

STAFF REPORT

DATE: April 9, 2026
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2026-18 and 2026-19
Applicant: Israel Hernandez
Status of Applicant: Property and business owner
Location: 370 Ruby Street (Council District #4)
Request: 2026-18: A Special Use Permit to allow an automotive repair facility
2026-19: A Variation from the spacing requirements for an automotive repair facility near a residential zoning district

Purpose

The applicant is requesting a Special Use Permit to allow an automotive repair facility at 370 Ruby Street. Per the City of Joliet Zoning Ordinance, an automotive repair facility may be allowed as a special use in the B-3 (general business) district by the Mayor and City Council, with the advice of the Zoning Board of Appeals in accordance with Section 47-5.2.

The Zoning Ordinance states that any part of the building where repair takes place shall not have any openings within 100 feet of any residential zoning district. The petitioner is requesting a variation from this requirement because the existing building has a loading door within approximately 40 feet of the residentially-zoned property to the south. The Zoning Board of Appeals makes the final decision on this variation request.

Site Specific Information

The subject site is around 12,100 square feet and contains an existing 1,360-square-foot commercial building with two garage bays, restrooms, and an office area. The rest of the site surrounding the building is paved but is not currently striped with parking stalls. There are three curb cuts that provide access to the site: two off Ruby Street and one along the west side off Center Street. There is an existing 6-foot wood fence along the south property line adjacent to the residential property to the south. The subject property is zoned B-3 (general business) district.

The current building was constructed around 1960 when the site was developed with an automobile service station. Around 1976, Plese Radiator Service, an automotive repair

business, occupied the site and was listed in the City Directories at this address until around 2020, when the petitioner purchased the property. The petitioner has been parking sales inventory on the property in the last few years but is now pursuing the requested petitions to allow an automotive repair use at the site.

Surrounding Zoning, Land Use and Character

- North: B-3 (general business), residential
- South: R-3 (one- and two-family residential), residential
- East: B-3 (general business), commercial (contractor business)
- West: B-1 (neighborhood business), commercial (professional office)

Applicable Regulations

- Section 47-13.2A(G) Special Uses – B-3 (General Business) District
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit
(refer to attachment)
- Section 47-19.8 Findings of Facts Supporting a Variation
(refer to attachment)

Discussion

The petitioner and property owner, Israel Hernandez, is requesting a Special Use Permit to allow an automotive repair facility in the B-3 (general business) district at 370 Ruby Street. The petitioner owns Gigante Motors, a car dealership located several blocks to the east at 267 Ruby Street. The proposed facility at 370 Ruby Street would serve the general public and also be used to service and repair cars for sale by Gigante Motors. Repair services offered would include routine maintenance, diagnostics, brake repair and replacement, and engine code identification and repair. The business would accept walk-in customers in addition to scheduled appointments. The petitioner anticipates servicing around four vehicles per day or around 24 vehicles per week. The business will have three employees: two mechanics and one office staff member. The proposed hours of operation are Monday through Friday from 9 AM to 6 PM and Saturday from 9 AM to 3 PM.

The existing building contains office space and repair bays for the business. There are no significant exterior modifications or additions planned for the building. The petitioner will be required to ensure that a functional oil separator is in place for the floor drains within the two repair bays prior to the issuance of a Certificate of Occupancy.

The petitioner and City staff have worked to identify several site improvements that will be required as conditions of the special use permit. A proposed site plan is included as an attachment in the staff report packet. The petitioner will remove the asphalt and install grass at the northwest corner of the site that is within the visibility triangle for the

intersection of Center Street and Ruby Street. They will also install grass along the north property line as a buffer between the parking stalls and the public sidewalk. These improvements will add green space to the property and improve traffic safety and circulation on and around the site. The petitioner will also remove and replace the sidewalk and curb along Ruby Street from the west edge of the existing western curb cut to a point near the west edge of the existing eastern curb cut. This will eliminate the western entrance and create a 30-foot-wide entrance on the east, which is the maximum permitted width for a commercial driveway. Finally, the petitioner will need to stripe the parking lot in accordance with City standards. These parking areas are identified on the attached site plan. Additionally, if the site has an outside dumpster, it will need to be screened on three sides with a solid enclosure as required by the Zoning Ordinance.

