

STAFF REPORT

DATE: January 5, 2026
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2026-02
Applicant: IFH Properties, LLC (Octavian Gherciu)
Status of Applicant: Property and Business Owner
Location: 3501 Channahon Road
Request: A Special Use Permit to allow a truck maintenance facility

Purpose

The applicant is requesting a Special Use Permit to allow a truck maintenance facility for their freight carrier company at 3501 Channahon 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 is 4.7 acres and is zoned I-1 (light industrial). The site currently contains a vacant commercial building with surrounding parking that was occupied by a bar and restaurant business for many years until the fall of 2021. The site previously contained a residence and detached garage on the west side which were demolished in 2022. The site has not been redeveloped or occupied by any use in the last few years. The current owner purchased the property in June 2025.

The subject site was annexed in December 2011 and classified to the B-3 (general business) zoning district to allow the former bar and restaurant to have access to City fire and police services. The structure was not required to connect to City water and sewer at that time. The annexation agreement allowed the existing structures and uses to remain and prohibited the outdoor storage of cargo containers, semi-trailers, and vehicle chassis.

In September 2021, the City Council approved an ordinance to reclassify the site to the I-1 (light industrial) district. City Council also approved a corresponding amendment to the annexation agreement to allow the outdoor storage of semi-trailers in connection with an approved warehousing or similar permitted use in the I-1 district. The outdoor storage of cargo containers and vehicle chassis remains prohibited. Additional requirements from the amendment include: berming and landscaping adjacent to the residential parcel to the

east if truck parking were located on the east side of the site; removal of the east-most curb-cut onto Route 6 if truck parking were located on the east side of the site; and that the existing land uses be terminated at the time of construction of any industrial development.

In August 2022, City Council approved a preliminary and final plat of subdivision for 3501 Industrial - Joliet to create two lots for a proposed warehouse development that was similar to the concept plan approved with the 2021 annexation agreement amendment. A recording plat for the subdivision was never approved and those plats have since expired.

Surrounding Zoning, Land Use and Character

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

- North: County A-1 (agricultural), Forest Preserve
- South: City I-2 (general industrial), industrial
- East: County R-2 (single-family residence), residential
- West: County A-2 (agricultural), Forest Preserve

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, IFH Properties LLC, is requesting a Special Use Permit to allow a maintenance facility with truck parking for their freight carrier business, Interstate Freights LLC. Interstate Freights is an over-the-road truck carrier that currently maintains an office in Naperville and a truck parking location in Summit, Illinois. They would like to consolidate their operations at the subject site by constructing an office and maintenance building with associated trailer parking. The site would serve a fleet of around 50 trucks that are primarily out on the road and would use this location for maintenance as needed. The petitioner estimates that there will be around four truck trips to and from the site per day most days of the week, with around seven trips per day on Fridays. Proposed hours of operation are 7 AM to 5 PM Monday through Friday. The location would initially have around five employees with the potential for up to ten employees.

The proposed site plan contains a 24,300-square-foot building, with around 18,000 square feet for the mechanic bays and associated storage and a 6,300-square-foot office area. Around ten employee parking spaces would be located at the southwest corner of the site next to the building. The remainder of the site would contain a parking area with around 61 trailer stalls. The development would be accessed by one driveway off

Channahon Road near the west end of the site. The existing billboard will be removed. The site plan notes that stormwater detention will be provided underground.

The petitioner has submitted a preliminary landscape plan that meets the City's landscape and screening requirements. There would be a 30-foot landscape area with a berm along most of the property frontage, adjacent to the trailer parking area. The east side of the site, which is adjacent to a residential property in unincorporated Will County, will have the required minimum 15-foot landscape area with a berm as well as an 8-foot solid fence along the property line. The edge of the parking area will be over 30 feet from the east property line. The west and north sides of the site, which are adjacent to the Forest Preserve property, will have the required 5-foot landscape areas. The north and south sides of the parking area will be enclosed by a 6-foot black vinyl chain link fence.

The development will be required to comply with the City's Zoning Ordinance requirements, including but not limited to the landscape and screening regulations, the non-residential design standards, and the parking standards. The trailer parking stalls will be subject to the payment in lieu of taxes (PILOT) program per the terms of the approved ordinance for truck parking facilities. The site will be required to connect to City water and sewer at the time of development. Water and sewer connection fees and development impact fees will be required. All public improvements will be required per the Subdivision Regulations and the requirements of the Public Works and Public Utilities Departments.

