

STAFF REPORT

DATE: November 12, 2024
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2024-56
Applicant: Cornerstone Services
Status of Applicant: Proposed tenant
Owner: CDC Property Group, LLC
Location: 2705 McDonough Street
Request: A Special Use Permit to allow community health offices, an R-B use, in the I-1 zoning district

Purpose

The applicant is requesting a special use permit to allow offices that provide community health services, an R-B (restricted business) use, within the I-1 (light industrial) zoning district at 2705 McDonough Street. Per the City of Joliet Zoning Ordinance, R-B uses may be allowed as special uses within industrial districts when authorized by two-thirds majority of the Zoning Board of Appeals. The Zoning Board of Appeals makes the final decision on this special use request.

Site Specific Information

The subject site is around 1.2 acres and contains an approximately 10,500-square-foot building constructed around 1973. Behind the building is an accessory parking lot with around 75 spaces. The site was occupied by a professional development training facility for the Will, Grundy, and Kendall County Regional Offices of Education since the mid-1990s. The property was annexed in 1970 and designated I-1 zoning in 1971 when the city-wide zoning map was updated. The property is currently zoned I-1 (light industrial).

Surrounding Zoning, Land Use and Character

The property is located on the north side of McDonough Street between 129th Infantry Drive and Caterpillar Drive. The surrounding area has a mix of residential, institutional, and industrial uses. The zoning and land use for the adjacent properties are as follows:

- North: B-3 (general business), residential (Fairway Estates)
- South: I-2 (general industrial), industrial
- East: I-1 (light industrial), undeveloped / future mini storage facility
- West: R-2 (single-family residential), institutional (Marine Corps Reserve Center)

Applicable Regulations

- Section 47-10.1 (1) Permitted Uses – R-B (Restricted Business) District
- Section 47-14.3 (C) Prohibited Uses – I-1 (Light Industrial) District
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit
(refer to attachment)

Discussion

The petitioner, Cornerstone Services, is requesting approval of a special use permit to allow offices that provide community health services, an R-B (restricted business) use, within the I-1 (light industrial) zoning district. Cornerstone Services provides progressive, comprehensive services for people with disabilities in Joliet and the Will County area. They propose to use this location to provide counseling, case management, and other supportive services to the greater Joliet community. Cornerstone would be the only agency providing services at this location. The building would be remodeled to contain around 30 to 40 offices for a similar number of employees. Many of the staff at this location will deliver services off-site out in the community and will mainly use the subject site as their personal office, though services will take place on site as well.

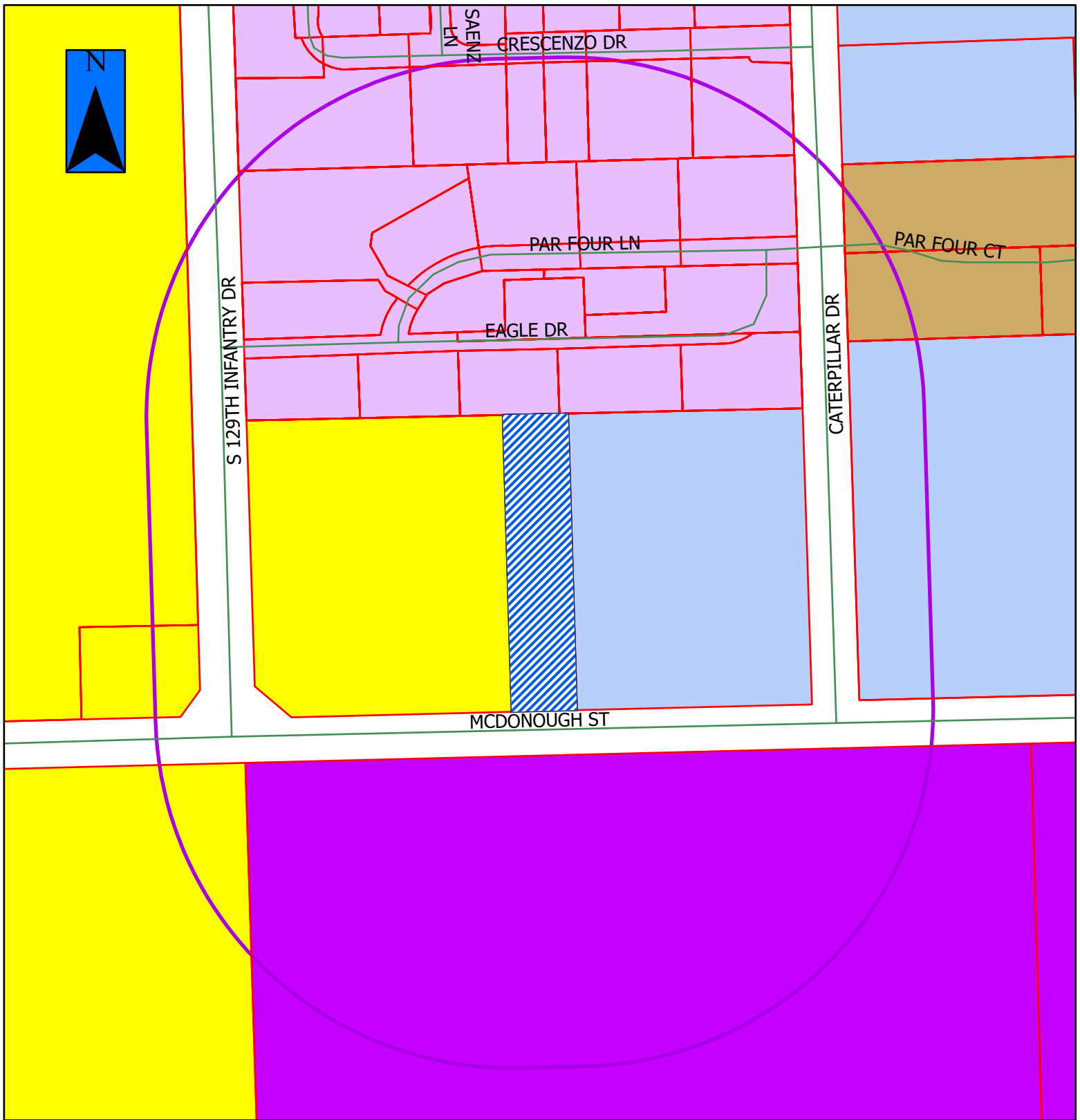
The Zoning Ordinance states that the I-1 district allows R-B uses as special uses when they “will not be adversely affected by their location within industrial districts and only when such uses will not interfere with the orderly and economic development of the remaining portions of the industrial district.” The subject site is arranged to accommodate commercial uses and has been used that way for much of its history. Staff believes that the proposed use meets the requirements as stated above and therefore is appropriate for this location.

