAID WEST WALL 176.18 FEET TO THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED TO UNION NATIONAL BANK AND TRUST COMPANY OF JOLIET, AS TRUSTEE, BY THE DEED RECORDED MARCH 24, 1972 AS DOCUMENT NUMBER R72-7735; THENCE SOUTH 86 DEGREES 18 MINUTES 38 SECONDS WEST ON SAID SOUTH LINE 181.81 FEET TO THE WEST LINE OF SAID LOT 4 AND TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 17 MINUTES 25 SECONDS EAST ON THE WEST LINE OF SAID LOT 4 AND ON THE WEST LINE OF SAID SOUTHWEST QUARTER 193.25 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF VACATED NORTON AVENUE IN WILLIAM E. PRATT'S SUBDIVISION OF PART OF HICKORY VALLEY, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1905 AS DOCUMENT NO. 231637, AND SUBDIVISION LOT 1, SUBDIVISION LOT 4, AND GODFREY PLACE IN MUNROE'S SUBDIVISION OF LOTS 5 AND 5 OF HICKORY VALLEY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD THAT IS 7.17 FEET NORTH OF THE NORTHEAST CORNER OF LOT 3 IN WILLIAM E. PRATT'S SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY RAILROAD RIGHT OF WAY LINE (PER DELLING SURVEY NO. 17557 DATED NOVEMBER 14, 1960) A DISTANCE OF 43.70 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 27 DEGREES 46 MINUTES 30 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, 54.26 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 9 DEGREES 37 MINUTES 30 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE 50.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 9 DEGREES 51 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE 50.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 10 DEGREES 45 MINUTES, TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE 50.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 8 DEGREES 09 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBE LINE, 29.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE 20.75 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 4 DEGREES 17 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE 50.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 4 DEGREES 32 MINUTES 30 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE 50.00 FEET TO A POINT ON THE NORTH LINE OF SUBDIVISION LOT 2, IN SAID MUNROE'S SUBDIVISION, THAT IS 190.29 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST ALONG THE SAID NORTH LINE OF SUBDIVISION OF LOT 2, IN MUNROE'S SUBDIVISION, 190.89 FEET TO THE NORTHWEST CORNER OF SUBDIVISION LOT 2, SAID POINT BEING THE EAST LINE OF HENDERSON AVENUE; THENCE NORTH ALONG THE

EAST LINE OF HENDERSON AVENUE 115.00 FEET TO A POINT 160.66 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 1 IN AFORESAID WILLIAM E. PRATT'S SUBDIVISION; THENCE SOUTHEASTERLY 231.94 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN SECTION 10, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:
18 HENDERSON AVENUE
JOLIET, IL

PIN: 30-07-10-427-013-0000

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:

18 Henderson Ave, Joliet, Illinois 60432

PIN(s): 30-07-10-427-013-0000

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

Anastacio Lopez - 416 Miami St., Joliet, IL 60432

E-MAIL: anastacio7lopez@yahoo.com

FAX:

IV. BUSINESS OWNERSHIP

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

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

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

E-MAIL: _____ FAX: _____

NOTE:

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

SIGNED: Anastacio Lopez

DATE: 08/07/2025

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

PRINT


NOUVEAU 1954

[illegible][illegible][illegible][illegible]

CCAL MAILING ADDRESS

0000-5167/06/42-01-0000

BY	DATE	IN	DATE	REVISIONS	DESCRIPTION



RT & TWIG & A

Ruedtger, Tonelli & Associates, Inc.

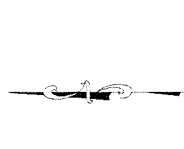
Ruedtger, Tonelli & Associates, Inc.