In addition to the special use permit, the petitioner is requesting a variation from the spacing requirement for automotive repair facilities. The Zoning Ordinance states that the building where repair takes place shall have no openings within 100 feet of a residential zoning district. The loading doors for the two bays are approximately 40 feet from the rear property line that is shared with the residential property at 341 Marble Street. Therefore, the petitioner needs approval of a variation to allow an automotive use within the existing building, though there are no proposed additions to or expansion of the building.

Recommended Action

Staff finds that the special use request meets the attached criteria for special uses. The operation of the proposed use will not be detrimental to public health nor be injurious to the use of other property in the immediate vicinity. Additionally, the proposed use will not impede development of surrounding property. The site has functioned as an automotive use since the 1950s and is located along an established commercial corridor. The proposed site improvements will enhance the appearance of the site and improve site circulation. Adequate drainage and utility infrastructure exists at the site. The site has existing points of ingress and egress, and the proposed curb replacement along Ruby Street will improve site circulation by eliminating the curb cut that is close to the intersection.

Staff finds that the variation request meets the following variation criteria: enforcement of the spacing requirement would involve practical difficulties due to the existing conditions of the site. The building is existing and the location of the doors could not practically be reconfigured to meet the spacing requirement. The doors face north away from the residential property. Staff also finds that the approval of the variation will not alter the essential character of the area since the building has a long history of operation as an auto repair use.

Conditions

If the Zoning Board desires to approve the Special Use Permit and Variation to allow an automotive repair facility at 370 Ruby Street, staff recommends that the following conditions would be included:

1. That all proposed site improvements are completed prior to the issuance of a Certificate of Occupancy, including:
 - a. Removal and replacement of the curb and sidewalk along a portion of Ruby Street;
 - b. Removal of asphalt and installation of turf grass at the northwest corner and along the north side of the site;
 - c. Striping of the parking lot in accordance with City standards.
2. That a functional oil separator shall be in place for the garage bays prior to the issuance of a Certificate of Occupancy;
3. That all service and repairs shall be performed within the building;
4. That a City business license shall be obtained;
5. 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
6. 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: Aerial view of subject site at 370 Ruby Street (2025)

