

STAFF REPORT

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

Purpose

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

Site Specific Information

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

Surrounding Zoning, Land Use and Character

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

Applicable Regulations

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

Discussion

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

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

Requested Action

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

Conditions

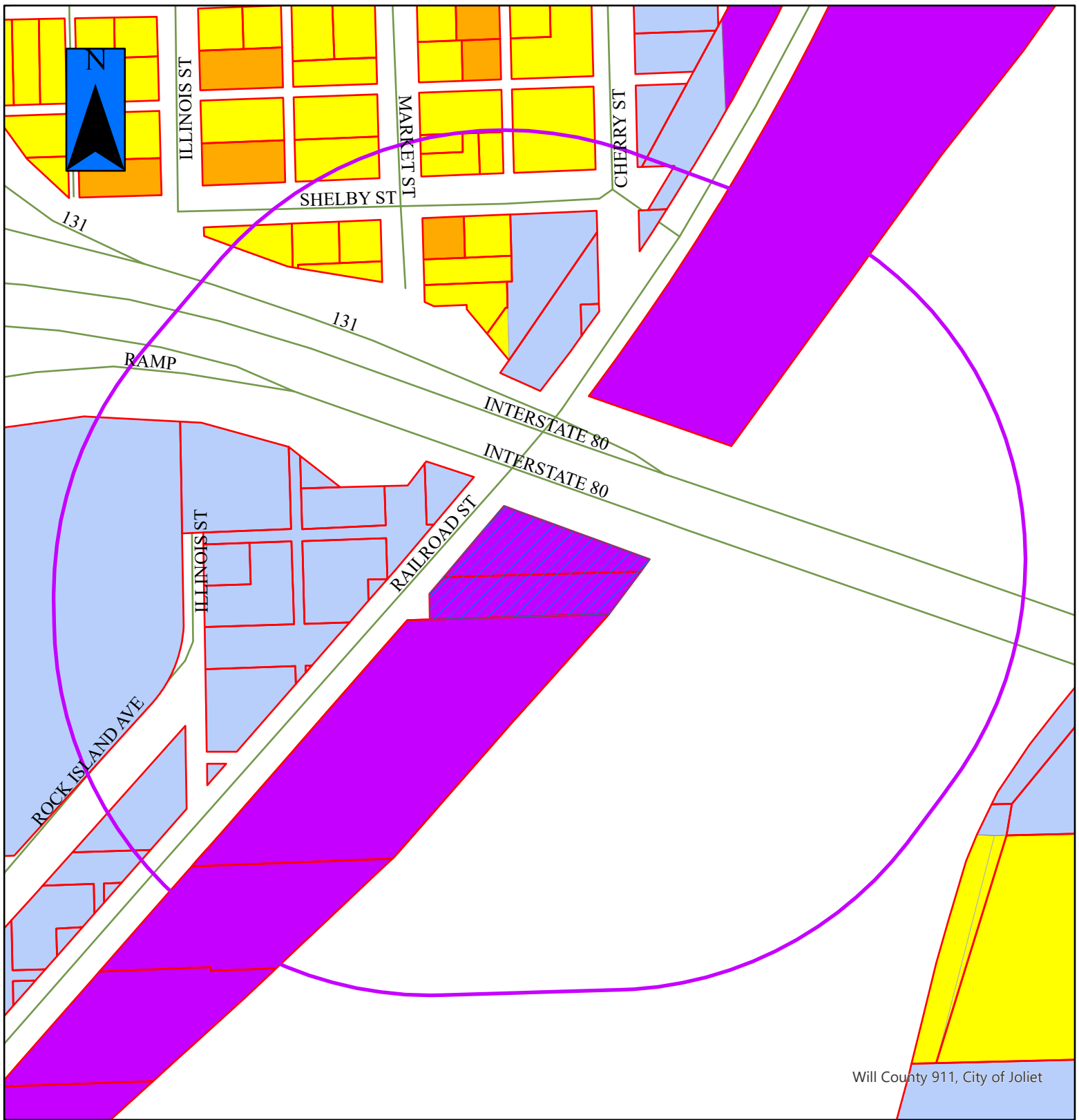
If the Zoning Board desires to approve the Special Use permit to allow a truck repair facility, the following conditions should be included:

1. That a business license shall be obtained prior to the use commencing.
2. A paved parking area with five striped spaces shall be reestablished just south of the entry drive for the employee and vehicular visitor parking.
3. No temporary or long-term outdoor storage of trucks/trailers, inoperable vehicles, boats, recreational vehicles, or parts (including tires) shall be permitted.
4. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of

one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained.

