

STAFF REPORT

DATE: June 10, 2024
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2024-31 and 2024-32
Applicant: Xanxia Zhang
Status of Applicant: Business Owner / Proposed Tenant
Property Owner: Namdar Realty Group
Location: 3340 Mall Loop Drive
Request: A Variation of Use to allow a B-3 use in the B-2 zoning district
A Special Use Permit to allow a massage therapy business

Purpose

The applicant is requesting a Special Use Permit to allow a massage therapy business within a tenant space in the Louis Joliet Mall. The applicant is also requesting a Variation of Use to allow a B-3 (general business) use within the B-2 (central business) district. Per the City of Joliet Zoning Ordinance, massage businesses may be allowed as special uses in the B-3 zoning district by the Mayor and City Council, with the advice of the Zoning Board of Appeals in accordance with Section 47-5.2.

Site Specific Information

The tenant space for the proposed business is within Louis Joliet Mall, which encompasses approximately 66 acres for the mall building and surrounding parking lots. The mall contains approximately 320,000 square feet of leasable area (excluding the four anchor spaces), with around 80 businesses currently in operation within the mall. The tenant space in question is 1,260 square feet and located on the south side of the mall near the exterior entrance just west of the former Sears location. The entry to the tenant space is within the mall; there is no separate exterior entrance. The mall building and parking areas are zoned B-2 (central business).

Surrounding Zoning, Land Use and Character

The tenant space is located within Louis Joliet Mall, which is surrounded by other commercial properties with B-2 zoning.

Applicable Regulations

- Section 47-13.2A (H) Special Uses – B-3 District
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit (refer to attachment)
- Section 47-17.28 Variation of Use

Section 47-17.28: Variation of Use: *A "variation of use" shall be defined to mean relief from strict compliance with the use limitations of this Ordinance regarding the classification, regulation, and restriction of the location where trades, industries, businesses, and residences may exist.*

Discussion

The petitioner and business owner, Xanxia Zhang, is requesting approval of a Special Use Permit and corresponding Variation of Use to allow a massage therapy business (Relax the Body) within a tenant space in the Louis Joliet Mall. The petitioner has had an active massage therapy license from the state of Illinois since 2013 and has previously worked as a massage therapist. The petitioner would be the only licensed massage therapist on staff initially, but they might hire up to three additional massage therapists in the future. The petitioner has already completed the background check as part of their City business license application. Any additional massage therapists would need to complete the background check and provide proof of their state license to the City's Business Services Division before they could be employed with this business.

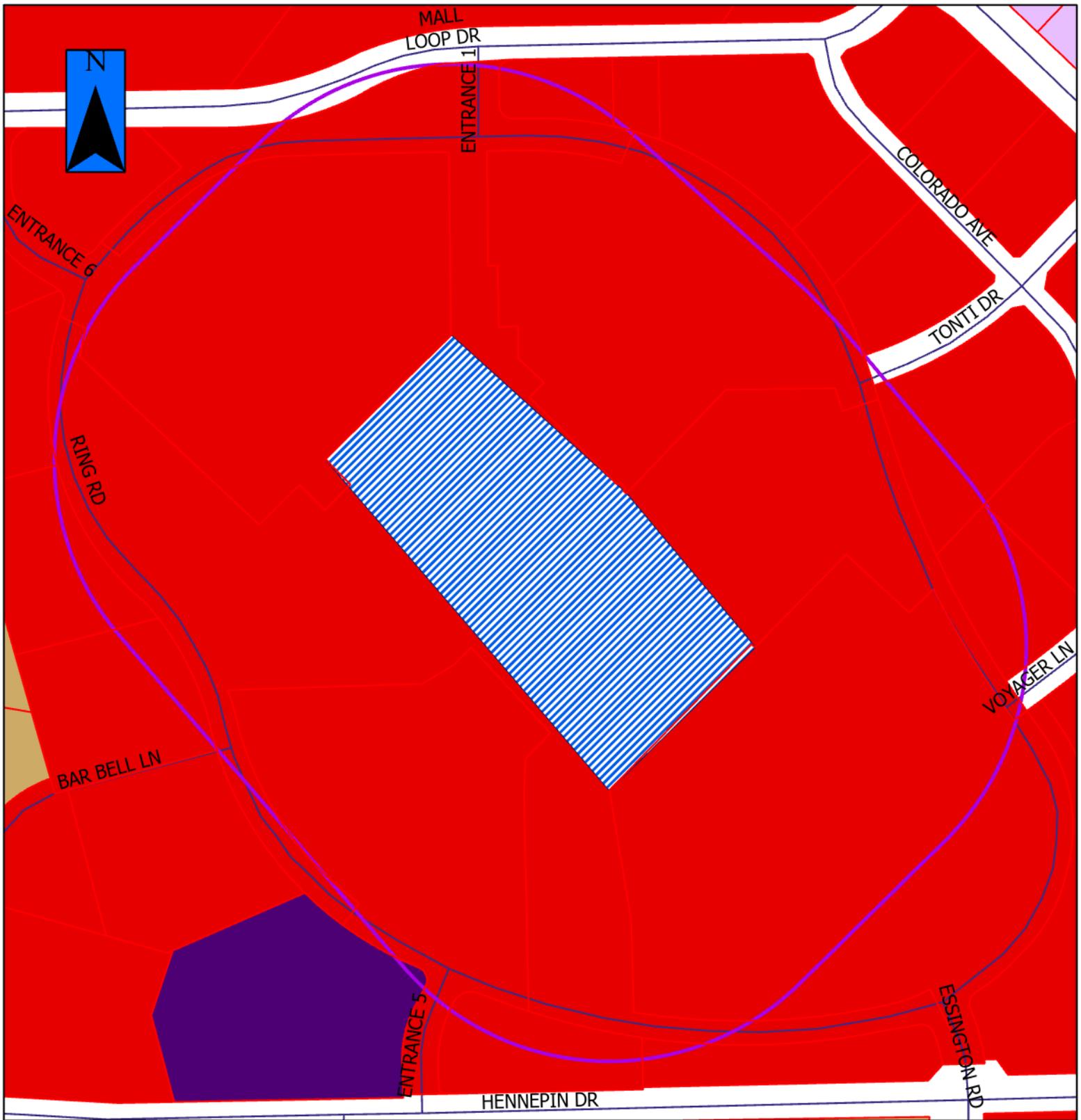
The tenant space would be laid out to contain three massage tables, three foot massage tables, and three massage chairs. Proposed hours of operation are the same as the mall hours, which are Monday through Thursday 11 AM to 7 PM, Friday and Saturday 10 AM to 8 PM, and Sunday 11 AM to 6 PM. A floor plan and business license application are attached.