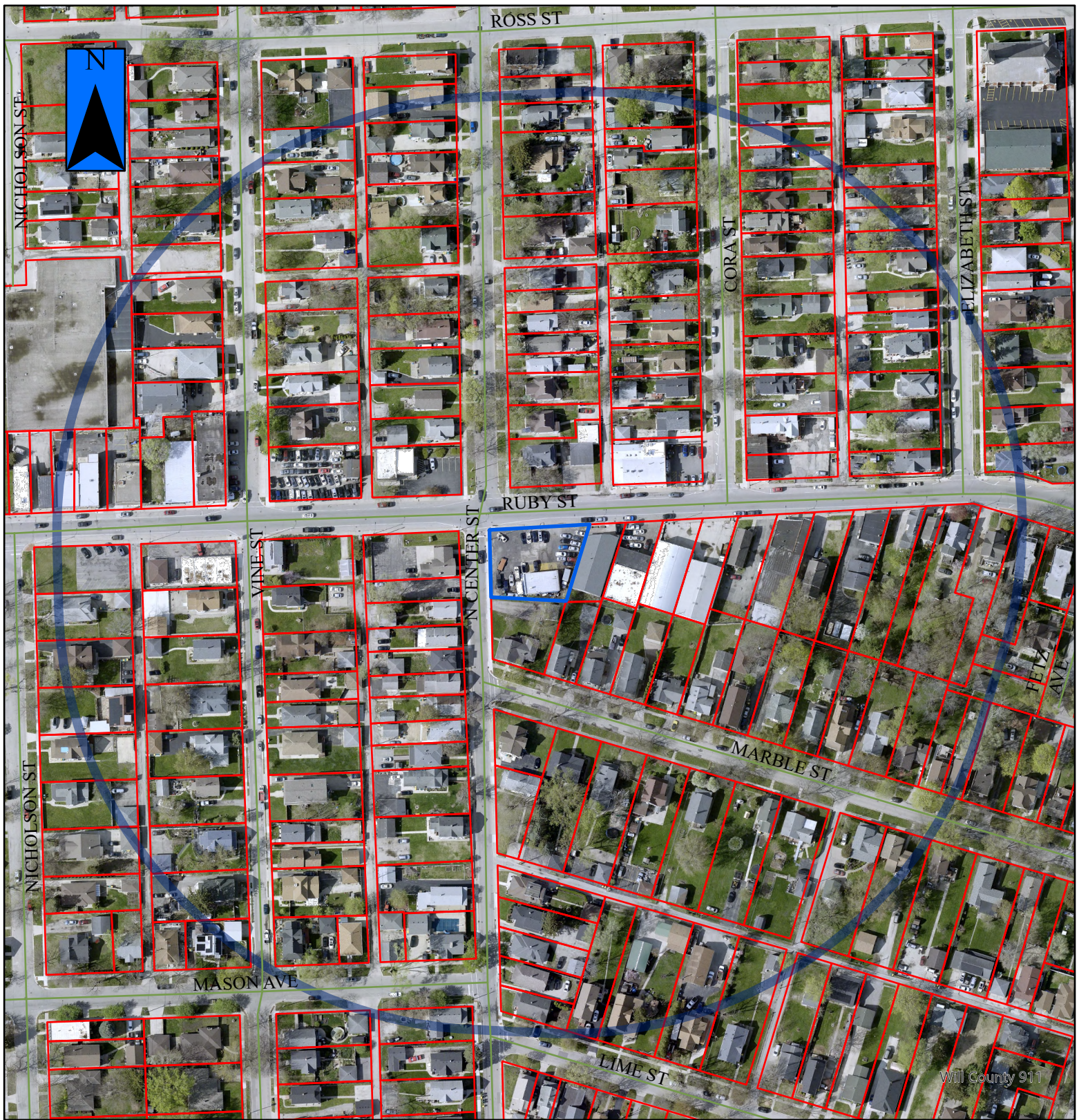


Figure 2: Subject site, view southeast from intersection of Ruby Street and Center Street (April 2026)

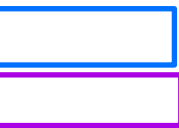


Figure 3: West side of subject site, view northeast from Center Street (April 2026)

