

STAFF REPORT

DATE: September 9, 2024
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2024-46, 2024-47, and 2024-48
Applicant: Mohamad Sunbuli
Status of Applicant: Business Owner
Owner: Carlos Santiago
Location: 725 and 805 W. Jefferson Street
Request: 2024-46: A Special Use Permit to allow a used car dealership
2024-47: A Variation of Use to allow a B-3 (general business) use in the B-1 (neighborhood business) district
2024-48: A series of Variations to reduce the amount of off-street parking spaces and to allow a car dealership repair building to be located within 100 feet of a residential zoning district

Purpose

The applicant is requesting a special use permit, along with a variation of use and variations, to allow the re-establishment of a used car dealership at 725 and 805 W. Jefferson Street. Per the City of Joliet Zoning Ordinance, car sales with associated minor repair may be allowed as a special use in the B-3 (general business) zoning district by the Mayor and City Council, with the advice of the Zoning Board of Appeals in accordance with Section 47-5.2.

The Zoning Ordinance states that any part of the building where repair takes place for the car dealership shall not have any openings within 100 feet of any residential zoning district. The petitioner is requesting a variation from this requirement because the existing building has a loading door within 100 feet of the residentially-zoned properties on the north side of John Street.

Site Specific Information

The subject site comprises two properties approximately 0.9 acres total: 725 W. Jefferson Street at the northeast corner of Raynor Avenue and Jefferson Street and 805 W. Jefferson Street at the northwest corner. The 725 lot contains an approximately 2,550-

square-foot building surrounded by a paved parking lot. The 805 lot contains a paved parking area with no buildings.

The two sites were used in conjunction as a car dealership for Bob Martin Auto Sales for many years. Bob Martin initially occupied 725 W. Jefferson Street around 1987. In 2000, the business received approval of a special use permit (Ordinance #12984) to allow a “used car sales lot” on 805 W. Jefferson Street so that they could expand their outdoor display area. As part of the special use approval, Bob Martin was required to install landscaping along Jefferson Street and a solid fence along the north property line. Bob Martin Auto Sales closed at both sites around 2022.

The building on 725 contains office space, a lobby, and a repair area. An insurance company currently operates out of one of these office spaces. In 2023, the Zoning Board approved a sign variation at 725 W. Jefferson Street to allow a size increase for the existing legal nonconforming pole sign.

Surrounding Zoning, Land Use and Character

The property is located on a commercial section of Jefferson Street at Raynor Avenue, within the Cathedral Area neighborhood. The surrounding area is a mix of commercial and residential uses. The zoning and land use for the adjacent properties are as follows:

- North: R-2 (single-family residential) and R-4 (multi-family residential), residential
- South: B-1 and B-3, commercial (restaurants and auto repair)
- East: B-3, commercial (retail) and residential
- West: B-1, commercial (restaurant)

Applicable Regulations

- Section 47-13.2A (G) Special Uses – B-3 (General Business) District
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit (refer to attachment)
- Section 47-17.17(N) Off-Street Parking
- Section 47-19.8 Findings of Facts Supporting a Variation (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 is requesting approval of a special use permit, along with a variation of use and series of variations, to allow the re-establishment of a used car dealership at 725 and 805 W. Jefferson Street. The dealership, Global Auto Sales Inc., will sell pre-owned cars in the price range of approximately \$7,000 to \$20,000. Proposed hours of operation are Monday through Saturday 11 AM to 7 PM. The business will have three employees. Business operations will include minor auto repair for the vehicles to be sold, such as detailing, washing, and minor maintenance. The business will not provide general auto repair services to the public.

The 725 lot contains the business offices, lobby, and repair facility. The site plan shows four employee parking spaces at the northeast corner of the 725 lot and four customer parking spaces in front of the building. The 805 lot will be used to display vehicles for sale. No vehicles will be displayed on the 725 lot. The petitioner plans to provide some additional landscaping where possible on the perimeter of the 725 lot. The petitioner will also need to upgrade any parking lot lighting to meet current ordinance requirements. A site plan, floor plan, and landscaping plan are attached.