The mall contains a variety of stores and businesses, including clothing stores, restaurants, and service businesses such as a nail salon and hair salon. The massage therapy business will not be harmful to or impede the use and development of other businesses and operations within or surrounding the mall. The tenant space is adequately sized for the proposed business. The mall has ample parking and existing building ingress and egress that will serve the proposed business.

Conditions

If the Zoning Board desires to approve the Variation of Use to allow a B-3 (general business) use in the B-2 (central business) zoning district and the Special Use Permit to allow a massage therapy business, located at 3340 Mall Loop Drive, the following conditions would be included:

1. That a City business license shall be obtained;
2. 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
3. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.



2024-31 & 2024-32

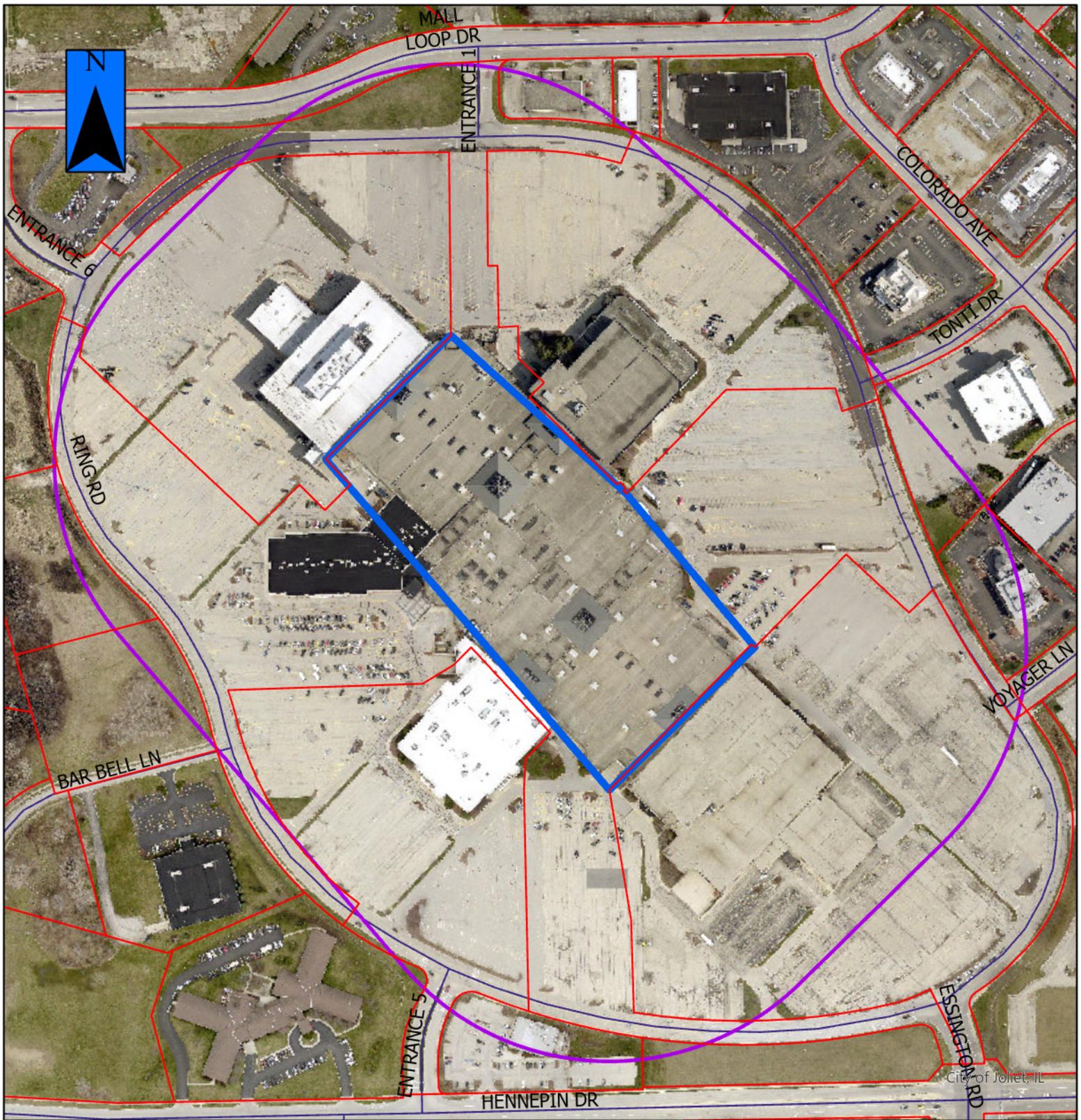


= Property in Question



= 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

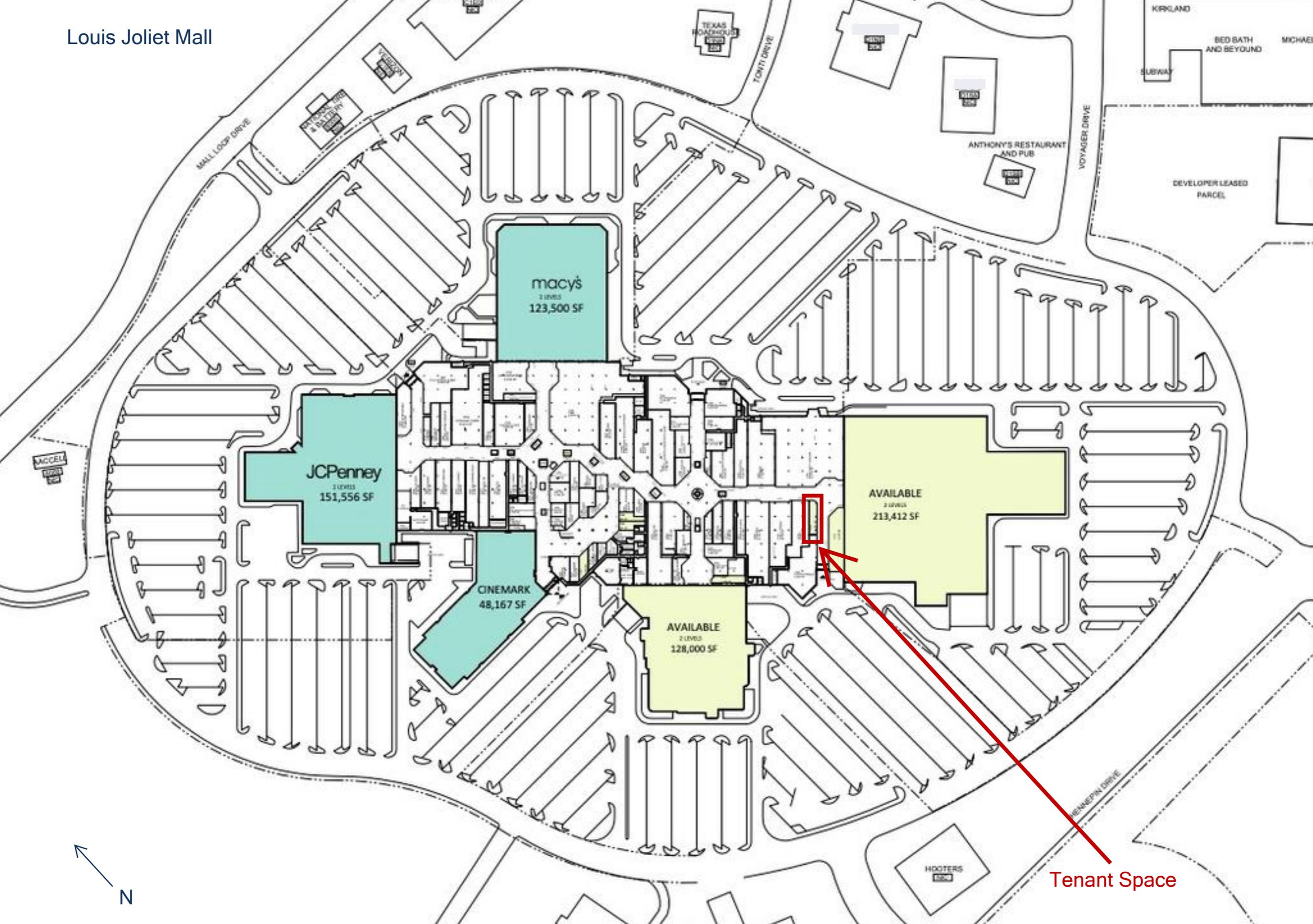


2024-31a & 2024-32a



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

Louis Joliet Mall



Tenant Space

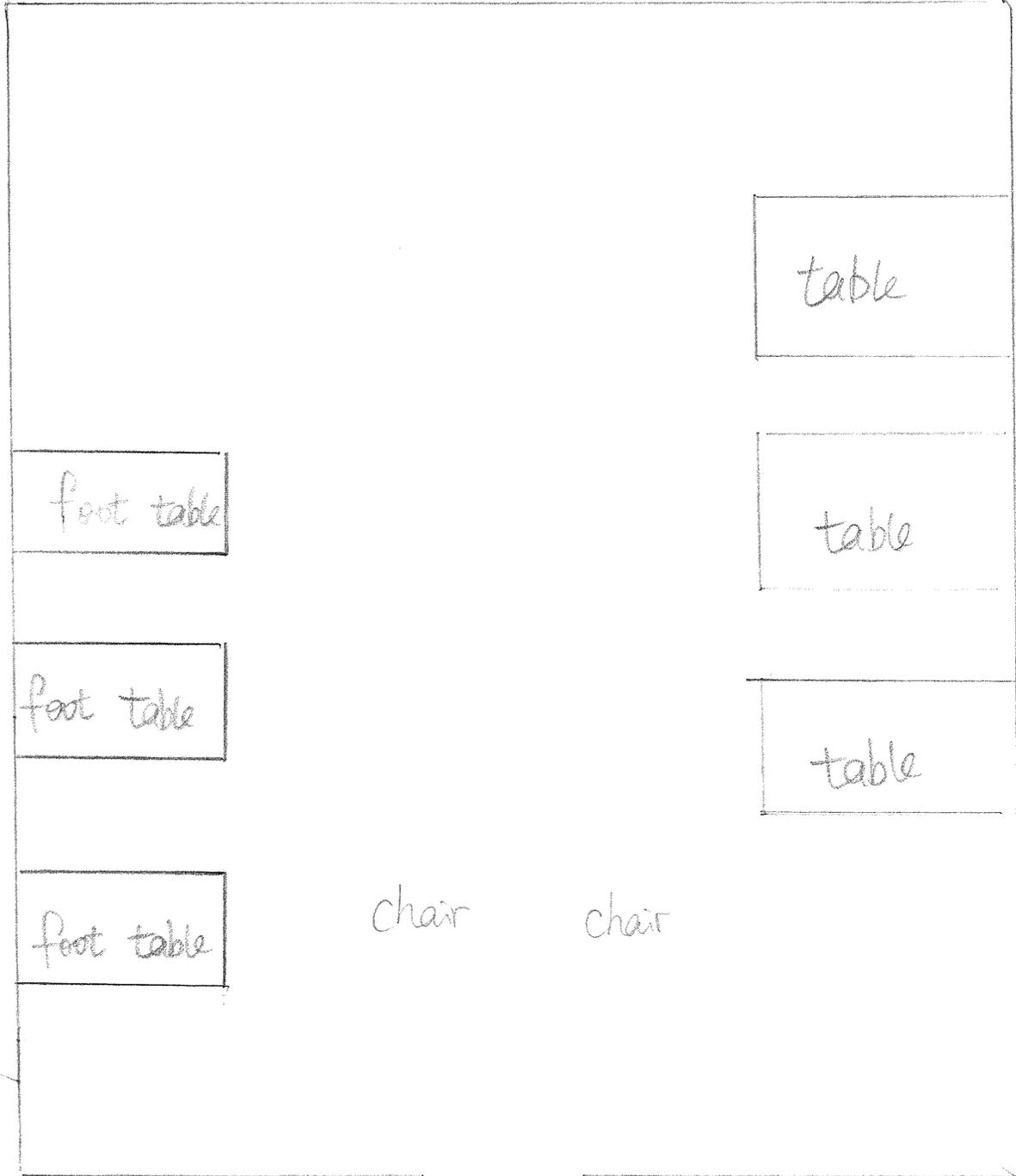
Figure 1: Tenant space inside Louis Joliet Mall



Figure 2: Front side of tenant space facing mall corridor



FLOOR PLAN



FOR OFFICE USE ONLY

***Verified by Planner (please initial): _____ ***

Payment received from: _____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS

