



**VILLAGE OF ELWOOD**  
401 E. MISSISSIPPI AVE.  
ELWOOD, IL 60421  
(815) 423-5011

APPLICATION FOR A SPECIAL USE PERMIT IN THE VILLAGE OF ELWOOD

TO: Village Clerk  
Village of Elwood  
401 E. Mississippi Ave.  
Elwood, IL 60421

The undersigned Applicant(s) request(s) the corporate authorities of the Village of Elwood to approve the following application for a special use permit in the Village of Elwood and in support of said Application, state(s) as follows:

1. Applicant Hardings Rental Properties, LLC / Hardings, Inc.  
Address 109 West Commercial Ave., Lowell, IN 46356  
Telephone Number 219-696-8911
2. Owner of Subject Property Lincoln-Way Partners, Inc  
Address c/o Registered Agent: Edwin Josephson, 30 S. Wacker Drive, Suite 2600, Chicago, IL 60606
3. Attorney Michael R. Martin, Dunn, Martin & Miller, Ltd.  
Address 15 West Jefferson Street, Suite 300, Joliet, IL 60432  
Telephone Number 815-726-7311
4. Legal Description of the Subject Property:

LOTS 14, 15, 16 AND 17 IN ELWOOD TOWNCENTER SUBDIVISION UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 5, 2006 AS DOCUMENT NUMBER R2006-148781, ALL IN WILL COUNTY, ILLINOIS.

5. Address or Location of the Subject Property Lots 14 - 17 Elwood Towncenter, Elwood, IL

6. Acreage of the Subject Property 5.466 acres

7. Permanent Index Number of the Subject Property 10-11-29-206-003, 004, 005 & 006

8. Present Zoning C-2

Present Land Use Vacant

Surrounding Zoning N A-1 SR-5, C-1E R-5 County W C-2

Surrounding Land Use N Vacant S Vacant E Vacant W Vacant

9. When was the last zoning change of the subject property? 2004

10. The proposed special use for the subject property PUD to allow Hardings, Inc. to operate a dealership/showroom for new and used small to mid-size construction equipment with outdoor display.

11. Is the proposed special use specifically designated as a special use in the district in which the use is to be located? Yes x No \_\_\_\_\_

12. Will the proposed special use comply with all applicable regulations in the district in which the use is to be located? Yes x No \_\_\_\_\_

13. Does any violation of the Village of Elwood Zoning Ordinance exist on the property at the present time? Yes \_\_\_\_\_ No x

14. Is the subject property planned to be improved? Yes

When? summer 2022

What improvements are planned? see attached site plan

What will be the actual use of the improvements? dealership/showroom with outdoor display of construction equipment

15. Is any of the subject property in a flood plain? Yes \_\_\_\_\_ No x

If so, what percentage? \_\_\_\_\_

16. Will the special use:

a. Materially affect or impair an adequate supply of light or air? No - see attached landscape plan to provide adequate screening

b. Increase the hazard from fire and other dangers to surrounding properties?

No all required setbacks will be followed and the building will pursuant to Village code

c. Diminish the value of adjoining property? No. The site will have a general commercial use

and is located in the Village's TownCenter which is presently zoned for commercial use.

d. Increase congestion or traffic hazards in the public streets? No. The site will have two (2) access points off of Heritage Drive

e. Be conducive to an appropriate and orderly development of the district in which it is located? Yes. TownCenter was zoned with the intention of bringing in commercial uses.

f. Not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings? The site will not impact the anticipated commercial development of the adjacent properties

g. Provide adequate parking that is in conformance with all parking standards of the Village of Elwood? Yes - see attached site plan

h. Are there plans for connecting to the Village water supply system? Yes x No \_\_\_\_\_  
If not, will you use an on-site well, please explain? \_\_\_\_\_

17. Has a plat of survey showing the physical conditions of the property at a scale of 1" = 100' been submitted? Yes x No \_\_\_\_\_

18. Has a soil report been submitted (or applied from) the Will-South Cook Soil Conservation District? Yes \_\_\_\_\_ No x

19. Has the fee to process this application been submitted? Yes x No \_\_\_\_\_

The Applicant(s) agree(s) to abide by all Ordinances, regulations, and codes of the Village of Elwood as are in full force and effect on the date of the consideration of this application by the corporate authorities. The applicant(s) also agree to pay any and all fees, costs, and expenses of the Village of Elwood, including professional fees, that are necessary and required to act on this application.

DATE: 03-24-2022

Applicant(s):

*Clevia Handley* President

