

## **STAFF REPORT**

**DATE:** March 7, 2023  
**TO:** Zoning Board of Appeals  
**FROM:** Planning Staff  
**RE:** Petition Number: 2023-14  
Applicant / Owner: One Industry Holdings, LLC  
Location: 1 Industry Avenue  
Request: A Special Use Permit to allow a salvage yard with the purpose of shredding recyclable materials including but not limited to automobiles

### **Purpose**

The applicant is requesting a Special Use Permit to allow a salvage yard with the purpose of shredding recyclable materials including but not limited to automobiles at 1 Industry Avenue. The property is currently not in the City limits. The applicant also seeking a recommendation of approval from the Plan Commission at their March 16, 2023 meeting to annex this property and classify it to I-2 (General Industrial) zoning district. The City Council makes the final decision on this Special Use Permit request as well as its companion annexation request.

### **Site Specific Information**

This 28.97 acre property has long been associated with Joliet's industrial history. It was home to the Phoenix Horseshoe Company from the 1860s to the 1950s as well as to the manufacturing of other steel products for various industries through 2013. BL Duke, a scrap metal recycling company that serves both industrial and general public customers, has been operating an industrial salvage yard at this location since 2015. The property is owned by One Industry Holdings LLC, and BL Duke is the tenant. BL Duke leases the adjacent 26.5-acre property to the east, along the Des Plaines River, from the Metropolitan Water Reclamation District of Greater Chicago for its barge access. This 26.5-acre property is not part of this special use permit nor annexation request due to complexities with the existing MWRD lease. A Canadian National rail spur, which is leased by Watco (a third-party logistics provider), bisects the two properties that are part of BL Duke's Joliet salvage yard operations. BL Duke currently utilizes trucks, rail and barge to move its materials.

## **Surrounding Zoning, Land Use and Character**

- North: Unincorporated Will County I-2 zoning; industrial
- South: I-2 (General Industrial) zoning; industrial
- East: Unincorporated Will County I-3 zoning; industrial
- West: B-3 (General Business) and R-2 (Single-family Residential; vacant land

## **Applicable Regulations**

- Section 47-14.2A Special Uses – All Industrial Districts
- Section 47-5.2(C) Special Use Permit Criteria

## **Discussion**

BL Duke currently has equipment to bale, sheer and torch ferrous materials as well as bale and process non-ferrous materials at their Joliet facility. The company ships these materials to mills, foundries and markets both domestically and abroad via truck, class 1 rail, and barge. One Industry Holdings desires to annex into the City of Joliet and have its property classified to I-2 (General Industrial) zoning district so that BL Duke can add the shredding of recyclable materials to its existing industrial recycling operations at its existing salvage yard. The shredding of recyclable materials will include but not be limited to automobiles. The City of Joliet Zoning Ordinance requires a Special Use Permit for a salvage yard. BL Duke anticipates that the proposed shredding operations will work in tandem with the battery reclamation operations that is being proposed for the redevelopment of the former U.S. Steel property at 927 Collins Street into an eco-park campus. The company intends to more heavily utilize the existing barge and rail infrastructure should the industrial shredder operations be approved. BL Duke recently completed a new barge terminal at their Chicago facility so that they can barge more materials to and from Joliet as opposed to utilizing trucks. In addition, the company recently rebuilt a rail line on the property at 1 Industry Avenue to haul more materials by rail.

The 28.97 acre complex includes a multitude of long, tall metal clad industrial buildings as well as a few stone and concrete block buildings. There is a 1.5 story stone office building. The concept plan for the expansion at this complex is included with the staff report packet. Currently, BL Duke anticipates that the industrial shredder will be located on the north side of the property. The company may construct one or more structures to accommodate the proposed shredder in accordance with the permitting process through the Illinois Environmental Protection Agency and adherence to state regulations. The location of the proposed shredder is approximately 1,500 feet and over ¼ mile from the nearest residential property in Joliet and Crest Hill. There is an approximate 40' drop in elevation from Broadway Street to the primary area of existing and proposed industrial

activity at this property as well as an existing tree line along Broadway Street to help with visual screening and sound buffering. Most of the land along the subject property's western border is owned by the City of Joliet and is intended for the future extension of the Broadway Street Greenway.

