

## STAFF REPORT

**DATE:** April 18, 2024  
**TO:** Zoning Board of Appeals  
**FROM:** Planning Staff  
**RE:** Petition Number: 2024-13  
Applicant: Specialty Projects Inc.  
Status of Applicant: Property Owner  
Location: 201 McDonald Avenue  
Request: A Special Use Permit to allow a used specialty car dealership with a specialty car museum as an accessory use (Council District # 5)

---

### Purpose

The petitioner is requesting a Special Use Permit to allow a used specialty vehicle dealership with a specialty vehicle museum as an accessory use at 201 McDonald Avenue. The property has an I-1 (Light Industrial) zoning designation. Per Section 47-14.3(D) of the City's Zoning Ordinance, used vehicle dealerships require Special Use Permit approval in the I-1 (Light Industrial) zoning district. The City Council makes the final decision on this Special Use Permit request upon recommendation of the Zoning Board of Appeals.

### Site Specific Information

The subject property is approximately 2 acres in size and contains the existing multi-tenant building, large asphalt parking lot, and onsite stormwater detention. There is a single point of access to the property from McDonald Avenue.

The concrete block multi-tenant building has 22,500 square feet of flexible space that is currently divided into five units. The first unit is occupied by a motor sports business. Two of the units are occupied by Active Radiator and the other two by Specialty Products Inc. (the petitioner and property owner). The building has seven oversized overhead doors and nine entry doors on the south façade.

### Surrounding Zoning, Land Use and Character

- North: I-1 (Light Industrial); Trucking and truck maintenance facility
- South: I-1 (Light Industrial); Trucking and truck maintenance facility
- East: I-1 (Light Industrial); Truck driver training school
- West: R-4 (Multi-family Residential); Timber Ridge Villas

### **Applicable Regulations**

- Section 47-14.3(D) – Allowance of B-3 uses in an I-1 Zoning District
- Section 47-13.2A(G) – Special Uses – General Business Districts
- Section 47-5.2(C) - Criteria for issuance of a Special Use Permit (see attached petition)

### **Discussion**

Specialty Projects Inc. purchased the multi-tenant industrial building at 201 McDonald Avenue in March 2024. This company operates a wholesale specialty vehicle parts business as well as buys new vehicles and then outfits them with specialty hardware and products as part of their branding and marketing of their business. The company has three employees. The company requests approval of this special use permit for used car sales so that they can sell these specialty vehicles when they are done with their marketing and branding operations. The company currently occupies two of the five tenant spaces in the building that they own. One of the units will continue to contain their wholesale operations as well as their service bays for their specialty product and part installation work. The second unit will be where they have their sales showroom and specialty vehicle museum. They intend to also display around six specialty vehicles in the parking spaces closest to the property's entrance. Their proposed hours of operations are 9:00 A.M. to 5:00 P.M Mondays through Fridays or by appointment. Examples of these specialty, high-end vehicles are included with this staff report packet. The petitioner stated that majority of these specialty vehicles retail for over \$100,000. The business website also provides information and images that describe the business operations. [www.spi7.com](http://www.spi7.com)