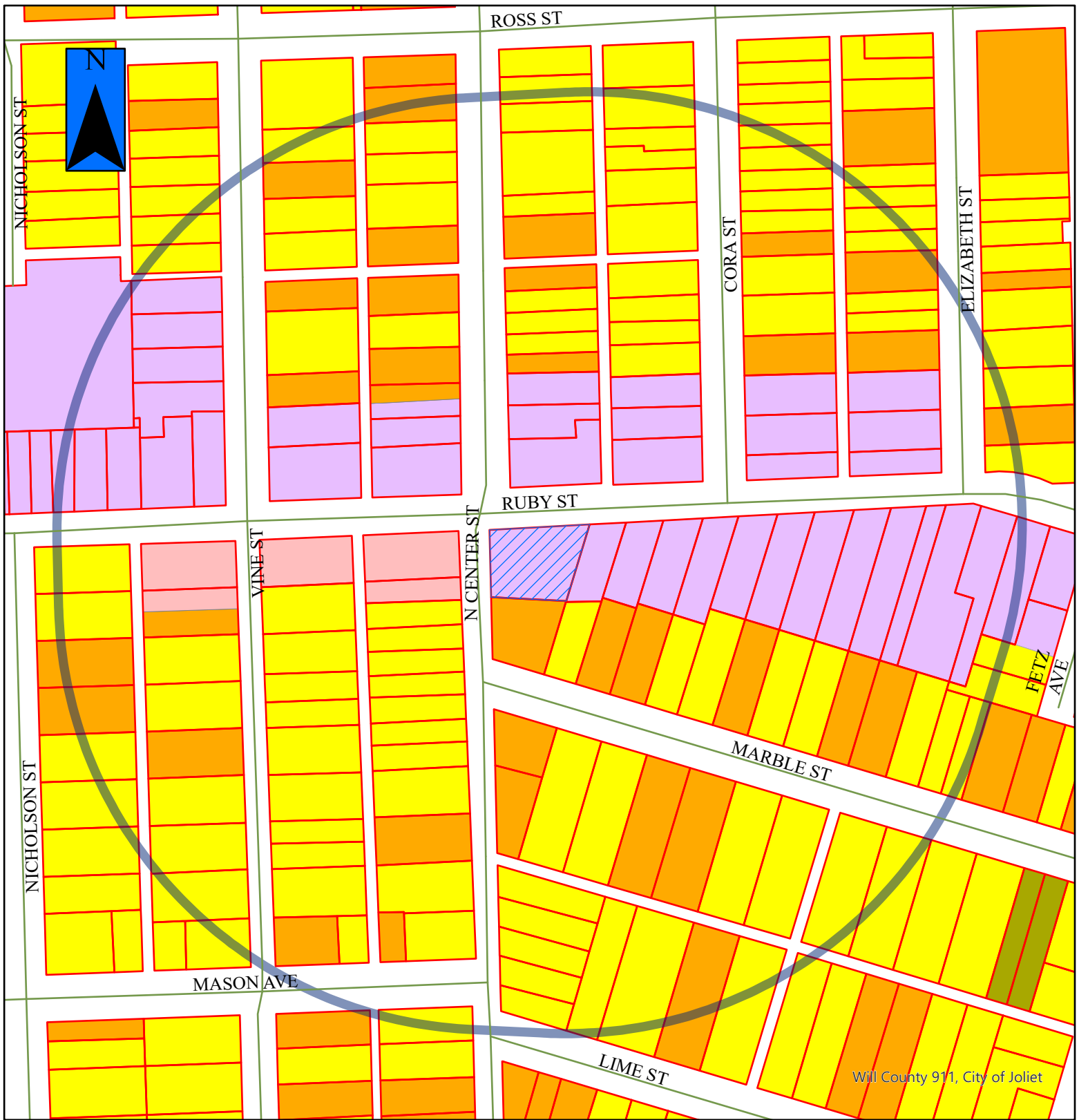




2026-18a, 2026-19a



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



2026-18, 2026-19



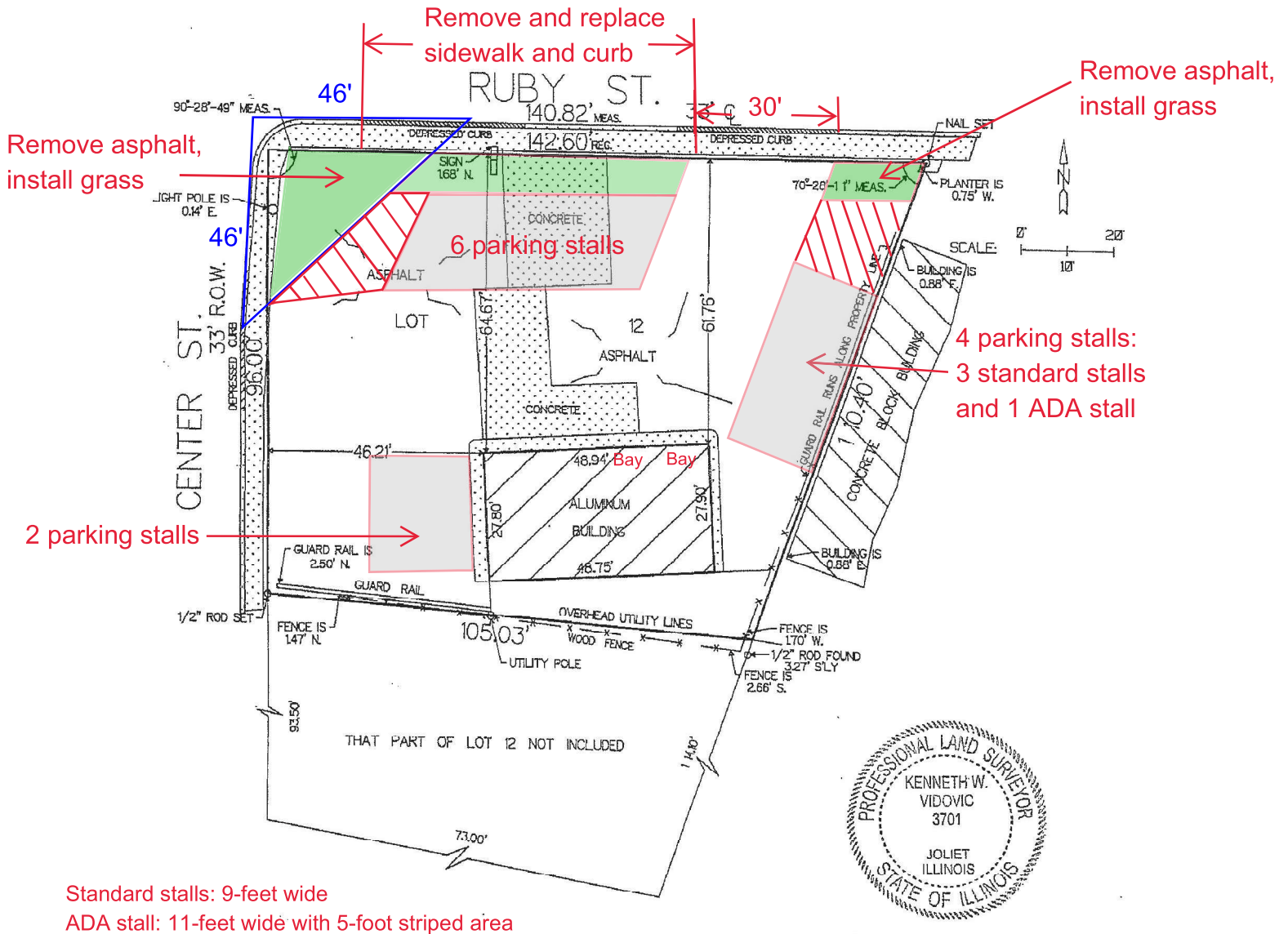
= Property in Question
= 600' Public Notification Boundary