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





Will County 911, City of Joliet

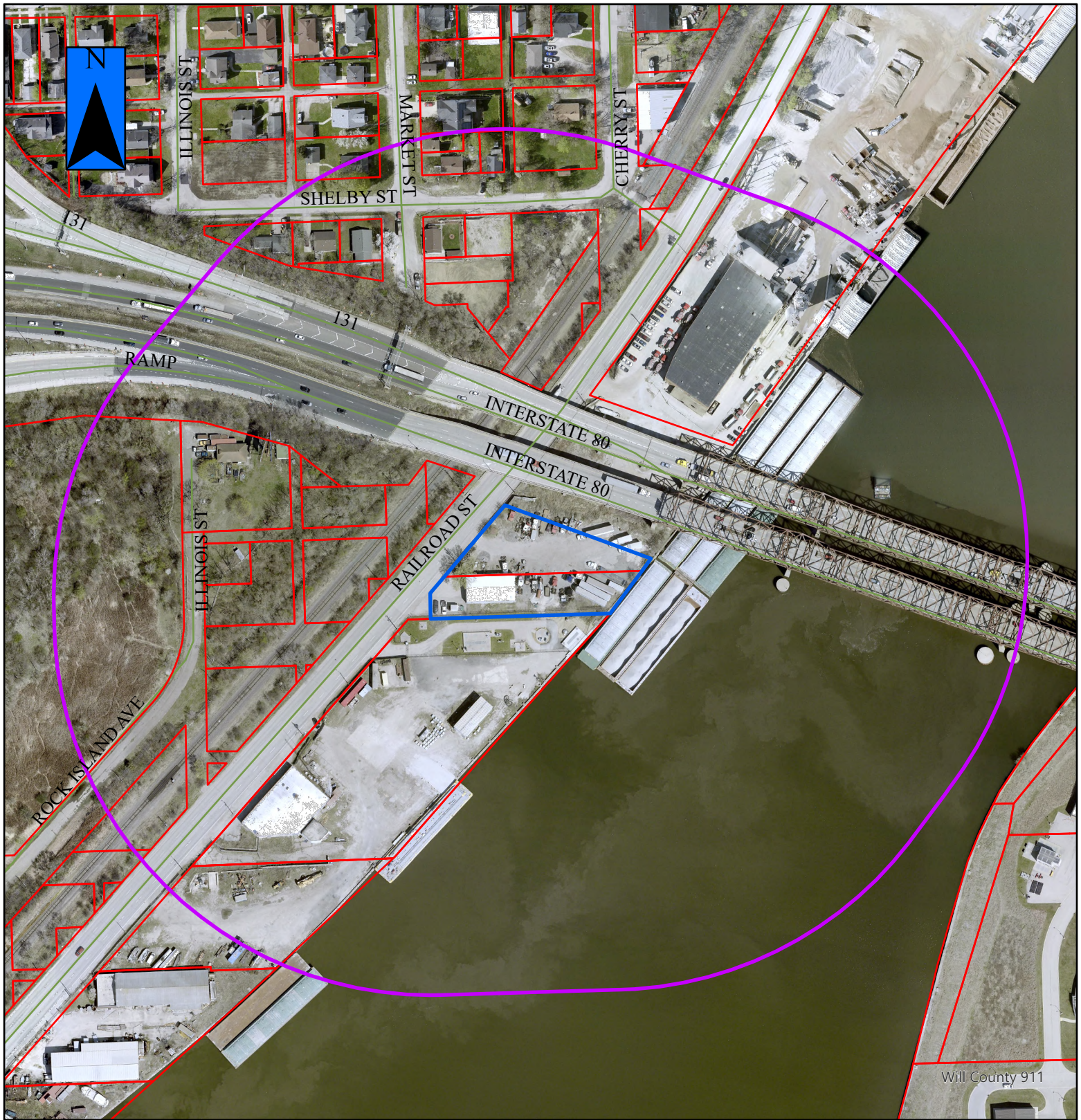
2026-31



= Property in Question
= 600' Public Notification Boundary

Legend

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



2026-31a



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









FOR OFFICE USE ONLY

Verified by Planner (please initial): FJ

Payment received from:

Petition #: _____

Common Address: 608 Railroad St

Date filed: 3-12-26

Meeting date requested: TBD

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR SPECIAL USE PERMIT

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

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 608 Railroad St. Joliet, IL

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

HOME ADDRESS: _____ ZIP CODE: 60490

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

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: —

PROPERTY INTEREST OF PETITIONER: Tenant

OWNER OF PROPERTY: TRUST 1361

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: 60433

EMAIL ADDRESS: _____ FAX: _____

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

BUSINESS REFERENCES (name, address, phone):

AKR CARRIERS INCORPORATED

OTHER PROJECTS AND/OR DEVELOPMENTS:

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

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

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

Please see attached

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

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

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

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

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

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

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

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

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

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

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

will have no effect on properties in the area.