& TWIG Technologies

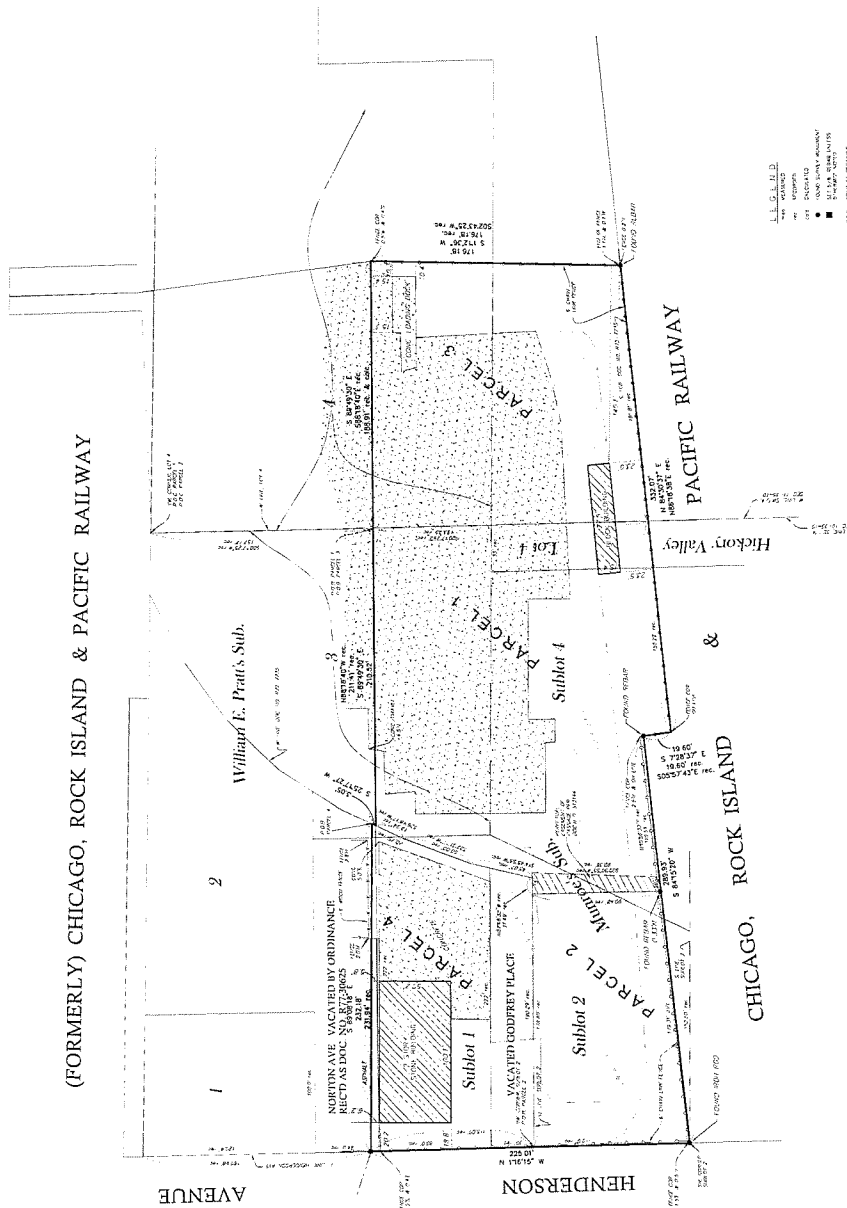
1250 Sepulchre • Redwood Hills, CA 94068
 415-947-9100 • FAX 415-947-9101
 WWW.RT&TWIG.COM

1250 SEPULCHRE BLVD
 REDWOOD HILLS, CA 94068
 415-947-9100 • FAX 415-947-9101
 WWW.RT&TWIG.COM

1250 SEPULCHRE BLVD
 REDWOOD HILLS, CA 94068
 415-947-9100 • FAX 415-947-9101
 WWW.RT&TWIG.COM



ALSO ON PLANNING IS THE CLAYTON STATE PLANT
CONCRETE CASTING, EAST TOE AND 83
(CONT. ADVERTISING)



STATE OF CALIFORNIA) ss.

[illegible]

THIS SEARCH WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT GUARANTEE THE ACCURACY OF THE RESULTS OR THE RESULTS AFFECTING THE SURVEYED PROPERTY.

THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.

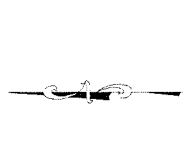
©2005 by The McGraw-Hill Companies, Inc. All rights reserved. Printed in the United States of America. This publication is protected by copyright. Any unauthorized distribution or reproduction of this work is prohibited. All trademarks are the property of their respective owners.

