

STAFF REPORT

DATE: July 14, 2026
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2026-32
Applicant: Will County Habitat for Humanity ReStore
Status of Applicant: Owner
Location: 1395 N. Larkin Ave (Council District #2)
Request: 2026-32: A Special Use Permit to allow box truck parking at ReStore Joliet.

Purpose

The applicant is requesting a Special Use Permit to allow four “box trucks” to occupy four parking spaces on the southern property line. The intent is to utilize the box trucks for scheduled deliveries, donation pick-ups, and for the public to rent for moving purposes. The City Council makes the final decision on the Special Use Permit upon recommendation of the Zoning Board of Appeals.

Site Specific Information

The 3-acre site is located on the southwest corner of Norley Drive and North Larkin Avenue. The subject site has access off Larkin Avenue and access off Norley Drive. The site is currently the Will County Habitat for Humanity ReStore, which has been at this location since 2017. It was previously a home improvement store that sold flooring materials to the public.

Surrounding Zoning, Land Use and Character

The properties to the east are zoned B-3 (General Business) and R-2 (Single Family Residential). The B-3 zoned parcel is the North Ridge Shopping Center, and the R-2 zoned parcel is the site of Joliet Catholic Academy. The property to the north is zoned B-1 (Neighborhood Business) and is occupied by a bank branch. The properties to the west are zoned R-5 (High-Density Multi-Family Residential) and are the Larkin Pointe Townhouses. The property to the south is zoned B-1 (Neighborhood Business) and is a multi-tenant commercial development.

Applicable Regulations

- Section 47-5.2 (C) Special Use Criteria
- Section 47-13.2A Special Uses – B-3 (General Business)

Discussion

The petitioner and property owner, Will County Habitat for Humanity ReStore, is requesting a Special Use Permit to allow the use of four parking stalls for box truck parking on the property. The petitioner plans to make these box trucks available to customers or Habitat for Humanity to deliver goods or facilitate the pickup of donations. The petitioner will also rent the box trucks to the general public to use for moving purposes. The proposed hours of operation for this use will be Tuesday through Saturday from 9am-4pm. These are the same hours the store currently follows for their drop-off schedule when they are open to the public.

Recommended Action

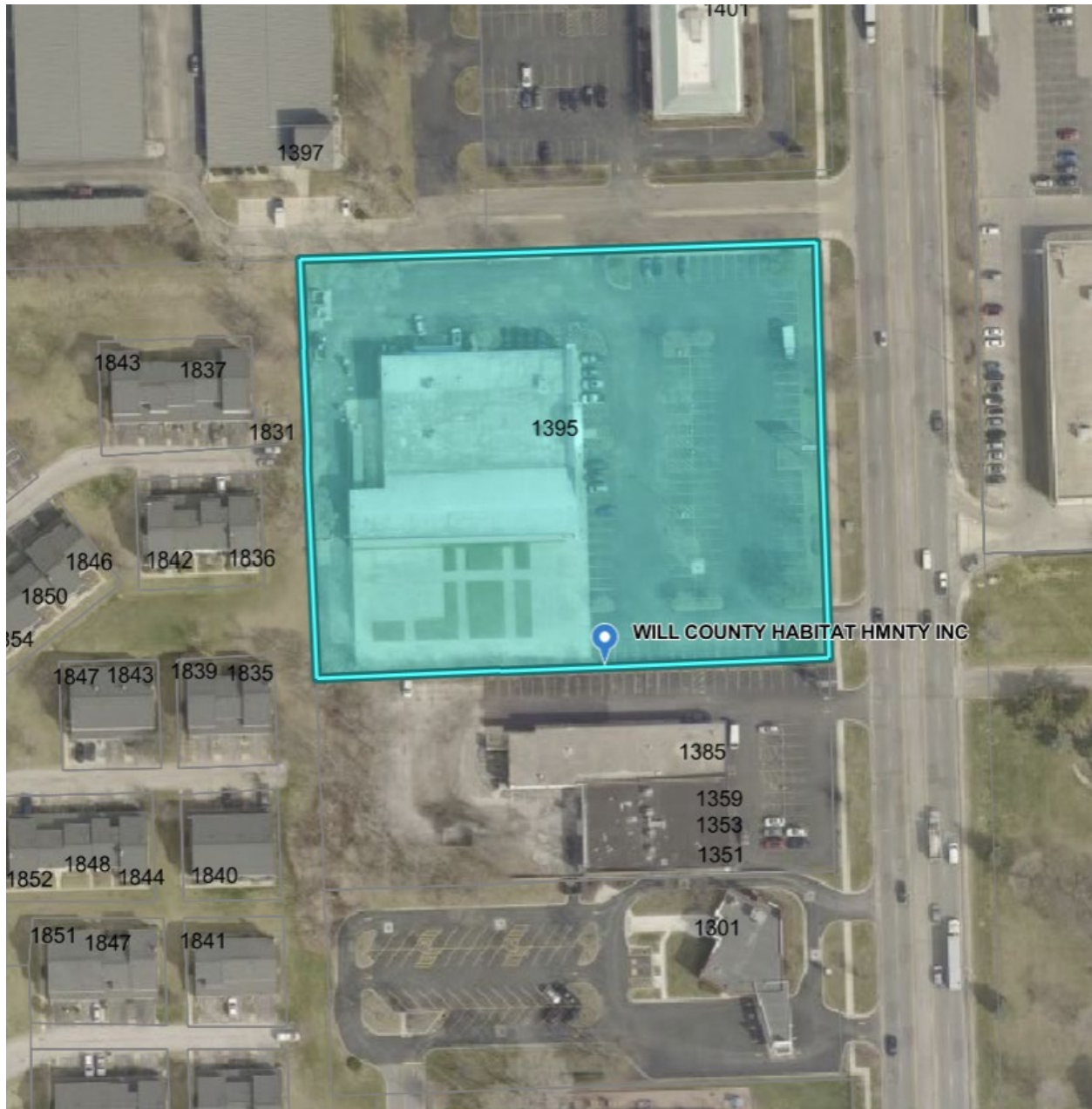
Staff finds that the request meets the following Special Use criteria: the establishment and operation of the Special Use will not be detrimental to public health and safety, nor will it impede the normal and orderly development and improvement of the surrounding property. The use of four stalls would not reduce the required number of parking spaces and are located on the south side of the parcel. The subject site is surrounded by other commercial properties, and the proposed use is complementary to the existing uses in the area. The site is served by existing public streets and will maintain access onto Larkin Avenue and Norley Drive.

