

STAFF REPORT

DATE: August 5, 2024
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2024-37
Applicant: Michael Savarese (Full Steam Staffing)
Owner: Essington Investments, LLC
Location: 1504 Essington Road, Unit 3
Request: A Special Use Permit to allow a staffing agency

Purpose

The petitioner is requesting a Special Use Permit to allow a staffing agency within an existing commercial building at 1504 Essington Road. Per the City of Joliet Zoning Ordinance, temporary employment agencies may be allowed as special uses within the B-3 (general business) district. The Zoning Ordinance defines temporary employment agencies as entities engaged in “the business of securing or attempting to secure employment of a temporary or finite duration for persons seeking employment.” The Mayor and City Council make the final decision on the Special Use request, with the advice of the Zoning Board of Appeals in accordance with Section 47-5.2.

Site Specific Information

The subject site is approximately 1.1 acres and contains the Northcreek Center five-tenant commercial building. The proposed business would occupy Unit 3, which is approximately 1500 square feet. Existing tenants include a food and gift store, a printing company, and a physical therapy clinic. The site has 63 parking spaces to serve all of the building tenants. The property is zoned B-3 (general business).

Surrounding Zoning, Land Use and Character

The site is located on a commercial section of Essington Road in the Dr. Rao Unit 2 Subdivision, which contains several multi-tenant buildings with various retail, service, and office uses. The surrounding zoning and land use for the adjacent properties are as follows:

- North: B-3, commercial (restaurant, clinic, offices)
- South: B-3, commercial (restaurant, offices, tailor)
- East: B-3, forest preserve
- West: B-1 (neighborhood business), medical and professional offices

Applicable Regulations

- Section 47-11.2A (C) Special Uses – B-1 Neighborhood Business District
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit (refer to attachment)

Discussion

The petitioner, Michael Savarese with Full Steam Staffing, is requesting a special use permit to allow Joliet Staffing to locate in a tenant space within the existing commercial building at 1504 Essington Road. Joliet Staffing is a full-service staffing agency that offers full-time temporary and direct-hire positions for their applicants. They specialize in clerical and skilled light industrial positions for manufacturers, distribution centers, and other organizations. Some of their clients include Ryder Logistics, APL Logistics, and RJW Transport. Joliet Staffing has an existing location in Minooka, Illinois.

The proposed use functions as a professional office that would be used for meeting and interviewing applicants and holding orientations and training sessions. The petitioner expects this location to see around 25 to 30 applicants per week. Applicants are seen by appointment only. Once applicants have completed the onboarding and screening process and been selected for employment, they are typically matched to jobs within 24 to 48 hours. This location would have two to four employees. The proposed hours of operation are 8 AM to 5 PM Monday through Friday.

This request was reviewed by Joliet Economic Development staff and while a retail use would be preferred at this location, they are not opposed to this request, especially since this building has several current tenant vacancies.