NOUVEAU 1954

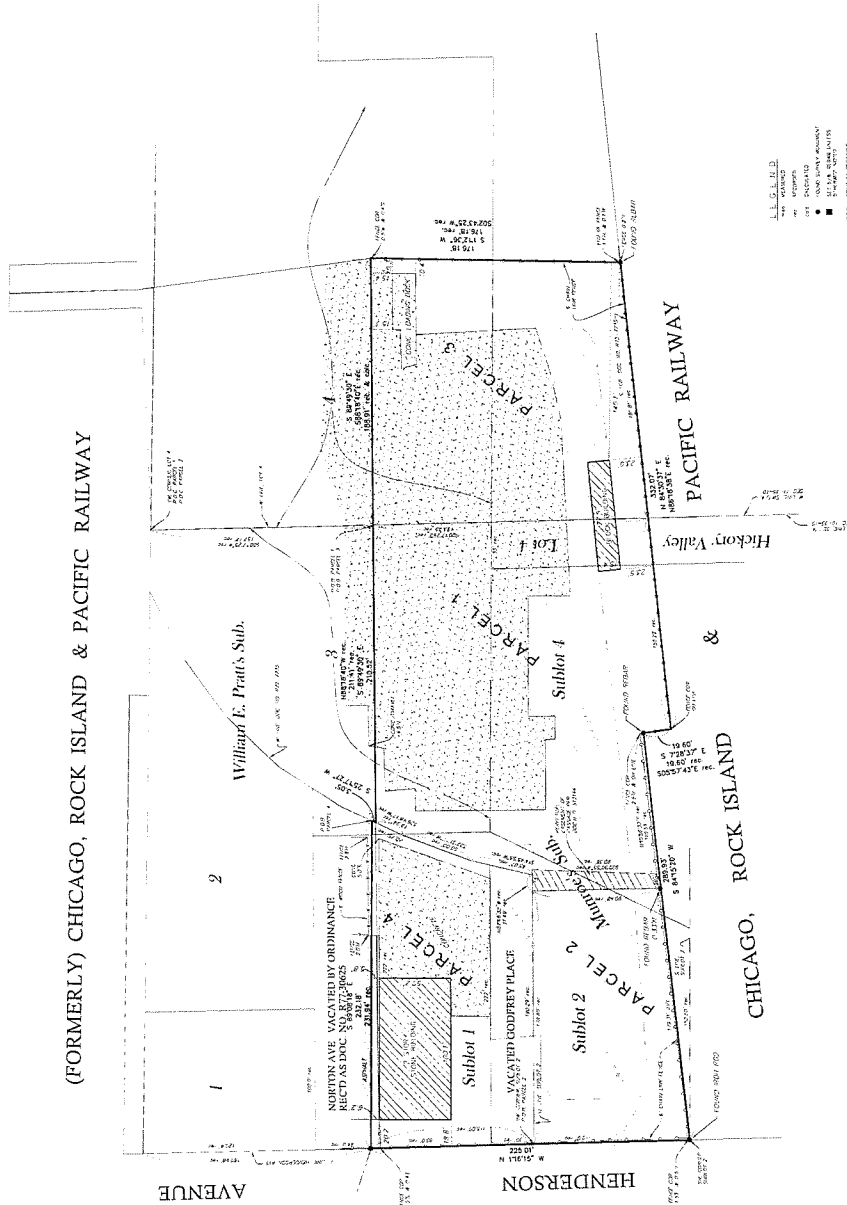
[illegible][illegible][illegible][illegible]

CCAL MAILING ADDRESS

0000-5167/06/42-01-0000

[illegible]

ALSO ON PLANNING IS THE CLAYTON STATE PLANT
CONCRETE CASTING, EAST TOE AND 83
(CONT. ADVERTISING)

[illegible]STATE OF CALIF. }
COUNTY OF SAN DIEGO }[illegible]

THE STUDY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TIRE CONFORMANCE AND ONLY TWO DISCREPANCIES WERE NOTED: EXCESSIVE OR INSUFFICIENT DEFLECTION IN SOME TESTS AND EXCESSIVE OR INSUFFICIENT DEFLECTION IN SOME TESTS.

THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.

©2005 by The McGraw-Hill Companies, Inc. All rights reserved. Printed in the United States of America. This publication is protected by copyright. Any unauthorized distribution or reproduction of this work is prohibited. All trademarks are the property of their respective owners.

LEGAL DESCRIPTION

[illegible][illegible][illegible][illegible]

LOCAL MAILING ADDRESS
18 WENDERSHAW AVENUE
JOHET 11

PM: 31-07-10-427-015-0000

CONCLUSIONS

1. ☐ **U.S. RESIDENT**
 Name: SSN:
 Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 2. ☐ **FOREIGN RESIDENT**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 3. ☐ **OTHER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 4. ☐ **DEALER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 5. ☐ **RENTAL**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 6. ☐ **OTHER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 7. ☐ **DEALER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 8. ☐ **RENTAL**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 9. ☐ **OTHER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 10. ☐ **DEALER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 11. ☐ **RENTAL**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 12. ☐ **OTHER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 13. ☐ **DEALER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 14. ☐ **RENTAL**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 15. ☐ **OTHER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 16. ☐ **DEALER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 17. ☐ **RENTAL**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 18. ☐ **OTHER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 19. ☐ **DEALER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 20. ☐ **RENTAL**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 21. ☐ **OTHER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 22. ☐ **DEALER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 23. ☐ **RENTAL**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 24. ☐ **OTHER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 25. ☐ **DEALER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 26. ☐ **RENTAL**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 27. ☐ **OTHER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 28. ☐ **DEALER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 29. ☐ **RENTAL**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 30. ☐ **OTHER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 31. ☐ **DEALER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 32. ☐ **RENTAL**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 33. ☐ **OTHER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 34. ☐ **DEALER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 35. ☐ **RENTAL**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 36. ☐ **OTHER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 37. ☐ **DEALER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 38. ☐ **RENTAL**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 39. ☐ **OTHER**
 Name: Address:
 City: State: Zip:
 Phone: Fax:
 E-mail:
 40. ☐ **DEALER**
 Name: Address:
 City: State: Zip:

NOTES

This survey was performed without the benefit of a current title commitment and does not purport to show all easements or encumbrances affecting the surveyed property.