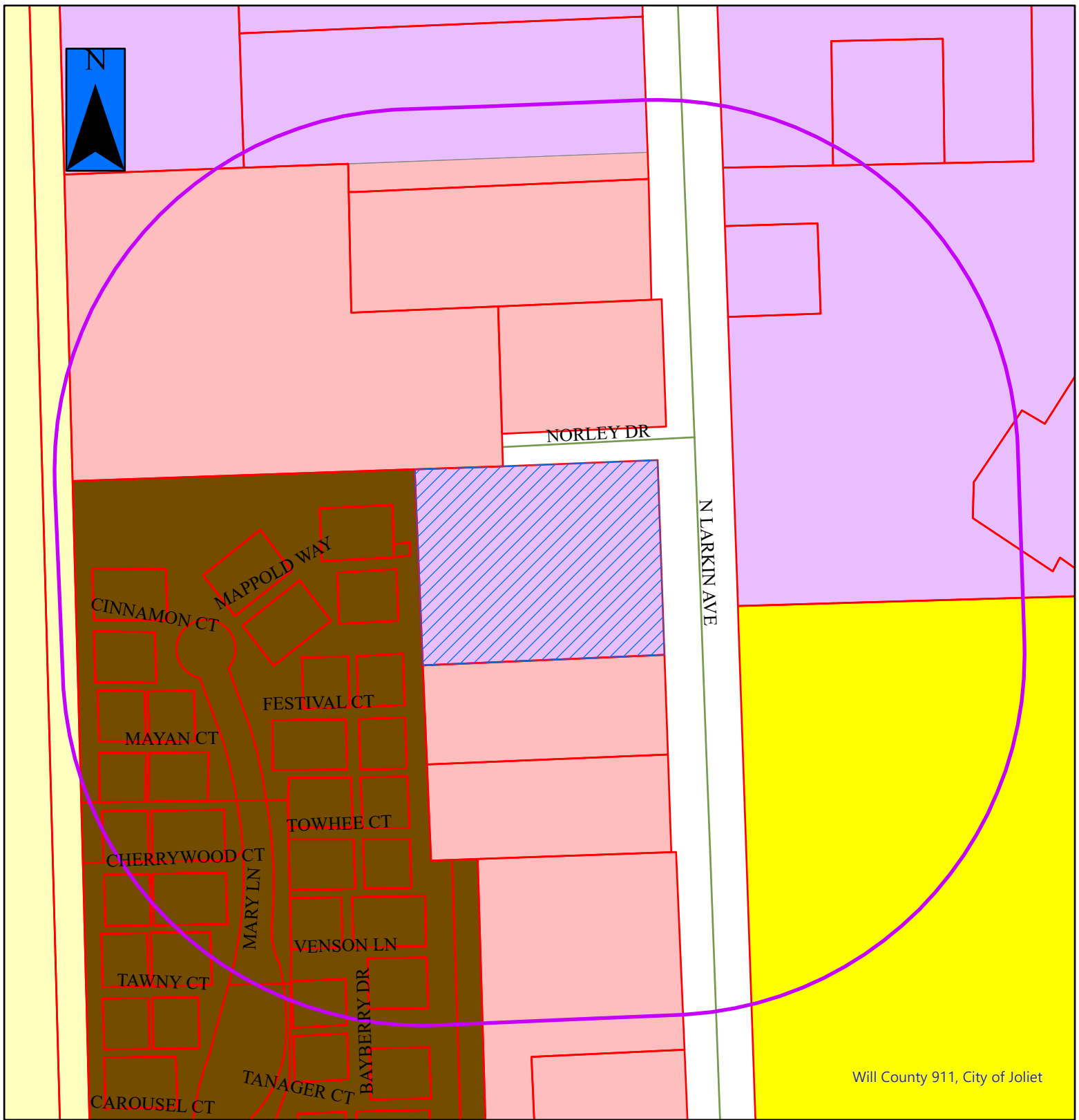
Conditions

If the Zoning Board desires to approve the Special Use Permit to allow box truck parking at 1395 N. Larkin Avenue, the following conditions would be included:

1. That the Special Use granted herein, per Section 47-5.2(E) Special Uses, shall 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; and
2. 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 parcel-1395 N. Larkin Ave