Recommended Action

Staff finds that the request meets the following special use criteria: the establishment and operation of the special use will not be detrimental to public health and safety nor will it impede the normal and orderly development and improvement of the surrounding property. Additionally, adequate access is provided, City utilities are available in the area, and the site will be required to provide adequate stormwater detention. The subject site is located along a major route and is across from an existing industrial subdivision with similar uses. The City zoned the property to the I-1 (light industrial) district in 2021 to allow uses such as warehouses, which typically contain trailer parking areas. While the proposed site plan has more trailer stalls than the concept plan from the 2021 annexation agreement amendment, each stall will be subject to a yearly fee per the Payment In Lieu of Taxes program. The proposed development is otherwise similar to the 2021 concept plan in terms of site layout.

The subject site is adjacent to an unincorporated residential use on the east side. The 2021 amendment to the annexation agreement required that any industrial development at the subject site include landscaping, a berm, and a solid fence along the east side as a buffer from the residential property. The proposed site plan includes these elements. Additionally, the amendment requires that the eastmost curb-cut onto Route 6 be eliminated if truck parking is located on the east side of the site. The petitioner has

eliminated the eastern driveway and proposes only one access point on the west side of the site.

Conditions

If the Zoning Board desires to approve the Special Use Permit to allow a truck maintenance facility, located at 3501 Channahon Road, the following conditions would be included:

1. 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;
2. That all public improvements as required by the Department of Public Works shall be installed prior to the issuance of a Certificate of Occupancy;
3. That the property shall be enrolled in the Payment In Lieu Of Taxes (PILOT) program as per the terms of the PILOT Program Ordinance;
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; and
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.

Figure 1: Subject site at 3501 Channahon Road (2025)



Figure 2: Subject site, view northwest from Channahon Road (May 2025)



Figure 3: Existing vacant commercial building at 3501 Channahon Road (January 2026)



Figure 4: Subject site, view northeast from entrance at Channahon Road (January 2026)

