

STAFF REPORT

DATE: April 9, 2024
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2024-14
Applicant: Northern Builders (Ben Dobosenski)
Status of Applicant: General Contractor
Owner: Laraway Terminal, LLC
Location: 270 W. Laraway Road
Request: A Special Use Permit to allow a trucking facility

Purpose

The applicant is requesting a Special Use Permit to allow a truck parking and maintenance facility for Cassens Transport Company at 270 W. Laraway Road (southwest corner of Laraway Road and Marcella Avenue). Per the City of Joliet Zoning Ordinance, carting, express, and hauling establishments may be allowed as Special Uses 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 13-acre site was annexed and classified to I-1 (light industrial) zoning in 1997 along with the property to the south, which now contains a warehouse and distribution center. The subject site is currently undeveloped. The Union Pacific railroad tracks border the west side of the site and cross Laraway Road.

Surrounding Zoning, Land Use and Character

The property is surrounded by industrial uses with I-1 (light industrial), I-2 (general industrial), I-TC (intermodal terminal), and B-3 (general business) zoning. The zoning and land use for the adjacent properties are as follows:

- North: I-1, warehouse
- South: I-1, warehouse and distribution center
- East: B-3, trucking facility (under development)
- West: I-TC, CenterPoint Intermodal Center; Union Pacific railroad right-of-way

Applicable Regulations

- Section 47-14.2A (D) Special Uses – All Industrial Districts
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit (refer to attachment)

Discussion

The petitioner, Northern Builders, is requesting a Special Use Permit to allow a truck parking and maintenance facility for Cassens Transport Company. Cassens is an auto-hauling company that provides automotive logistics services primarily in the Midwest. They would like to relocate their Aurora, Illinois location to the proposed site in order to be closer to the intermodal terminal that their trucks currently serve. Cassens plans to operate around 100 trucks from this location, with an estimated 50 trips to and from the site per day spread throughout the day and night hours.

The proposed site plan includes a 26,950-square-foot maintenance facility, 80 truck parking stalls, and 88 employee parking spaces. There are also 35 “re-mix” parking stalls to store extra auto stock from partial loads that are to be combined with other loads. The proposed building includes several maintenance bays, office space, and a truck wash. The employee parking mainly serves the fleet drivers; there would also be five office staff at this location. Storm water detention is proposed on the west side of the lot. The driveway access to the site would be aligned with the existing signalized intersection at Marcella Avenue, at the northeast corner of the site. Signal modifications would be required as part of this development.

The proposed development would be required to comply with the City’s Non-Residential Design Standards and the Landscape and Screening Regulations. A Payment In Lieu of Taxes (PILOT) will be required per the terms of the approved ordinance. The funds collected from the PILOT will be used for adjacent city street maintenance. Sewer and water connection fees and development impact fees will be required. All public improvements will be required per the Subdivision Regulations and the requirements of the Public Works and Public Utilities Departments. The petitioner has been working with Public Works staff to determine what right-of-way dedications would be needed in anticipation of a future Laraway Road bridge over the railroad tracks. These dedications would be required as part of the future site development. It should be noted that a traffic impact study was not required for this development.

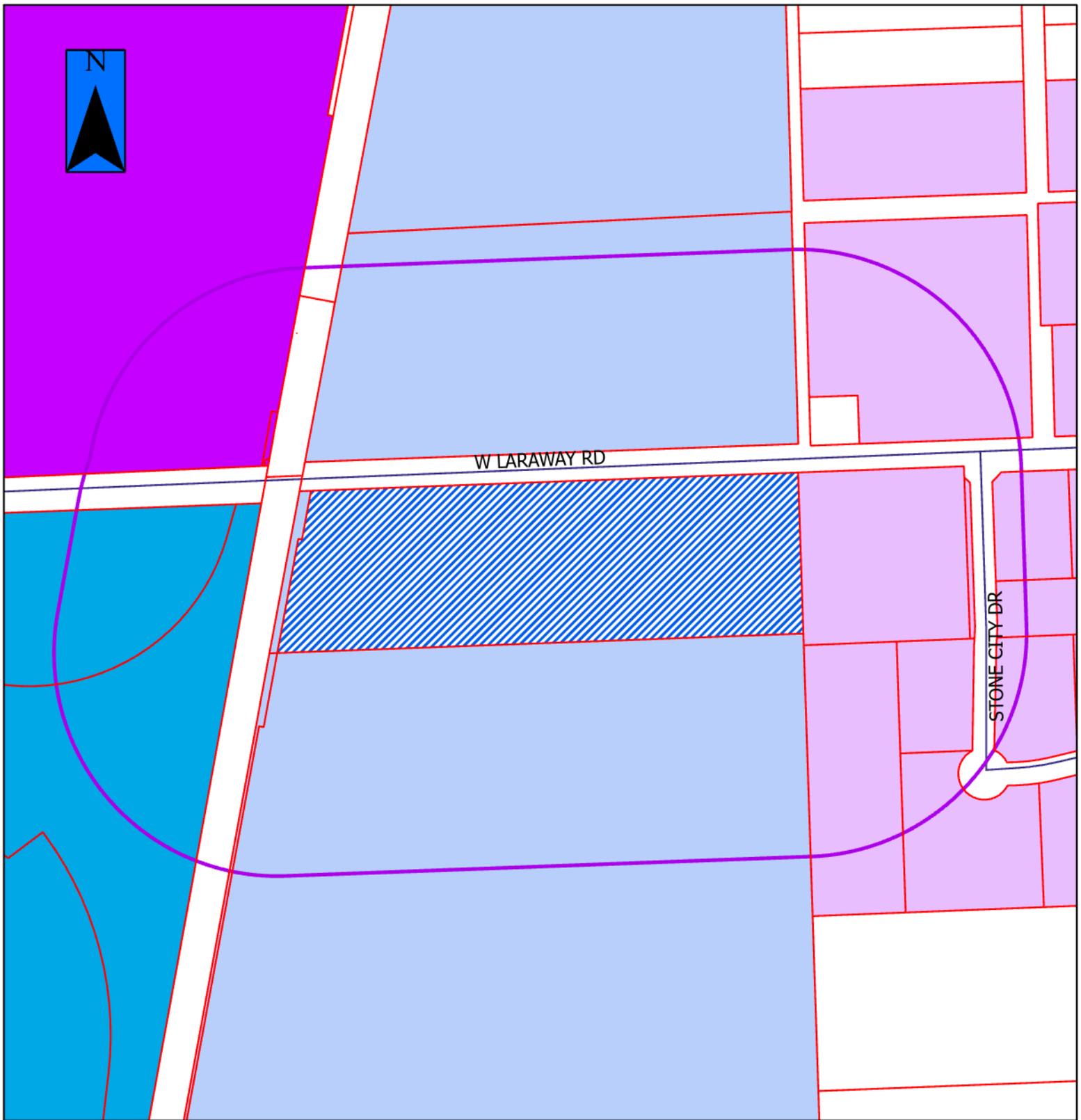
Conditions

If the Zoning Board desires to approve this Special Use Permit to allow a trucking facility, located at 270 W. Laraway Road, the following conditions would be included:

1. That a landscape plan that meets City Ordinance shall be submitted as part of the building permit plan set;
2. That the building shall comply with the City’s Non-Residential Design Standards;
3. That the development shall be required to make a Payment In Lieu Of Taxes

(PILOT) as per the terms of the Ordinance;

4. That the business shall be registered with the City's Business Services Division;
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.