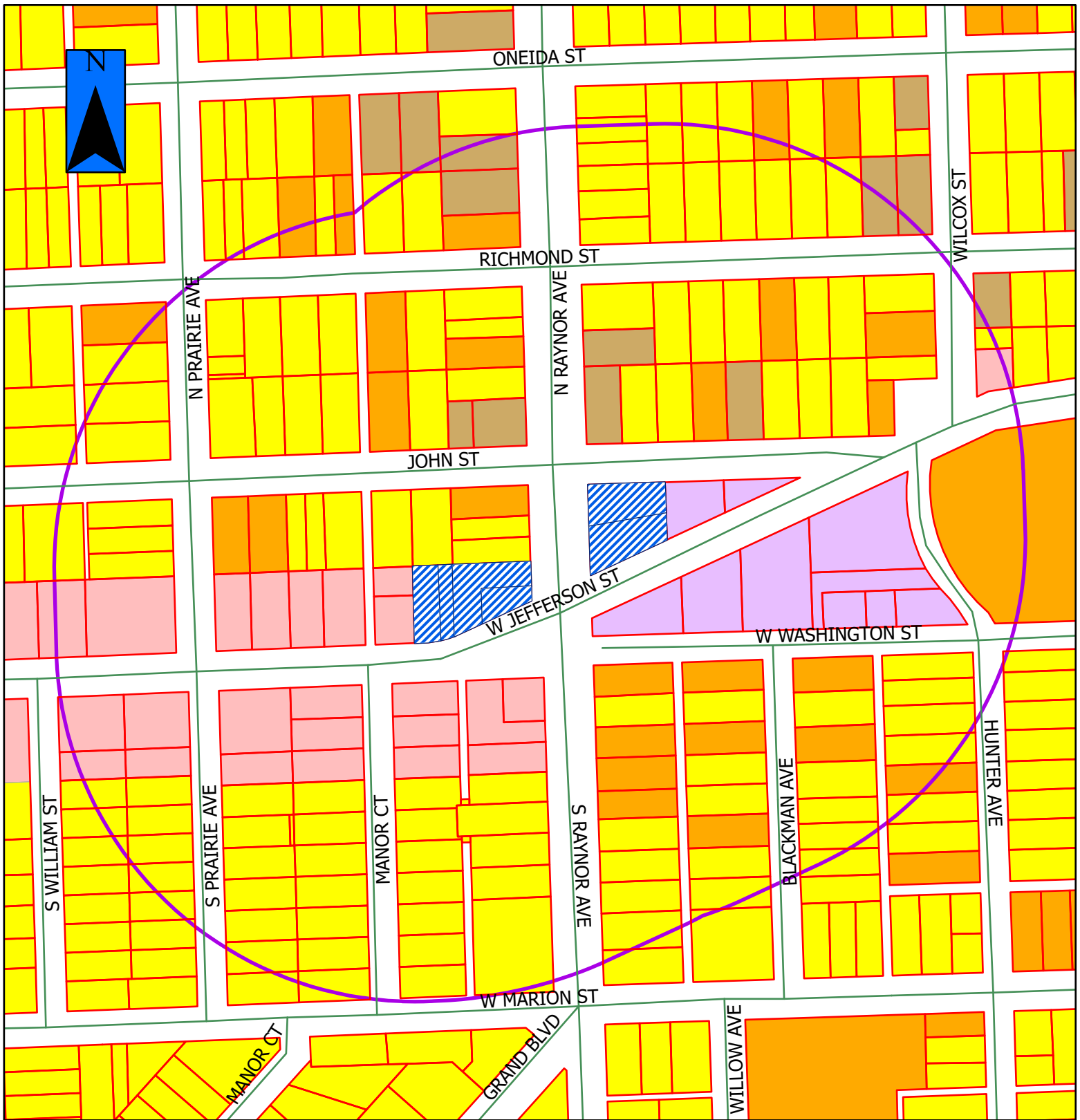
This location was previously occupied for over 30 years by a car dealership, Bob Martin Auto Sales, which closed around 2022. Since the use as a dealership has lapsed for more than a year, the petitioner must seek a new special use permit to allow auto sales at this location. Additionally, the Zoning Ordinance states that for auto sales and repair, no part of a building where repairs are conducted shall have any openings within 100 feet of a residential zoning district. The petitioner is requesting a variation from this spacing requirement because the repair facility in the north part of the building has an existing loading door on the west side that is less than 100 feet from the residences on John Street. The petitioner is also requesting a variation to reduce the amount of required off-street parking spaces from 12 to 8 due to the size and layout of the existing parking area. Finally, because a car dealership is a B-3 use and the 805 lot is zoned B-1, the petitioner must also request a variation of use to allow a B-3 use on that lot. The property at 725 W. Jefferson Street already has B-3 zoning.

Conditions

If the Zoning Board desires to approve the Special Use Permit, Variation of Use, and series of Variations to allow a used car dealership, located at 725 and 805 W. Jefferson Street, the following conditions would be included:

1. That the parking lot lighting shall be updated to meet current City ordinance prior to the issuance of a business license;
2. That no other operable or inoperable vehicles shall be stored at the site at any time;

3. That a City business license shall be obtained;
4. 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
5. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.