PETITION FOR VARIATION OF USE

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

Loop Dr. Joliet IL. 60431

ADDRESS FOR WHICH VARIATION IS REQUESTED: Louis Joliet Mall, Located at 3340 Mall

PETITIONER'S NAME: Yan Xia Zhang

HOME ADDRESS: 313 W 23rd St Unit 701 Chicago, IL ZIP CODE: 60616

BUSINESS ADDRESS: 1237 E. Main St Carbondale, IL ZIP CODE: 62901

PHONE: (Primary) 312 687 8645 (Secondary) _____

EMAIL ADDRESS: dandanli92@outlook.com FAX: _____

PROPERTY INTEREST OF PETITIONER: rent

OWNER OF PROPERTY: Namdar Realty Group

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 150 Great Neck Road, Suite 304 Great Neck, NY ZIP CODE: 11021

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 or email):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 06-03-26-200-006-0000 ;
_____ ; _____ ; _____

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA: _____

PRESENT USE(S) OF PROPERTY: vacant tenant space within Louis Joliet Mall

PRESENT ZONING OF PROPERTY: B-2 Central Business

VARIATION OF USE REQUESTED: Massage Property

RESPONSE TO VARIATION OF USE CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): _____;
_____;

****Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website****

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA: _____

PRESENT USE(S) OF PROPERTY: _____

PRESENT ZONING OF PROPERTY: _____

VARIATION OF USE REQUESTED: _____

RESPONSE TO VARIATION OF USE CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

There maybe some special zoning regulations of massage business in City of Joliet, but I think my massage business should be allowed in Louis Joliet Mall. It is very popular to have massage stores in any shopping malls in the United States, people would be very relaxed to have a massage after shopping around. In addition, there's another massage store in this mall, So, I believe we should be allowed to open a massage store in this mall as well.

2. What unique circumstances exist which mandate a variance?

Shopping mall always have more people compared to plaza or a separate massage store. I'm not sure what kind of zoning is for this Louis Joliet Mall but I love this location and I believe people would like to come and have a massage in the mall.

3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.

I don't see any negative effects for opening a massage business in the shopping mall. In contrast, people would want to have a massage with their family or friends after shopping or dining together in the mall. Louis Joliet Mall also wants us to start a business with them because it will attract more shoppers to come to the mall and increase the revenue. Eventually

REQUIRED SUPPORTING ATTACHMENTS the business will be beneficial for City of Joliet

- 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.

Petitioner's Signature

Owner's Signature
(If other than petitioner)

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

2. What unique circumstances exist which mandate a variance?

3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.