SURVEYED BY: JAMES E. GIBSON, JR., S.E.A.
DATE OF SURVEY: MAY 19, 1980
BOOK AND PAGE: 167-262

ANY DECISION MADE IN MANAGEMENT DISCREETION UNDER THE PROVISIONS OF THIS ACT SHALL BE SOLELY RESPONSIBILITY REPORTED TO THE BOARD OF DIRECTORS FOR EVALUATION AND APPROVAL.

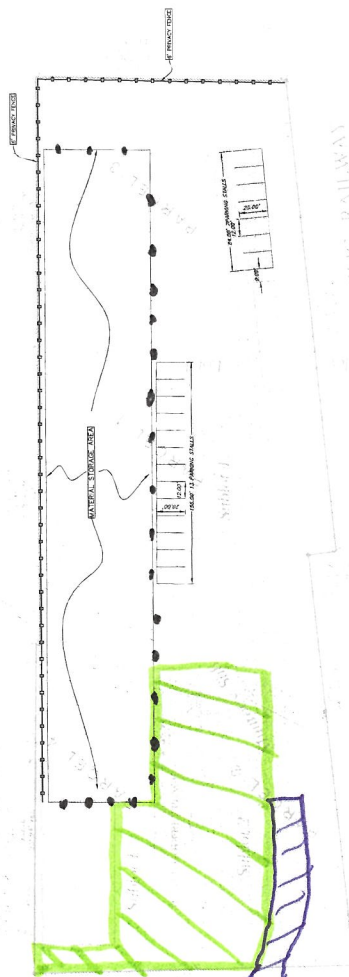

GRAPHIC SCALE
(IN FEET)
0 100 200 300 400 500 600 700 800 900 1000

BASIS OF BRIDGES IS THE ILLINOIS STATE PLANE
 COORDINATE SYSTEM, EAST ZONE NAD 83
 (2011 ADJUSTMENT)

205

6'-12" tall solid fence

Repeave with
asphalt or concrete



■ 2014 年 9 月 20 日 星期日 09:55:55
C:\WINDOWS\SYSTEM32

155. *Journal of Clinical Investigation* 1991; 87: 1111-1116.

