



Attorneys at Law

Thomas R. Osterberger
ATTORNEY
tosterberger@kggllc.com

Main Office:
111 N. Ottawa Street
Joliet, IL 60432
(815) 727-4511 T
(815) 727-1586 F

Wheaton Office:
2100 Manchester Rd.
Bldg. B Suite 906
Wheaton, IL 60187
(630) 547-2590 T
(815) 727-1586 F

Morris Office:
Old Natl Bank Bldg.
220 W. Main Street
Suite 302
Morris, IL 60450
(815) 942-1881 T
(815) 942-6444 F

Website:
www.kggllc.com

December 18, 2024

Via email to hmillers@joliet.gov

Attention: Helen Miller, Planner
City of Joliet
150 W. Jefferson Street
Joliet, IL 60432

Re: Petition Number 2024-60 – 115 N. Center Street
1st Choice Auto Sales / Bujar Shabani

Dear Ms. Miller:

This office represents EMPW2, LLC, the owner of the property and the business located at 117-119 N. Center Street, in objecting to Petition 2024-60. We take issue with the Staff Report and the request contained in the petition in the following ways:

1. The previous petition was recommended for denial at this commission in December of 2022 and was ultimately denied at City Council January of 2023. Contrary to the Staff Report that the use would not be harmful to the area, evidence was provided by objectors at that hearing indicating that the applicant's use of that lot as part of his operation will hurt the area and was not appropriate. Specifically, my office, as a representative of owner of 117-119 N Center Street, as well as the owner of 116 N Center Street and the owner of 407 West Jefferson were in attendance and testified that the applicant blocked Oneida Street at will for his car deliveries, used other neighboring property for his use, parked his vehicles offsite and the did whatever he pleased and was a general nuisance in the area.
2. The suggestion in the Report that the lot would only be used for car storage is not credible. It is not reasonable to think that applicant will not walk buyers over to the lot to see an auto parked there if he wishes to make a sale. Consistent with the testimony that the applicant did as he pleased, be advised that my office has noted on many occasions subsequent to denial that applicant continued to use the lot for his business. I personally complained to Planning Department and filed notices with the

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City portal system. Please note the attached picture showing vehicles without licenses, the same picture in your report, where applicant is using the lot for his business after his request was denied in 2023. This is indicative of how he will not respect the conditions of the SUP. Rewarding an applicant for this behavior would be a real disappointment.

3. The testimony provided at the prior hearing that having two separated locations for auto sales surrounding another property creates a less than desirable situation for the operation of the business has not changed. Even if applicant's unbelievable pledge to only use it as a storage lot for his cars, he could and would have to go to the lot from his business, drive a car to his lot (that is already busting at the seams with cars) and then drive it back if a sale is not made. That is not safe and not a good use for the area. In addition, an unscreened lot used solely for storage of anything in this district is not appropriate.
4. With no new facts making consideration any different than the previous application (other than applicant's continued illegal use of the property), there is no reason for a recommendation of approval for the application.

Very truly yours,

KGG LLC



Thomas R. Osterberger

TRO:bjh

cc: Board Member Ralph Bias
Board Member Ed Hennessy
Board Member Bob Nachtrieb
Board Member Jim Riggs
Board Member Brigitte Roehr
Board Member Debbie Radakovich
Mayor Terry D'Arcy via email to tdarcy@joliet.gov
Councilman Larry Hug via email to lhug@joliet.gov
Councilman Pat Mudron via email to pmudron@joliet.gov
Councilwoman Sherri Reardon via email to sreardon@joliet.gov
Councilman Cesar Cardenas via email to ccardenas@joliet.gov
Councilwoman Suzanna Ibarra via email to sibarra@joliet.gov
Councilman Cesar Guerrero via email to cguerrero@joliet.gov
Councilwoman Jan Hallums Quillman via email to jquillman@joliet.gov
Councilman Joe Clement via email to jclement@joliet.gov

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