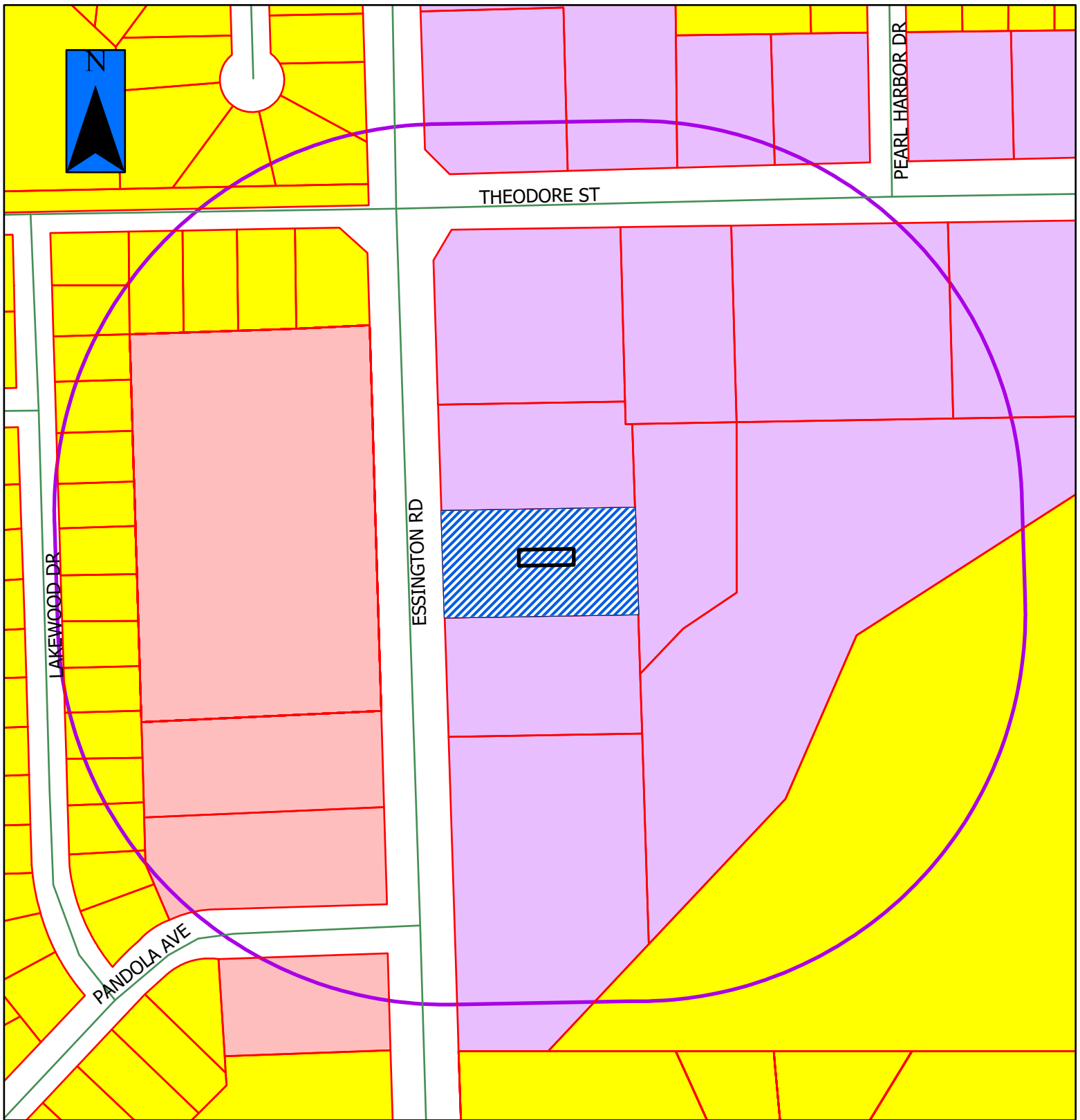
Conditions

If the Zoning Board desires to approve this Special Use Permit to allow a staffing agency at 1504 Essington Road, the following conditions would be included:

1. That the interviewing, hiring, and congregation of temporary day labor employees shall be prohibited within the facility and on the site;
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;

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; and
4. That the business shall be registered with the City Clerk's Office.