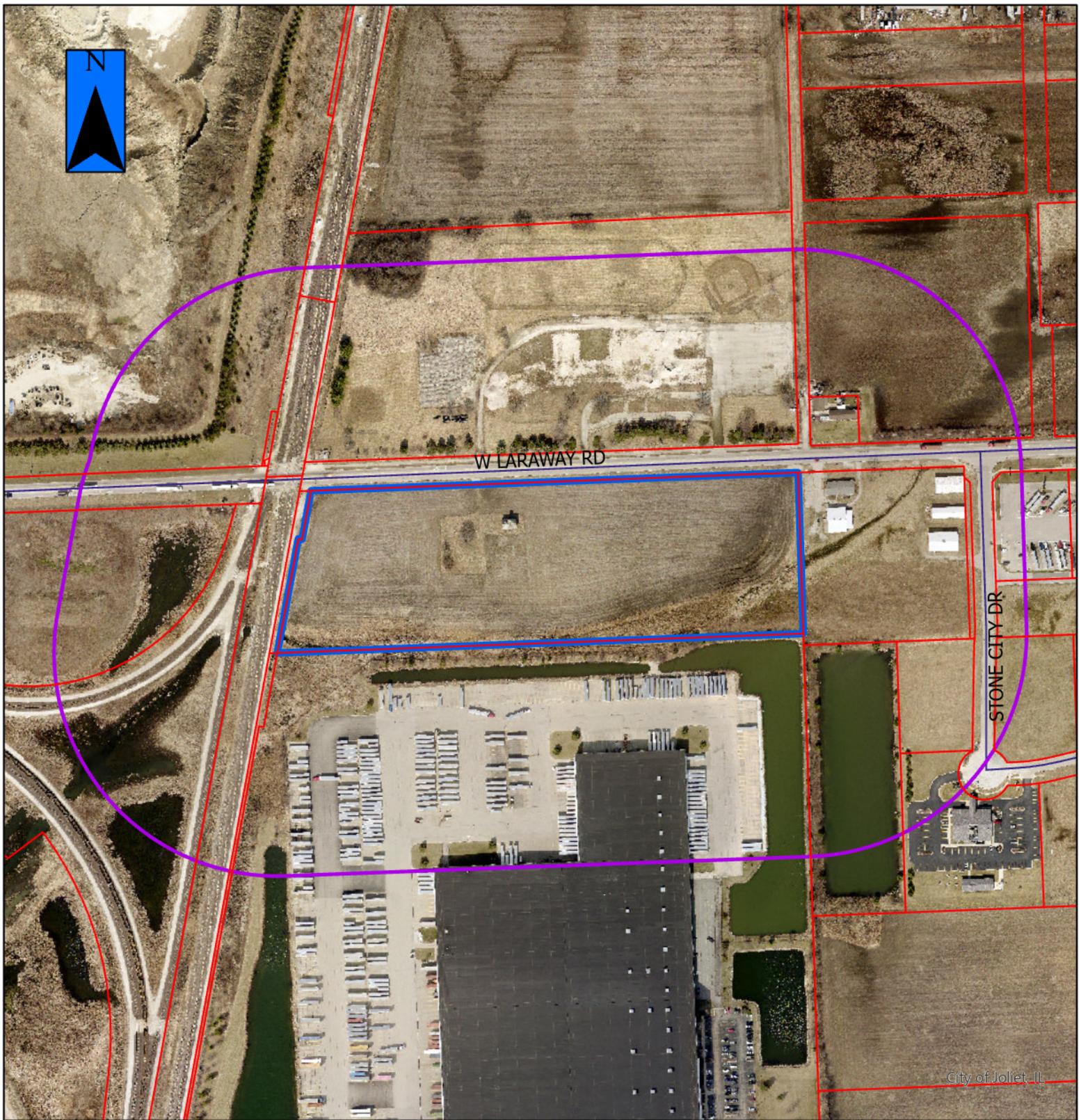


2024-14



 = 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



2024-14a



= Property in Question / Propiedad en cuestión



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

Figure 1: Aerial view of subject site at 270 W. Laraway Road (2023)