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

Will County 911, City of Joliet

PLAT OF SURVEY

370 RUBY STREET
JOLIET, IL



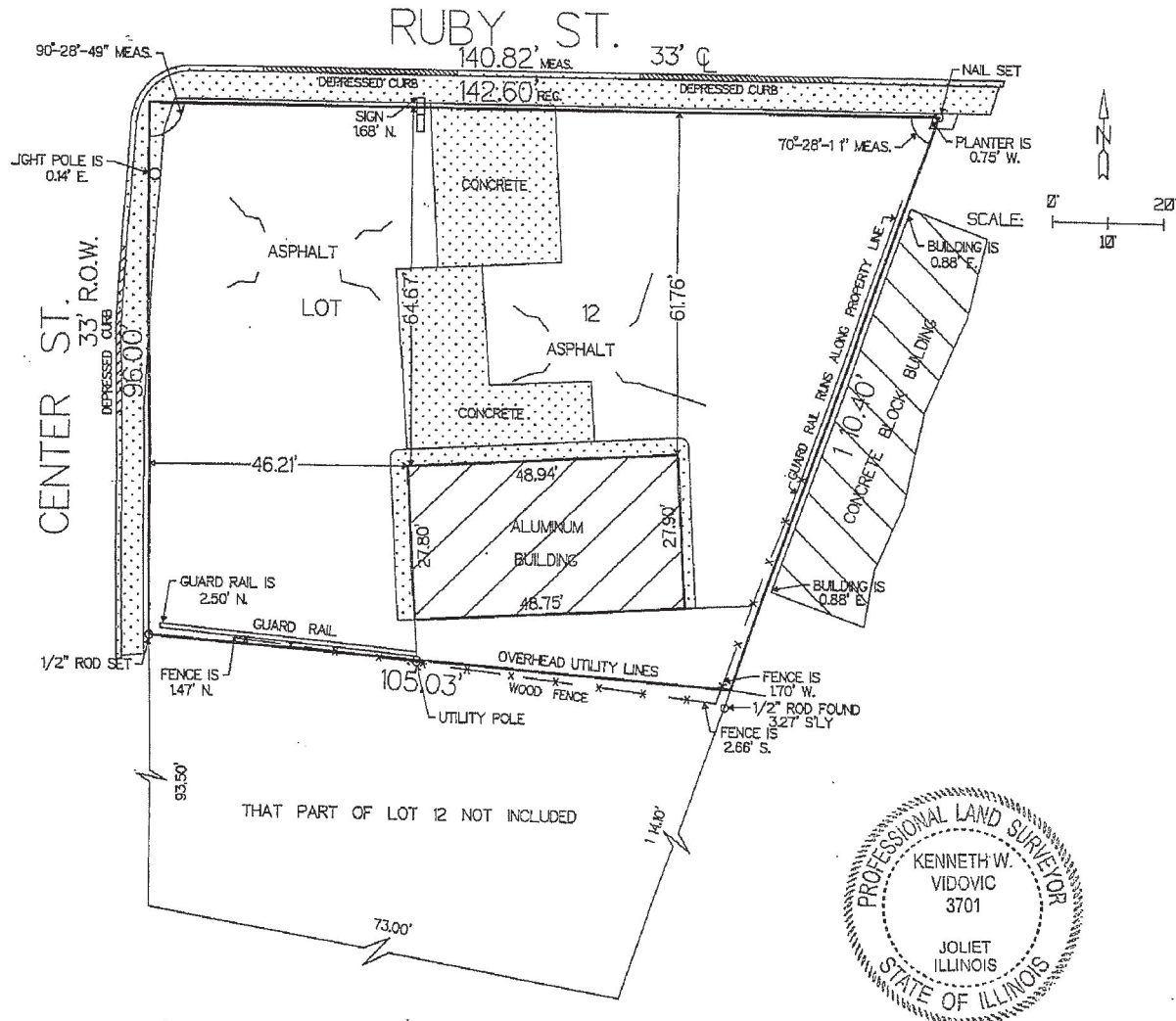
ADA stall: 11-feet wide with 5-foot striped area