REQUIRED SUPPORTING ATTACHMENTS

- Site plan / concept plan / floor plan / building elevation plan
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NOTARIZATION OF PETITION

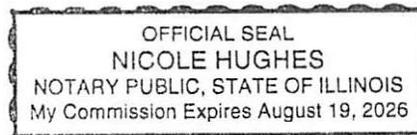
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Yanxian Zhang, 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.

Yanxian Zhang
Petitioner's Signature

[Signature]
Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 13 day of May, 2024
Nicole Hughes



FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from: _____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date requested: _____

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

Loop Dr. Joliet IL, 60431

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: Louis Joliet Mall, Located at 3340 Mall

PETITIONER'S NAME: Yanxia Zhang

HOME ADDRESS: 313 W 23rd ST Unit 701 Chicago, IL ZIP CODE: 60616

BUSINESS ADDRESS: 1237 E. Main St Carbondale, IL ZIP CODE: 62901

PHONE: (Primary) 312 687 8645 (Secondary) _____

EMAIL ADDRESS: dandanli92@outlook.com FAX: _____

PROPERTY INTEREST OF PETITIONER: rent

OWNER OF PROPERTY: Namdar Realty Group

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 150 Great Neck Road, Suite 304 Great Neck, NY ZIP CODE: 11021

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:

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OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 06-03-26-200-006-0000 ;
_____ ; _____ ; _____

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: _____ DEPTH: _____ AREA : _____

PRESENT USE(S) OF PROPERTY: vacant tenant space within Louis Joliet Mall

PRESENT ZONING OF PROPERTY: B-2 Central Business

SPECIAL USE REQUESTED: Massage 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?

Comfort. Make people relax the body and muscle.

2. How will the special use impact properties in the immediate area? NO

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

NO.

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

Yes

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

Yes

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?

NO.

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.

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, Yanxia Zhang, 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.

Yanxia Zhang
Petitioner's Signature

[Signature]
Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 13 day of May, 20 24

[Signature]



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:

PIN(s): _____

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

Namdar Realty Group
150 Great Neck Road, Suite 304 Great Neck, NY, 11021

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

Jinky Cheng INC.
1237 E. Main St STE 1056 Carbondale, IL. 62901

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: Yanxia Zhang

DATE: _____

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

PRINT



Will County CCAO
Dale D. Butalla, CIAO-M
302 N. Chicago Street
2nd Floor
Joliet, Illinois 60432
Phone: 1-815-740-4648

PIN 06-03-26-200-006-0000

Parcel Information

<< Prev Parcel

Next Parcel >>

PLAINFIELD TOWNSHIP

Owner Name: LOUIS JOLIET REALTY LLC ET AL

Street Address:

[View Additional Addresses](#)

3340 MALL LOOP DR FC 1
 JOLIET IL 60431



[View on Bing Maps](#)

Subdivision:

Property Class: 0060 Commercial

Homesite Acres: 0.00
Farm Acres: 0.00
Open Space Acres: 0.00
Total Acres: 32.49



<< Prev Picture

1 of 4

Next Picture >>

[GIS Map & Address Information](#)

[Will County Treasurer's Tax Information](#)

[View Local Taxing Bodies](#)

Assessment Information

Year	Assess Level	Land Unimproved/Farm	Land Improved	Building Other/Farm	Building	Total	Market Value	Instant Date	Instant Amount
2023	BOR	0	1,698,580	0	8,801,420	10,500,000	31,503,150		0
2023	SA/E	0	1,698,560	0	11,605,275	13,303,835	39,915,497		0
2023	TWP	0	1,698,560	0	11,605,275	13,303,835	39,915,497		0
2022	BOR	0	1,698,560	0	7,967,140	9,665,700	29,000,000		0
2021	BOR	0	1,698,560	0	15,243,411	16,941,971	50,830,996		0

Sale Information

Sale Date	Sale Amount	Document Number
06/16/2023	31,415,000	R2023032617
06/01/2012	125,500,000	2012066207

Building Information

**** Building information is submitted periodically from the [PLAINFIELD TOWNSHIP Assessor](#); therefore, the building information listed may not be accurate or the most current. ****

Style: STAR-WEST LOUIS JOLIET LLC
Year Built: 1976
Total Sq. Ft: 457,402
Basement:
Garage:

Bathrooms:
Central Air:
Fireplace:
Porch:
Attic:

Legal Description

THT PRT OF THE NE1/4 OF SEC 26, AND THT PRT OF THE NW1/4 OF SEC 25, T36N-R9E. DAF: COMM AT THE NW COR OF SD NE1/4 OF SEC 26; THC S 1 DEG 55'08" E ALG THE W LN OF THE NE1/4 OF SD SEC 26, A DIST OF 275.01 FT TO A PT OF INTERSEC WITH THE S BOUNDARY LN OF THE COM ED CO'S PROPERTY; THC N 88 DEG 55'41" E ALG SD S BOUNDARY LN, A DIST OF 534.66 FT TO A PT; THC S 01 DEG 04'19" E ALG A LN PERP TO THE LAST DESC COURSE, A DIST OF 80 FT TO A PT; THC N 88 DEG 55'41" E, A DIST OF 364.10 FT TO THE POB, OF THE FOLL DESC PARCEL OF LAND; THC CONT N 88 DEG 55'41" E, A DIST OF 169.90 FT TO A PT OF CURVATURE; THC NE'LY 315.55 FT ALG THE ARC OF A CIRCLE CONVEX TO THE SE AND HAVING A RADIUS OF 740 FT TO A PT OF REVERSE CURVATURE; THC NE'LY 281.44 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NW AND HAVING A RADIUS OF 660 FT TO A PT OF TANGENCY; THC N 88 DEG 55'41" E, A DIST OF 48.26 FT TO A PT; THC S 1 DEG 26'20" E, A DIST OF 128.29 FT TO A PT; THC N 88 DEG 33'40" E, A DIST OF 64.11 FT TO A PT OF CURVATURE; THC SE'LY 161.67 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NE & HAVING A RADIUS OF 757 FT TO A PT; THC S 10 DEG 47'46" W, A DIST OF 57 FT TO A PT ON A CURVE; THC NW'LY 149.50 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NE & HAVING A RADIUS OF 700 FT TO A PT OF TANGENCY; THC S 88 DEG 33'40" W, A DIST OF 112.10 FT TO A PT; THC S 1 DEG 26'20" E, A DIST OF 52 FT TO A PT; THC S 1 DEG 32'29" E, A DIST OF 200 FT TO A PT; THC N 88 DEG 27'31" E, A DIST OF 23.69 FT; THC S 1 DEG 32'29" W, A DIST OF 130.17 FT TO A PT; THC N 88 DEG 27'31" E, A DIST OF 46.65 FT TO A PT; THC S 1 DEG 32'29" E, A DIST OF 72.22 FT TO A PT; THC S 46 DEG 32'29" E, A DIST OF 75 FT TO A PT; THC S 43 DEG 27'31" W, A DIST OF 44.50 FT TO A PT; THC S 46 DEG 32'29" E, A DIST OF 270 FT TO A PT; THC N 43 DEG 27'31" E, A DIST OF 6 FT TO A PT; THC S 46 DEG 32'29" E, A DIST OF 22 FT TO A PT; THC S 43 DEG 27'31" W, A DIST OF 6 FT TO A PT; THC S 46 DEG 32'29" E, A DIST OF 10 FT TO A PT; THC N 43 DEG 27'31" E, A DIST OF 311.87 FT TO A PT; THC N 88 DEG 27'31" E, A DIST OF 239.15 FT TO A PT; THC S 18 DEG 07'05" E, A DIST OF 49.67 FT TO A PT; THC N 71 DEG 52'55" E, A DIST OF 82 FT TO A PT; THC S 18 DEG 07'05" E, A DIST OF 151.58 FT TO A PT OF CURVATURE; THC SE'LY 607.10 FT ALG THE ARC OF A CIRCLE CONVEX TO THE SW AND HAVING A RADIUS OF 2143 FT TO A PT; THC S 55 DEG 39'01" W, A DIST OF 35 FT TO A PT ON A CURVE; THC NW'LY 298.75 FT ALG THE ARC OF A CIRCLE CONVEX TO THE SW AND HAVING A RADIUS OF 2178 FT TO A PT; THC S 43 DEG 27'31" W, A DIST OF 73.93 FT TO A PT; THC N 46 DEG 32'29" W, A DIST OF 189.55 FT TO A PT; THC S 43 DEG 27'31" W, A DIST OF 287.88 FT TO A PT; THC N 46 DEG 32'29" W, A DIST OF 10 FT TO A PT; THC S 43 DEG 27'31" W, A DIST OF 430 FT TO A PT; THC S 8 DEG 36'53" E, A DIST OF 273.60 FT TO A PT; THC S 1 DEG 22'10" E, A DIST OF 230 FT TO A PT ON A CURVE; THC E'LY 529.44 FT ALG THE ARC OF A CIRCLE CONVEX TO THE SE AND HAVING A RADIUS OF 1500 FT TO A PT OF COMPOUND CURVATURE, THC NE'LY 128.23 FT ALG THE ARC OF A CIRCLE CONVEX TO THE SE & HAVING A RADIUS OF 500 FT TO A PT; THC S 23 DEG 37'22" E, A DIST OF 78.37 FT TO A PT OF CURVATURE; THC SE'LY 135.94 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NE AND HAVING A RADIUS OF 350 FT TO A PT OF TANGENCY; THC S 1 DEG 22'07" E, A DIST OF 1.48 FT TO A PT; THC S 88 DEG 41'54" W, A DIST OF 55.69 FT TO A PT OF CURVATURE; THC NE'LY 12.14 FT ALG THE ARC OF A CIRCLE CONVEX TO THE SE & HAVING A RADIUS OF 7.63 FT TO A PT OF COMPOUND CURVATURE; THC NW'LY 100.45 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NE & HAVING A RADIUS OF 302 FT TO A PT OF COMPOUND CURVATURE; THC NW'LY 43.33 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NE AND HAVING A RADIUS OF 30 FT TO A PT; THC S 82 DEG 49'24" W, A DIST OF 67.04 FT TO A PT ON A CURVE; THC W'LY 791.33 FT ALG THE ARC OF A CIRCLE CONVEX TO THE S & HAVING A RADIUS OF 1550 FT TO A PT; THC N 1 DEG 32'29" W, A DIST OF 515.66 FT TO A PT; THC N 5 DEG 36'29" E, A DIST OF 71.90 FT TO A PT; THC N 43 DEG 27'31" E, A DIST OF 80 FT TO A PT; THC N 46 DEG 32'29" W, A DIST OF 282 FT TO A PT; THC S 43 DEG 27'31" W, A DIST OF 54.08 FT TO A PT; THC S 80 DEG 18'31" W, A DIST OF 81.23 FT TO A PT; THC S 88 DEG 27'31" W, A DIST OF 430.32 FT TO A PT ON A CURVE; THC SE'LY 132.99 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NE AND HAVING A RADIUS OF 700 FT TO A PT OF REVERSE CURVE; THC SE'LY 428.66 FT ALG THE ARC OF A CIRCLE CONVEX TO THE SW AND HAVING A RADIUS OF 700 FT TO A PT; THC S 41 DEG 19'37" W, A DIST OF 59 FT TO A PT ON A CURVE; THC NW'LY 464.79 FT ALG THE ARC OF A CIRCLE CONVEX TO THE SW AND HAVING A RADIUS OF 759 FT TO A PT OF REVERSE CURVE; THC NW'LY 372.39 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NE AND HAVING A RADIUS OF 641 FT TO A PT OF REVERSE CURVE; THC NW'LY 651.99 FT ALG THE ARC OF A CIRCLE CONVEX TO THE SW AND HAVING A RADIUS OF 559 FT TO A PT; THC S 70 DEG 02'40" E, A DIST OF 59 FT TO A PT ON A CURVE; THC SW'LY 56.75 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NW AND HAVING A RADIUS OF 500 FT TO A PT; THC S 46 DEG 32'29" E, A DIST OF 559.50 FT TO A PT; THC N 43 DEG 27'31" E, A DIST OF 132.07 FT TO A PT; THC S 46 DEG 32'29" E, A DIST OF 84.50 FT TO A PT; THC N 43 DEG 27'31" E, A DIST OF 80 FT TO A PT; THC N 46 DEG 32'29" W, A DIST OF 75 FT TO A PT; THC N 43 DEG 27'31" E, A DIST OF 370.72 FT TO A PT; THC N 1 DEG 32'29" W, A DIST OF 404.83 FT TO A PT; THC S 88 DEG 33'40" W, A DIST OF 331.49 FT TO A PT OF CURVATURE; THC SW'LY 182.48 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NW AND HAVING A RADIUS OF 350 FT TO A PT COMPOUND CURVATURE; THC SW'LY 295.68 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NW & HAVING A RADIUS OF 750 FT TO A PT; THC N 53 DEG 53'58" W, A DIST OF 50 FT TO A PT ON A CURVE; THC NE'LY 245.31 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NW AND HAVING A RADIUS OF 800 FT TO A PT; THC N 36 DEG 19'50" W, A DIST OF 128.87 FT TO THE HEREIN ABOVE DESIGNATED POB. (EX THAT PRT TAKEN FOR RD WIDENING PER R2009-098459) REVISED LEGAL DESCRIPTION/ACREAGE CHANGE FOR ROAD WIDENING PER R2009-098459. THIS PIN STAYS THE SAME, (WAS 32.53 ACRES) REF#13404 5/13/2010 DLO