The petitioner has submitted a draft annexation agreement, which is being reviewed by City staff. The existing office building, which is near Industry Avenue, already has City sewer service but not water service. The City intends to replace the water main along Industry Avenue in 2025 after which water connection to the office building can be completed. Additional improvements and future impact fees will be further detailed in the annexation agreement if applicable.

### **Conditions**

If the Zoning Board desires to recommend approval of this Special Use Permit request, the following conditions would be included:

1. 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
2. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

**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.		

FOR OFFICE USE ONLY

\*\*\*Verified by Planner (please initial): \_\_\_\_\_\*\*\*

Payment received from:

Castle Legal  
Client Cost Account  
822 129th Infantry Dr.  
Joliet, IL 60435

Petition #: 2023-14

Common Address: 1 Industry Ave.

Date filed: 2/17/23

Meeting date requested: 3/16/23

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: One Industry Ave, Joliet, IL 60435

PETITIONER'S NAME: One Industry Holdings, LLC

HOME ADDRESS: 11501 73rd Place, Burr Ridge, IL ZIP CODE: 60527

BUSINESS ADDRESS: 6470 Canal Bank Road, Forest View, IL ZIP CODE: 60402

PHONE: (Primary) 773-617-5307 (Secondary) \_\_\_\_\_

EMAIL ADDRESS: lplucinski@blduke.com FAX: \_\_\_\_\_

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: One Industry Holdings, LLC

HOME ADDRESS: 11501 73rd Place, Burr Ridge, IL ZIP CODE: 60527

BUSINESS ADDRESS: 6470 Canal Bank Road, Forest View, IL ZIP CODE: 60402

EMAIL ADDRESS: lplucinski@blduke.com 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.): 30-07-04-214-015-0000 ;  
\_\_\_\_\_ ; \_\_\_\_\_ ; \_\_\_\_\_ .

*\*\*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: Per plat DEPTH: \_\_\_\_\_ AREA : \_\_\_\_\_

PRESENT USE(S) OF PROPERTY: Vacant Industrial

PRESENT ZONING OF PROPERTY: Industrial

SPECIAL USE REQUESTED: Salvage yard with the purpose of shredding recyclable  
materials including but not limited to automobiles  
\_\_\_\_\_  
\_\_\_\_\_

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?

The proposed use is consistent with the surrounding Industrial areas and shall provide  
for the recycling of materials which might otherwise be placed in a landfill

2. How will the special use impact properties in the immediate area? There will be minimal impact  
with marginal increase in traffic from the site

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

The use will clean up a currently blighted site and bring the property within the new  
City of Joliet development standard

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

yes, current utilities exist on site and owner shall bring any roads, landscaping to  
current code if and when additional site development occurs

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

Ingress/egress point shall be maintained in its current configuration

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?

The proposed Special use is allowed in the zoning classification that exists and  
does not violate any laaw 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)?

No prior denials

**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, Gov Plucinski, 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.

[Signature]  
Petitioner's Signature

\_\_\_\_\_  
Owner's Signature  
(If other than petitioner)

Subscribed and sworn to before me  
this 17 day of February, 2023

[Signature]



LEGAL DESCRIPTION FOR 1 INDUSTRY DRIVE, JOLIET, IL 60435

LOTS 1 AND 2 (EXCEPT THE SOUTH 33 FEET THEREOF TAKEN FOR STREET PURPOSES) IN THE COUNTY CLERKS SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 3, AND PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 1903 AS DOCUMENT NO. 222243, IN PLAT BOOK 14, PAGE 1, IN WILL COUNTY, ILLINOIS\

P.I.N. 30-07-04-214-015-0000

## 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:

One Industry Ave, Joliet, IL 60435

PIN(s): 30-07-04-214-015-0000

### 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

One Industry Holdings, LLC

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

E-MAIL: lplucinski@blduke.com

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

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**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:** 02/17/2023 \_\_\_\_\_

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

Gary K Davidson, Castle Law, 2 North Infantry Drive, Joliet IL 60435

**PRINT**



*Figure 1: Intersection of Broadway Street and Industry Avenue, view facing east down toward subject property*