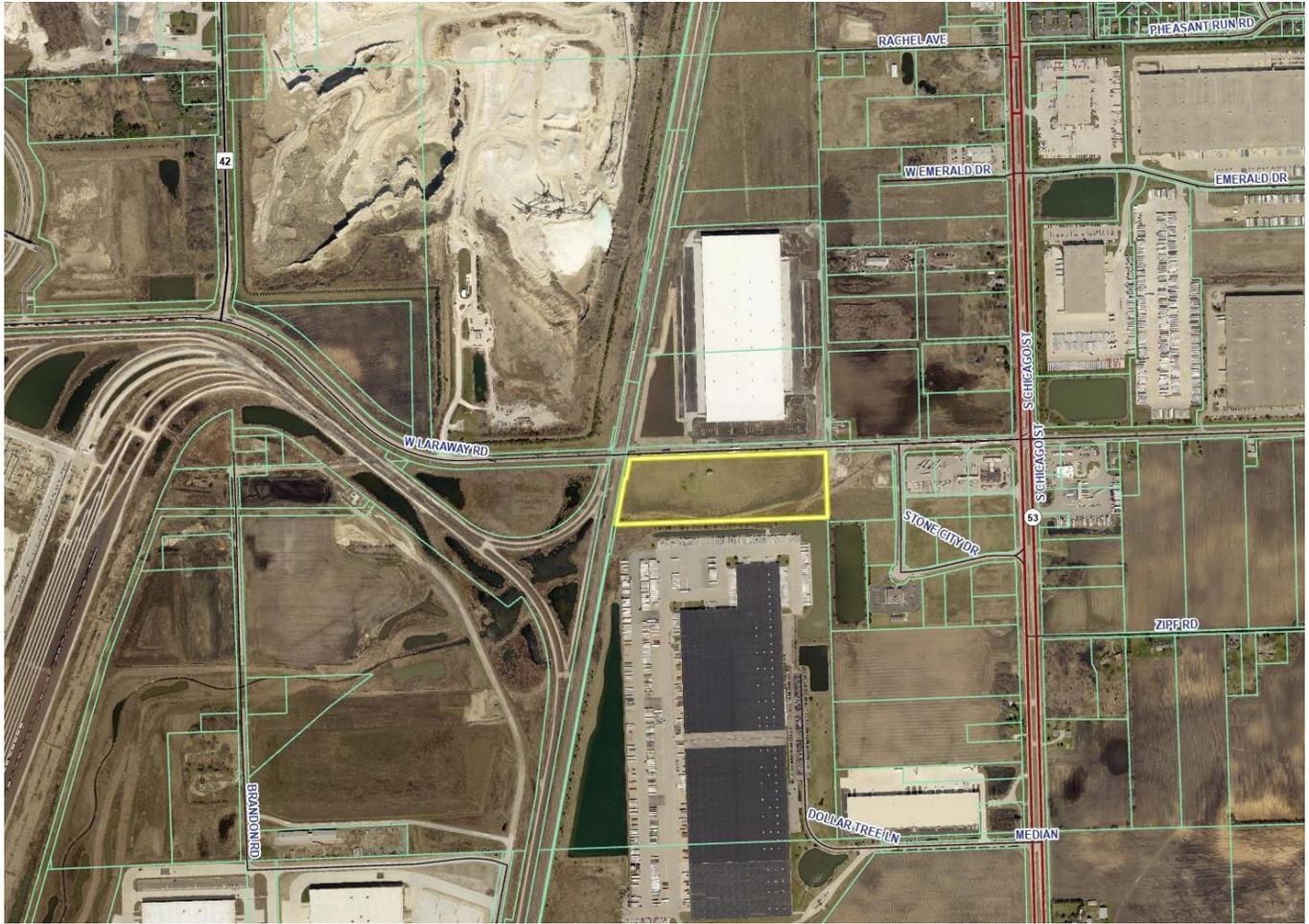


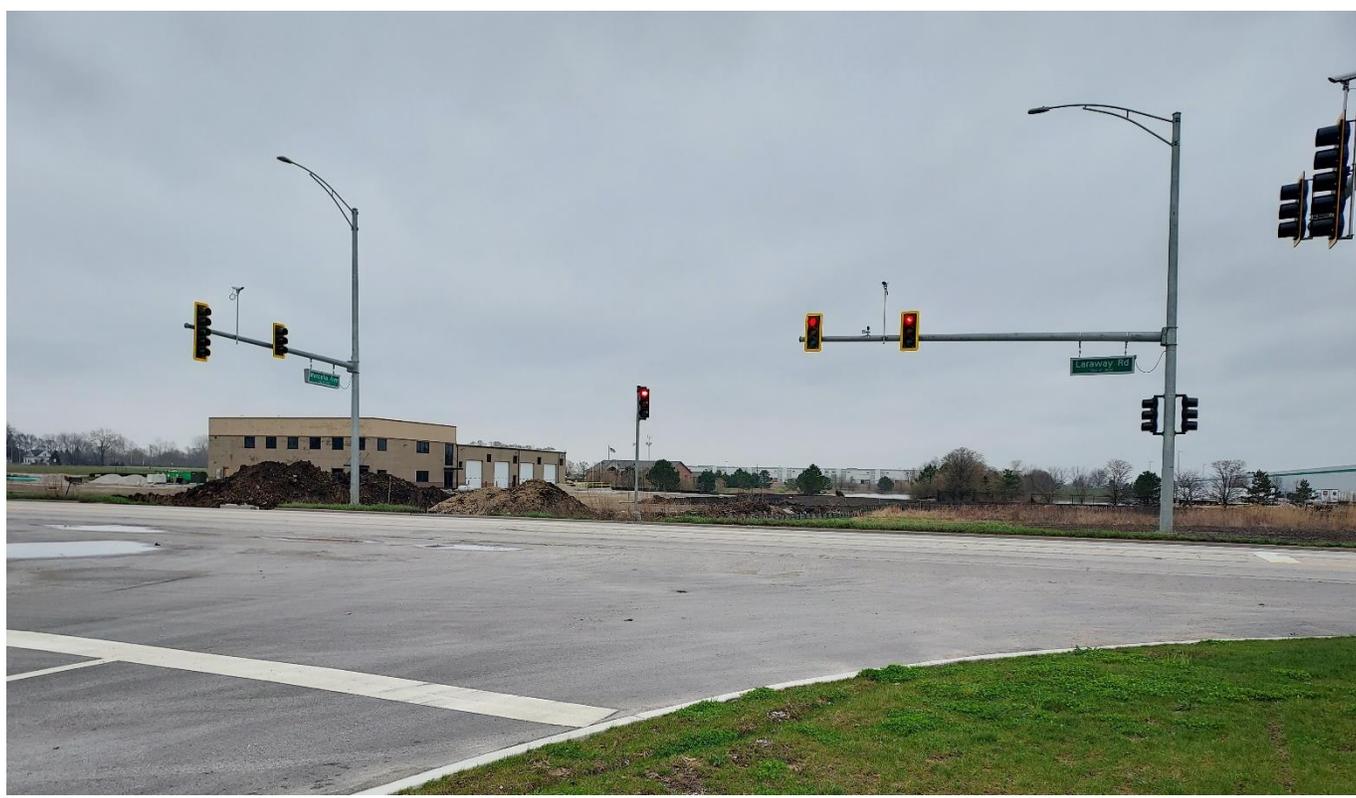
Figure 2: Subject site at 270 W. Laraway Road, view southwest from intersection of Laraway Road and Marcella Avenue (April 2024)

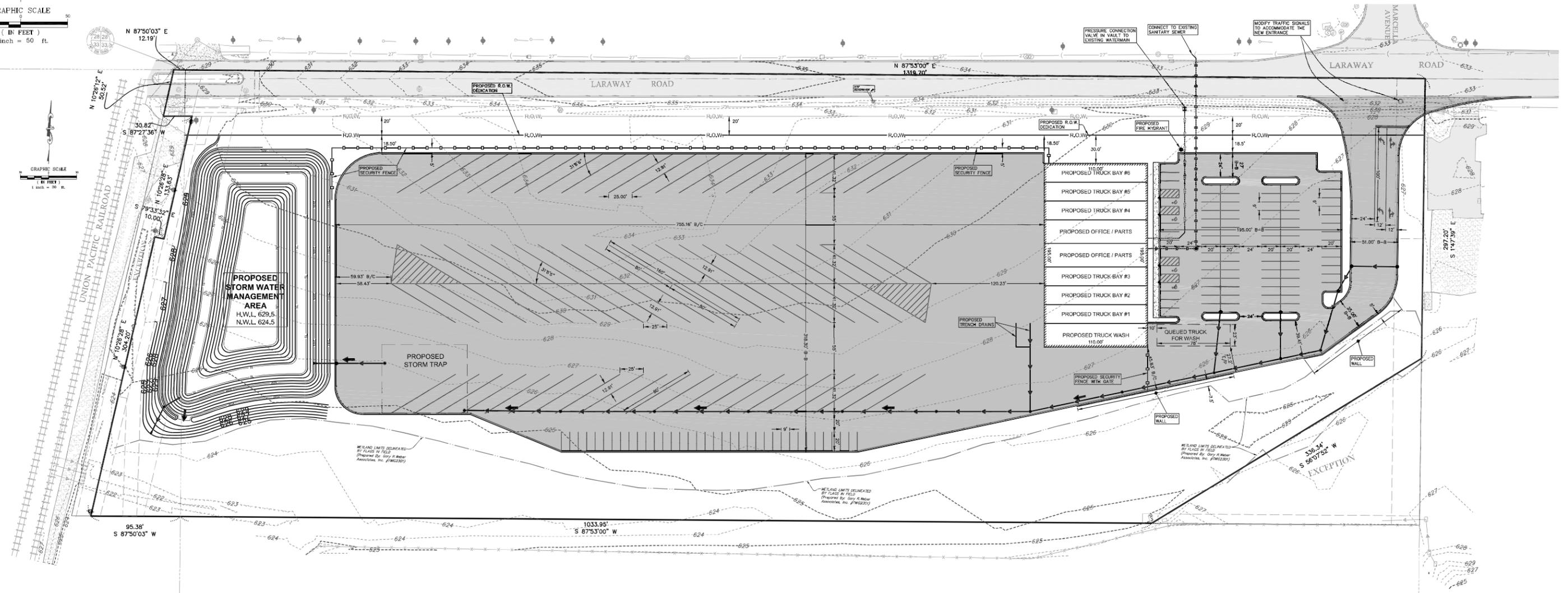
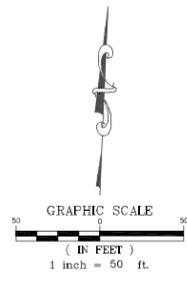


Figure 3: View west from Marcella Avenue at Laraway Road – subject site on the left, warehouse at 275 W. Laraway Road on the right (April 2024)



Figure 4: Signalized intersection at Laraway Road and Marcella Avenue, view south from Marcella Avenue; background left shows development at 198 W. Laraway Road (April 2024)





LEGEND	
	EXISTING ELEVATION
	EXISTING CONTOUR
	EXISTING WETLAND
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING UNDERGROUND UTILITY LINE
	EXISTING CENTER LINE
	EXISTING FENCE
	EXISTING GAS LINE
	EXISTING STORM LINE
	EXISTING FIBER OPTIC LINE
	EXISTING CROP LINE
	EXISTING RIGHT-OF-WAY
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE BOX
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING ELECTRIC MANHOLE
	EXISTING STORM STRUCTURE
	EXISTING SANITARY MANHOLE
	EXISTING TRAFFIC SIGNAL MANHOLE
	EXISTING SIGNAL
	EXISTING SPRINKLER CONTROL BOX
	EXISTING TRAFFIC SIGNAL
	EXISTING STREET LIGHT
	EXISTING CONCRETE AREA
	EXISTING ASPHALT AREA
	EXISTING GRAVEL AREA
	PROPOSED ASPHALT AREA
	PROPOSED STORM OVERFLOW ROUTE
	PROPOSED STORM SEWER
	PROPOSED FLARED END SECTION
	PROPOSED CATCH-BASIN
	PROPOSED STORM INLET
	PROPOSED MAN-HOLE
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED WATER SERVICE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT

NOTES:

- ALL IMPROVEMENTS SHOWN DO NOT IMPACT WETLANDS DELINEATED BY GARY R. WEBER ASSOCIATES, INC. REPORT DATED 9/11/2023.
- THE SITE IS LOCATED IN ZONE X PER PANEL 17197C0280G DATED 2/15/2019.
- THE SITE RECEIVED CLEARANCES FROM ECOCAT-IDNR 2400539 DATED 7/11/2023 AND IDNR-SHPD CLEARANCE LOG #003071123 DATED 8/10/2023.