2024-46, 2024-47 & 2024-48



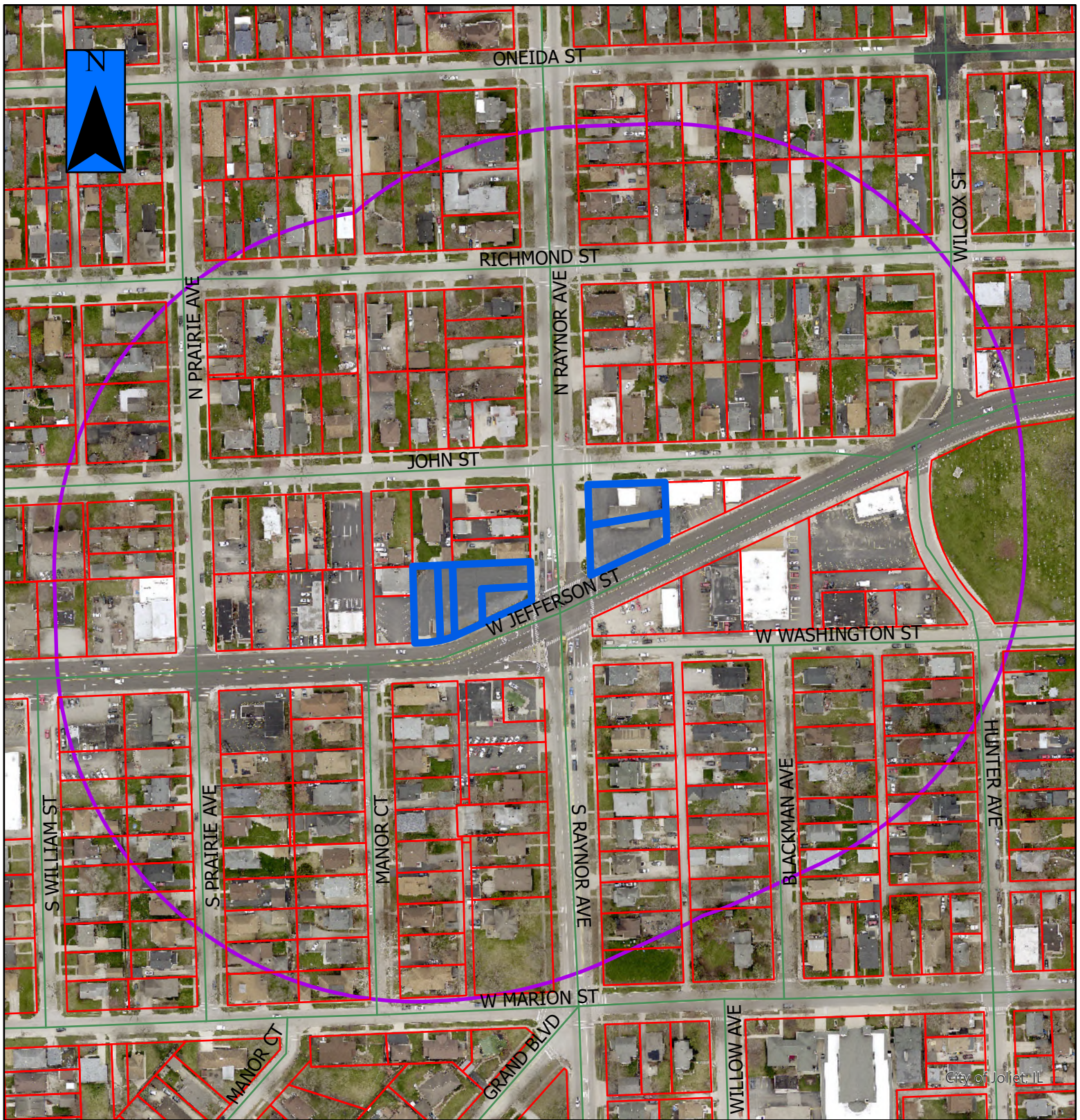
= Property in Question



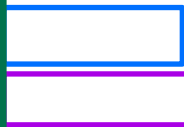
= 600' Public Notification Boundary

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



2024-46a & 2024-47a & 2024-48a



= Property in Question / Propiedad en cuestión

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

Figure 1: 725 and 805 W. Jefferson Street (2024)

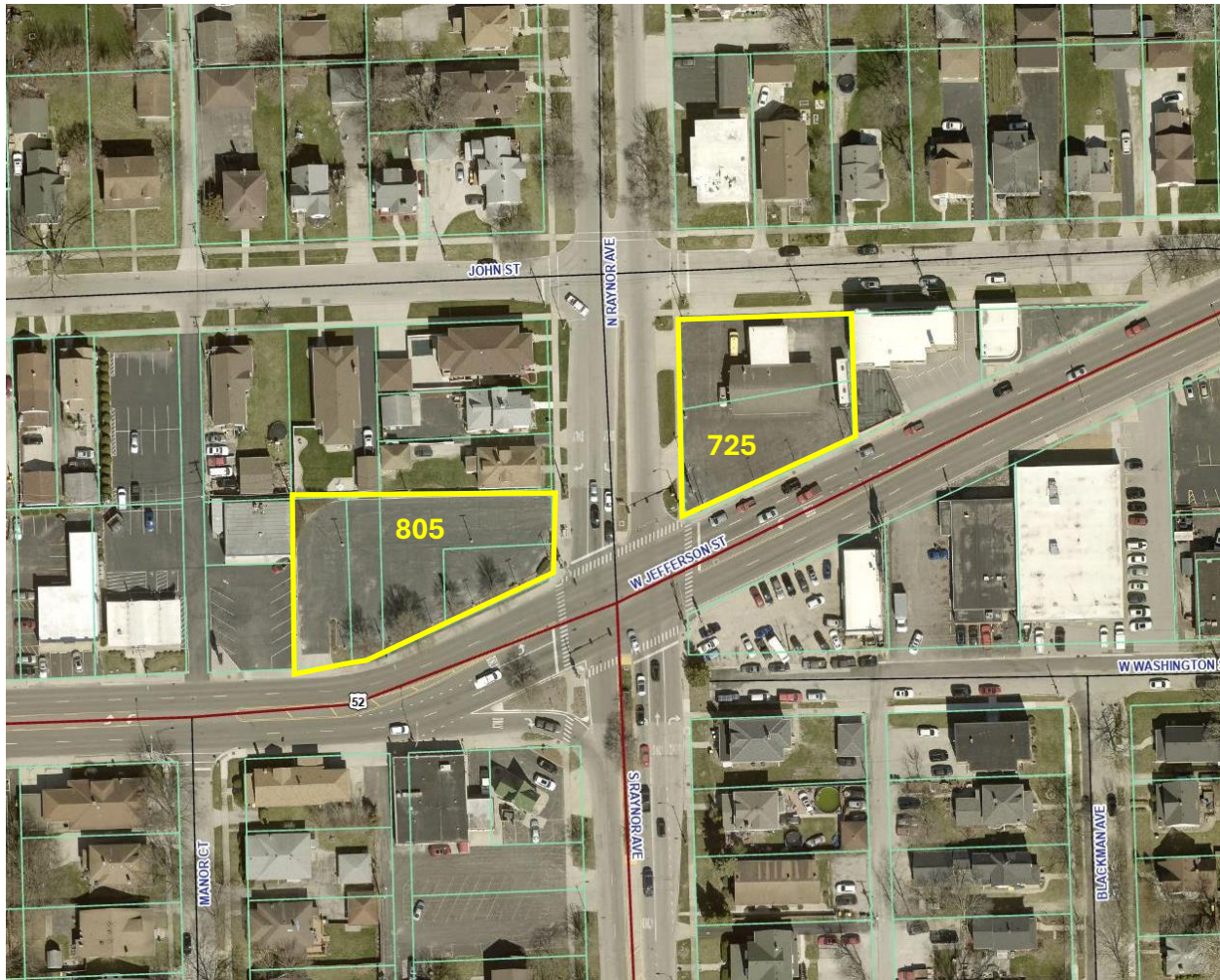


Figure 2: 725 W. Jefferson Street, view northwest from Jefferson Street (August 2024)



Figure 3: 725 W. Jefferson Street, view north from Jefferson Street at Raynor Avenue (August 2024)