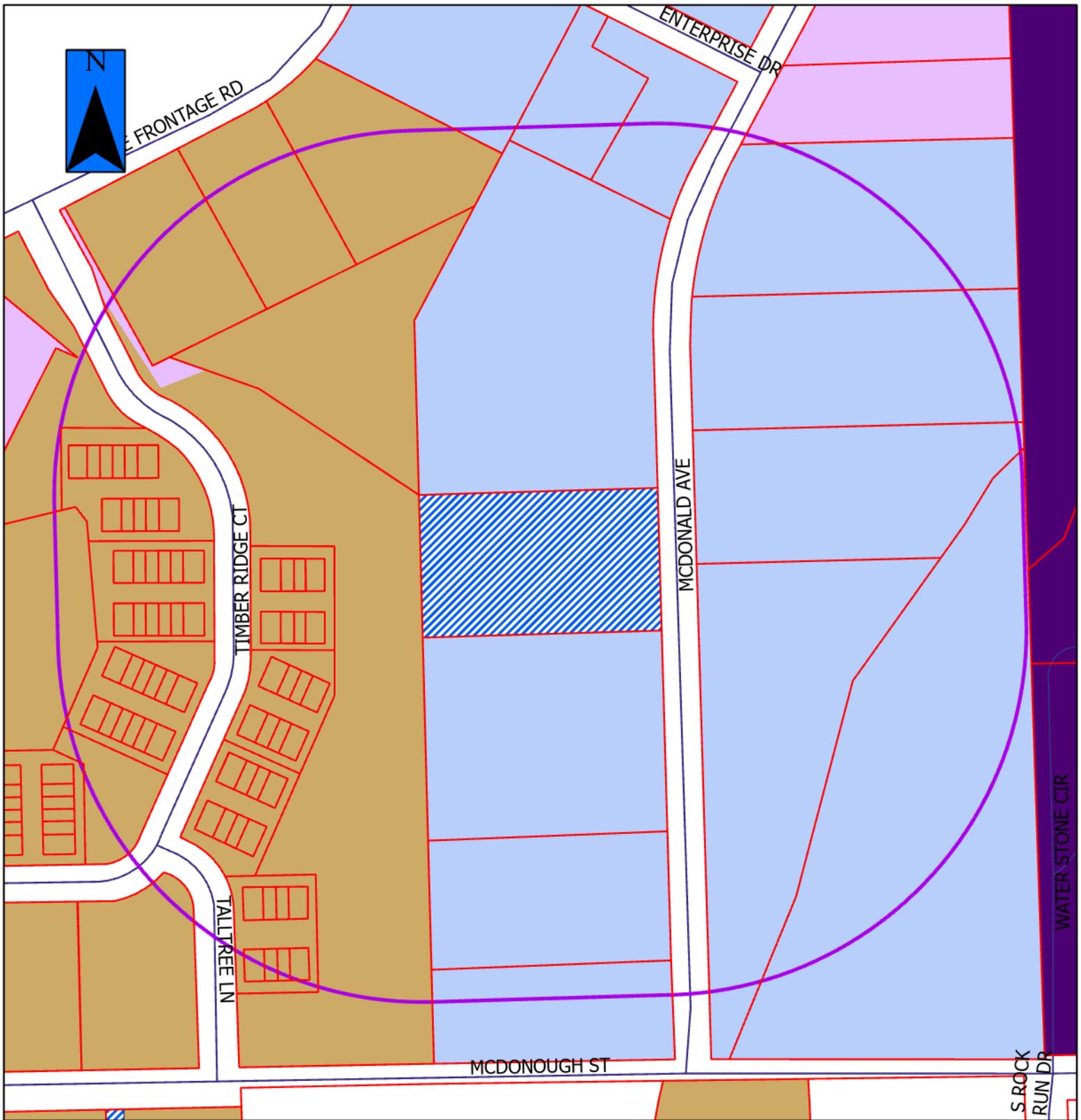
Specialty Projects intends to make improvements to the property which include sealcoating and striping the parking lot and installing landscaping as well as painting and detailing the front façade of the building with windows.

Staff finds that the petitioner has established with clear and convincing evidence that the criteria outlined in Section 47-5.2(C) of the Zoning Ordinance, which details the conditions that must be present for a special use permit to be issued, will be met with the proposed use and site plan. The site has adequate access and acreage to accommodate the small volume of vehicles that will be on site for sale. Vehicles will predominantly be located inside the existing building and customer viewings will primarily be conducted on an appointment only basis, thereby reducing the amount of traffic going to and coming from the site. The site contains adequate means of access for the proposed volume of activity. Furthermore, the proposed use would be situated within an I-1 (Light Industrial) zoning district, with industrial and warehouse uses to the north, south and east.

### **Conditions**

If the Zoning Board desires to approve the Special Use Permit, the following conditions would be included:

1. That the business shall be registered with the City Clerk's Office.
2. All vehicles that are to be serviced for maintenance work be parked inside the subject property's main building.
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.
4. That the Special Uses 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 Uses, 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.