Parking Summary	
Employee/Visitor Standard Spaces:	84
Employee/Visitor A.D.A. Spaces:	4
'Re-Mix' Standard Spaces:	35
Truck Spaces (max):	80
Total Spaces On Site:	203

SITE BENCHMARK #1: SOUTHWEST CORNER OF FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF LARAWAY ROAD AND APPROXIMATELY 78' EAST OF UNION PACIFIC EASTERLY RAILROAD TRACKS. ELEVATION = 635.22



REVISIONS				DOCUMENTATION:			
No.	DATE	DESCRIPTION	BY	No.	DATE	DESCRIPTION	BY
1	5-14-2024	REMOVED BERM NORTH OF PARKING AREA	R.P.				

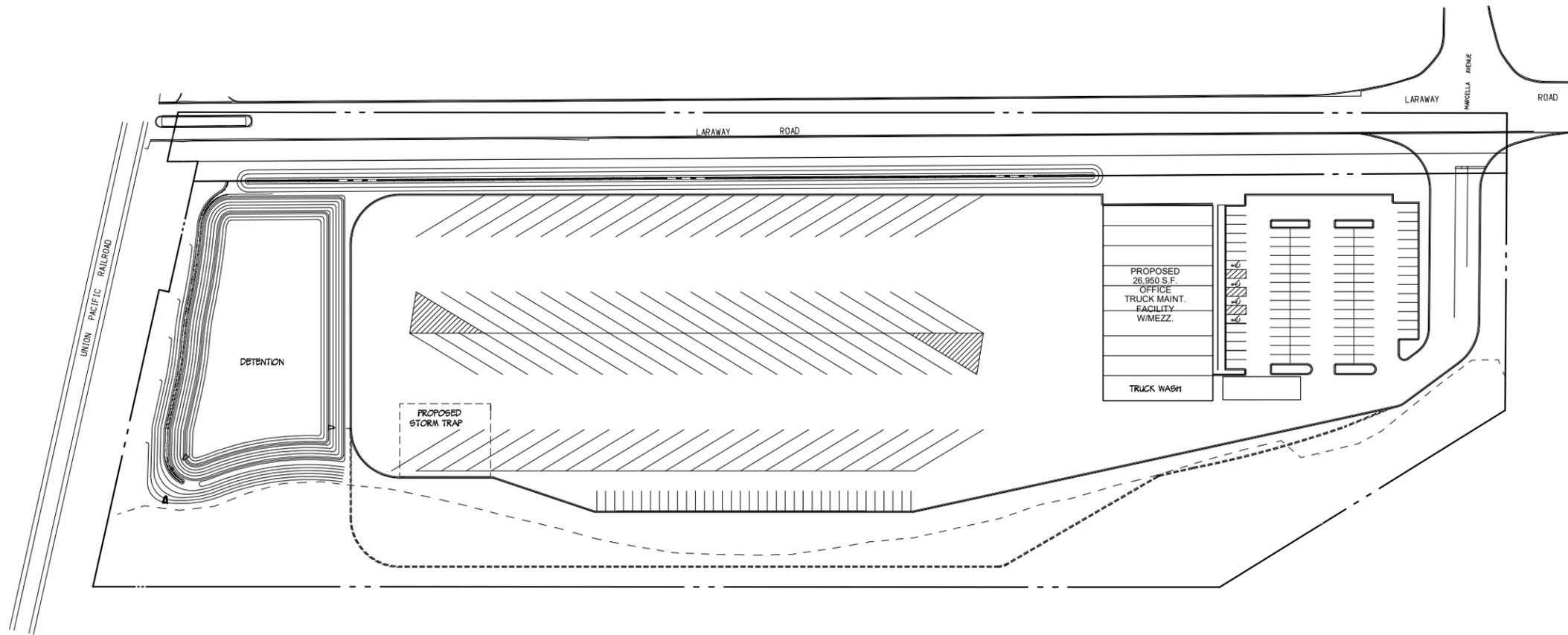
RT & TWiG
Ruettinger, Tonelli & Associates, Inc.
& TWiG Technologies
Surveyors - Engineers - Planners - G.I.S. Consultants
129 Capaha Drive • Shorewood, Illinois 60404
Ph: (815) 744-6600 Website: www.ruettingertonelli.com

PROJECT TITLE:
**CASSENS TRANSPORT COMPANY
LARAWAY ROAD FACILITY
JOLIET, ILLINOIS**

DRAWING TITLE:
**PROPOSED
SITE PLAN EXHIBIT**

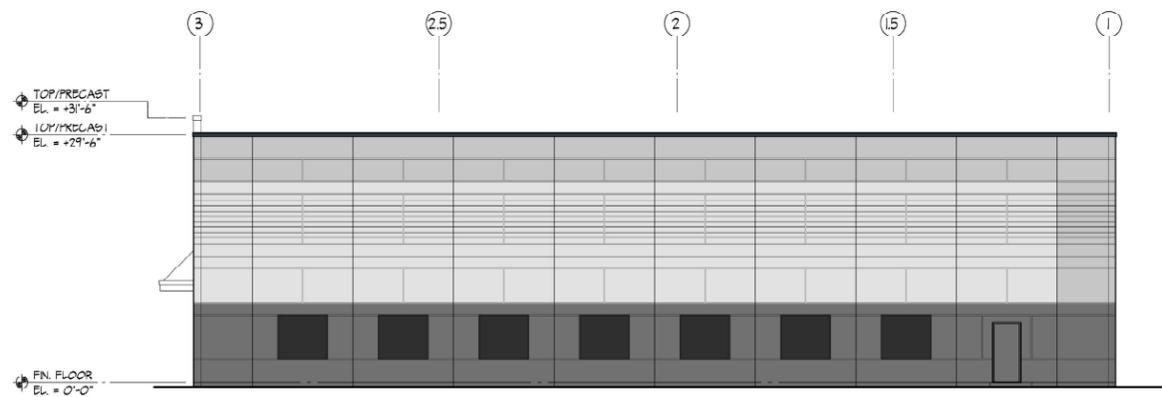
DRAWING No.
323-0709-E02
SCALE:
AS NOTED
SHEET 1 of 1

N:\17197C0280G\323-0709-E02.dwg Plot Date: 5/14/2024 11:02:09 AM (rpt48)