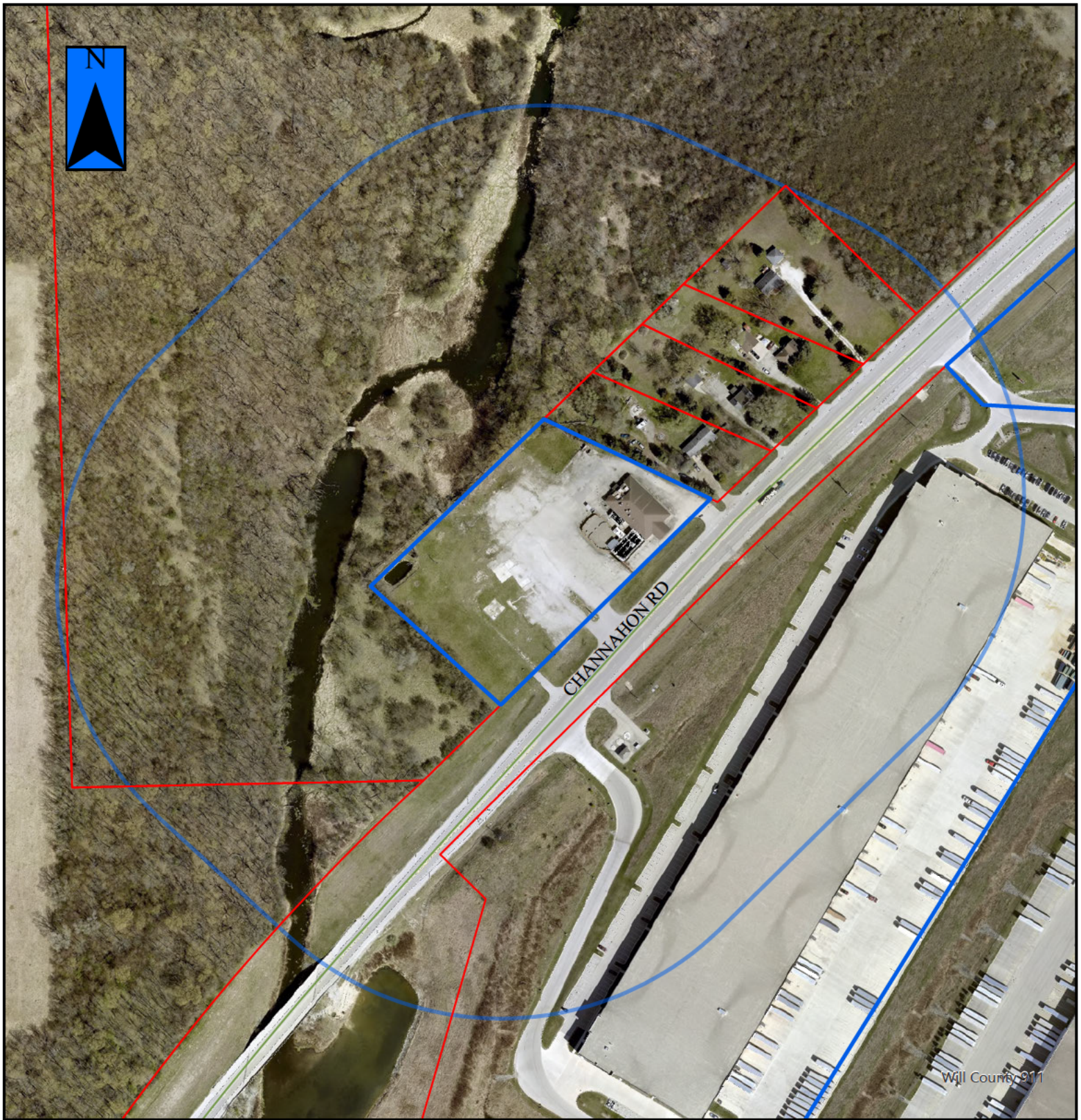


Figure 5: Subject site, view north from entrance at Channahon Road (January 2026)

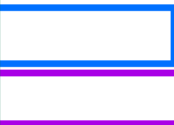


Figure 6: Subject site, view northwest from entrance at Channahon Road (January 2026)