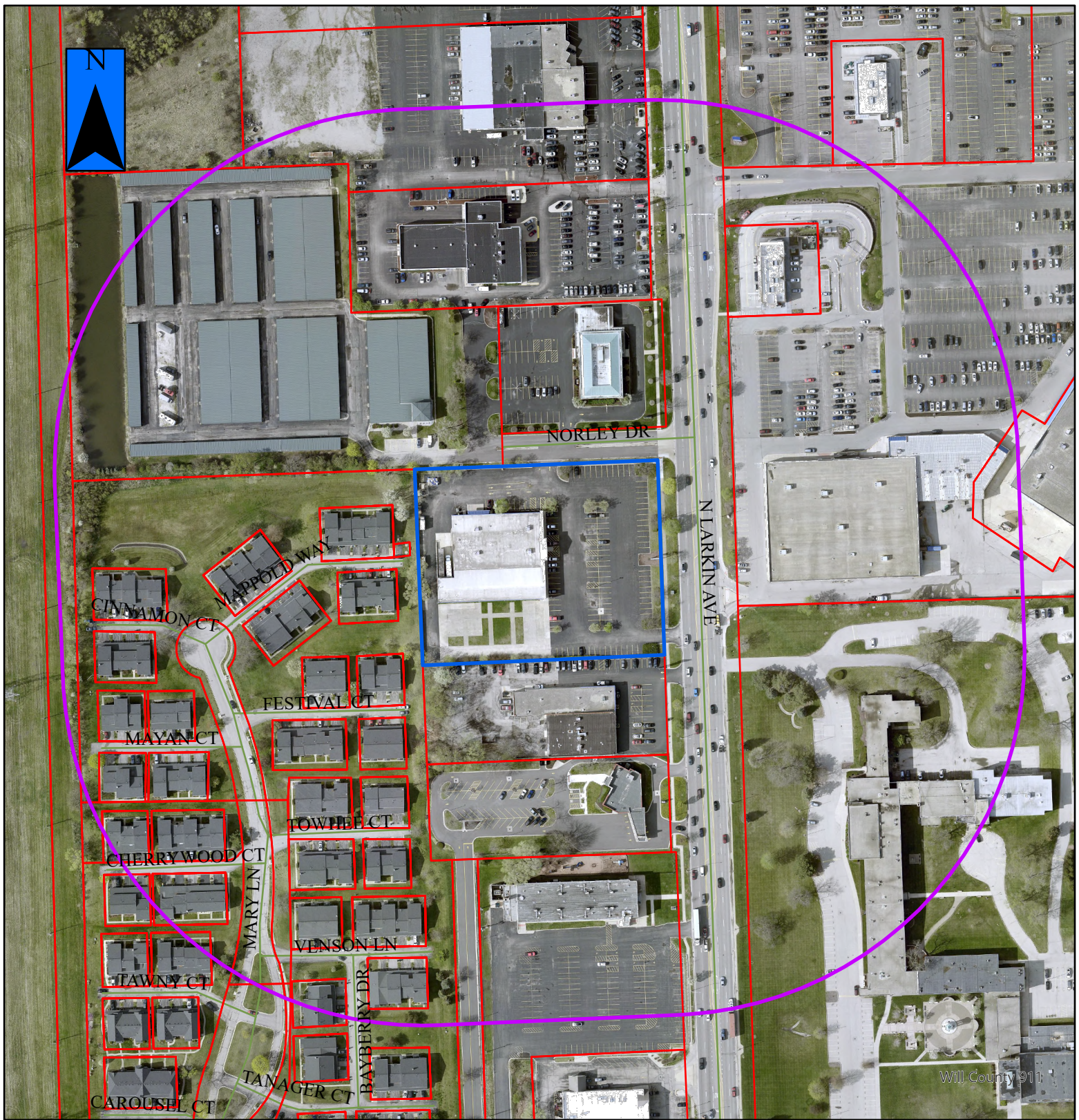
2026-32



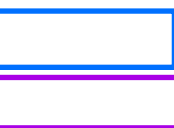
= Property in Question
= 600' Public Notification Boundary

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



2026-32a



= 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: 1395 N Larkin

Date filed: 7-1-26

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: 1395 N Larkin Ave., Joliet, IL 60435

PETITIONER'S NAME: Will County Habitat for Humanity ReStore

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 1395 N Larkin Ave., Joliet, IL ZIP CODE: 60436

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: _____

OWNER OF PROPERTY: Will County Habitat for Humanity

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 1395 N Larkin Ave., 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):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-06-205-001-0000 ;

_____ ; _____ ; _____ .

*****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):

LOT SIZE: WIDTH: 322 ft DEPTH: 406 ft AREA: 3 acres

PRESENT USE(S) OF PROPERTY: Retail store

PRESENT ZONING OF PROPERTY: B-3

SPECIAL USE REQUESTED: Requesting special use permit to allow truck parking on the property.

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 benefit the community by providing convenient access to moving and transportation services for local residents and businesses. The use will support the general welfare of the area, increase customer traffic for nearby businesses, and be operated in a safe and well-maintained manner.

2. How will the special use impact properties in the immediate area? the proposed special use will have a positive impact on the surrounding properties by providing a convenient service to local businesses and residents while complementing the existing commercial character of the area.

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