2024 GENERAL BUSINESS LICENSE APPLICATION

Office of the City Clerk - Business Services
150 West Jefferson Street
Joliet, Illinois 60432
Office 815-724-3905 Fax 815-724-3904
Email: businessservices@joliet.gov Website: <http://www.joliet.gov>

Office Use Only:
Date Received: 4-8-24
Date Issued: _____
Business Account ID: 7401

This application pertains to the following type of businesses: Auctioneer; Billiard Hall/Pool Hall; Bowling Alley; Broker; Dry Cleaner; Food Service Establishment; Food Store; Gasoline Station; Hotel/Motel; Massage Salon; Nursing Home; Paint Sale/Paint Application; Pet Shop Operator; Public Amusement; Public Garage; Tattoo Artist; Tattoo Shop; Warehouse, Weapons Dealer; Wholesale Purveyor of Food.

Please print legibly. All information and supplemental requirements must be completed and submitted. **Incomplete forms will be returned.** Please allow a *minimum* of twenty (20) business days for process and review prior to opening.

Proposed Opening Date: 5/1/2024 Date Opened: _____

LOCAL BUSINESS INFORMATION

Business Name (DBA): Jin Yi Cheng, Inc. Relax the Body. Store Number: 1180
Business Address: 3340 Mall Loop Dr.
City: Joliet State: IL Zip Code: 60431
Business Phone Number: 312-687-8645 Fax Number: _____

Location Manager/Supervisor Name: Yanxia Zhang
Home Address: 313 W. 23rd St. Unit 701 Chicago IL 60616
Cell Phone Number: 312-687-8645 E-mail Address: dandanli92@outlook.com

CORPORATE/ BUSINESS OWNERSHIP INFORMATION

Corporate Name: Jin Yi Cheng, Inc.
Contact Name: Yanxia Zhang
Corporate Address: 1237 E. Main Street
City: Carbondale State: IL Zip Code: 62901
Phone Number: 312-687-8645 Fax Number: _____
E-mail Address: dandanli92@outlook.com Website: _____
Federal Employee Identification Number (FEIN Submit IRS Dept. of Treasury Authorization): 82-1227940
State of Illinois Business Tax Number (IBT - Submit IDOR Certificate of Registration): _____
Mailing address for all correspondence: Local Business: Corporate: _____

BUSINESS OWNERSHIP INFORMATION

Provide the following information regarding how the business was created and is owned:

Individual Partnership Limited Liability Corporation (LLC) Private Limited Company (LTD) Corporation

List all owner(s) information below and add a second sheet if necessary:

Name: Tong Cai Title: ~~Owner~~
Home Address: 313 W 23rd St. Unit 701
City: Chicago State IL Zip Code: 60616
Cell #: 312-945-9412 Email: _____ % of Ownership: 50%

Name: Yanxia Zhang Title: Owner
Home Address: 313 W 23rd St. Unit 701
City: Chicago State IL Zip Code: 60616
Cell #: 312-687-8645 Email: _____ % of Ownership: 50%

Name: _____ Title: _____
Home Address: _____
City: _____ State _____ Zip Code: _____
Cell #: _____ Email: _____ % of Ownership: _____

Name: _____ Title: _____
Home Address: _____
City: _____ State _____ Zip Code: _____
Cell #: _____ Email: _____ % of Ownership: _____

I hereby certify that the information provided in this application is true and correct to the best of my knowledge and that I have not provided false or misleading information. I understand that the failure to supply adequate or correct information will be subject to suspension or revocation of the City of Joliet business license.