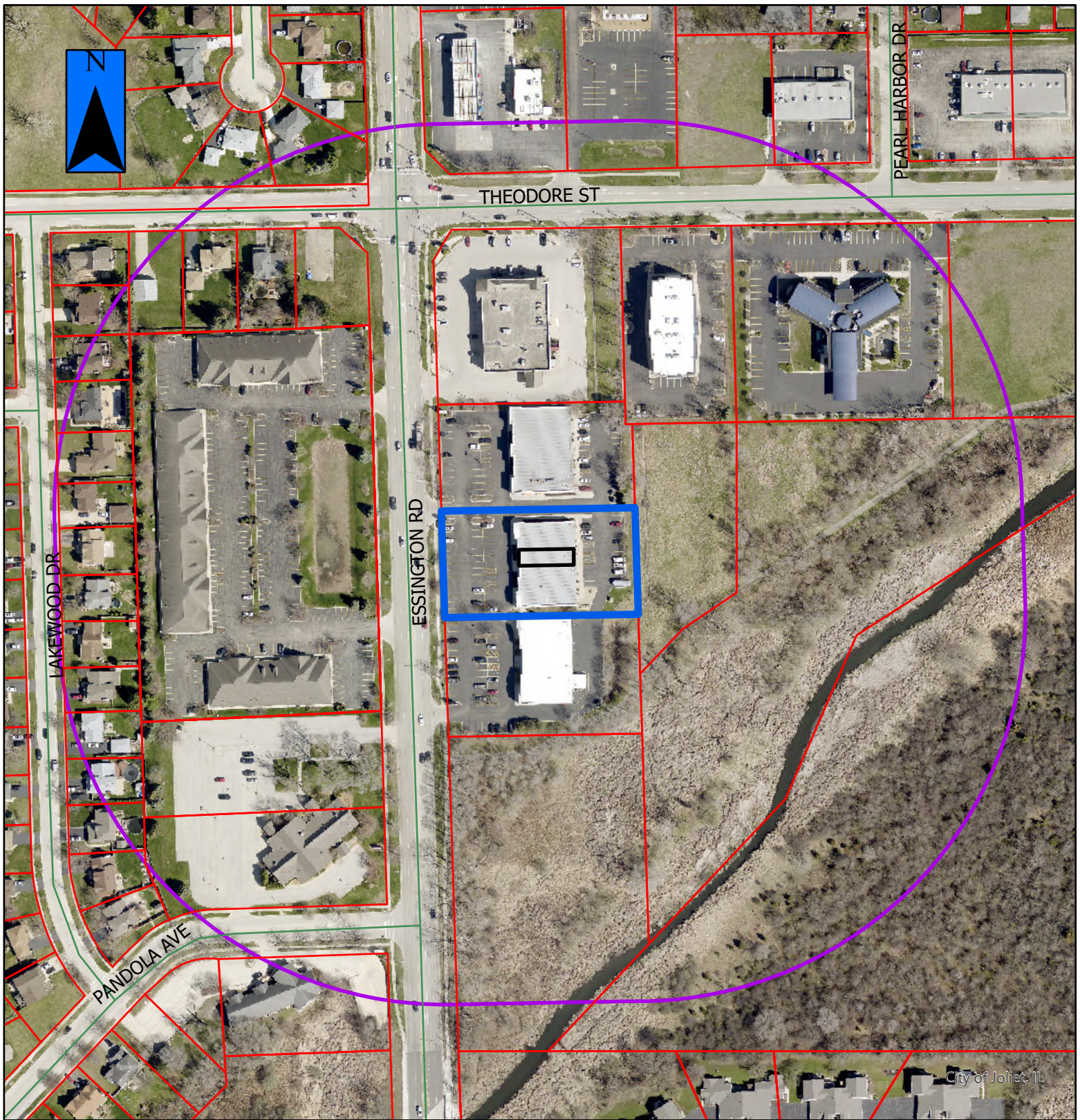


2024-37



-  = Site in Question
-  = Property in Question
-  = 600' Public Notification Boundary

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



2024-37a



= Site in Question / Sitio en cuestión

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)

Figure 1: Aerial view of 1504 Essington Road (2024)