Conditions

If the Zoning Board desires to approve the Special Use Permit to allow community health offices, located at 2705 McDonough Street, the following conditions would be included:


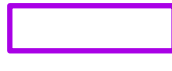
1. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board 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;

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

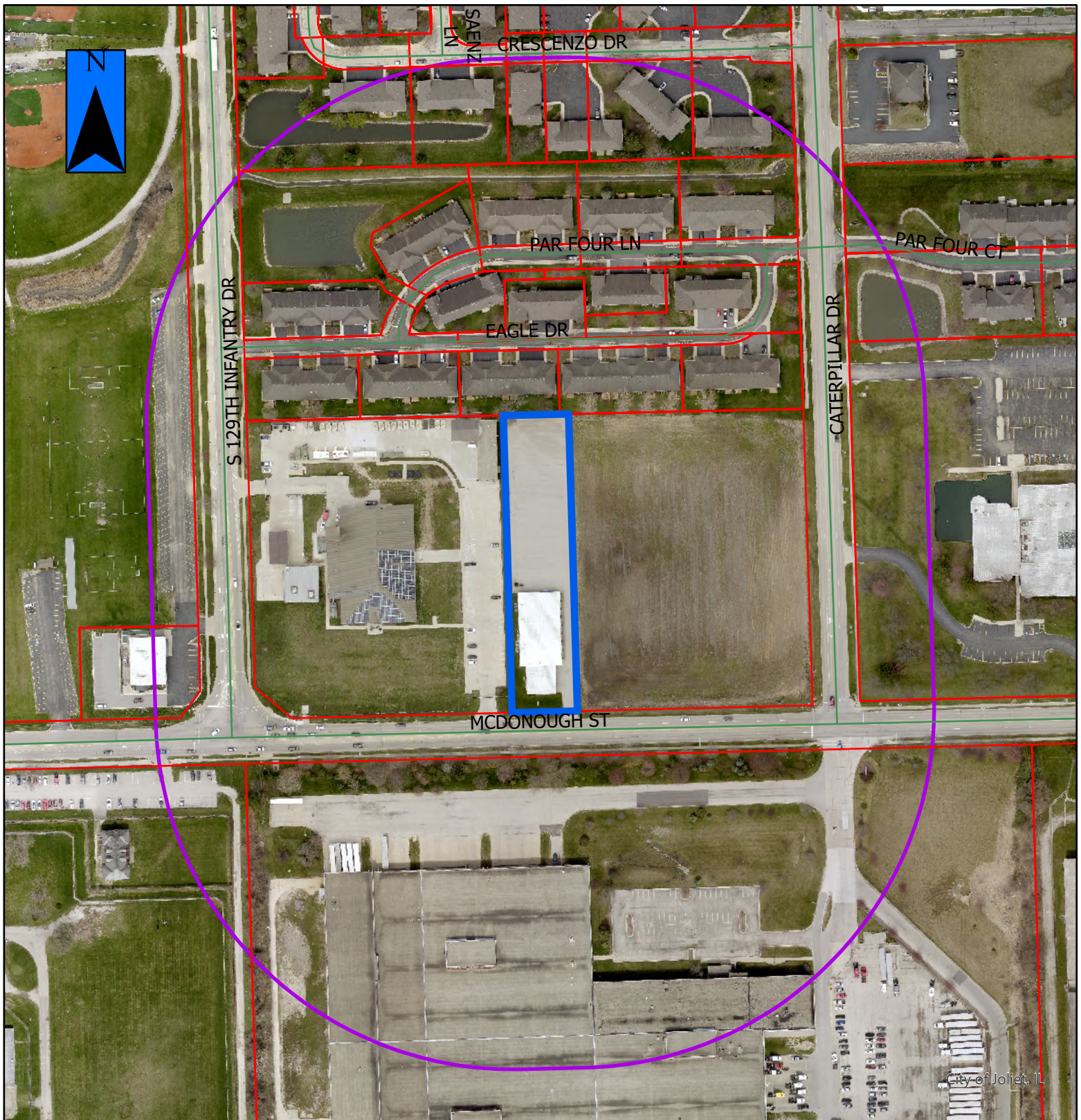


2024-56



 = Property in Question
 = 600' Public Notification Boundary

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



2024-56a



= Property in Question / Propiedad en cuestión



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

Figure 1: Aerial view of 2705 McDonough Street (2024)



Figure 2: 2705 McDonough Street, view north from McDonough Street (November 2024)





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: 2705 McDonough Street

PETITIONER'S NAME: Cornerstone Services

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 777 Joyce Road, Joliet, IL ZIP CODE: 60436

PHONE: (Primary) 815-727-6666 (Secondary) 815-741-7602

EMAIL ADDRESS: bstortz@cornerstoneservices.org FAX: 815-823-8332

PROPERTY INTEREST OF PETITIONER: Purchaser

OWNER OF PROPERTY: CDC Property Group, LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 24121 W. Theodore Street, Unit 4 B Plainfield, IL ZIP CODE: 60586

EMAIL ADDRESS: cdspropertygroup@att.net 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):

1.) Joliet Chamber of Commerce, Jen Howard, 116 N. Chicago St. Joliet, IL 60432 815-727-5371

2.) Old National Bank, Dan Mihelich, 212 N. Chicago St. Joliet, IL 60432 779-247-6946

3.) Easter Seals, Deb Condotti, 212 Barney Drive. Joliet, IL 60435 815-773-9364

OTHER PROJECTS AND/OR DEVELOPMENTS:

Joliet Service Locations: 800 Black Road, 777 Joyce Road, 2174 Oneida St., 134 E. Van Buren

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 05-06-13-200-019-0000 ;

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 Exhibit A

LOT SIZE: WIDTH: 110 DEPTH: 500 AREA : 55,000 sq ft. 1.26 acres

