

STAFF REPORT

DATE: September 6, 2024
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2024-41
Applicant: City of Joliet
Status of Applicant: Owner
Owner: City of Joliet
Location: 1000 N. Center Street
Request: A Special Use Permit to allow a public park

Purpose

The applicant is requesting a special use permit to allow a public park at 1000 N. Center Street. Per the City of Joliet Zoning Ordinance, public parks may be allowed as special uses in the R-2 (single-family residential) zoning district 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 property is a vacant residential lot at the northeast corner of Center Street and Moran Street. The lot is approximately 8,000 square feet and previously contained a single-family residence. The property is zoned R-2 (single-family residential).

The former residential structure was damaged by a fire in 2020. Permits were issued to remodel the structure, and the owner received approval of a Variation to allow a second story in April 2021, but the work was not completed. The property was purchased by a new owner in 2021. The new owners also applied for a remodel permit but did not complete any work.

In August 2022, the City of Joliet purchased the property with the intent to convert it into a public park. The former residence was demolished by the City in late 2022.

Surrounding Zoning, Land Use and Character

The subject property is located within the Cunningham neighborhood and is surrounded by residences with R-2 and R-3 (one- and two-family residential) zoning.

Applicable Regulations

- Section 47-5.2(B) (2) R-1 District Special Uses

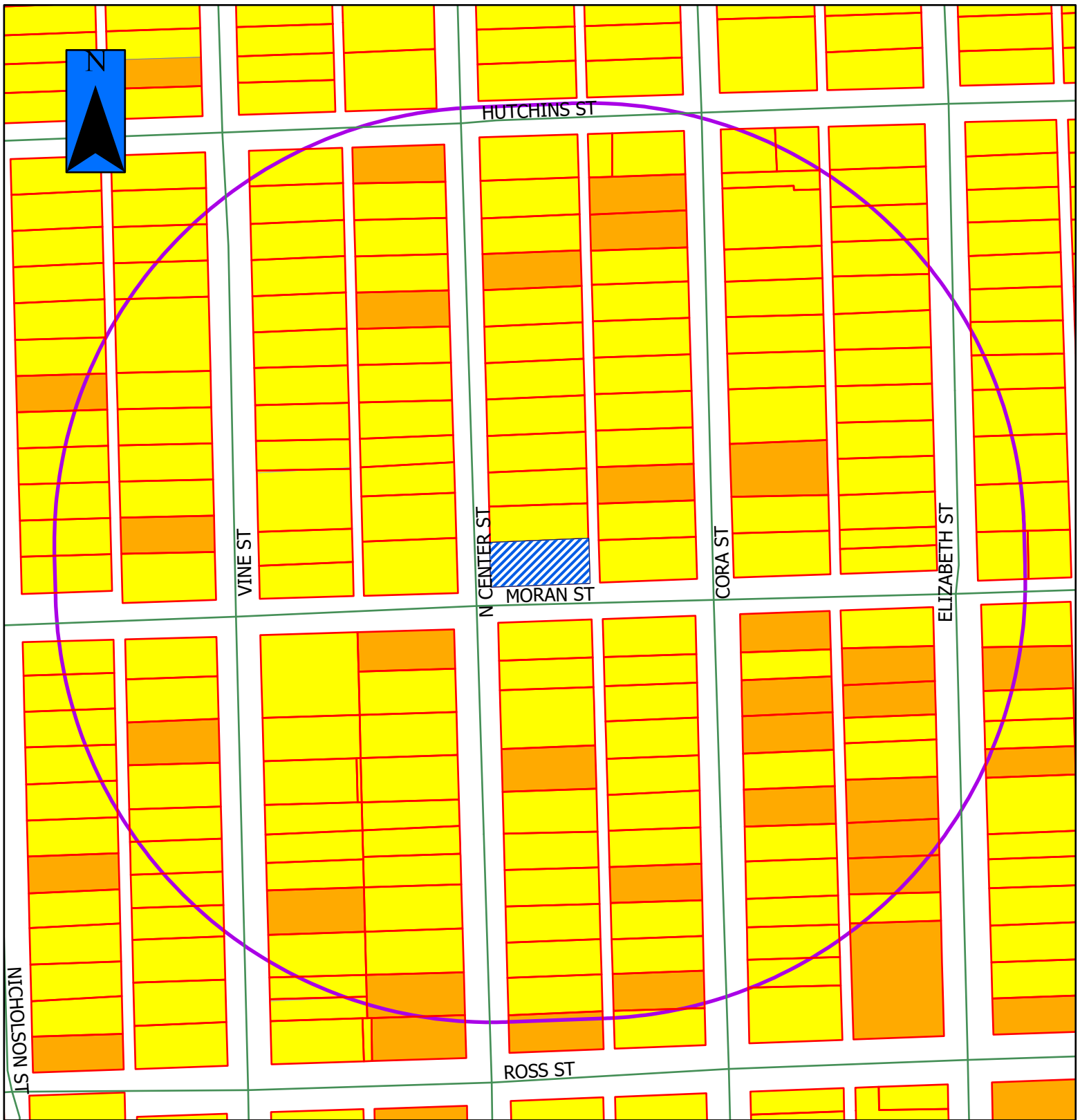
- Section 47-6.2(B) R-2 District Special Uses
- Section 47-5.2(C) Criteria for issuance of a Special Use Permit
(refer to attachment)