ILLINOIS LAND SURVEYOR NO. 3701
EXPIRES 11/30/2026

PLAT OF SURVEY

THAT PART OF LOT 12 IN PAESOLDS SUBDIVISION OF BLOCK 34 IN NORTH JOLIET, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12, THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 110.4 FEET; THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF SAID LOT THAT IS 96 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE NORTH ALONG THE WEST LINE OF THE SAID LOT TO THE POINT OF BEGINNING, ALL IN SECTION 9, TOWNSHIP 35 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

370 RUBY STREET
JOLIET, IL



COMMUNITY SURVEY INC.

81 N. CHICAGO STREET, SUITE 207
JOLIET, IL 60432

(815) 722-9005 (815) 722-9019 - fax

EMAIL: kvcommunitysurvey@att.net

DESIGN FIRM NO. 184-002899

CHECK DEED OR GUARANTEE POLICY FOR BUILDING LINE OR
EASEMENT RESTRICTIONS NOT SHOWN ON PLAT OF SURVEY.
COMPARE POINTS BEFORE BUILDING.

WE, COMMUNITY SURVEY INC., DO HEREBY CERTIFY THAT WE HAVE
SURVEYED FOR SARA GRAY UNDER MY HAND AND SEAL ON THIS
2ND DAY OF JANUARY 2026.
FIELD WORK 12/31/2025.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SURVEY NUMBER 25-31568

ILLINOIS LAND SURVEYOR NO. 3701
EXPIRES 11/30/2026

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: 370 RUBY ST JOLIET ILLINOIS 60435

PETITIONER'S NAME: ISRAEL HERNANDEZ

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: _____

OWNER OF PROPERTY: ISRAEL HERNANDEZ (SELF)

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

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.): 30-07-09-200-001-0000;

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):

THAT PRT OF LOT 12 IN PAESOLD'S SUB OF BLOCK 34 IN NORTH JOLIET, DAF: BEG AT THE NW COR OF SD LOT 12; THC E'LY ALG THE N LN OF SD LOT TO THE NE COR OF SD LOT; THE SW'LY ALG THE E LN OF SD LOT, A DIST OF 110.40 FT; THC NW'LY TO A PT ON THE W LN OF SD LOT THAT IS 96 FT S OF THE NW COR THROF; THC N ALG THE W LN OF SD LOT TO THE POB, BEING PART OF THE W1/2 OF THE NE1/4 OF SEC. 9, T35N-R10E.

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

PRESENT USE(S) OF PROPERTY: MECHANIC GARAGE FOR MY DEALER ONLY CARS

PRESENT ZONING OF PROPERTY: _____

SPECIAL USE REQUESTED: _____

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?