LEGAL DESCRIPTION

PART 1: A PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 4 IN WILLIAM E. PRATT'S SUBDIVISION OF PART OF HICKORY VALLEY IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF WILL CO., MISSOURI, BEARING OF SOUTH 00 DEGREES 17 MINUTES 25 SECONDS WEST ON THE EAST LINE OF SAID SOUTHWEST QUARTER 157.77 FEET TO THE POINT OF BEGINNING, THENCE NORTH 88 DEGREES 55 MINUTES 35 SECONDS EAST 100 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 88 DEGREES 55 MINUTES 35 SECONDS WEST AN ANGLE POINT OF LAND CONVEYED TO UNION NATIONAL BANK AND TRUST COMPANY OF JOLIET, AS TRUSTEE, BY THE DEED RECORDED MARCH 24, 1972 AS DOCUMENT NO. R72-7735; THENCE SOUTH 26 DEGREES 48 MINUTES 17 SECONDS WEST ON SAID WEST LINE OF SAID SOUTHWEST QUARTER 11.49 FEET TO AN ANGLE POINT OF LAND CONVEYED BY DOCUMENT NO. R75-34602 TO A SOUTHWEST CORNER OF SAID PARCEL, THENCE 31 MINUTES 17 SECONDS WEST ON SAID WEST LINE 50.00 FEET TO AN ANGLE POINT IN SAID WEST LINE, THENCE SOUTH 14 DEGREES 45 MINUTES 58 SECONDS WEST ON SAID WEST LINE 11.49 FEET TO AN ANGLE POINT OF LAND CONVEYED IN SAID WEST LINE AND TO A POINT ON THE NORTH LINE OF SUB LOT 2 IN MUNRO'S SUBDIVISION OF LOTS 5 AND 6 IN SAID HICKORY VALLEY THAT IS 190.29 FEET TO THE POINT OF BEGINNING, THENCE NORTH 85 DEGREES 56 MINUTES 45 SECONDS EAST 11.49 FEET TO AN ANGLE POINT ON THE NORTH LINE OF SAID SUB LOT 2, THENCE 1.149 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND CONVEYED TO UNION NATIONAL BANK AND TRUST COMPANY OF JOLIET, AS TRUSTEE, BY THE DEED RECORDED MARCH 24, 1972 AS DOCUMENT NO. R75-34602, THENCE SOUTH 00 DEGREES 30 MINUTES 55 SECONDS WEST ON THE EAST LINE OF SAID PARCEL CONVEYED BY DOCUMENT NO. R75-34602 A DISTANCE OF 90.36 FEET TO AN ANGLE POINT OF LAND CONVEYED BY DOCUMENT NO. R75-34602 TO A SOUTHWEST CORNER OF SAID PARCEL, THENCE SOUTH 88 DEGREES 55 MINUTES 35 SECONDS WEST ON THE EAST LINE OF SAID PARCEL CONVEYED BY DOCUMENT NO. R72-7735; THENCE NORTH 85 DEGREES 56 MINUTES 45 SECONDS EAST 11.49 FEET TO AN ANGLE POINT OF LAND CONVEYED BY DOCUMENT NO. R72-7735 A DISTANCE OF 110.59 FEET TO AN ANGLE POINT IN SAID SOUTH LINE THAT IS 289.75 FEET (288.32 FEET RECORD) NORTHEASTERLY OF THE SOUTHWEST CORNER OF SAID SUB LOT 2; THENCE SOUTH 05 DEGREES 57 MINUTES 55 SECONDS WEST ON SAID SOUTH LINE 11.49 FEET TO AN ANGLE POINT OF LAND CONVEYED BY DOCUMENT NO. R75-34602 TO A SOUTHWEST CORNER OF SAID SUB LOT 2; THENCE NORTH 86 DEGREES 18 MINUTES 38 SECONDS EAST ON SAID SOUTH LINE 150.22 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, THENCE NORTH 86 DEGREES 18 MINUTES 38 SECONDS EAST ON SAID EAST LINE 193.25 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF SUB LOT 2 AND SUB LOT 4 IN MUNROE'S SUBDIVISION OF LOTS 5 AND 6 OF THE EAST HALF, A SUBDIVISION OF PART OF LOT 10 IN ASSESSOR'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUB LOT 2; THENCE EAST ALONG THE NORTH LINE OF SAID SUB LOT WHICH IS THE SOUTH LINE OF GODFREY PLACE, 178.80 FEET; THENCE SOUTHERLY 90.48 FEET TO AN IRON STAKE; THENCE IN A SOUTHWESTWYRE DIRECTION TO THE SOUTHWEST CORNER OF SAID SUB LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID SUB LOT 2, WHICH IS THE EAST LINE OF HENDERSON AVENUE, 110.00 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

PARCEL 3:

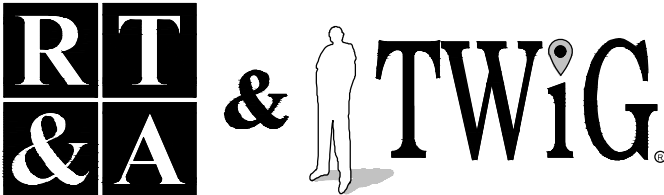
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH,
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THAT PART OF LOT 4
IN WILLIAM E. PRATT'S SUBDIVISION OF PART OF HICKORY VALLEY IN THE EAST
HALF OF THE SOUTHEAST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11 IN TOWNSHIP 35 NORTH,
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE DEED
THEREOF RECORDED MARCH 7, 1905 AS DOCUMENT NO. 231637, DESCRIBED AS
FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID
SOUTH LINE OF SAID LOT 4, THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS
OF SAID SECTION 11; THENCE ON AN ASSUMED BEARING OF SOUTH 09 DEGREES 17
MINUTES 25 SECONDS WEST ON THE WEST LINE OF SAID SOUTHWEST QUARTER AND
THE WEST LINE OF SAID LOT 4, A DISTANCE OF 157.77 FEET TO THE POINT OF
BEGINNING, THENCE SOUTH 88 DEGREES 18 MINUTES 00 SECONDS EAST 188.91 FEET
TO A POINT 10.00 FEET WESTERLY OF, AS MEASURED PERPENDICULAR TO, THE WEST
WALL OF A ONE AND TWO STORY BUILDING; THENCE SOUTH 02 DEGREES 43 MINUTES
00 SECONDS EAST 10.00 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE
LINE OF THE PARCEL OF LAND CONVEYED TO UNION NATIONAL BANK AND TRUST
COMPANY OF JOLIET, AS TRUSTEE, BY THE DEED RECORDED MARCH 24, 1972 AS
DOCUMENT NO. 237777, SOUTH 87 DEGREES 00 MINUTES 00 SECONDS WEST 181.81 FEET
TO THE WEST LINE OF SAID LOT 4 AND TO THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 00 DEGREES 17 MINUTES 25 SECONDS EAST ON THE WEST LINE OF SAID LOT 4 AND ON THE
WEST LINE OF SAID SOUTHWEST QUARTER 193.25 FEET TO THE POINT OF BEGINNING,
IN WILL COUNTY, ILLINOIS.