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

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

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

All necessary facilities will be provided.

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

The traffic congestion will not be effected by the establishment-

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

The special use will not violate any law or ordinance.

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

There were no prior application denials

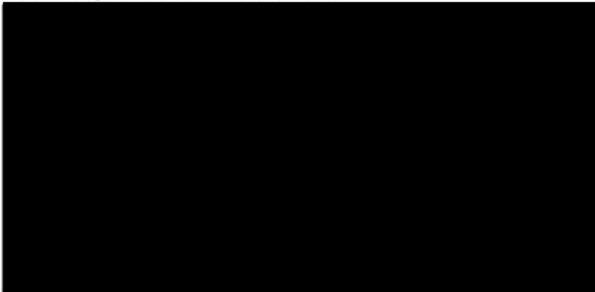
REQUIRED SUPPORTING ATTACHMENTS

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

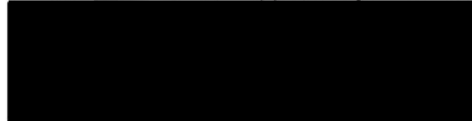
NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

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



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



CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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

I. INFORMATION ABOUT THE APPLICATION

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

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

II. INFORMATION ABOUT THE PROPERTY

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

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

III. PROPERTY OWNERSHIP

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

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

E-M

FAX:

IV. BUSINESS OWNERSHIP

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

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

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

TFR Fleet Ports and Services LLC

Serdar Aydin, owner 100%

E-MAIL:

FAX:

NOTE:

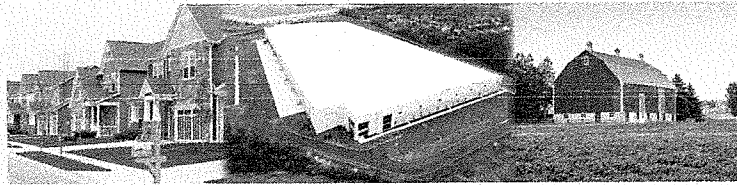
If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated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

SIGNED:

DATE: 5/5/2026

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

PRINT



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

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

Parcel Information

<< Prev Parcel

Next Parcel >>

JOLIET TOWNSHIP

Owner Name: TRUST 1361

Street Address:
608 RAILROAD ST
JOLIET IL 60436

Subdivision:

Property Class: 0060 Commercial

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

[GIS Map & Address Information](#)

[View Tax Map](#)

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

Assessment Information

Year	Assess Level	Land Unimproved/Farm	Land Improved	Building Other/Farm	Building	Total	Market Value	Instant Date	Insta Amou
2025	BOR	0	18,865	0	31,416	50,281	150,858		
2025	SA/E	0	18,865	0	31,416	50,281	150,858		
2025	TWP	0	18,865	0	31,416	50,281	150,858		
2024	BOR	0	18,865	0	31,416	50,281	150,858		
2023	BOR	0	18,865	0	31,416	50,281	150,858		

Sale Information

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

Building Information

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

Legal Description

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

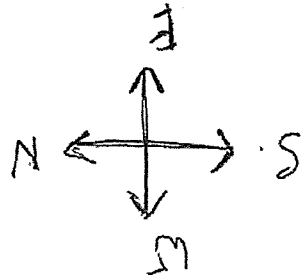
[Back](#)

[Property Search Portal](#)