Discussion

The City of Joliet is requesting approval of a Special Use Permit to allow a public park on a residential lot within the Cunningham neighborhood. The property, which contained a single-family residence until it was demolished in 2022, was purchased by the City in 2022 with the intent to create a park at this location. The park would be open to the public and would be owned and maintained by the City of Joliet. Proposed elements of the park include landscaping, walking paths, benches, and a “Cunningham Neighborhood Park” sign.

Conditions

None



2024-41



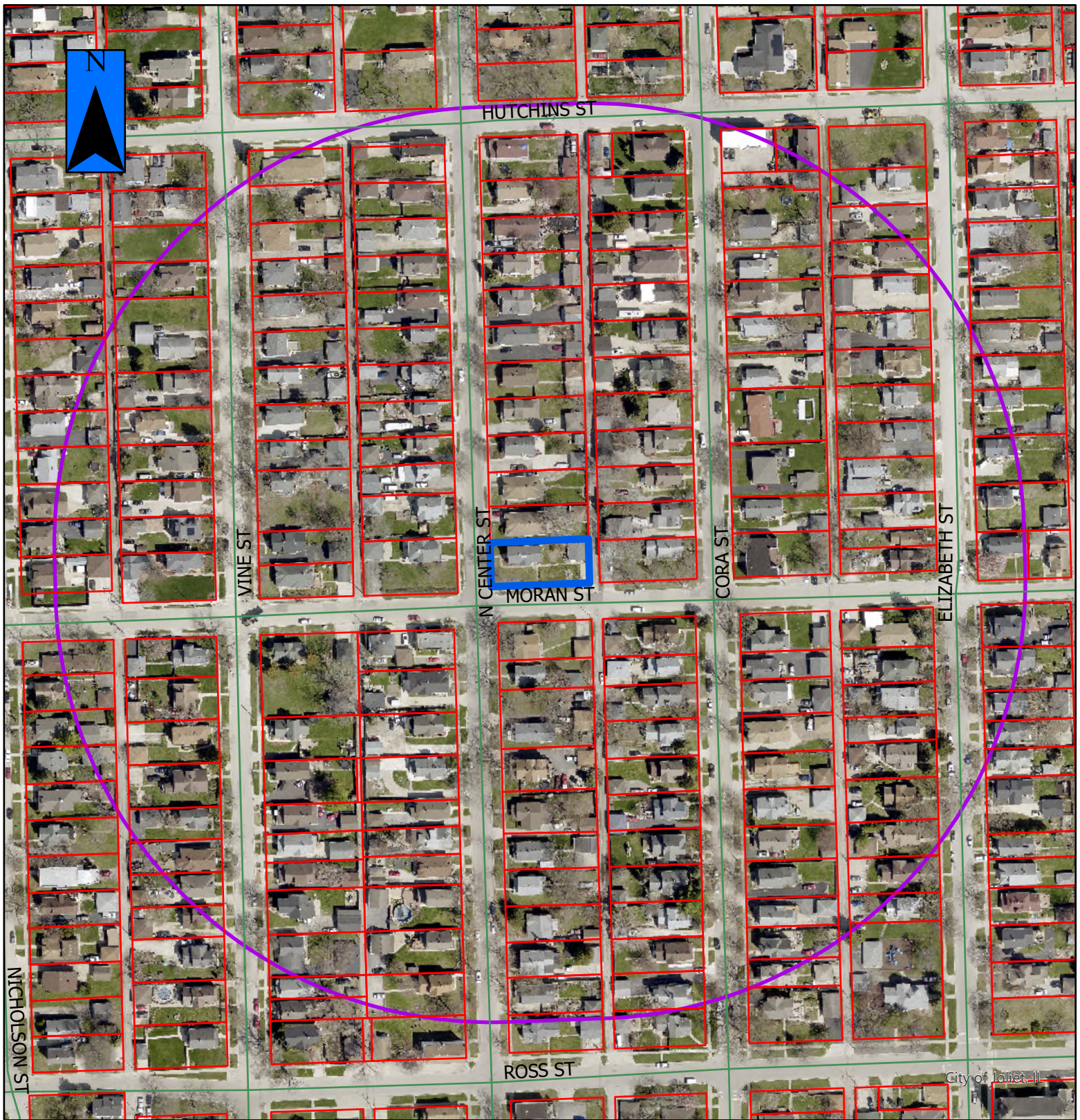
= Property in Question



= 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



2024-41a





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

Figure 1: 1000 N. Center Street (2024)



Figure 2: 1000 N. Center Street, view northeast from intersection of Center Street and Moran Street (September 2024)



FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from: _____

Petition #: 2024-41

Common Address: 1000 N. Center

Date filed: 8/16/24

Meeting date requested: 9/19/24

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: 1000 N. CENTER ST.

PETITIONER'S NAME: CITY OF JOLIET

HOME ADDRESS: 150 W JEFFERSON ST. ZIP CODE: 60432

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: _____

OWNER OF PROPERTY: _____

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.): 30-07-04-405-012-0000

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

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

(SEE ATTACHED)

LOT SIZE: WIDTH: 59 DEPTH: 133 AREA: 7,847

PRESENT USE(S) OF PROPERTY: VACANT

PRESENT ZONING OF PROPERTY: R-2

SPECIAL USE REQUESTED: TO ALLOW A PUBLIC PARK

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?

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