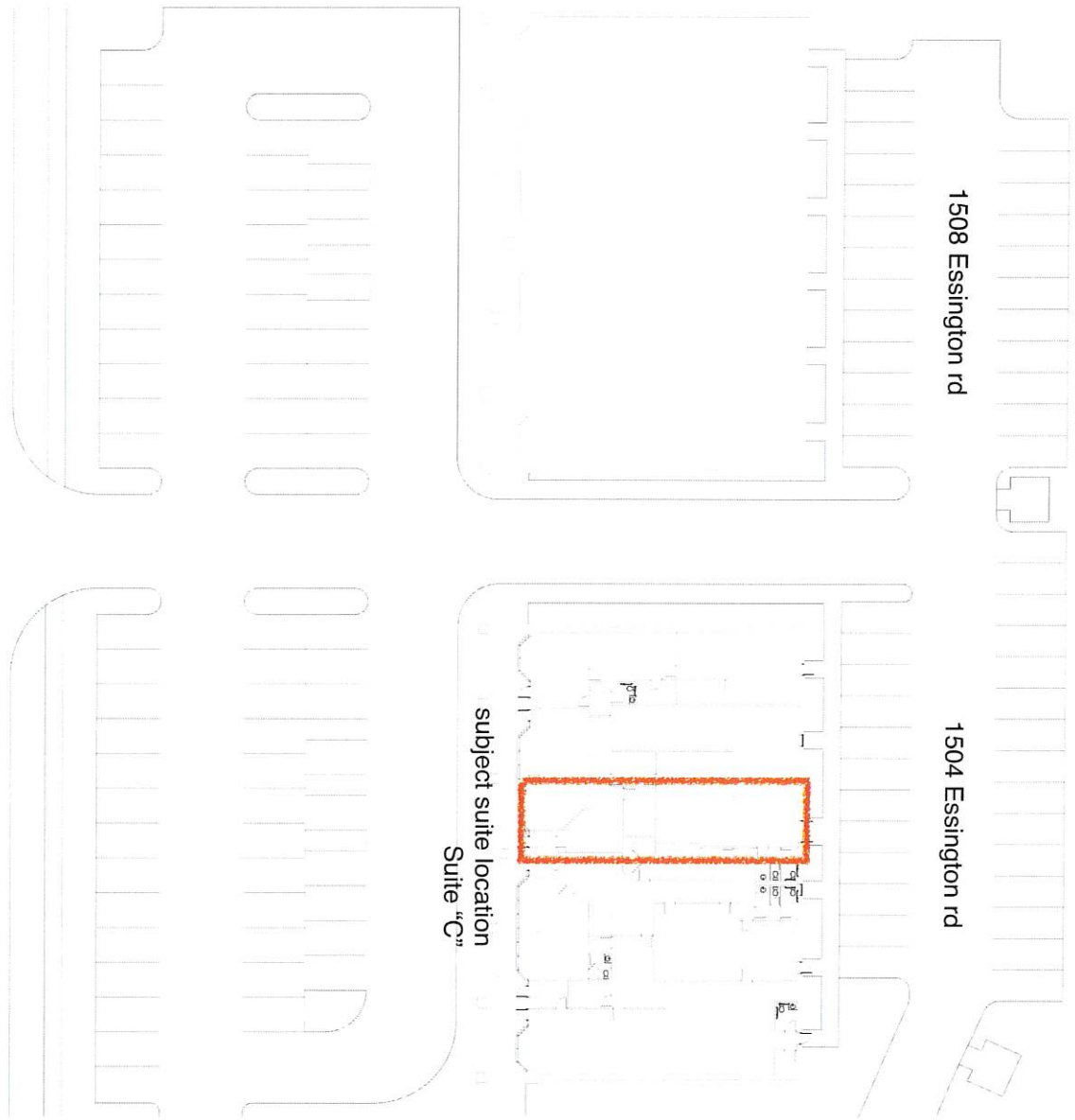


Figure 2: Commercial building and parking area at 1504 Essington Road (July 2024)



Figure 3: Unit 3 in 1504 Essington Road building





EXISTING SITE PLAN



BUILDING: ESSINGTON STRIP CENTER THEODORE ST. & ESSINGTON RD.	
Project: 15-117 AS BLDG DRAWINGS	K. Peterson Associates ARCHITECTS 10000 W. BRIDGEWAY SUITE 100 WILSONVILLE, OR 97158
Date: 7-23-15 Revisions	Sheet: 1 of 3 AS BLDG