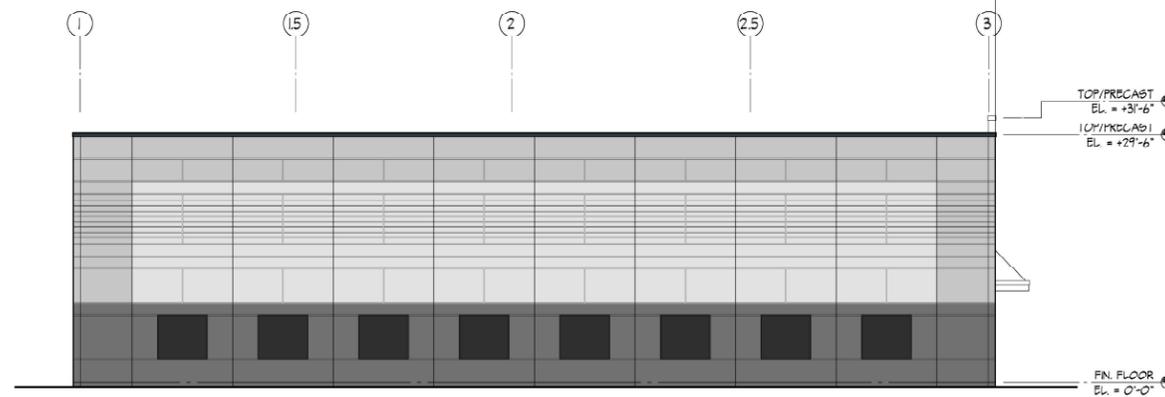




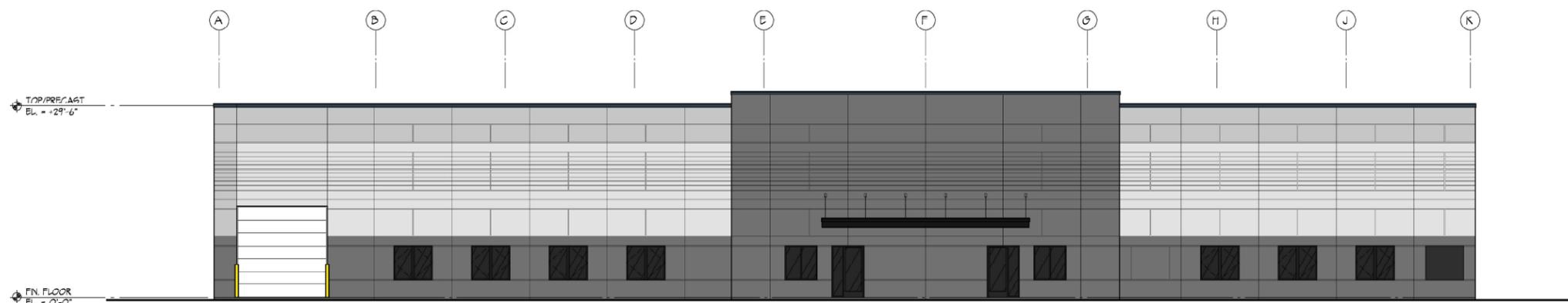
WEST ELEVATION
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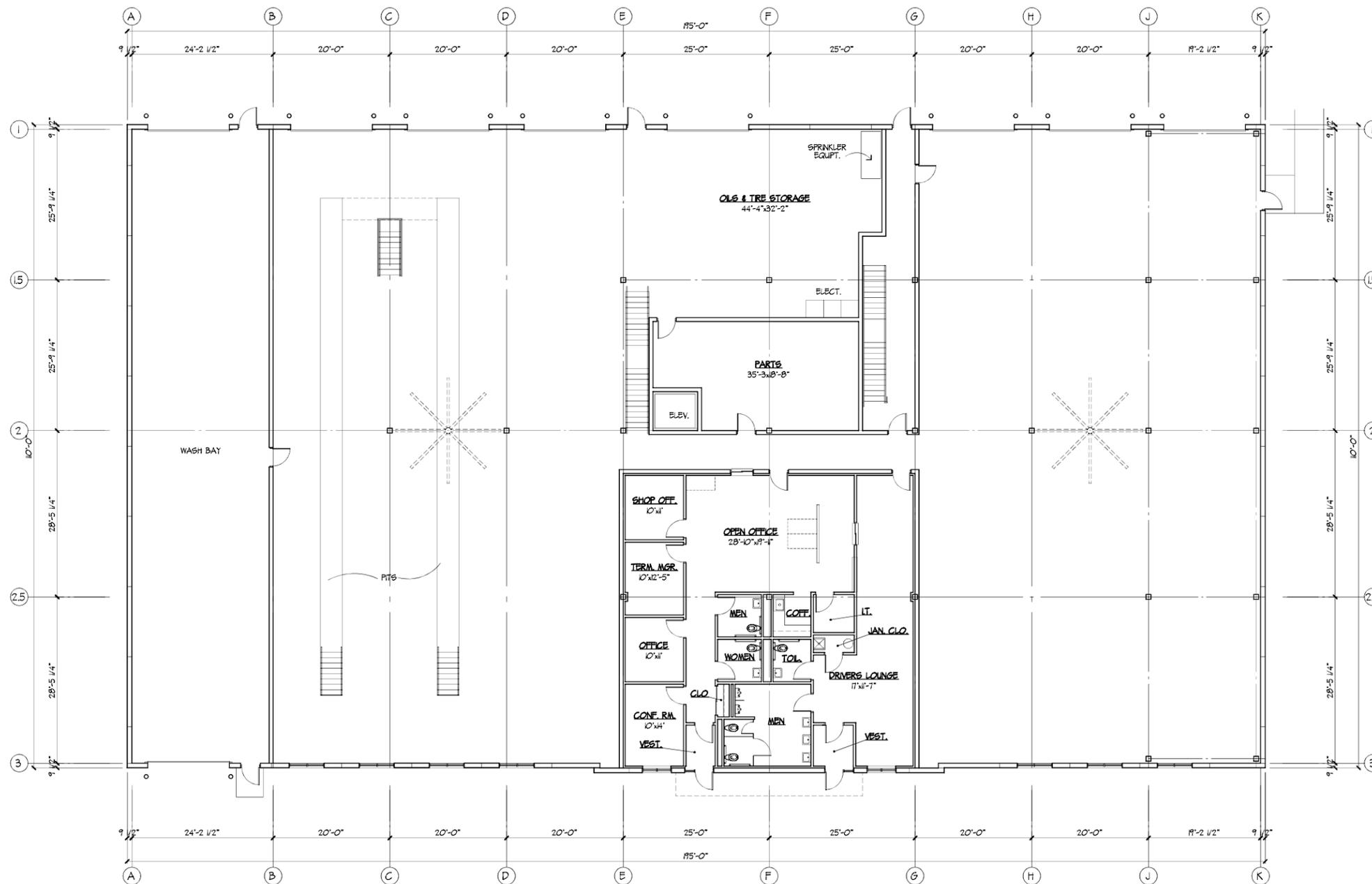
NORTH ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



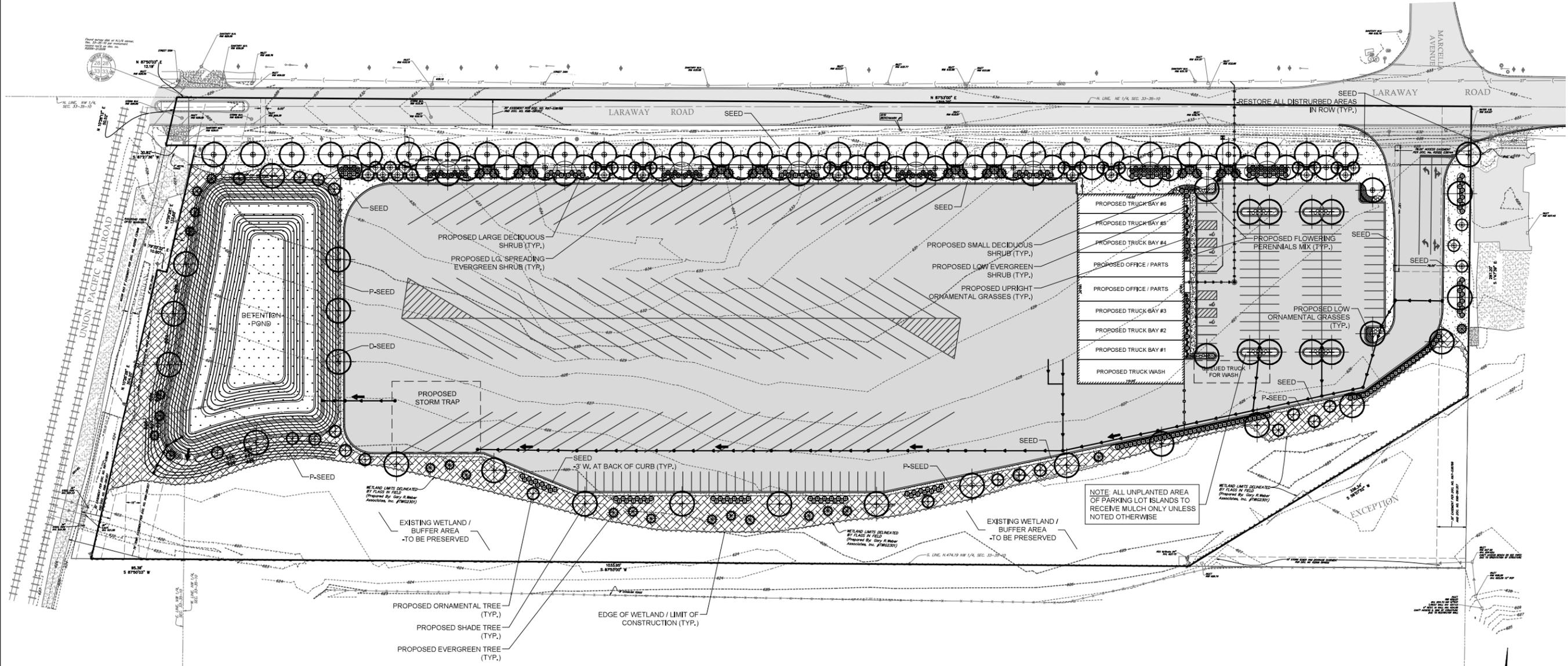
FLOOR PLAN
SCALE: 1/8"=1'-0"