PART 4: A
THAT PART OF VACATED PARKWAY AVENUE IN WILLIAM E. PRATT'S SUBDIVISION OF
SECTION 10 OF HICKORY VALLEY, ACCORDING TO THE RECORD RECORDED MARCH 7,
1905 AS DOCUMENT NO. 231637, AND SUBDIVISION LOT 1, SUBDIVISION LOT 4, AND
GODFREY PLANE IN MUNROE'S SUBDIVISION OF LOTS 5 AND 6 OF HICKORY VALLEY,
ACCORDING TO THE RECORD RECORDED MARCH 7, 1905 AS DOCUMENT NO. 231637,
WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, THAT IS 7.17 FEET
NORTH OF THE NORTHEAST CORNER OF LOT 3 IN WILLIAM E. PRATT'S SUBDIVISION;
THENCE WESTERLY ALONG THE SOUTHERLY RAILROAD RIGHT OF WAY LINE (PER
RECORD RECORDED MARCH 7, 1905 AS DOCUMENT NO. 231637) 100.00 FEET;
THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 27 DEGREES 46
MINUTES 30 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST
DESCRIBED LINE 50.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN
ANGLE OF 9 DEGREES 37 MINUTES 30 SECONDS TO THE LEFT WITH THE
PROLONGATION OF THE LAST DESCRIBED LINE 50.00 FEET; THENCE SOUTHWESTERLY
ALONG A LINE FORMING AN ANGLE OF 10 DEGREES 45 MINUTES TO THE LEFT WITH
THE PROLONGATION OF THE LAST DESCRIBED LINE 50.00 FEET;
THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 10 DEGREES 45
MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, 29.25
FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED
LINE 11.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG AN
ANGLE OF 4 DEGREES 17 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST
DESCRIBED LINE 50.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN
ANGLE OF 10 DEGREES 45 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE
PROLONGATION OF THE LAST DESCRIBED LINE 50.00 FEET TO A POINT ON THE
NORTH LINE OF SUBDIVISION LOT 2, IN SAID MUNROE'S SUBDIVISION, THAT IS 130.29
FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WESTERLY ALONG SAID
NORTH LINE OF SUBDIVISION LOT 2, IN SAID MUNROE'S SUBDIVISION, 109.89 FEET
TO THE NORTHWEST CORNER OF SUBDIVISION LOT 2, SAID POINT BEING THE EAST LINE
OF HENDERSON AVENUE; THENCE NORTH ALONG THE EAST LINE OF HENDERSON
AVENUE 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY
231.94 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN SECTION 10, TOWNSHIP
23N, RANGE 4E, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY,
ILLINOIS.

LOCAL MAILING ADDRESS:
18 HENDERSON AVENUE
JOLIET, IL

PIN: 30-07-10-427-013-0000

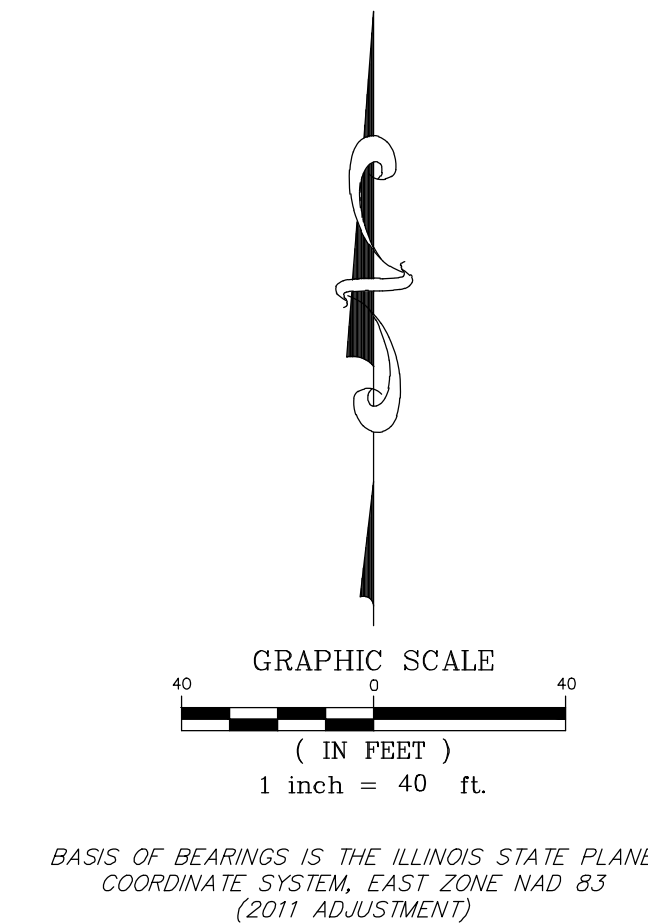
REV IS I O N S			
No.	DATE	DESCRIPTION	BY