The proposed use will not impede the normal and orderly development or improvement of the surrounding properties. The use is compatible with the existing commercial nature of the area and will be operated in a manner that supports continued growth and positive development within the community.

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

Yes, there are ample access roads coming to and from our property.

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

Adequate measures have been taken to provide safe and efficient ingress to the property in a manner that will minimize traffic congestion on public streets. It is expected to generate traffic consistent with the existing commercial area and will allow for orderly vehicle flow.

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 proposed use conforms to the applicable land use regulations and will be operated in compliance with all applicable laws, ordinances and 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)?

No

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:

1395 N. Barkin Ave
PIN(s): 30-07-06-205-001-0000

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

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.

SIGN

DATE

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

PRINT

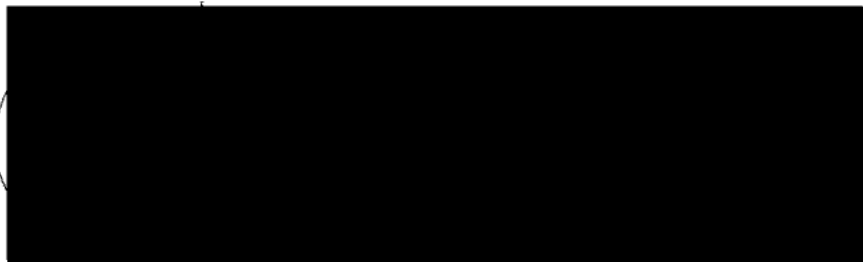
REQUIRED SUPPORTING ATTACHMENTS

- ☒ 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, _____, 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.



Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this _____ day of _____, 20____



OFFICIAL SEAL
CRISTOPHER COLE GIANAKOPOULOS
Notary Public, State of Illinois
Commission No. 1008523
My Commission Expires April 15, 2029

Larkin Ave.

E

Larkin Ave.

Entrance ←

Entrance →

Parking lot

Joliet ReStore

W

N



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.		