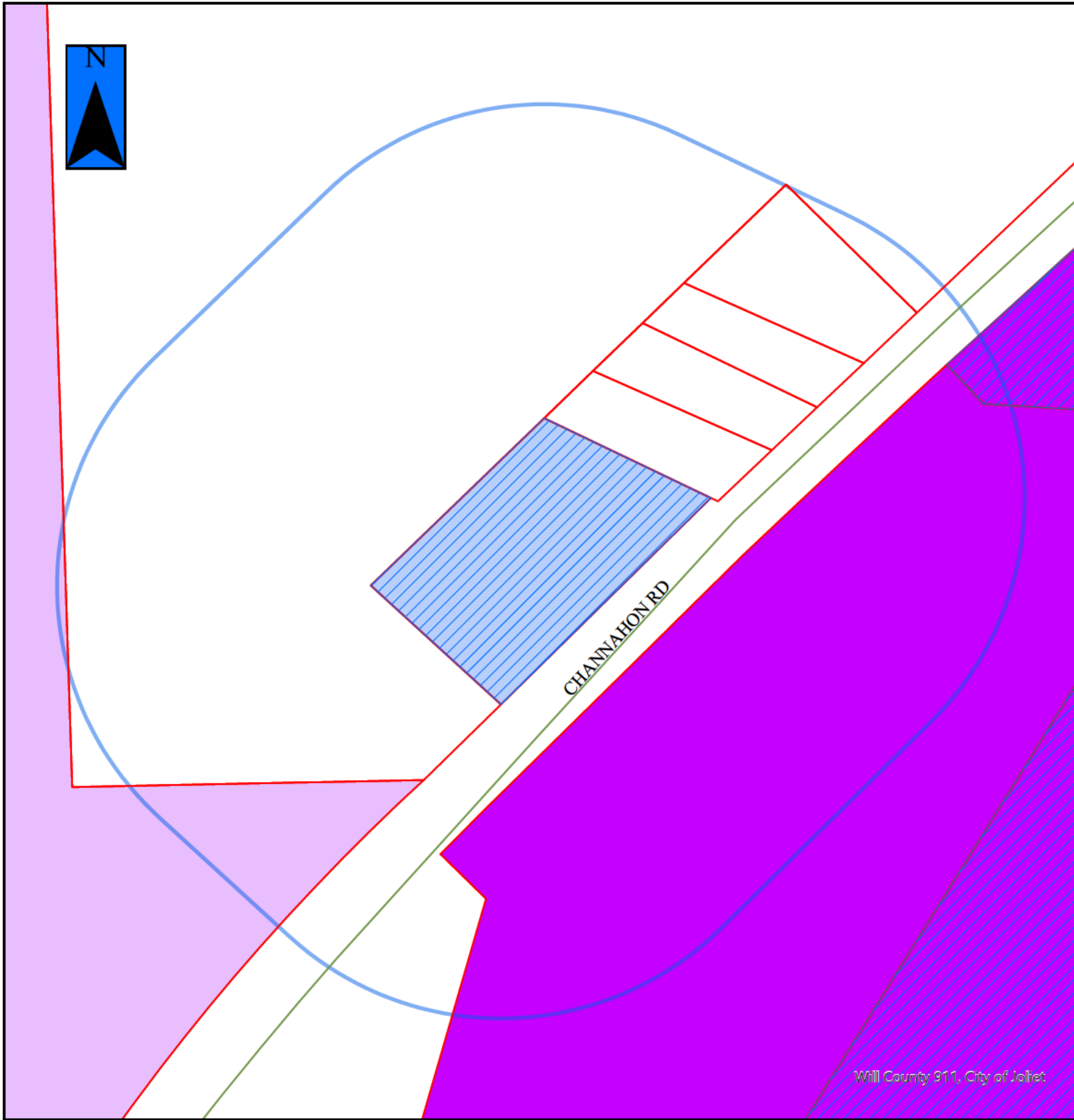




2026-02a




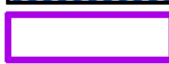
= Property in Question / Propiedad en cuestión
= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