**2024-13**



= 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



## 2024-13a



= Property in Question / Propiedad en cuestión



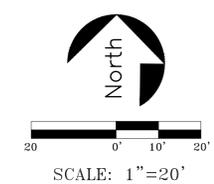
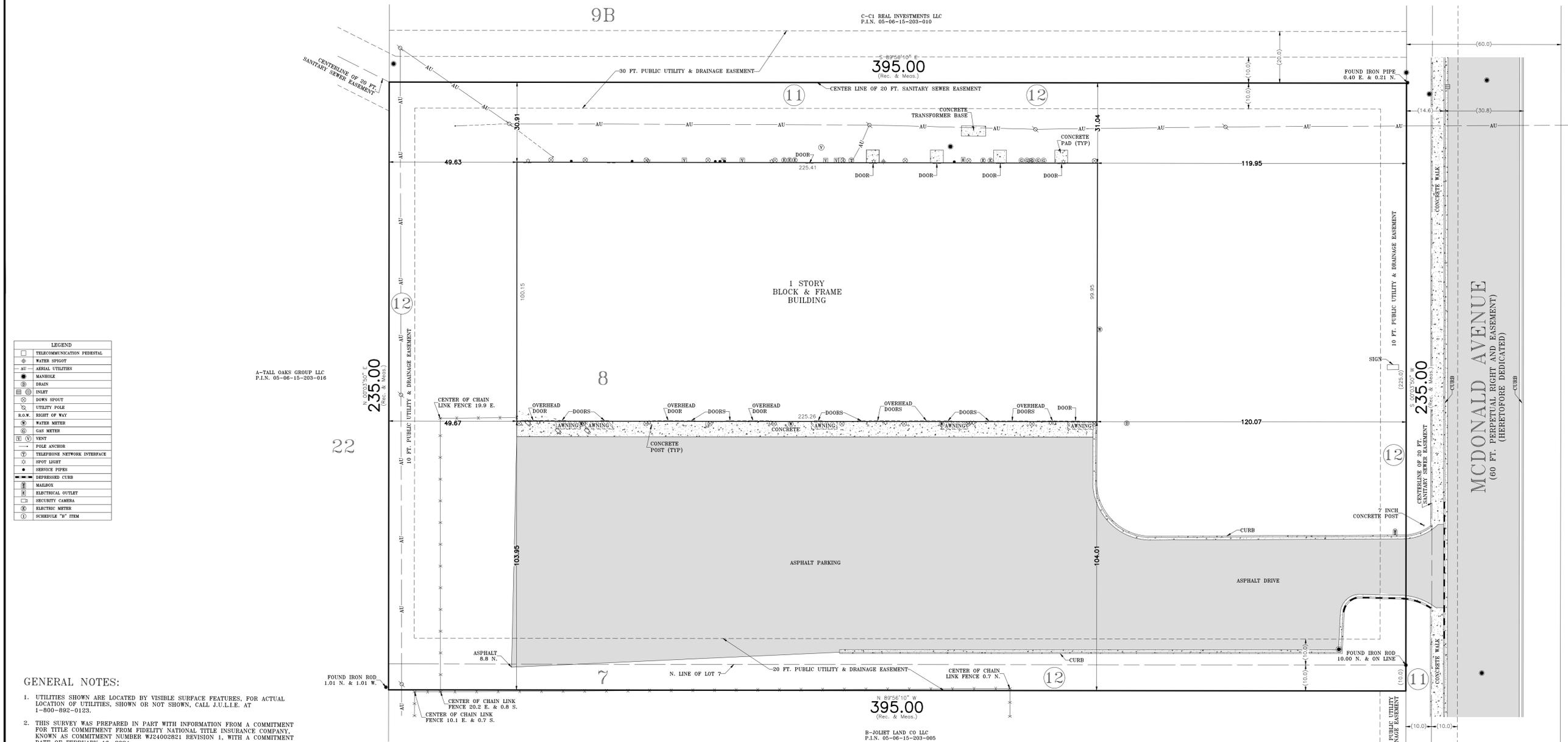
= 600' Public Notification Boundary /  
Límite de notificación pública de 600 ft (180 m)

# ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. WJ24002821 REVISION 1, DATED FEBRUARY 16, 2024

OF LOT 8 AND THE NORTHERLY 10 FEET OF LOT 7, IN PHASE 2 TIMBER RIDGE BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1997 AS DOCUMENT NUMBER R97-84250, IN WILL COUNTY, ILLINOIS.