Figure 4: Building at 725 W. Jefferson Street (September 2024)



Figure 5: West side of 725 W. Jefferson Street, view southeast from Raynor Avenue (September 2024)



Figure 6: Rear side of 725 W. Jefferson Street, view south from John Street (September 2024)



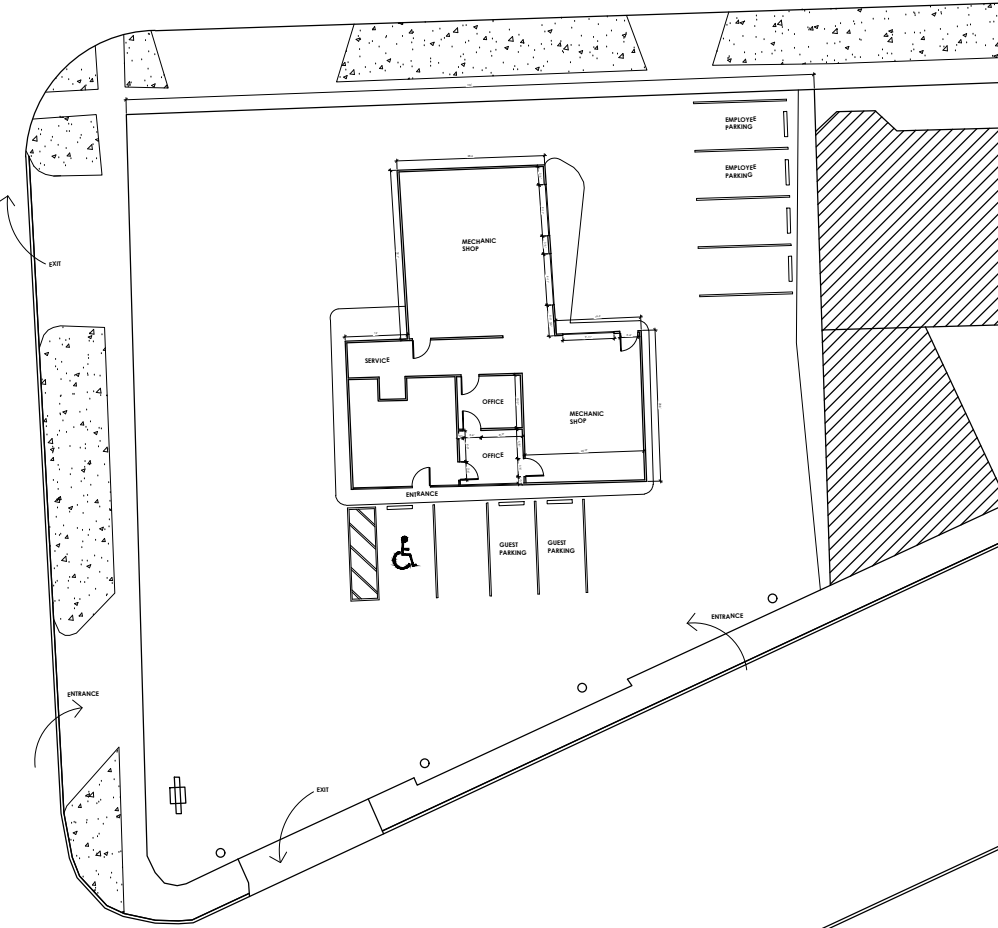
Figure 7: 805 W. Jefferson Street, view northwest from Jefferson Street at Raynor Avenue (August 2024)



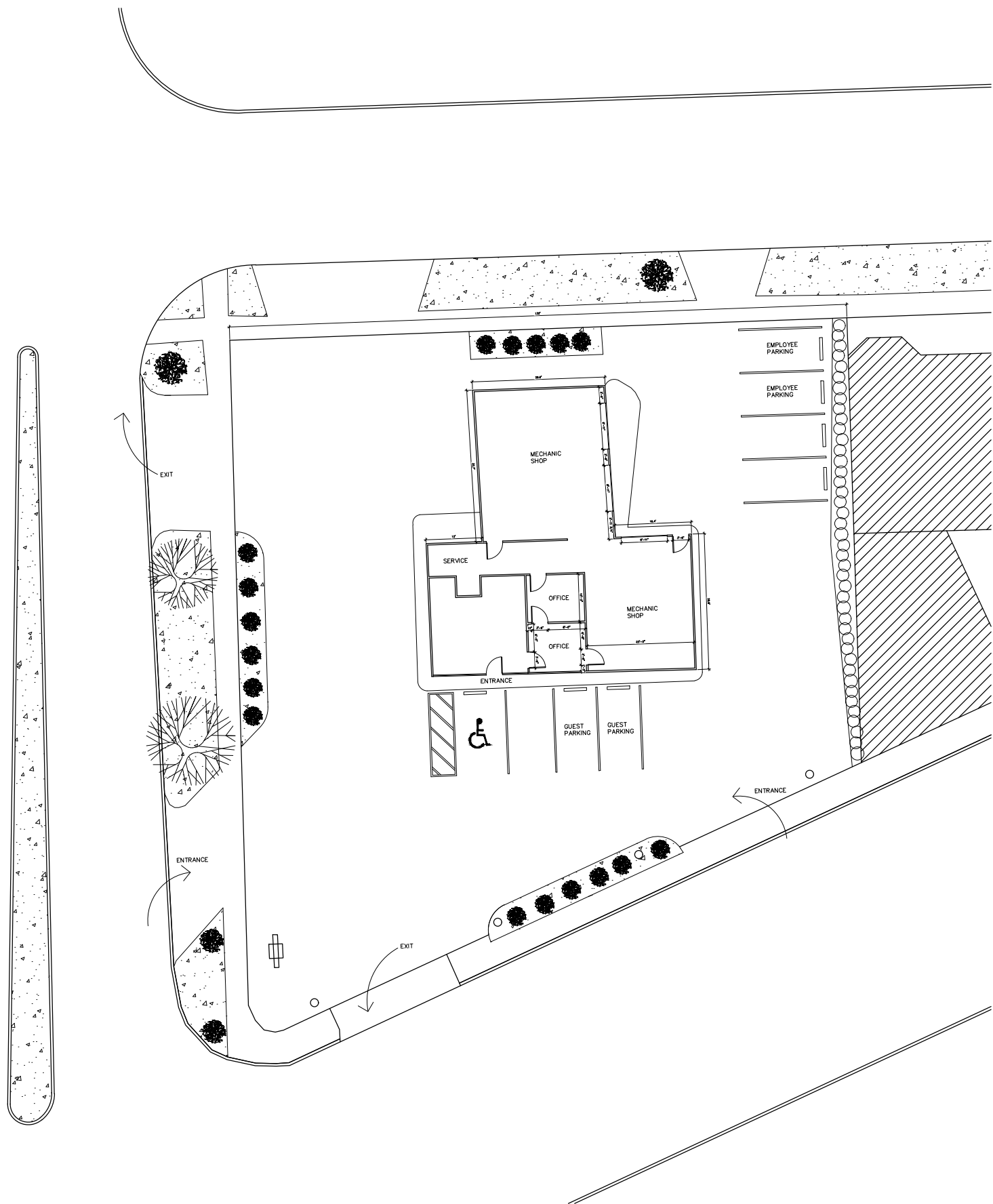
Figure 8: 805 W. Jefferson Street, view west from Raynor Avenue (September 2024)