IT WILL NOT AFFECT IT

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

IT WILL BE PROVIDING LOCAL TRUSTWORTHY MECHANICAL SERVICE AND BUILDING A POSITIVE COMMUNITY REPUTATION IN THE NEIGHBORHOOD

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

NO, WE HAVE ENOUGH SPACE ON OUR LOT FOR VEHICLES THAT ARE BEING FIXED AND WAITING TO BE FIXED AND ALSO ROOM FOR CUSTOMERS TO HAVE TWO DIFFERENT EXITS OFF THE LOT

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 ,

DOES NOT VIOLATE ANY LAW, ORDINANCES OR REGULATIONS

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

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, Israel Hernandez, 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.

[Redacted Signature]

Petitioner's Signature

Owner's Signature
(If other than petitioner)



Subscribed and sworn to before me
this 12 day of January, 2020

[Redacted Signature]

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from: _____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIATION/APPEAL

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 370 RUBY ST JOLIET, IL 60435

PETITIONER'S NAME: ISRAEL HERNANDEZ

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 370 RUBY ST JOLIET ,IL ZIP CODE: 60435

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: AUTO MECHANIC SHOP

OWNER OF PROPERTY: ISRAEL HERNANDEZ

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 370 RUBY ST JOLIET IL ZIP CODE: 60435

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 or email):

ALFA MUFFLERS: LUIS PACHECO _____

CARNITAS DON JOSE & SUPERMARKET _____

EL PRIMO RESTAURANTS _____

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-09-200-001-0000;
370 RUBY ST; JOLIET; ILLINOIS 60435.

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

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

LOT SIZE: WIDTH: 126.50 DEPTH: 100.52 AREA: 12720

PRESENT USE(S) OF PROPERTY: KPERSONAL GARAGE TO CLEAN AND FIX MY OWN CARS

PRESENT ZONING OF PROPERTY: B-3 general business

VARIATION/APPEAL REQUESTED: Variation to allow an auto repair facility with an opening
within 100 feet of a residential zoning district

RESPONSE TO VARIATION CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to 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.

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

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?
CURRENT ZONING DOESNT PERMIT A USE THAT CAN FULLY UTILIZE THE SIZE LOCATION AND CONFIGURATION.

THE PROPERTY IS IDEALLY SUITED FOR AN AUTO REPAIR SHOP WITH INDOOR VEHICLE SERVICE AND AMPL E ON SITE PARKING

AS A RESULT UNDER EXISTING ZONING THE PROPERTY CANNOT PRODUCE A RESOABLE RETURN ,

GRANTING A VARIANCEIS ESSENTIAL TO ENABLE SUSTAINABLE USE OF THE PROPERTY

2. What unique circumstances exist which mandate a variance?

TO ALLOW AN AUTO REPAIR SHOP WITHIN 100 FEET OF A RESIDENTIAL ZONING DISTRICT

3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.

POSITIVES; CONVENIENT ACCESS TO VEHICLE MAINTENANCE AND REPAIR SERVICES FROM AN HONEST SHOP

SUPPORTS OTHER NEAR BY BUSINESSES THROUGH THE PURCHASE OF SUPPLIES

ENHANCE THE PROPERTY CONTRIBUTION TO THE NEIGHBORHOOD JHHJU

HONESTLY I SEE NO NEGATIVE IMPACTS WE HAVE EVERYTHING COVERED

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, Israel Hernandez, 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 by Israel Hernandez
this 06 day of March, 2020.

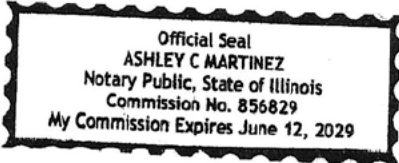


EXHIBIT 'A'
Legal Description

THAT PART OF LOT 12 IN PAESOLDS SUBDIVISION OF BLOCK 34 IN NORTH JOLIET, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12, THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 110.4 FEET; THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF SAID LOT THAT IS 96 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE NORTH ALONG THE WEST LINE OF THE SAID LOT TO THE POINT OF BEGINNING, ALL IN SECTION 9, TOWNSHIP 35 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

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:

370 RUBY ST JOLIET ILLINOIS 60435

PIN(s): 30-07-09-200-001-0000

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

ISRAEL HERNANDEZ

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

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: 12/3/2025

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

ISRAEL HERNANDEZ OWNER

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.		

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).		