

RIDER NO. 408
CITY OF JOLIET ZONING DISCLOSURE

ADDRESS OF PROPERTY: 1214-1222 Essington Road, Joliet, IL 60435
PROPERTY IDENTIFICATION NO.: 05-06-01-101-014-0000
CURRENT ZONING CLASSIFICATION: B-3 General Business

1. The property is subject to the following conditions, restrictions, or limitations (check if applicable):

- Special Use Permit
- Conditional Use Permit
- Variation
- Variation of Use
- Special Exception
- Restrictive Covenant Enforceable by City
- Other _____

Explanation of any condition, restriction, or limitation:

2. The person requesting the issuance of this disclosure form has identified the present use of the property as a real estate office and a rental business

The use is (check the applicable one):

- A permitted use in the specified zoning classification.
- A legal nonconforming use that is a permitted use until n/a (date).
- An illegal nonconforming use that is not a permitted use.

CITY OF JOLIET

By: Trinisia Tisdale
Title: Planning Assistant
Date: 10/25/2024

NOTE FROM CITY OF JOLIET: The above information accurately reflects the current zoning of property as disclosed by the City of Joliet zoning maps. This disclosure should not be construed as assuring that the current usage of the property is in conformance with the current zoning.

THE UNDERSIGNED ACKNOWLEDGE RECEIPT OF THIS ZONING DISCLOSURE FORM:

BUYER:

Date: _____

SELLER:

Nicholas Szetlic
 Robert Szetlic
Date: _____

ZONING DISCLOSURE FOR REAL PROPERTY SALES

(Rider 408)

The seller of any real property located within the corporate limits of the City of Joliet shall, in the real estate sales contract signed by the parties to the contract or by written addendum thereto, disclose (a) the zoning classification of the property, (b) the existence of any special use permit, conditional use permit, variation, variation of use, special exception, or restrictive covenant enforceable by the City of Joliet, and (c) the status of the property as either a permanent or amortized legal nonconforming use; provided, however, that this Section shall not apply to the sale of lots of record improved with detached single-family dwellings.

RE: [External] Re: [External] Zoning Request-1214 % 1222 Essington Rd
Joliet, IL 60435

From: Zoning (zoning@joliet.gov)

To: tmulvey@dowcompanies.com

Date: Thursday, October 24, 2024 at 01:54 PM CDT

The U-Haul rental component requires a Special Use Permit under the current zoning ordinance. The existing use was there before the special use permit requirement went into effect (1998). So, it is legal but it does not conform to the current zoning ordinance.

Trineicia Tisdale
Planning Assistant
City of Joliet
150 W. Jefferson Street
Joliet, IL 60432
ttisdale@joliet.gov

From: Thomas Mulvey <tmulvey@dowcompanies.com>
Sent: Thursday, October 24, 2024 1:49 PM
To: Zoning <zoning@joliet.gov>
Subject: [External] Re: [External] Zoning Request-1214 % 1222 Essington Rd Joliet, IL 60435

Good Afternoon,

Can you explain what the legal non conforming use is/means??

Thanks

Thomas L. Mulvey CRB,CRS,GRI,CPA
Designated Managing Broker
Dow Realty, Inc.