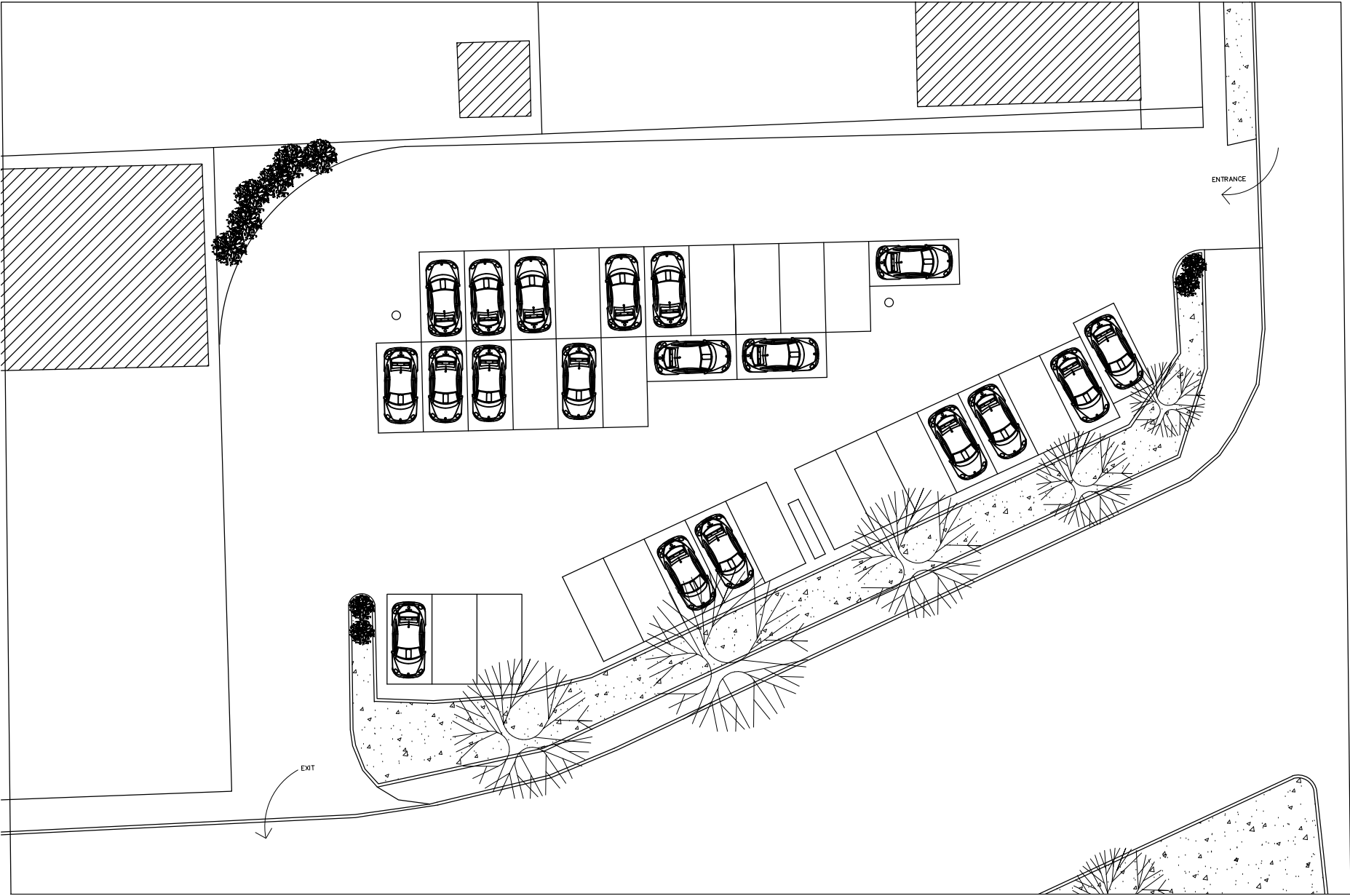
FULL SITE PLAN



725 W. JEFFERSON STREET LANDSCAPE PLAN



805 W. JEFFERSON LANSCAPE PLAN



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: 725 & 805 W. Jefferson St., Joliet, IL 60435