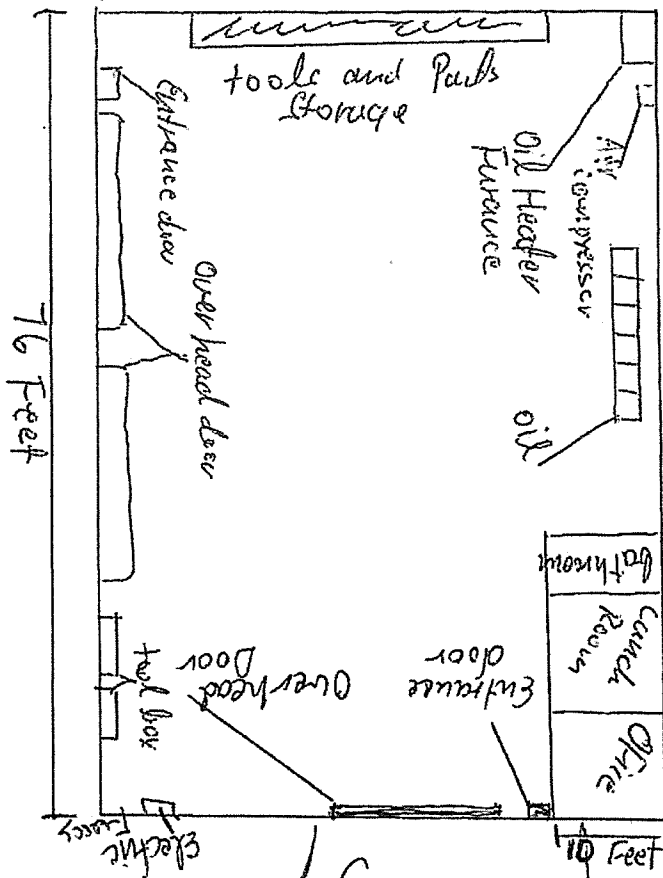
Des Plaines River

Interior
plan

Storage Area



41 Feet



76 Feet

27 Feet

10 Feet

Concrete driveway

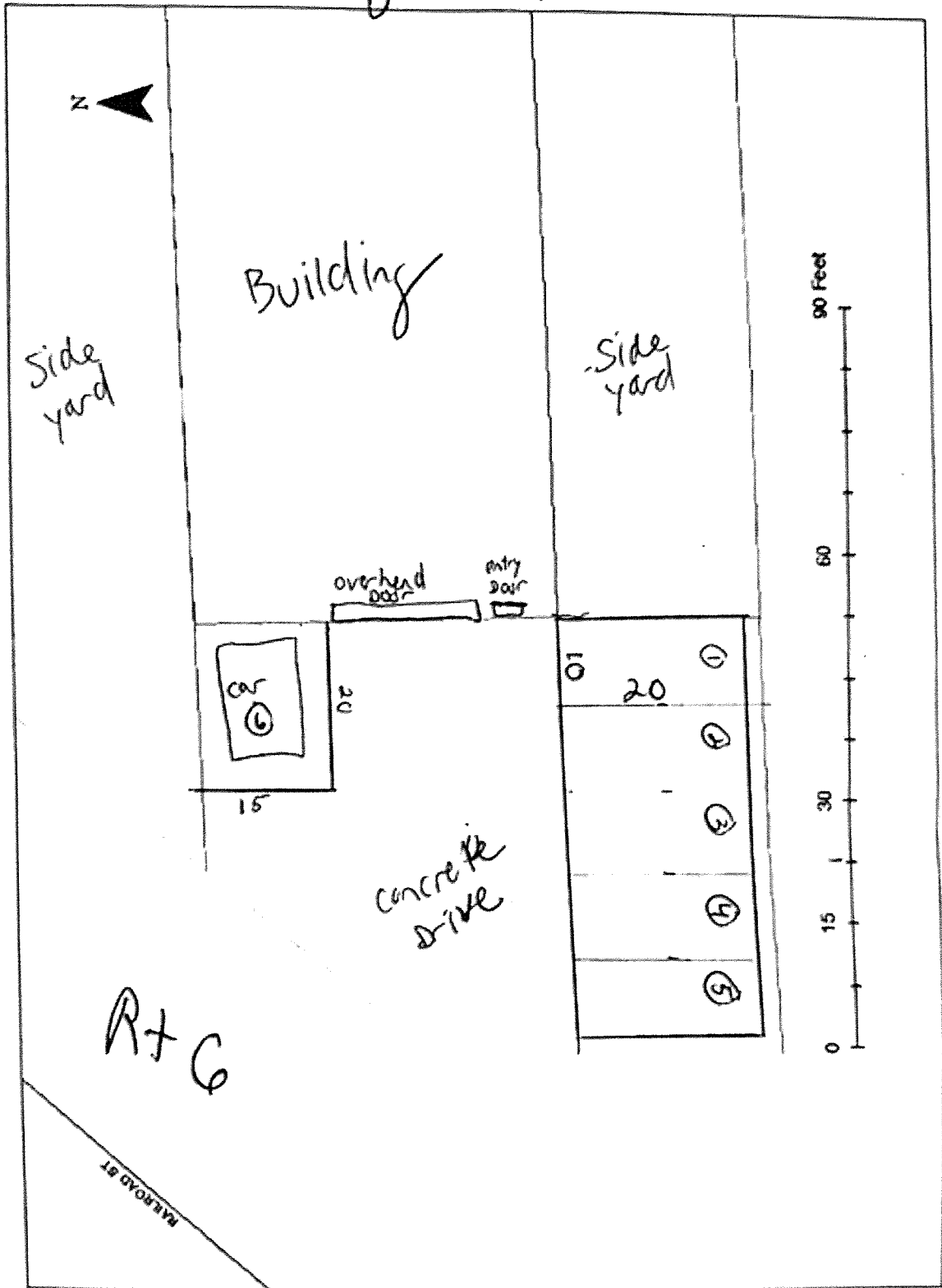
RT 6

Lot 600

Fence

Parking Plan

608 Railroad Street



ZONING BOARD OF APPEALS

CRITERIA FOR SPECIAL USES

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

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

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