PRESENT USE(S) OF PROPERTY: Office

PRESENT ZONING OF PROPERTY: I-1 Light Industrial

SPECIAL USE REQUESTED: Business use in I-1 for office space to provide mental health therapy, counseling, and support services.

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?

With this establishment and location, Cornerstone Services will be able
to provide community-based mental services for residents in the greater Joliet community.

2. How will the special use impact properties in the immediate area? There will be no impact

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

No

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

Yes

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

Yes

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

Yes

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, Ben Stortz, 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.

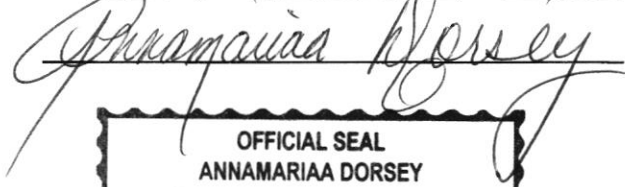


Petitioner's Signature

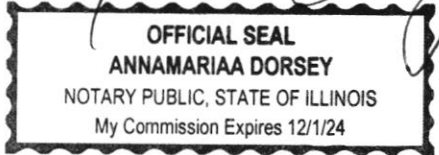


Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 7 day of October, 2024



Annamaria Dorsey



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:

2705 McDonough Street, Joliet, IL 60436

PIN(s): 05-06-13-200-019-0000

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

CDS Property Group, LLC

Craig Czerkies - member

E-MAIL: cdspropertygroup@att.net

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: cdspropertygroup@att.net 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: 10/7/24

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



EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

The East 110 feet of the West 560 feet of the South 535 feet of the Northeast quarter of Section 13, in Township 35 North, and in Range 9 East of the Third Principal Meridian (excepting therefrom the South 35 feet thereof) in Will County, Illinois

PIN: 05-06-13-200-019-0000

Common address: 2705 McDonough Street, Joliet, Il 60436

EXHIBIT A

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.		