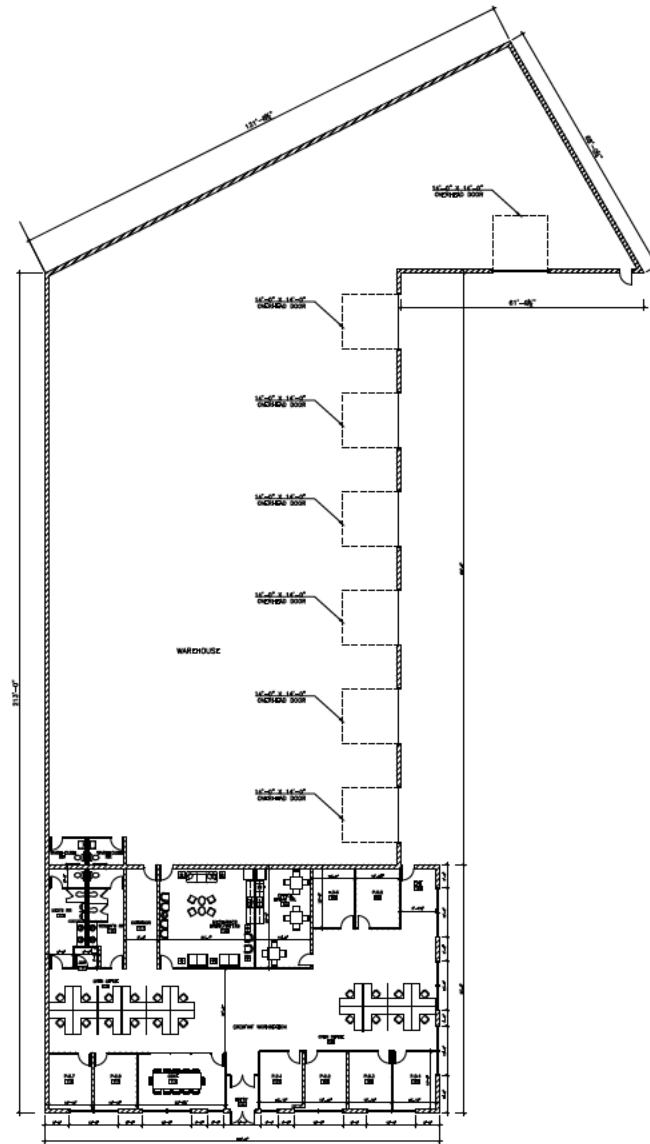
Will County 911, City of Joliet

2026-02



 = 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



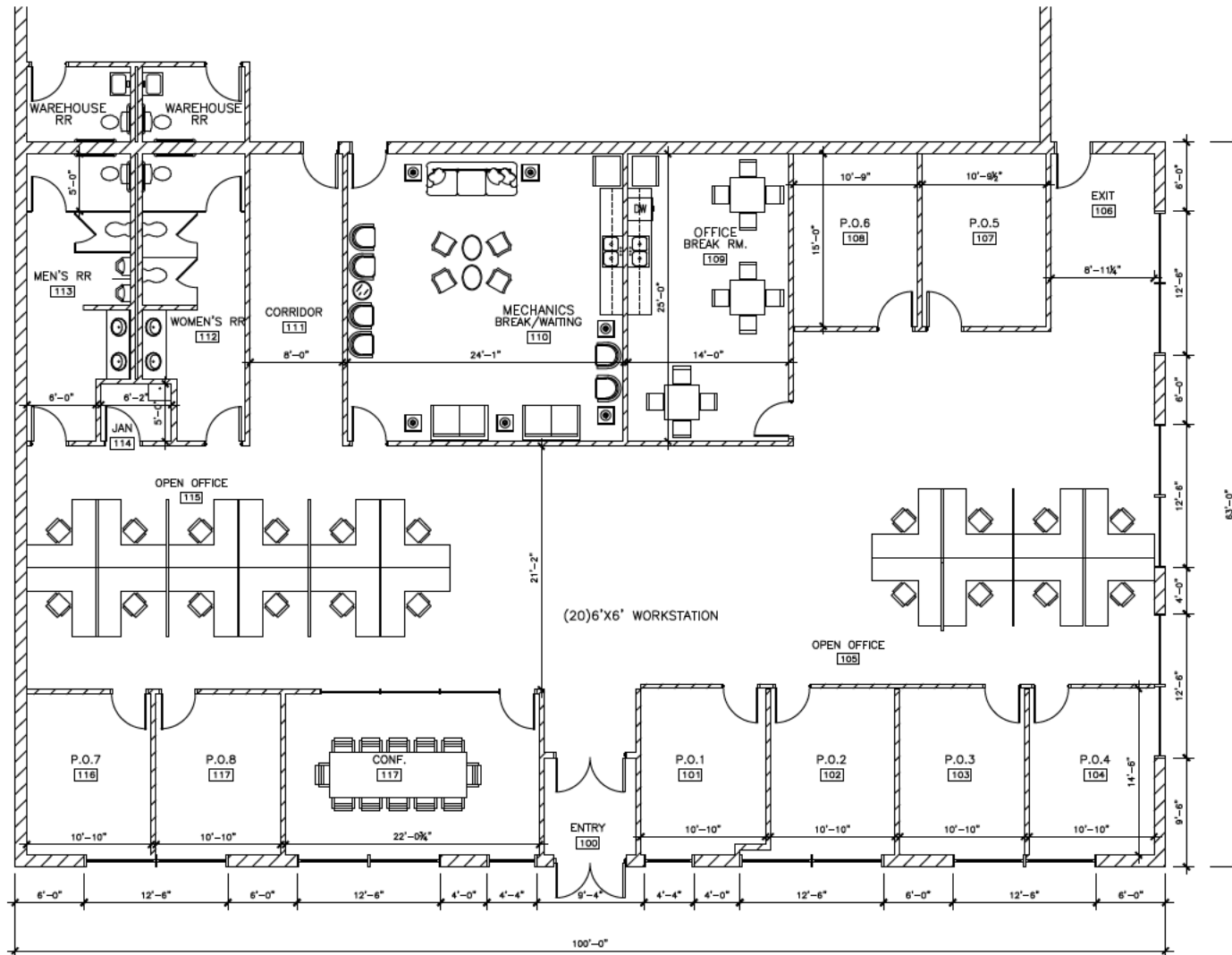
10/22/25



3501 Channahon Rd.
Joilet , Illinois 60436

IFH Properties, Inc.
Scheme A





10/22/25



3501 Channahon Rd.
Joilet , Illinois 60436

IFH Properties, Inc.
Scheme A



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The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC.