PETITIONER'S NAME: Mohamad Sunbuli

HOME ADDRESS: 217 Rosewood Ct., Westmont, IL ZIP CODE: 60559

BUSINESS ADDRESS: 725 W. Jefferson St., Joliet, IL ZIP CODE: 60435

PHONE: (Primary) (630) 408-7575 (Secondary) (708) 424-5678

EMAIL ADDRESS: sunbli1967@gmail.com FAX: _____

PROPERTY INTEREST OF PETITIONER: to operate a used auto sales shop

OWNER OF PROPERTY: Carlos Santiago

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 5900 W. Cermak Rd., Suite 100, Cicero, IL ZIP CODE: 60804

EMAIL ADDRESS: cas@amigoemail.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*):

Global Auto Sales, Inc.; 725 W. Jefferson St., Joliet, IL 60435; (630) 408-7575

Mohamad Sunbuli (Owner); sunbli1967@gmail.com; (630) 408-7575

Omar Kojan (Owner); omarko73@hotmail.com; (810) 938-7370

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-09-326-001; 30-07-09-326-002 ;
30-07-08-426-016 ; 30-07-08-426-017 ; 30-07-08-426-018; 30-07-08-426-019 .

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):

Attached

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA : 22,482 sqft (725: 2,060 sq ft. &
805: 20422 sq ft.)

PRESENT USE(S) OF PROPERTY: presently vacant, but most recent use was used auto sale (as currently being requested)

PRESENT ZONING OF PROPERTY: 725 W. Jefferson: B-3 & 805 W. Jefferson: B-1 (seeking variation)

SPECIAL USE REQUESTED: Use 725 W. Jefferson St. as an office space, customer parking, and
garage to prepare used cars for sale (detailing, cleaning, etc. [NO AUTO REPAIR]). Use 805 W.
Jefferson St. as a lot to display used cars for sale.

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?

This proposed special use fits very well with the current general surrounding, maintaining current levels of public health, safety, morals, comfort, and general welfare.

2. How will the special use impact properties in the immediate area? It will enhance the properties in the immediate area as it will re-establish commerce in this location, improving the attractiveness of the area as a bustling and well-occupied property and business.

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

No, it will fit very well with the current order and development of the surrounding property.

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?

Yes, it conforms to the applicable land use regulations of the district in which it is located.

No it does not violate any other applicable law, 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, we are unaware of any denial of a prior application. The property was granted a special use for the exact same proposed

use. The holder of the previous special use vacated the property over 1 year ago, and the lots have been vacant since.

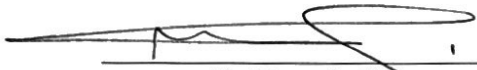
REQUIRED SUPPORTING ATTACHMENTS

- ☒ 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)

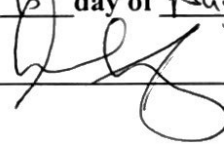
I, Mukunot Sunduli, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.



Petitioner's Signature



Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 15 day of August, 2024




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

ADDRESS FOR WHICH VARIATION IS REQUESTED: 805 W. Jefferson St., Joliet, IL 60435

PETITIONER'S NAME: Mohamad Sunbuli

HOME ADDRESS: 217 Rosewood Ct., Westmont, IL ZIP CODE: 60559

BUSINESS ADDRESS: 725 W. Jefferson St., Joliet, IL ZIP CODE: 60453

PHONE: (Primary) (630) 408-7575 (Secondary) (708) 424-5678

EMAIL ADDRESS: sunbli1967@gmail.com FAX: _____

PROPERTY INTEREST OF PETITIONER: lot to display for-sale vehicles for a used auto sales shop

OWNER OF PROPERTY: Carlos Santiago

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 5900 W. Cermak Rd., Suite 100, Cicero, IL ZIP CODE: 60804

EMAIL ADDRESS: cas@amigoemail.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 or email*):

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OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-08-426-016-0000 ;
30-07-08-426-017-0000 ; 30-07-08-426-018-0000 ; 30-07-08-426-019-0000 .

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):

Attached

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA: 20422 sq ft.

PRESENT USE(S) OF PROPERTY: presently vacant, but most recent use was lot for used auto sale (as currently being requested)

PRESENT ZONING OF PROPERTY: B-1

VARIATION OF USE REQUESTED: allow B-3 use in a B-1 district for used auto sales

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?

The current zoning regulations prevent the property from yielding a reasonable return because the parking lot is located in a B-1 residential district, which restricts commercial activities like displaying used cars for sale.

The lot's proximity to the dealer office in a B-3 district makes it convenient and integral to the business, but the zoning mismatch creates obstacles in fully utilizing the property for the dealership's operations.

2. *What unique circumstances exist which mandate a variance?*

The unique circumstance is that the parking lot is ideally located directly across from the dealer's office, which is zoned B-3. Despite being a natural extension of the dealership's business, the parking lot's classification in a B-1 residential zone restricts its use for displaying vehicles. This creates a unique hardship that justifies the need for a variance to align the lot's use with the business.

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.*

Granting the variance could positively impact the area by allowing the business to operate more efficiently, making use of an otherwise underutilized lot and supporting local commerce. However, there could be negative impacts, such as potential concerns from residential neighbors about increased traffic, noise, or commercial activity in a district originally intended for residential use.

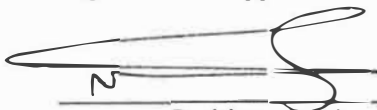
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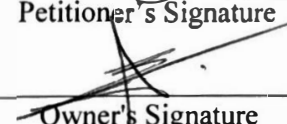
NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

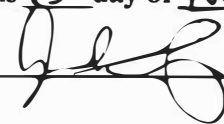
I, Mohamed Sunbuli, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.



Petitioner's Signature



Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 15 day of August, 2024




FOR OFFICE USE ONLY

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BUSINESS ADDRESS: 725 W. Jefferson St., Joliet, IL ZIP CODE: 60453

PHONE: (Primary) (630) 408-7575 (Secondary) (708) 424-5678

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Omar Kojan (Owner); omarko73@hotmail.com; (810) 938-7370

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-09-326-001; 30-07-09-326-002 ;
30-07-08-426-016 ; 30-07-08-426-017 ; 30-07-08-426-018; 30-07-08-426-019.