Yanxia Zhang
Name of applicant (print)
Owner
Title of applicant

Yanxia
Signature of applicant
4/15/2024
Date

GENERAL BUSINESS LICENSE WORKSHEET

Check all uses that apply. Any additional information must be submitted.

_____ **Auctioneer** – submit copy of Illinois license
Number of auctioneers: _____
Number of assistants: _____

_____ **Broker**
Bonds: _____ Grain: _____ Merchandise: _____
Negotiable Paper: _____ Produce: _____
Stocks: _____

_____ **Dry Cleaners**
On-site plant: Yes _____ No _____
Home delivery: Yes _____ No _____

_____ **Food Service Establishment (Restaurants)** – must also complete Food Store Section & submit Health Department Certificate (Any place in which food or drink is prepared for sale or for service on the premises or elsewhere or any operation where food is served or provided for the public with or without a charge.)
Total seating capacity: _____
Home delivery: Yes: _____ No: _____
Number of outdoor seats: _____

_____ **Food Store** – submit Health Department Certificate (Any place where food, including beverages, intended for human consumption off the premises, is manufactured, produced, prepared, handled, transported, sold or offered for sale).
Total number of employees: _____
Home delivery: Yes: _____ No: _____

_____ **Gasoline Station**
Number of service hoses: _____
Number of underground storage tanks: _____
Total Number of gallons stored: _____

_____ **Hotel/Motel**
Number of rooms available: _____

✓ _____ **Massage Business**
Number of masseuses on staff: 1 ~~2~~

_____ **Nursing Home** – submit proof of Administrator License and Illinois License
Type of facility: _____
Number of beds: _____

_____ **Paint Sales/Application**
Containers one pint in size or less:
Yes _____ No _____
Containers one pint in size or more:
Yes _____ No _____
Is paint applied on the premises?
Yes _____ No _____

_____ **Pet Shop Operator** – Submit Pet Shop Operator License issued by State of IL

_____ **Public Amusement** – Submit Certificate of Insurance Naming the City of Joliet as Additional Insured

_____ **Public Garage**
Number of service bays: _____

_____ **Tattoo Artist** – submit medical papers and Bloodborne Pathogen Training Certificate

_____ **Tattoo Shop** – submit Illinois Certificate of Registration and Certificate of Insurance
Number of tattoo artists on premise: _____

_____ **Warehouse**

_____ **Weapons Dealer** - submit copies of Federal Weapons Dealer's Number and State of Illinois F.O.I.D. Number

_____ **Wholesale Purveyor of Foods**
Describe commodities delivered: _____

Number of vehicles delivering: _____

Do you have a location within the city limits of the City of Joliet? Yes _____ No _____

BUSINESS OPERATION INFORMATION

General Description/Purpose of Business: Provide massage service to clients

Gross Square Footage of Business Location: 1261 sqft

Total Number of Employees at Location (include family members): 4

Days of Week and Hours of Operation at Location: M - Thur: 11:00am - 7:00pm
Fri: 10:00am - 8:00pm Saturday: 11:00am - 6:00pm
Sat

Do you want your business information listed on the City of Joliet's website and/or the city's tourism website at www.visitjoliet.com? Yes No

Is the Business Located in a Stand-Alone Structure? Yes No

If no, name of center: Louis Joliet Mall

Does the Business Own the Building? Yes No If no, complete the following:

Owner Name: Igal Namdar ~~John~~

Owner Address: 3340 Mall Loop Dr.

City: Joliet State: IL Zip Code: 60431

Cell Phone Number: ~~770 451 9~~ 630-351-9402

Does or will the Business have a Joliet Liquor License? Yes No

Does the Business buy, sell, or accept used merchandise? Yes No

If yes, the Antique Dealers, Itinerant Merchants, Pawn Brokers and Second Hand Dealers Application must be completed

Are Hazardous Materials Stored on Site? Yes No If yes, provide MSD Sheets to the Joliet Fire Department

Does the Business have an Alarm System? Yes No If yes, must register with the Joliet Police Department

Name of Alarm System Monitoring Company: _____

Are there any food/ beverage vending machines, gaming machines, amusement machines, or a market pantry on the property? Yes No

Provide vending/market pantry vendor information below:

Vending Company: _____ Office Number: _____

Contact Name: _____ Cell Phone Number: _____



Illinois Department of Financial and Professional Regulation

Lookup Detail View

Contact

Contact Information

Name	City/State/Zip	DBA / AKA
YANXIA ZHANG	Chicago, IL 60616	

License

License Information

License Number	Description	Status	First Effective Date	Effective Date	Expiration Date	Ever Disciplined
227015945	Licensed Massage Therapist	ACTIVE	08/07/2013	10/21/2022	12/31/2024	N

Generated on: 4/23/2024 8:14:22 AM

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.		