REVISIONS

TRUCKING FACILITY

3501 Channahon Road
Joliet, Illinois



HERITAGE
OAK
STUDIOS, LLC

Landscape Architects

24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

PRELIMINARY
LANDSCAPE
PLAN

DATE: 2025-12-03
SCALE: 1"=30'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

SHEET
L-1

PROJECT NO.: 3225 - 2472

LEGEND



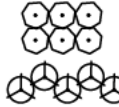
DECIDUOUS SHADE TREE - 2.0"



ORNAMENTAL TREE - 6"BB Clump/2"BB



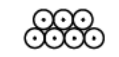
EVERGREEN TREE - 6"BB



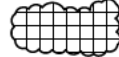
LARGE DECIDUOUS SHRUB - 5 Gal/24" Min.



EVERGREEN SHRUBS - 5 Gal.



DWARF DECIDUOUS SHRUB - 3 Gal/24" Min.



PERENNIALS & ORNAMENTAL GRASSES - 1 Gal./1 Qt.

LANDSCAPE CALCULATIONS:

Route 6 Storage Frontage r(30' Wide): 425 LF

Requirement: 30' Wide Buffer, 5- Evergreen or Ornamental Trees, 3- Shade Trees, 10- Shrubs/100 LF

Calculation: 22- Evergreen or Ornamental Trees, 13- Shade Trees & 43- Shrubs

Provided: 22- Evergreen or Ornamental Trees, 13- Shade Trees & 43- Shrubs

Route 6 Parking Frontage (10' Wide): 125 LF

Requirement: 10' Wide Buffer, 2- Evergreen or Ornamental Trees, 1- Shade Trees, 20- Shrubs & 40- Perennials/100 LF

Calculation: 3- Evergreen or Ornamental Trees, 2- Shade Trees, 25- Shrubs & 50- Perennials

Provided: 3- Evergreen or Ornamental Trees, 2- Shade Trees, 25- Shrubs & 50- Perennials

West Property Line Perimeter (5' Wide): 278 LF (Minus Floodway)

Requirement: 5' Wide Buffer, 2- Evergreen or Ornamental Trees + 1- Shade Trees + 10 Shrubs/100 LF

Calculation: 6- Evergreen or Ornamental Trees, 3- Shade Trees & 28 Shrubs

Provided: 6- Evergreen or Ornamental Trees, 3- Shade Trees & 28 Shrubs

North Property Line Perimeter (5' Wide): 317 LF (Minus Floodway)

Requirement: 5' Wide Buffer, 2- Evergreen or Ornamental Trees + 1- Shade Trees + 10 Shrubs/100 LF

Calculation: 7- Evergreen or Ornamental Trees, 5- Shade Trees & 32 Shrubs

Provided: 7- Evergreen or Ornamental Trees, 5- Shade Trees & 32 Shrubs

East Property Line Perimeter (15' Wide): 335 LF

Requirement: 15' Wide Buffer, 3- Evergreen Trees + 3- Ornamental Trees + 2- Shade Trees + 5- Shrubs/100 LF

Calculation: 10- Evergreen Trees + 10- Ornamental Trees + 7- Shade Trees + 17- Shrubs

Provided: 10- Evergreen Trees + 10- Ornamental Trees + 7- Shade Trees + 17- Shrubs