PLANT SCHEDULE:

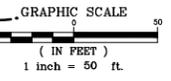
SYMBOL	KEY	COMMON LATIN NAME	SIZE	CONDITION	SPACING	SYMBOL	KEY	COMMON LATIN NAME	SIZE	CONDITION	SPACING	SYMBOL	KEY	COMMON LATIN NAME	SIZE	CONDITION	SPACING
<p>NOTE: ALL PLANTS TO BE SELECTED FROM THIS LIST</p>																	
<p>SHADE TREES</p>						<p>EVERGREEN TREES</p>						<p>DECIDUOUS SHRUBS</p>					
AM		AUTUMN BLAZE MAPLE ACER X FREEMANI JEFFREID	2" CAL.	B & B	SPECIMEN	BS		BLACK HILLS SPRUCE PICEA GLAUCA VAR. DENSATA	6' HT.	B & B	SPECIMEN	DY		DENSE YEW TAXUS X MEDIA DENSIFORMIS	24"	B & B	3' O.C.
BC		BALDCYPRESS TAXODIUM DISTICHUM	2" CAL.	B & B	SPECIMEN	CJ		CANAERTII RED CEDAR JUNPER JUNIPERUS VIRGINIANA CANAERTII	6' HT.	B & B	SPECIMEN	KJ		KALLAY JUNPER JUNIPERUS CHINENSIS VAR. KALLAY'S COMPACT	24"	B & B	4.5' O.C.
CH		COMMON HACKBERRY CELTIS OCCIDENTALIS	2" CAL.	B & B	SPECIMEN	EW		EASTERN WHITE PINE PINUS STROBUS	6' HT.	B & B	SPECIMEN	AC		DWARF ALPINE CURRANT RIBES ALPNUM GREEN MOUND	24"	B & B	3' O.C.
HL		SKYLINE THORNLESS HONEYLOCUST GLEDTSIA TRICANTHOS VAR. INERMIS	2" CAL.	B & B	SPECIMEN	LP		LIMBER PINE PINUS FLEXILIS	6' HT.	B & B	SPECIMEN	AV		ARROWWOOD VIBURNUM VIBURNUM DENTATUM CHICAGO LUSTRE	24"	B & B	4.5' O.C.
KC		KENTUCKY COFFEETREE GYMNOCALADUS OREGICUS 'ESPRESSO'	2" CAL.	B & B	SPECIMEN	SS		SERBIAN SPRUCE PICEA AMORICA	6' HT.	B & B	SPECIMEN	GS		GRACIOW SUMAC RHLUS AROMATICA	24"	B & B	3' O.C.
SW		SWAMP WHITE OAK QUERCUS BICOLOR	2" CAL.	B & B	SPECIMEN	FC		RED JEWEL FLOWERING CRABAPPLE MALUS SPECIES	6' HT.	B & B	SPECIMEN	KH		KODIAK RED BUSH HONEYSUCKLE BERNILLIA COX86511	24"	B & B	3' O.C.
<p>* IF B & B PLANTS ARE NOT AVAILABLE DUE TO TIME OF SEASON, CONTAINER PLANTS MAY BE SUBSTITUTED, AS APPROVED BY THE LANDSCAPE ARCHITECT (5 GAL. MINIMUM FOR ALL SHRUBS).</p>						<p>ORNAMENTAL TREES</p>						<p>GROUNDCOVERS AND PERENNIALS</p>					
<p>** SEED MIX TO BE SUPPLIED BY GENESIS NURSERY INC. (815) 438-2222 (OR APPROVED EQUAL). INSTALL PER MFR. SPECIFICATIONS.</p>						<p>JL JAPANESE TREE LILAC SYRINGA RETICULATA</p>						<p>KG KARL FORSTER FEATHER REED GRASS CALAMAGROSTE X ACUTIFLORA</p>					
<p>*** ALL SEEDED AREAS TO BE COVERED WITH SEED BLANKET, "DS-75" TO BE INSTALLED IN ALL AREAS ABOVE N.W.L. AND "SC-250" IN AREAS BELOW N.W.L. (SEE ALSO "DETENTION BASIN SHORELINE DETAIL", SHEET L2.00). ALL BLANKET SUPPLIED BY NORTH AMERICAN GREEN (800) 772-2040 (OR EQUAL). INSTALL PER MFR. SPECIFICATIONS.</p>						<p>RB RIVER BIRCH BETULA NIGRA</p>						<p>PD PRAIRIE DROPSEED SPOROBIOLUS HETEROLEPIS</p>					
						<p>SB SHADBLow SERVICEBERRY AMELANCHIER CANADENSIS</p>						<p>PM1 PERENNIAL MIX #1 HAPPY RETURNS DAYLILY / HEMEROCALLIS SPECIES 60% RUSSIAN SAGE / PERVOSONIA ATRIPPLICIFOLIA 40%</p>					
												<p>PM2 PERENNIAL MIX #2 AUTUMN MOOR GRASS / SESLERIA AUTUMNALIS 50% WESUMME SALVIA / SALVIA NEMOROSA 50%</p>					
												<p>SEED SEED SEEDED LAWN SUNGOLD TURF TYPE TALL FESCUE BLEND**</p>					
												<p>D- SEED DETENTION BASIN SEED MIX GENESIS NATIVE DIVERSE DETENTION MIX**</p>					
												<p>P- SEED PRAIRIE SEED MIX (SHORT GRASS) GENESIS LO PROFILE DRY MESC PRAIRIE GRASSES MIX**</p>					



NOTES:

- SEE "LANDSCAPE DETAILS" PLAN, SHEET L2.00 FOR PLAN NOTES AND PLANTING DETAILS.
- FOR ENLARGED PLANTING DETAIL, SEE "DETAILED SITE LANDSCAPE PLAN", SHTS. L1.01-L1.02.

NOTE: ALL BASE INFORMATION PROVIDED BY TWIG TECHNOLOGIES (815) 744-6600



REVISIONS	
DATE	DESCRIPTION

**CASSENS
TRANSPORT CO.**
JOLIET, ILLINOIS
LARAWAY ROAD

OVERALL SITE
PRELIMINARY
LANDSCAPE PLAN
SCALE: 1" = 50'-0"
DATE: MARCH 15, 2024
DRAWN BY: J. DAVITO, PLA
CHECKED BY: JDD

J. DAVITO DESIGN, INC.
LANDSCAPE ARCHITECTURAL DESIGN
1000 W. GRIFFIN DRIVE
JOLIET, IL 61731
(815) 464-3737
WWW.JDAVITODESIGN.COM