ADDRESS: 201 MCDONALD AVENUE, JOLIET, ILLINOIS.  
P.I.N. 05-06-15-203-006



LEGEND	
[Symbol]	TELECOMMUNICATION PEDESTAL
[Symbol]	WATER SPOUT
[Symbol]	AU AERIAL UTILITIES
[Symbol]	MANHOLE
[Symbol]	DRAIN
[Symbol]	INLET
[Symbol]	DOWN SPOUT
[Symbol]	UTILITY POLE
[Symbol]	R.O.M. RIGHT OF WAY
[Symbol]	WATER METER
[Symbol]	GAS METER
[Symbol]	VENT
[Symbol]	POLE ANCHOR
[Symbol]	TELEPHONE NETWORK INTERFACE
[Symbol]	SPOT LIGHT
[Symbol]	SERVICE PIPES
[Symbol]	DEPRESSED CURB
[Symbol]	MAILBOX
[Symbol]	ELECTRICAL OUTLET
[Symbol]	SECURITY CAMERA
[Symbol]	ELECTRIC METER
[Symbol]	SCHEDULE "W" ITEM

A-TALL OAKS GROUP LLC  
P.I.N. 05-06-15-203-016

C-CI REAL INVESTMENTS LLC  
P.I.N. 05-06-15-203-010

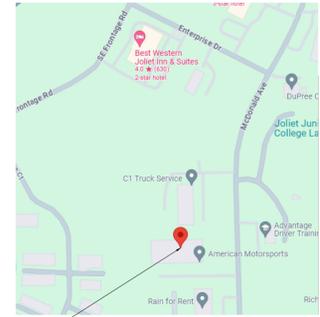
B-JOLIET LAND CO LLC  
P.I.N. 05-06-15-203-005

### GENERAL NOTES:

- UTILITIES SHOWN ARE LOCATED BY VISIBLE SURFACE FEATURES. FOR ACTUAL LOCATION OF UTILITIES, SHOWN OR NOT SHOWN, CALL J.U.L.I.E. AT 1-800-892-0123.
- THIS SURVEY WAS PREPARED IN PART WITH INFORMATION FROM A COMMITMENT FOR TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, KNOWN AS COMMITMENT NUMBER WJ24002821 REVISION 1, WITH A COMMITMENT DATE OF FEBRUARY 16, 2024.
- PROPERTY INDEX NUMBERS FOR THIS PROPERTY IS: 05-06-15-203-006.
- PROPERTY IS SHOWN IN ZONE "X". AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN PER A NON-PRINTED FEDERAL EMERGENCY MANAGEMENT AGENCY'S (F.E.M.A.S) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NUMBER 17197C0143G WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019.
- TOTAL AREA SURVEYED 92,825.0 SQUARE FEET OR 2.1310 ACRES MORE OR LESS.
- PARCEL HAS DIRECT ACCESS TO AND FROM MCDONALD AVENUE, LEGALLY OWNED AND PUBLICLY DEDICATED, USED AND MAINTAINED RIGHT OF WAY.
- SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR RECENT BUILDING CONSTRUCTION PER TABLE A, ITEM 16.
- SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT OF WAY LINES CONTEMPLATED OR PROPOSED PER TABLE A, ITEM 17.
- SUB SURFACE (UNDERGROUND) UTILITY INFORMATION NOT SUPPLIED TO SURVEYOR.

- IF STAKING IS REQUIRED AS A MATTER OF URGENCY OR FOR CONSTRUCTION, PLEASE NOTIFY THE OFFICE. OTHERWISE THIS PROPERTY WILL BE STAKED WHEN WE HAVE A CREW SCHEDULED TO WORK IN THE VICINITY.
- LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THIS PLAT.
- COMPARE ALL POINTS AND LEGAL DESCRIPTION BEFORE ANY TRANSACTION OR CONSTRUCTION, AND AT ONE REPORT ANY DISCREPANCIES TO THE SURVEYOR FOR EXPLANATION AND OR CORRECTION.
- NO PARKING STALLS WERE OBSERVED IN THE FIELD.