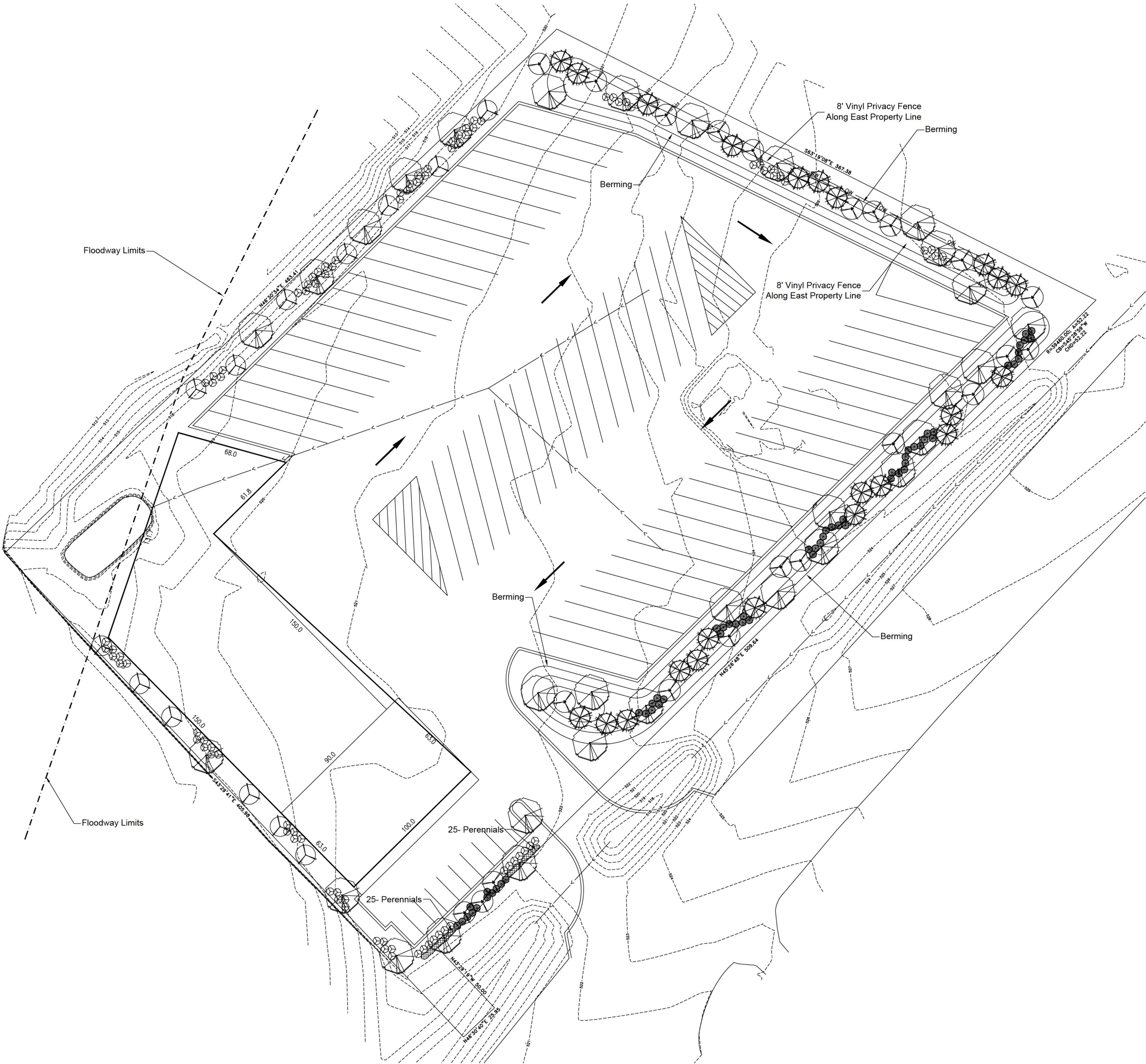
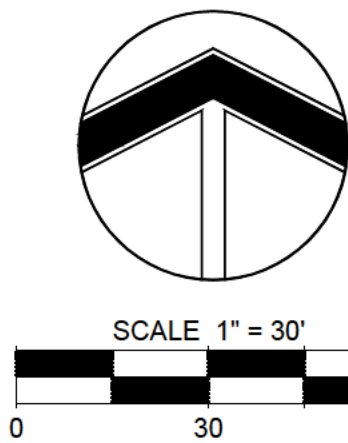
Notes:

1. For information pertaining to grading, utilities, easements, boundaries, etc., see Civil Engineering plan set.

2. Plant locations are preliminary in nature and may vary pending final grading, utilities, site geometry, etc.

3. Berming is representative only. Final berm locations and heights may vary pending final grading, utilities, site geometry, etc.

4. Privacy Fencing is representative only. Final fence location may vary pending final grading, utilities, site geometry, etc.