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

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

5. Have adequate measures been 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?

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)?

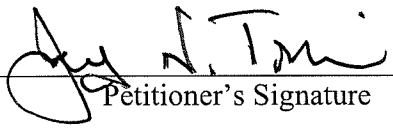
REQUIRED SUPPORTING ATTACHMENTS

- 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, James N. Torri, 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 ____ day of _____, 20____



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

PIN 30-07-04-405-012-0000

Parcel Information

<< Prev Parcel

Next Parcel >>

JOLIET TOWNSHIP

Owner Name: CITY OF JOLIET

Street Address:
 1000 N CENTER ST
 JOLIET IL 60435



[View on Bing Maps](#)

Subdivision:

Property Class: 0030 Residential Vacant Land

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



<< Prev Picture

1 of 4

Next Picture >>

[GIS Map & Address Information](#)

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

[View Local Taxing Bodies](#)

Assessment Information

Year	Assess Level	Land Unimproved/Farm	Land Improved	Building Other/Farm	Building	Total	Market Value	Instant Date	Instant Amount
2024	SA/E	0	14,317	0	0	14,317	42,955		0
2024	TWP	0	12,721	0	0	12,721	38,167		0
2023	BOR	0	12,721	0	0	12,721	38,167		0
2022	BOR	0	11,507	0	15,589	27,096	81,296		0

Sale Information

Sale Date	Sale Amount	Document Number
08/01/2022	124,000	R2022063065
08/12/2021	83,000	R2021092068

Building Information

**** There is no building information currently available for this parcel. Please contact the [JOLIET TOWNSHIP Assessor](#) for more information. ****

Legal Description

LOT 13 BLOCK 2 IN HARRIS AND COWELL'S SUB OF LOT 5 IN W A HUTCHIN'S SUB, BEING A SUB OF PRT OF THE N1/2 OF THE S1/2 OF SEC 4, T35N-R10E.

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.		