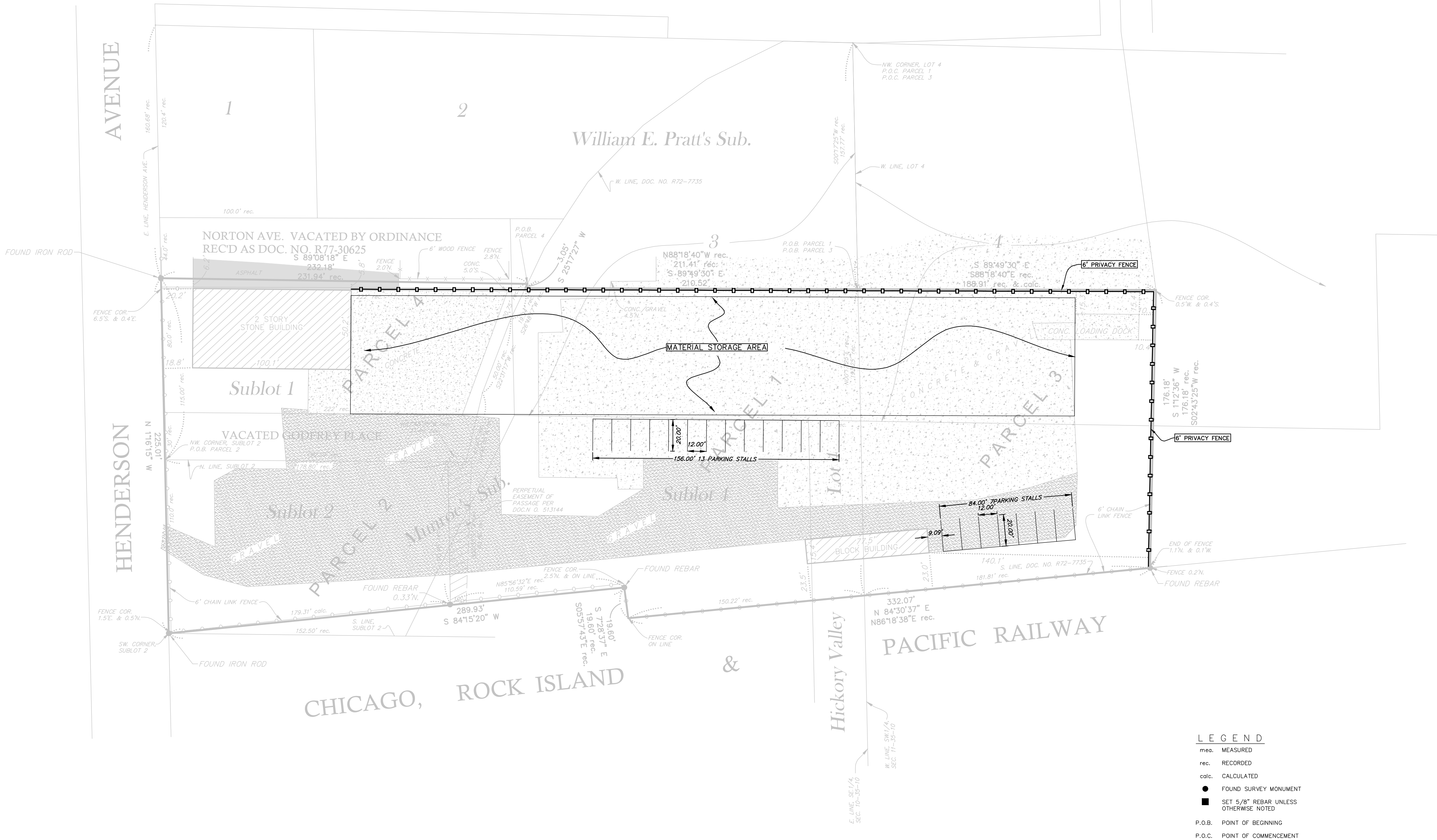
Ruettiger, Tonelli & Associates, Inc.
& TwiG Technologies

Surveyors - Engineers - Planners - G.I.S. Consultants
 129 Capita Drive • Shorewood, Illinois 60448
 Ph: (815) 744-6600 Website: www.ruettigertoni.com