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

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 1504 Essington Rd. Unit C

PETITIONER'S NAME: Michael Savarese

HOME ADDRESS: 1995 McThurstan Ct. St Charles, IL. ZIP CODE: 60174

BUSINESS ADDRESS: 2121 S. Haven Ave. Ontario, CA ZIP CODE: 91761

PHONE: (Primary) 630-940-3486 (Secondary) 847-800-3856

EMAIL ADDRESS: msavarese@fullsteamstaffing.com FAX: _____

PROPERTY INTEREST OF PETITIONER: None

OWNER OF PROPERTY: Essington Investments, LLC

HOME ADDRESS: 98 Nuttall Rd. Riverside, IL. ZIP CODE: 60546

BUSINESS ADDRESS: 98 Nuttall Rd. Riverside, IL. ZIP CODE: 60546

EMAIL ADDRESS: nick.pcmc@gmail.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*):

Bill Happe - Sax LLP Accounting Firm, 389 Interpace Pkwy. Parsippany, NJ. 07054 (973) 800-9992

David Trokel - Managed Business Solutions, 1216-22 Kennedy Blvd. Bayonne, NJ. 07002 (201) 779-3790

Jeff Sassano- Tempworks, 3140 Neil Armstrong Blvd. Eagan, MN. 55121 (630) 650-8227

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 46-2621690 ;

_____; _____; _____.

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):

Retail shopping center

LOT SIZE: WIDTH: 80 DEPTH: 21.25 AREA : 1700

PRESENT USE(S) OF PROPERTY: Multi-tenant retail building

PRESENT ZONING OF PROPERTY: B-3

SPECIAL USE REQUESTED: Skilled staffing agency - hours are 8am-5pm, Monday -Friday.

Applicants will have scheduled interview times and will be offered temporary or permanent work once they complete onboarding/screening and testing.

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?

Joliet Staffing will provide long term and permanent jobs to those in the market. We are actively recruiting and filling orders for clients currently in surrounding areas.

2. How will the special use impact properties in the immediate area? We will be offering jobs to hundreds of qualifying candidates in the Joliet area. More people working will improve the housing market as well as increase consumer spend.

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

Joliet Staffing will not impede any normal development in the area. We will only be open from 8am-5pm, Monday-Friday.

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

Yes, the space is adequate for our use

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

Yes, the traffic will not be affected by our use

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?

Yes, our use conforms to all land regulations and will not violate any applicable laws.

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)?

Not applicable

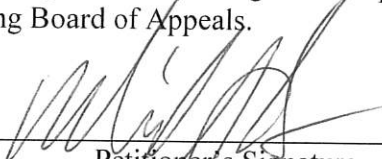
REQUIRED SUPPORTING ATTACHMENTS

- 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 *California*
~~COUNTY OF WILL)~~ *San Bernardino*

I, *Michael Savarese*, 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_____~~

**SEE
ATTACHED**

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:

1504 Essington Rd. Unit C

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

Essington Investments, LLC - Ralph O'Donnell, 98 Nuttall Rd. Riverside, IL. 60546

630-546-4463

E-MAIL: nick.pcmc@gmail.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

Henry investment Holdings, LLLP - 99%

6650 W. Indiantown Rd. Suite 100, Jupiter, FL. 33458

Susan Healey - 1%

19700 Beach Rd. Apt 7S, Jupiter FL. 33458

E-MAIL: accounting@fullsteamstaffing.com 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: 7/19/24

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

PRINT

Legal Description:

PARCEL 1:

LOT 6 IN DR. RAO SUBDIVISION UNIT TWO, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 2003, AS DOCUMENT NO. R2003-126571, IN WILL COUNTY, ILLINOIS.

Commonly Known As: 1504 ESSINGTON ROAD, JOLIET, IL 60435.

Permanent Index No: 06-01-101-041-0000.

PARCEL 2:

LOT 5 IN DR. RAO SUBDIVISION UNIT TWO, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 2003, AS DOCUMENT NO. R2003-126571, IN WILL COUNTY, ILLINOIS.

Commonly Known As: 1508 ESSINGTON ROAD, JOLIET, IL 60435.

Permanent Index No: 06-01-101-040-0000

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.		