**ADJOINER OWNERSHIP INFORMATION**  
 A-TALL OAKS GROUP LLC  
 P.I.N. 05-06-15-203-016  
 ADDRESS: TIMBER RIDGE COURT  
 B-JOLIET LAND CO LLC  
 P.I.N. 05-06-15-203-005  
 ADDRESS: 221 MCDONALD AVENUE AVENUE  
 C-CI REAL INVESTMENTS LLC  
 P.I.N. 05-06-15-203-010  
 ADDRESS: 173 MCDONALD AVENUE AVENUE



SITE LOCATION MAP  
NOT TO SCALE

### SCHEDULE B PART II EXCEPTIONS

ITEM	PER TITLE COMMITMENT NO. WJ24002821, DATED MARCH 1, 2024
1-7	NOT SURVEY RELATED
8	EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND AMERTECH, AND ITS/THEIR SUCCESSOR(S) AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NUMBER R88-10848, AFFECTING A NORTH PORTION OF THE NORTHWEST CORNER OF LOT 8.
9	EASEMENT HEREBY VACATED PER VACATION PLAT R88-10848.
9	NOT SURVEY RELATED
10	NOTE: ATTACHED TO THE PLAT OF PHASE 2 TIMBER RIDGE BUSINESS PARK SUBDIVISION RECORDED AS DOCUMENT NUMBER R97-84250 IS A SURVEYOR'S CERTIFICATE WHICH STATES THE FOLLOWING:  PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NUMBER 17197C0143E HAVING EFFECTIVE DATE OF SEPTEMBER 6, 1995.  SUBJECT PROPERTY IS NOT LOCATED IN FLOOD HAZARD AREA. SEE GENERAL NOTE NUMBER 4.
11	GRANT OF PERPETUAL RIGHT AND EASEMENT RECORDED AS DOCUMENT NO. R88-02451 TO THE CITY OF JOLIET RELATING TO A PERPETUAL RIGHT AND EASEMENT IN, UPON, OVER, ALONG, UNDER, ACROSS AND THROUGH THE FOLLOWING DESCRIBED PROPERTY, TO WIT:  A 20 FOOT SANITARY SEWER EASEMENT DESCRIPTION NO. ONE; OVER THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE EAST LINE OF THE SAID WEST 1/2 OF THE NORTHEAST 1/4, SAID POINT BEING 12.79 FEET NORTH OF E-W CENTERLINE (BY CROSSLINES) OF SAID SECTION 15; THENCE NORTH 89 DEGREES 05 MINUTES 46 SECONDS WEST, 10 FEET; THENCE PARALLEL WITH THE AGREED BOUNDARY LINE AS DEFINED IN THE PLAT THEREOF RECORDED APRIL 24, 1988 AS DOCUMENT NO. R88-14622, A DISTANCE OF 595.07 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH SAID EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4, 1199.64 FEET; THENCE NORTH 7 DEGREES 32 MINUTES 59 SECONDS EAST, 164.87 FEET; THENCE NORTH 26 DEGREES 10 MINUTES 26 SECONDS EAST 319.97 FEET; THENCE NORTH 52 DEGREES 12 MINUTES 44 SECONDS EAST, 307.21 FEET; THENCE NORTH 3 DEGREES 34 MINUTES 52 SECONDS EAST 211.03 FEET TO A POINT ON THE SOUTH LINE OF SOUTHWEST CENTER UNIT ONE, SAID POINT BEING 5.00 FEET EAST OF THE SOUTHWEST CORNER OF LOT 19 IN SAID SOUTHWEST CENTER UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R86-19751 AND CERTIFICATE OF CORRECTION RECORDED JUNE 24, 1988 AS DOCUMENT NO. R86-25214, IN WILL COUNTY, ILLINOIS; A 20 FOOT SANITARY SEWER EASEMENT DESCRIPTION NO. TWO;  OVER THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 WITH THE AGREED BOUNDARY LINE AS DEFINED IN THE PLAT THEREOF RECORDED APRIL 24, 1988 AS DOCUMENT NO. R88-14622; THENCE NORTH 89 DEGREES 05 MINUTES 46 SECONDS WEST ALONG SAID AGREED BOUNDARY LINE, 605.07 FEET; THENCE NORTH 9 DEGREES 05 MINUTES 00 SECONDS EAST PARALLEL WITH SAID EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4, 976.04 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 SECONDS WEST, 395.00 FEET; THENCE NORTH 54 DEGREES 25 MINUTES 52 SECONDS WEST, 303.54 FEET; THENCE NORTH 15 DEGREES 28 MINUTES 07 SECONDS EAST, 85.00 FEET, IN WILL COUNTY, ILLINOIS, AS SHOWN ON SURVEY.
12	EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, AND THE EASEMENT PROVISIONS AND GRANTEE AS SET FORTH ON THE PLAT OF SUBDIVISION, OVER THE FOLLOWING:  10 FEET ON THE NORTH LINE OF LOT 7; AND 10 FEET ON THE NORTH, SOUTH, WEST AND EAST LINES OF LOT 8, AS SHOWN ON SURVEY.
13-16	NOT SURVEY RELATED