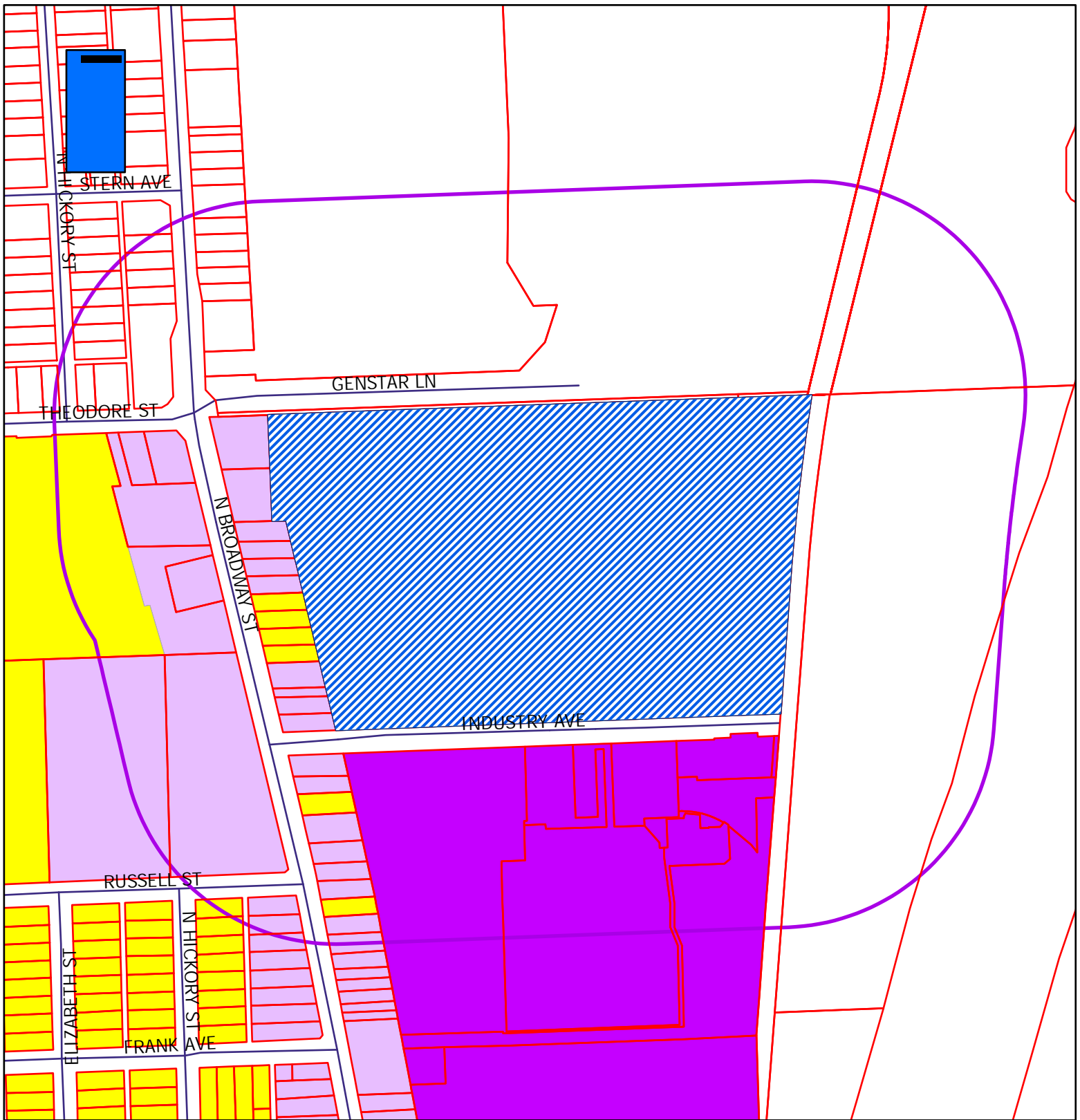


*Figure 2: Gate 2 into the site along Industry Avenue. View facing northeast*



Figure 3: Main office building at the property and industrial buildings to the rear. View facing north, into the property.