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

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PRESENT USE(S) OF PROPERTY: presently vacant, but most recent use was used auto sale (as currently being requested)

PRESENT ZONING OF PROPERTY: 725 W. Jefferson: B-3 & 805 W. Jefferson: B-1 (seeking variation)

VARIATION/APPEAL REQUESTED: allow a building for auto sales and minor repair to be located
less than 100 feet from a residential district (a variance of 20'); and variation of 4 parking spaces.

RESPONSE TO VARIATION 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?

The zoning ordinance requiring auto sales and repair buildings to be 100 feet from a residential district prevents
the property from yielding a reasonable return by restricting use of the building's openings for business operations.
Additionally, the parking requirement of 12 spaces further limits the property's functionality for its intended use.

2. *What unique circumstances exist which mandate a variance?*

The unique circumstances include the building's existing configuration, with loading doors located less than 100 feet from the residential district, and the limited available space for parking. These pre-existing conditions make compliance with the zoning regulations difficult without the requested variances.

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.*

Granting the variance would allow the business to operate effectively, potentially boosting economic activity and making good use of an existing building. However, there could be concerns from nearby residents about increased noise or activity due to the proximity of the auto sales and repair facility to the residential area, as well as possible traffic issues with reduced parking spaces.

REQUIRED SUPPORTING ATTACHMENTS

- ☒ Site plan / concept plan / floor plan / building elevation plan
- ☒ Joliet Ownership Disclosure form
- ☒ Business license application (if applicable)

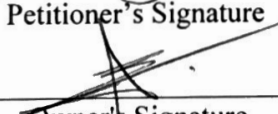
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STATE OF ILLINOIS) ss
COUNTY OF WILL)

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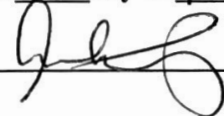


Petitioner's Signature



Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 15 day of August, 2024





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:

725 & 805 W. Jefferson Street, Joliet, IL 60404

PIN(s): 30-07-09-326-001, 002; 30-07-08-426-016, 017, 018, & 019

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 |

Carlos Santiago

5900 W. Cermak Rd. 2nd Floor

Cicero, IL 60804

E-MAIL: cas@amigoemail.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

Mohamad Sunbuli; 217 Rosewood Ct., Westmont, IL 60559; (630)408-7575; (50%)

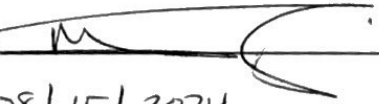
Omar Kojan; 3040 Woodland Ridge Dr., West Bloomfield, MI 48323; (810)938-7370; (50%)

E-MAIL: sunbli1967@gmail.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: 08/15/2024

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

Safaa Zarzour, Attorney/Representative of Petitioner/Applicant, (708)424-5678,
szarzour@omfmlaw.com or jrahman@omfmlaw.com

PRINT

LEGAL DESCRIPTION

ADDRESS:

805 W. Jefferson St.
Joliet, IL 60453

PINS:

30-07-08-426-016-0000;
30-07-08-426-017-0000;
30-07-08-426-018-0000;
30-07-08-426-019-0000;

PARCEL 1:

THE WEST 40.50 FEET OF THE EAST HALF OF LOT 7 IN BLOCK 13 IN RAYNOR'S SUBDIVISION OF THE EAST 60 ACRES OF THE SOUTHEAST QUARTER ' OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1872, IN MAP BOOK 1 (PART 1), PAGE 69, ALSO EXCEPT THAT PART FALLING IN THE PUBLIC ROADWAY AS CONTAINED IN THE INSTRUMENT RECORDED AS DOCUMENT 810430, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THE EAST HALF OF LOT 7 (EXCEPT THE WEST 40.5 FEET THEREOF) IN BLOCK 13, IN RAYNOR'S SUBDIVISION O"P THE EAST 60 ACRES OF THE SOUTHAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1872, IN MAP BOOK 1 (PART 1), PAGE 69, ALSO EXCEPT THAT PART FALLING IN THE PUBLIC ROADWAY AS CONTAINED IN THE INSTRUMENT RECORDED FEBRUARY 21, 1957, AS DOCUMENT 817338, IN WILL COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 8 LYING NORTH OF JEFFERSON STREET (AS OCCUPIED) EXCEPT THE EAST 86 FEET OF THE SOUTH 87.30 FEET THEREOF, ALL IN BLOCK 13, IN RAYNOR'S SUBDIVISION OF THE EAST 60 ACRES OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1872, IN MAP BOOK 1 (PART 1), PAGE 69, IN WILL COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOT 8 LYING NORTH AND WEST OF WEST JEFFERSON STREET, AS LOCATED IN 1928; EXCEPTING THEREFROM THE WEST 45 FEET THEREOF AND ALSO EXCEPTING THEREFROM THE NORTH 40 FEET THEREOF, IN BLOCK 13, IN RAYNOR'S ADDITION TO JOLIET, BEING A SUBDIVISION OF THE EAST 60 ACRES OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

LEGAL DESCRIPTION

ADDRESS:

725 W. Jefferson St.
Joliet, IL 60453

PINS:

30-07-09-326-001-0000;
30-07-09-326-002-0000

PARCEL 5:

THAT PART OF BLOCK 7 IN RICHMOND AND RAYNOR'S ADDITION OF BLOCKS 40 THRU 45 IN CANAL TRUSTEES SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 10 EAST, DESCRIBES AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF JOHN STREET 132 FEET EAST OF THE EAST LINE OF RAYNOR AVENUE, RUNNING THENCE SOUTH 50 FEET, MORE OR LESS, TO A POINT BETWEEN JOHN AND JEFFERSON STREETS; THENCE WESTERLY TO A POINT ON THE EAST LINE OF RAYNOR AVENUE WHICH IS 70.5 FEET SOUTH OF THE SOUTH LINE OF JOHN STREET; THENCE NORTH 70.5 FEET TO THE SOUTH LINE OF JOHN STREET; THENCE EAST 132 FEET TO THE POINT OF BEGINNING, IN SECTION 9, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 6:

THE SOUTH HALF OF THE WEST 132 FEET OF BLOCK 7 OF RICHMOND AND RAYNOR'S ADDITION TO JOLIET, A SUBDIVISION OF BLOCKS 40, 41, 42, 43, 44, AND 45 OF THE CANAL TRUSTEED SUBDIVISION, ALL A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

Business Narrative

Business Name: Global Auto Sales Inc.