DATE: 08-04-2025	SCALE: 1" = 40'	DRAWN BY: ESM	CHECKED BY: JPH
PREPARED FOR:	DAVID LOPEZ 18 HENDERSON AVENUE JOULET, ILLINOIS 60432		FIELD BOOK: 7-209
			PAGE: 3
DRAWING TITLE:	CONCEPT PLAN		DRAWING No.:
			325-0266-CP



(FORMERLY) CHICAGO, ROCK ISLAND & PACIFIC RAILWAY



NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY.
2. SURVEYED AREA = 2.868 ACRES, MORE OR LESS

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND
SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION
OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER
TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

[illegible]





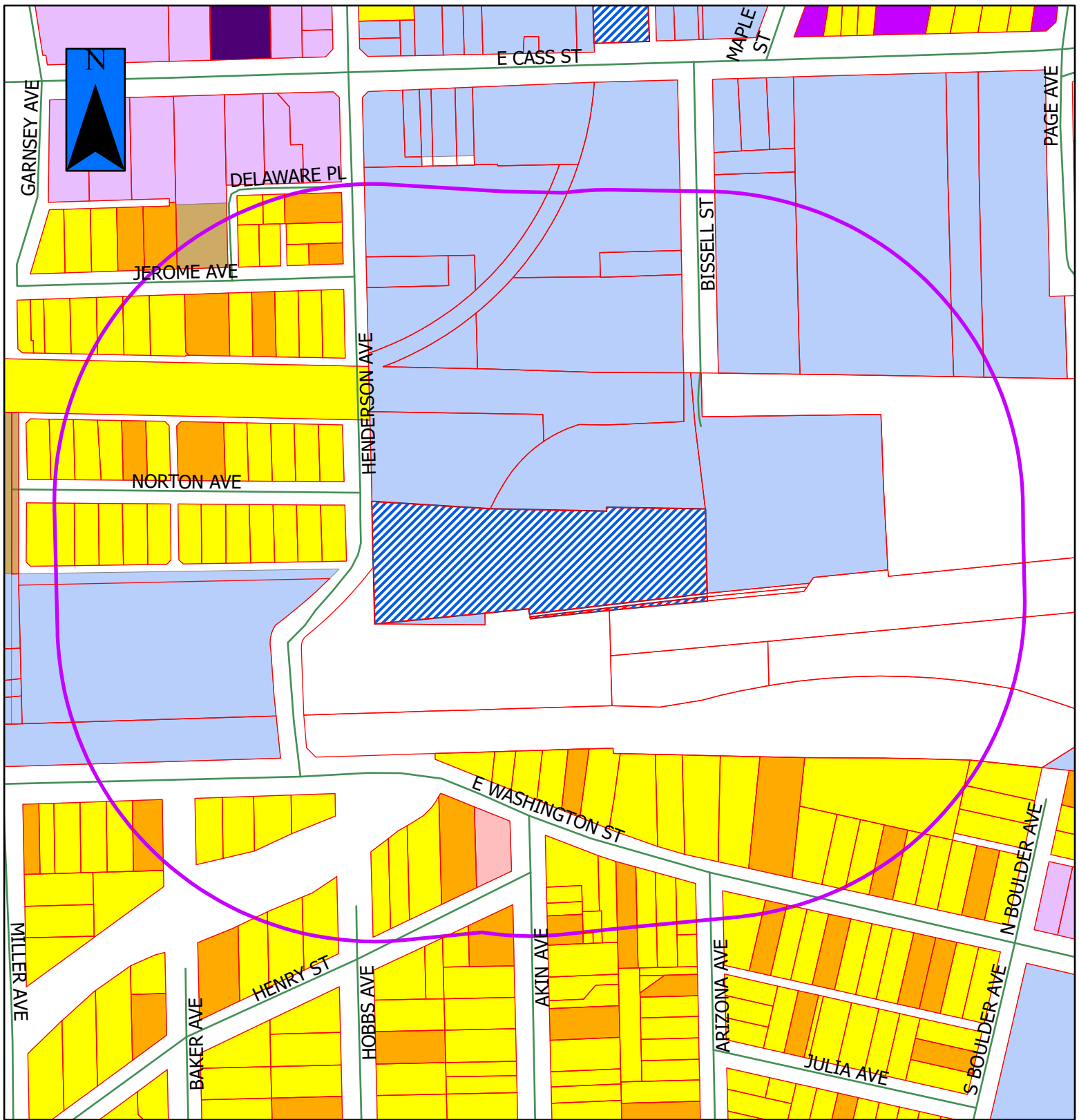












2025-48



= Property in Question



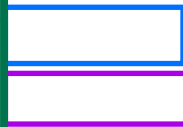
= 600' Public Notification
Boundary

Legend

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



2025-48a



= Property in Question / Propiedad en cuestión

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