PROJ. NO. 24-007
L1.00



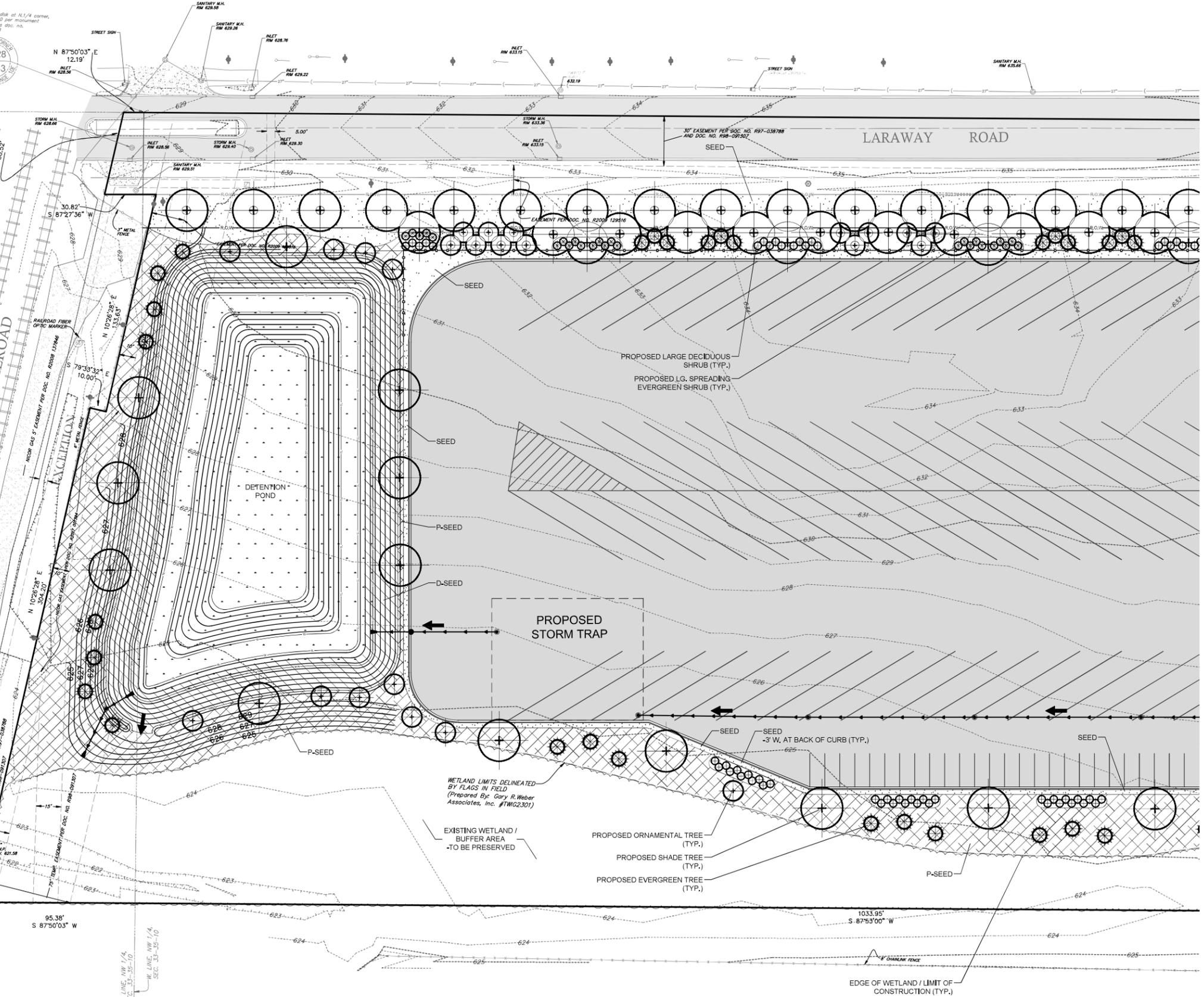
Found survey disk at N 1/4 corner,
 Sec. 33-35-10 per monument
 record ref'd as doc. no.
 K2106-21228

N. LINE, NW 1/4,
 SEC. 33-35-10

N 10°26'12" E
 51.52'

N 87°50'03" E
 12.19'

N 10°26'28" E
 304.20'

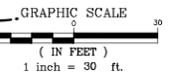
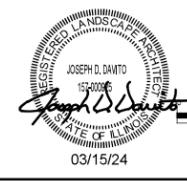


SEE SHEET L1.02 FOR CONTINUATION



NOTE: SEE LANDSCAPE DETAILS PLAN,
 SHEET L2.00 FOR PLANT SCHEDULE,
 PLAN NOTES AND PLANTING DETAILS.

NOTE: ALL BASE INFORMATION PROVIDED BY TWIG
 TECHNOLOGIES (815) 744-6600



REVISIONS	
DATE	DESCRIPTION

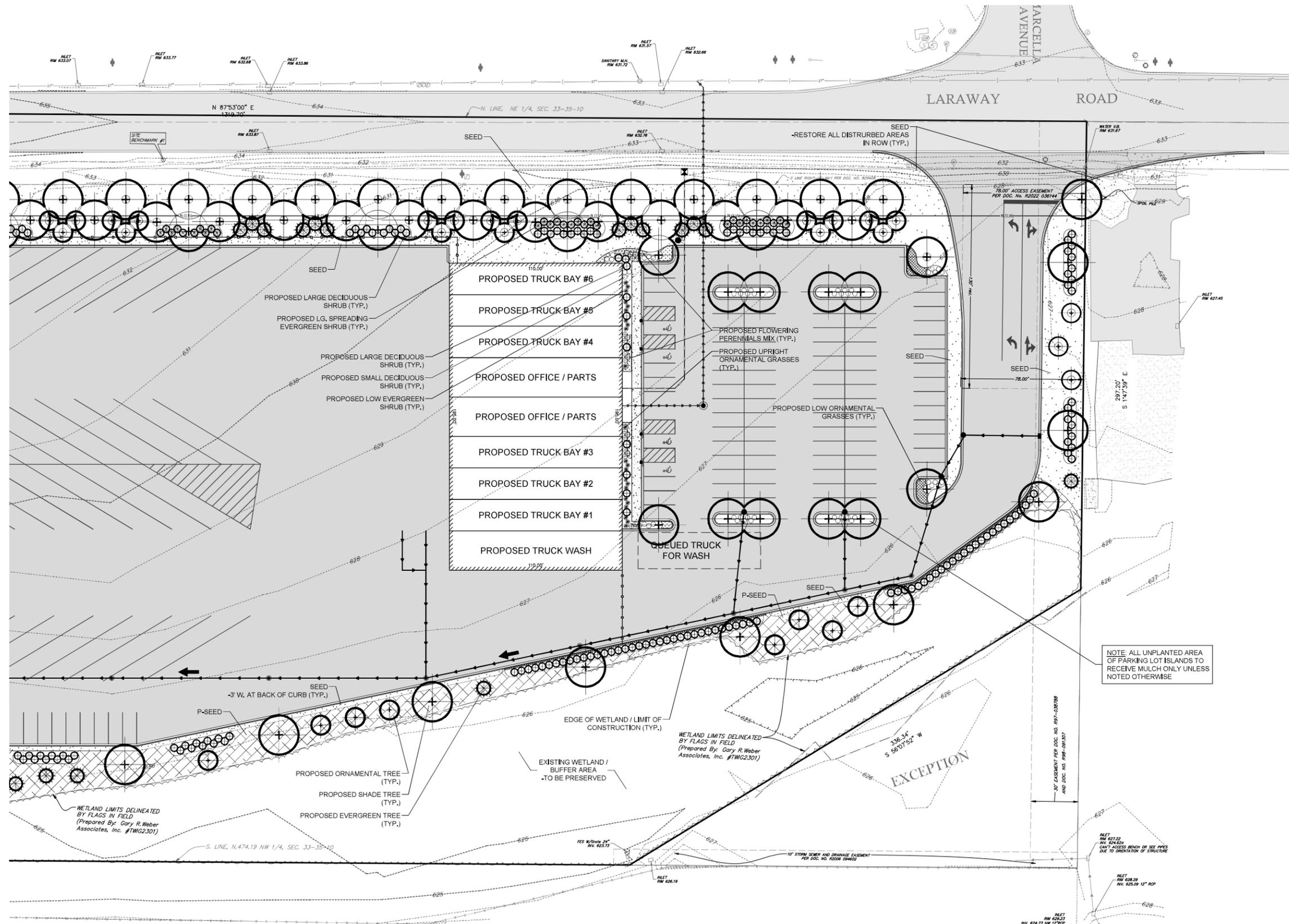
**CASSENS
 TRANSPORT CO.**
 JOLIET, ILLINOIS
 LARAWAY ROAD

DETAILED SITE
 LANDSCAPE PLAN
 SCALE: 1" = 30'-0"
 DATE: MARCH 15, 2024
 DRAWN BY: J. DAVITO, PLA
 CHECKED BY: JDD

J. DAVITO DESIGN, INC.
 LANDSCAPE ARCHITECTURAL DESIGN
 575 N. DRIVE
 JOLIET, IL 61737
 WWW.JDAVITODESIGN.COM

PROJ. NO. 24-007
L1.01

SEE SHEET L1.01 FOR CONTINUATION

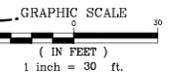


NOTE: ALL UNPLANTED AREA OF PARKING LOT ISLANDS TO RECEIVE MULCH ONLY UNLESS NOTED OTHERWISE

NOTE: SEE LANDSCAPE DETAILS PLAN, SHEET L2.00 FOR PLANT SCHEDULE, PLAN NOTES AND PLANTING DETAILS.