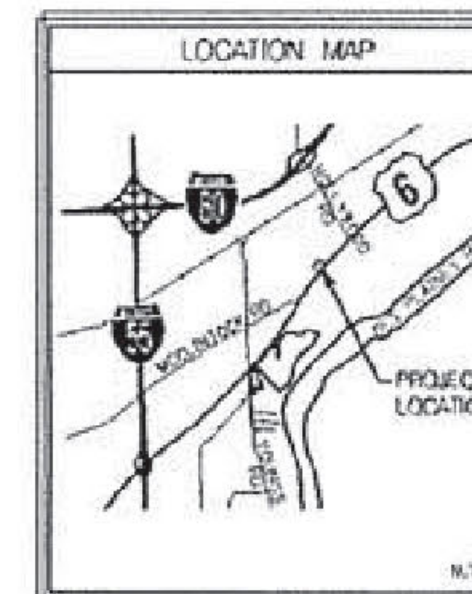


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RESULTS

1. PARKING:
 - STANDARD AUTO PARKING: 19 SPACES
 - HANDICAPPED PARKING: 2 SPACES
 - TRAILER PARKING: 17 SPACES
 2. 14% OF OVERALL SITE AREA TO BE OPEN SPACE
 3. NEW BUILDING:
 - TOTAL BUILDING AREA: 14,110 SQ. FT.
 4. EXISTING STRUCTURES AND PAVEMENT TO BE RENEWED
- LAST DATE OF FIELD WORK: NOV 11, 2021

PREPARED FOR:
PATRICK COMMERCIAL, INC.

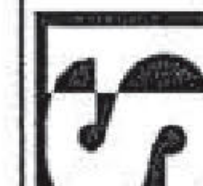
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SITE PLAN

3501 CHANNAHON ROAD
JOLIET, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS

LAND SUPERVISORS
224 N. Liberty Street
North Miami 33140
Phone: (305) 881-2260 Fax: (305) 881-0265



SPACECO INC.

FILE NAME:

DATE:
5/18/2021

JOB NO.
1156538

SHEET

EX

1. 24

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: 3501 Channahon Rd, Joliet, IL 60436

PETITIONER'S NAME: IFH Properties, LLC, by Octavian Gherciu, Manager

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 3380 Lacrosse Lane, Suite 115, Naperville, IL ZIP CODE: 60564

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: IFH Properties, LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 3380 Lacrosse Lane, Suite 115, Naperville, IL ZIP CODE: 60564

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.): 05-06-26-400-018-0000 ;
_____ ; _____ ; _____

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 EXHIBIT A

LOT SIZE: WIDTH: 509.64'/463.09' DEPTH: 406'/367.38' AREA : 4.271 acres

PRESENT USE(S) OF PROPERTY: Vacant

PRESENT ZONING OF PROPERTY: I-1

SPECIAL USE REQUESTED: Approval for the operation of a truck maintenance facility for applicant's own fleet of trucks, including the long-term parking of semi-trailers, and office space.

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 proposed truck maintenance facility and outdoor long-term parking of semi-trailers will be designed, maintained, and operated in a manner that protects and supports the public health, safety, comfort, and general welfare.

Applicant will comply with all City regulations.

2. How will the special use impact properties in the immediate area? The proposed truck maintenance facility and outdoor long-term parking of semi-trailer will be consistent with surrounding uses of warehouse and industrial.

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

The use will not impede normal/orderly development/improvement of surrounding property.

The primary use of surrounding properties are warehouse and/or industrial uses.

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

Yes, adequate utilities, access roads, drainage, and other necessary facilities are provided. Petitioner will use a civil engineer to ensure any public improvements needed are addressed.

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

Yes, Petitioner will use a civil engineer to ensure adequate measures are taken to provide ingress/egress design to minimize 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?

Yes, the use conforms to the applicable land use regulations of the district in which it is located and does not violate any other applicable law, ordinance or regulation. Further this use is consistence with the annexation agreement recorded 12/14/21.

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 have been no prior applications to the best of Petitioner's knowledge.


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



Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 20th day of October, 2025



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:

3501 Channahon Rd, Joliet, IL 60436

PIN(s): 05-06-26-400-018-0000

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

OCTAVIAN GHERCIU, 100%

3380 LACROSSE LANE, SUITE 115, NAPERVILLE, IL 60564

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

OCTAVIAN GHERCIU

E-MAIL: [REDACTED] FAX: [REDACTED]

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: [REDACTED]

DATE: 10/20/25

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

OCTAVIAN GHERCIU, OWNER, [REDACTED]

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.		