Hours of Operation: Monday – Saturday, 11:00 AM – 7:00 PM

Number of Employees: 3

Business Overview: Global Auto Sales Inc. is a reputable pre-owned auto dealership specializing in cars priced between \$7,000 and \$20,000. Vehicles are purchased at auction, thoroughly cleaned, detailed, and prepared for display and sale at a lot conveniently located across from our office.

The garage facility is strictly used for detailing, washing, and minor maintenance, such as regular oil changes, to ensure vehicles are in prime condition for sale. Southwest Oil, a certified oil waste and recycling company, will regularly dispose of old oil, ensuring environmentally responsible operations. The office provides a comfortable space for customers to complete paperwork and finalize purchases. Please note that we do not perform any auto repairs beyond oil changes and vehicle preparation. Our focus is solely on preparing and selling quality used cars, not on providing general auto repair services.



2024 ANTIQUE DEALERS, PAWN BROKERS AND SECOND HAND DEALERS 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: _____
Date Issued: _____
Business Account ID: _____

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: 10/01/2024 Date Opened: _____

LOCAL BUSINESS INFORMATION

Business Name (DBA): Global Auto Sales, Inc. Store Number: 1 of 1
Business Address: 725 (Office Space) & 805 (Car Lot) W. Jefferson St.
City: Joliet State: IL Zip Code: 60435
Business Phone Number: (630) 408-7575 Fax Number: _____

Location Manager/Supervisor Name: Mohamad Sunbuli
Cell Phone Number: (630) 408-7575 E-mail Address: sunbli1967@gmail.com

CORPORATE/ BUSINESS OWNERSHIP INFORMATION

Corporate Name: Global Auto Sales, Inc.
Contact Name: Mohamad Sunbuli
Corporate Address: 6340 Americana Dr., Apt. 1117
City: Willowbrook State: IL Zip Code: 60527
Phone Number: (630) 408-7575 Fax Number: _____
E-mail Address: sunbli1967@gmail.com Website: _____

Federal Employee Identification Number (FEIN Submit IRS Dept. of Treasury Authorization): 36-5083717
State of Illinois Business Tax Number (IBT - Submit IDOR Certificate of Registration): 4535-1821
Mailing address for all correspondence: Local Business: _____ Corporate: X

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: Mohamad Sunbuli Title: President
Home Address: 217 Rosewood Ct.
City: Westmont State: IL Zip Code: 60559
Cell #: (630) 408-7575 Email: sunbli1967@gmail.com % of Ownership: 50

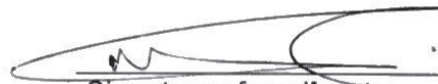
Name: Omar Kojan Title: Secretary
Home Address: 3040 Woodland Ridge Dr.
City: West Bloomfield State: MI Zip Code: 48323
Cell #: (810) 938-7370 Email: omarko73@hotmail.com % of Ownership: 50

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.

Mohamad Sunbuli
Name of applicant (print)
President
Title of applicant


Signature of applicant
08/15/2024
Date

BUSINESS OPERATION INFORMATION

BARTER, PAWNED, PURCHASE, SALE OR TRADE OF SECONDHAND ITEMS

Select the category or categories which best explain the general description/purpose of business:

☐ Antique dealer	☐ A/V equipment, gaming devices	☐ Consignment store
☐ Coin dealer	☒ Automobile and/or parts resale	☐ Pawn broker/shop
☐ Junk/Salvage yard	☐ Charity store (donated goods for resale)	☐ Weapons
☐ Jewelry/Gold store	☐ Furniture/Household items	☐ Cell Phones

Other, explain: _____

The approximate percentage of business associated with the buying and selling of used merchandise: % 100

Gross Square Footage of Tenant Space at Location: 22,482 sqft

Total Number of Employees at Location (include family members): 3

Days of Week and Hours of Operation at Location: Monday - Saturday, 11:00 AM - 7:00 PM

Do you want the local business information listed on the City of Joliet's website? Yes ☒ No ☐

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

If no, name of center: _____

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

Owner Name: Carlos Santiago

Owner Address: 5900 W. Cermak Rd., Suite 100

City: Cicero State: IL Zip Code: 60804

Cell Phone Number: (708) 278-6300

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 food and/or beverage vending machines or gaming/amusement machines or market pantries on the property? Yes ☐ No ☒

If yes, the "Coin Operated Vending, Amusement and Gaming Devices Business License Application" must be completed and all machines must have individual annual stickers – List vending information below:

Vending Company: _____ Office Phone#: _____

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.		

ZONING BOARD OF APPEALS
CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

A variation shall not be granted in any case unless the Board shall find and clearly state in its record of the case that:

	Does the evidence presented sustain this criteria?	Comments
(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows: (a) _____ (b) _____ (c) _____ (list of reasons)		
(2) Adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgment of the Board, a variation is permitted because the evidence sustained the existence of each of the three following conditions: (a) The property in question cannot yield a reasonable return if permitted to be used only under 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.		
(3) A public hearing was held on such variation of which at least 15 days and not more than 30 days notice was published in the _____ (name of newspaper) on _____ (date).		