2023-14

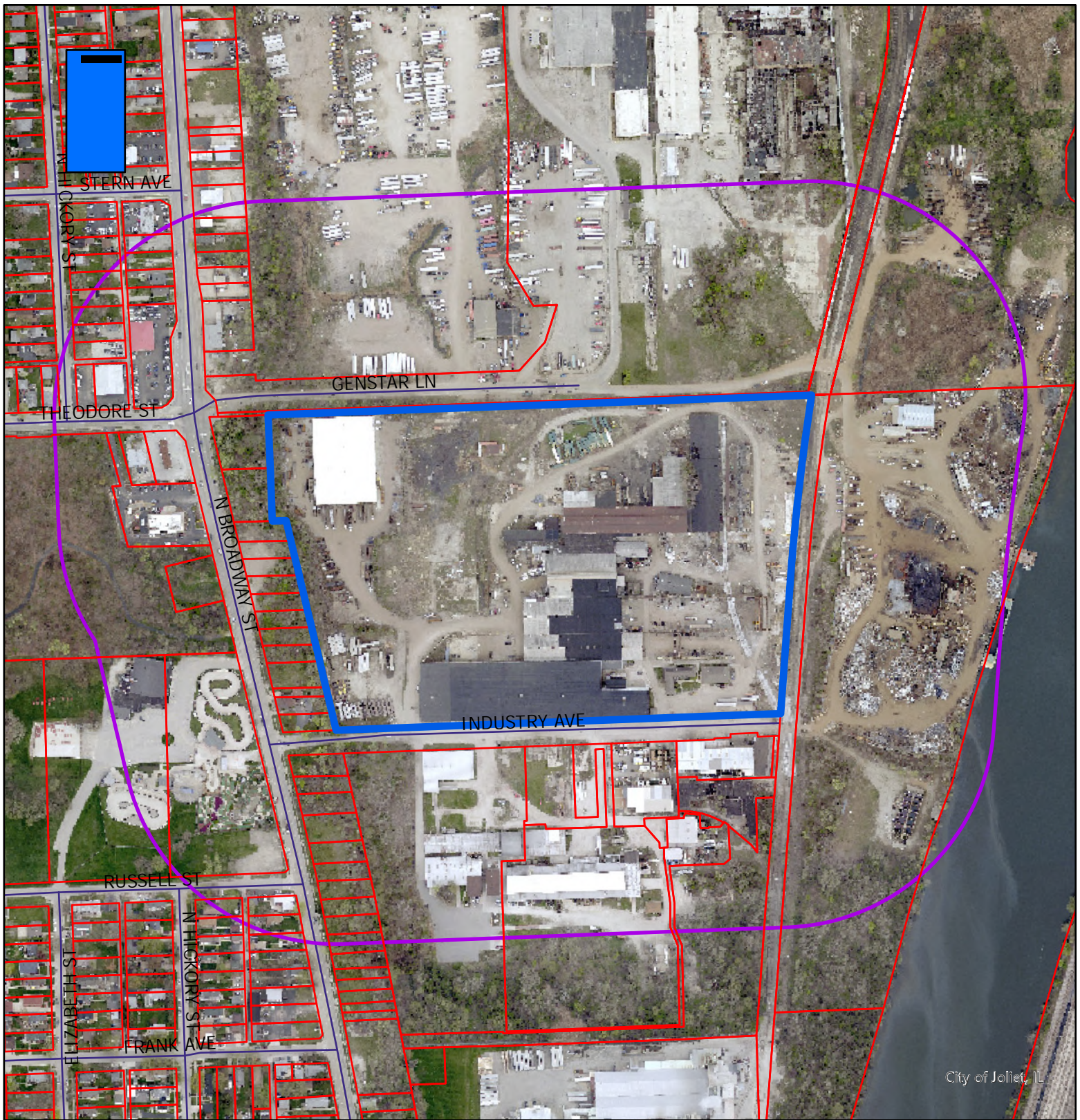


= Property in Question

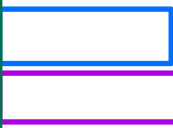


= 600' Public Notification Boundary

Legend			
	B-1		R-2
	B-2		I-TA
	B-3		I-TB
	I-1		I-TC
	I-2		R-1
	I-T		R-1A
			R-1B
			R-2A
			R-3
			R-4
			R-5
			R-B



2023-14a



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