TO: LETTY L. ELWOOD  
FIDELITY NATIONAL TITLE INSURANCE COMPANY, LLC  
O'DEKIRK, ALLRED & RHODES, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9, 11 (OBSERVED), 15, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/31/22. PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREE FAHRENHEIT.

GIVEN UNDER OUR HAND AND SEAL AT BRIDGEVIEW, ILLINOIS, THIS  
15TH DAY OF MARCH A.D. 2024

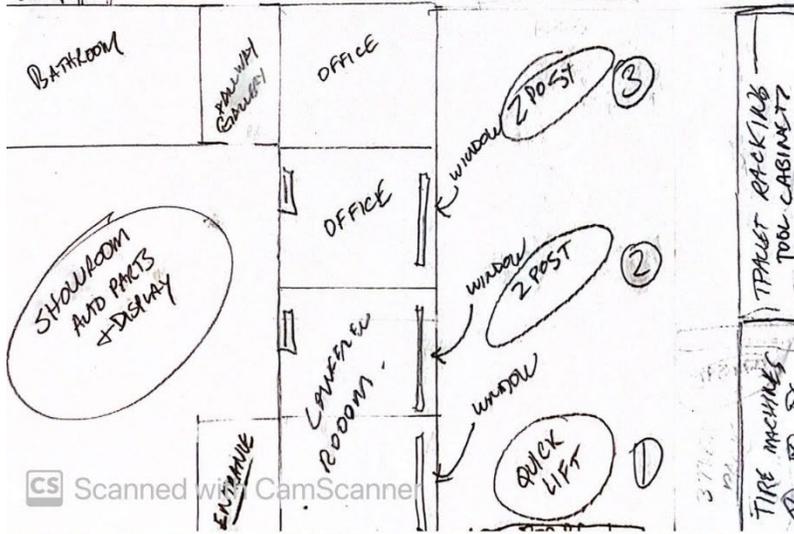
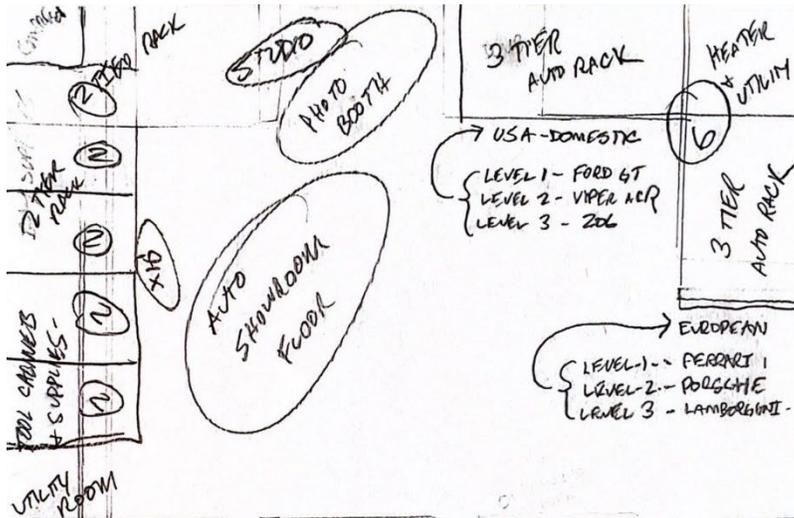
*Gary Holt*  
ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116

Professional Design Registration #184-002795

**Preferred SURVEY, INC.**  
7845 W. 70TH STREET, BRIDGEVIEW, IL, 60455  
Phone 708-458-7845 / Fax 708-458-7855  
www.psisurvey.com

Field Work Completed	3/7/24	FD CREW	IP/CD
Land Area Surveyed		CAD	BL
Drawing Revised			

**Images showing the proposed floor plan, types of vehicles for sale, example of their wholesale products, and proposed museum tiered display**



Images showing the types of vehicles for sale



**Spi7.com**

**SPECIALTY PROJECTS INC.**





**SPECIALTY PROJECTS INC**







**Staff Site Visit Photos – 04/04/2024**









FOR OFFICE USE ONLY

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

Payment received from:

Petition #: 2024-13

Common Address: 201 McDonald Ave.

Date filed: 3/14

Meeting date requested: 4/18

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: 201 McDonald Ave Joliet 60431

PETITIONER'S NAME: SPECIALTY PROJECTS INC.

HOME ADDRESS: 17731 HAAS RD. ZIP CODE: 60448

BUSINESS ADDRESS: 201 McDonald Ave Joliet ZIP CODE: 60431

PHONE: (Primary) 312-285-5850 (Secondary)

EMAIL ADDRESS: Spi7@yahoo.com FAX:

PROPERTY INTEREST OF PETITIONER:

OWNER OF PROPERTY: ~~OSTADT + ONSTADT~~

HOME ADDRESS: 11 SAME ZIP CODE:

BUSINESS ADDRESS: 11 SAME ZIP CODE:

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):

ROUGH COUNTRY, WHEEL PROS, TERA FLEX, BDS,  
FOX SUSPENSION, ROUSCH, WHIPPLE SUPERCHARGERS

OTHER PROJECTS AND/OR DEVELOPMENTS:

AUTOMOTIVE AFTERMARKET DISTRIBUTION.

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 201 McDONALD AVE ;  
UNIT D ; JOLIET, IL ; 60431-

*\*\*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):  
WAREHOUSE

LOT SIZE: WIDTH: \_\_\_\_\_ DEPTH: \_\_\_\_\_ AREA: \_\_\_\_\_

PRESENT USE(S) OF PROPERTY: Wholesale distribution

PRESENT ZONING OF PROPERTY: I-1

SPECIAL USE REQUESTED: Specialty automotive dealership  
AND CAR MUSEUM - MODERN DAY TRIBUTE VEHICLES

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?

It will not affect the public health, safety, morals, comfort or general welfare.

2. How will the special use impact properties in the immediate area? It will bring business to other surrounding businesses in the area.

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?

We need a special zoning permit to operate a specialty automotive dealership.

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)

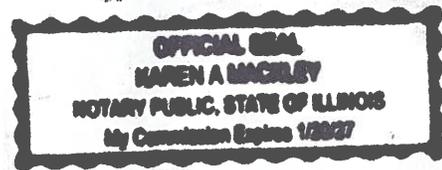
**NOTARIZATION OF PETITION**

STATE OF ILLINOIS) ss  
COUNTY OF WILL)

I, GERRN REYES, 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 14<sup>th</sup> day of March, 2024  
Karen A. Mackley

## 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:

\_\_\_\_\_ 201 MC DONALD AVE. \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

E-MAIL: Sp17@yahoo.com FAX: na

**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

Glenn Reyes : 17731 Haas Rd. Mokena IL 60448  
 312-285-5856  
 100%

E-MAIL: sp17@yahoo.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:** 03-07-2024

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

**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.		