NOTE: ALL BASE INFORMATION PROVIDED BY TWIG TECHNOLOGIES (815) 744-6600

JOSEPH D. DAVITO
 15-0006
 J. DAVITO DESIGN, INC.
 STATE OF ILLINOIS
 03/15/24



REVISIONS	
DATE	DESCRIPTION

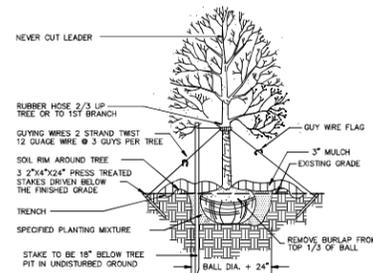
CASSENS TRANSPORT CO.
 JOLIET, ILLINOIS
 LARAWAY ROAD

DETAILED SITE LANDSCAPE PLAN
 SCALE: 1" = 30'-0"
 DATE: MARCH 15, 2024
 DRAWN BY: J. DAVITO, PLA
 CHECKED BY: JDD

J. DAVITO DESIGN, INC.
 LANDSCAPE ARCHITECTURAL DESIGN
 1515 W. DRIVE
 JOLIET, IL 61731
 WWW.DAVITODESIGN.COM
 (815) 489-9797

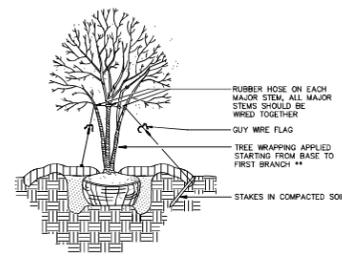
PROJ. NO. 24-007
L1.02

J. DAVITO DESIGN, INC. COPYRIGHT © 2024



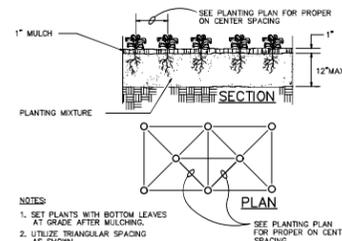
- NOTES:
- TOP OF ROOT BALL SHALL BE 2"-3" ABOVE FINISH GRADE BEFORE BACKFILLING
 - IT IS THE CONTRACTOR'S OPTION TO EITHER STAKE OR GUY TREES.

DECIDUOUS TREE PLANTING
N.T.S.



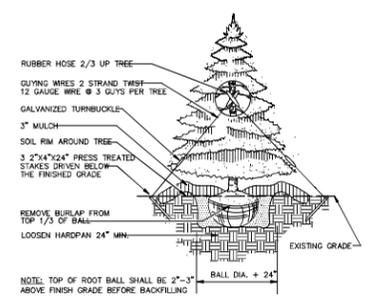
*ONLY TO BE USED FOR FALL PLANTING

MULTISTEM TREE STAKING
N.T.S.



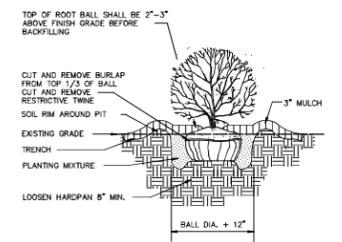
- NOTES:
- SET PLANTS WITH BOTTOM LEAVES AT GRADE AFTER MULCHING
 - UTILIZE TRIANGULAR SPACING AS SHOWN
- SEE PLANTING PLAN FOR PROPER ON CENTER SPACING

GROUNDCOVER PLANTING
N.T.S.

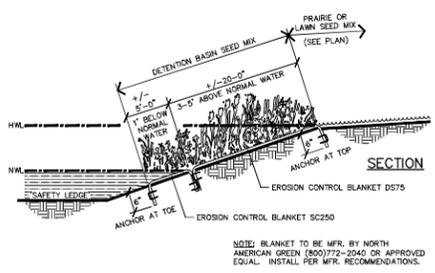


- NOTES:
- TOP OF ROOT BALL SHALL BE 2"-3" ABOVE FINISH GRADE BEFORE BACKFILLING

EVERGREEN TREE PLANTING
N.T.S.



SHRUB PLANTING
N.T.S.



DETECTION BASIN SHORELINE
N.T.S.

PLANT SCHEDULE:

SYMBOL	KEY	COMMON/LATIN NAME	SIZE	CONDITION	SPACING
NOTE: ALL PLANTS TO BE SELECTED FROM THIS LIST					
SHADE TREES					
AM		AUTUMN BLAZE MAPLE ACER X FREEMANII JEFFSRED	2" CAL.	B & B	SPECIMEN
BC		BALD CYPRESS TAXODIUM DISTICHUM	2" CAL.	B & B	SPECIMEN
CH		COMMON HACKBERRY CELTIS OCCIDENTALIS	2" CAL.	B & B	SPECIMEN
HL		SKYLINE THORNLESS HONEYLOCUST GLEDTISIA TRICANTHOS VAR. INERMIS	2" CAL.	B & B	SPECIMEN
KC		KENTUCKY COFFEE TREE GYMNOCLADUS DIORIX 'ESPRESSO'	2" CAL.	B & B	SPECIMEN
SW		SWAMP WHITE OAK QUERCUS BICOLOR	2" CAL.	B & B	SPECIMEN
EVERGREEN TREES					
BS		BLACK HILLS SPRUCE PICEA GLAUCA VAR. DENSATA	6" HT.	B & B	SPECIMEN
CJ		CANAERTI RED CEDAR JUNIPER JUNIPERUS VIRGINIANA CANAERTII	6" HT.	B & B	SPECIMEN
EW		EASTERN WHITE PINE PINUS STROBUS	6" HT.	B & B	SPECIMEN
LP		LIMBER PINE PINUS FLEXILIS	6" HT.	B & B	SPECIMEN
SS		SERBIAN SPRUCE PICEA AMORICA	6" HT.	B & B	SPECIMEN
ORNAMENTAL TREES					
FC		RED JEWEL FLOWERING CRABAPPLE MALUS SPECIES	6" HT.	B & B	SPECIMEN
JL		JAPANESE TREE LILAC SYRINGA RETICULATA	6" HT.	B & B	SPECIMEN
RB		RIVER BIRCH BETULA NIGRA	6" HT.	B & B	SPECIMEN
SB		SHADBLOW SERVICEBERRY AMELANCHIER CANADENSIS	6" HT.	B & B	SPECIMEN
EVERGREEN SHRUBS					
DY		DENSE YEW TAXUS X MEDIA DENSIFORMIS	24"	B & B	3' O.C.
KJ		KALLAY JUNIPER JUNIPERUS CHINENSIS VAR. KALLAY'S COMPACT	24"	B & B	4.5' O.C.
DECIDUOUS SHRUBS					
AC		DWARF ALPINE CURRANT RIBES ALPIMUM GREEN MOUND	24"	B & B	3' O.C.
AV		ARROWWOOD VIBURNUM VIBURNUM DENTATUM CHICAGO LUSTRE	24"	B & B	4.5' O.C.
GS		GRO-LOW SUMAC RHUS AROMATICA	24"	B & B	3' O.C.
KH		KOCHIAK RED BUSH HONEYSUCKLE DIERVILLA G2X885411	24"	B & B	3' O.C.
LH		LIMELIGHT HYDRANGEA HYDRANGEA PANICULATA	30"	B & B	4.5' O.C.
ML		MISS KIM LILAC SYRINGA PATULA	36"	B & B	4.5' O.C.
RD		CARDINAL RED TWIG DOGWOOD CORNUS SERICEA	24"	B & B	4.5' O.C.
GROUNDCOVERS AND PERENNIALS					
KG		KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA	30,	CONTR.	3' O.C.
PD		PRAIRIE DROPSEED SPOROBOLUS HETEROLEPIS	10,	CONTR.	2' O.C.
PM1		PERENNIAL MIX #1 HAPPY RETURNS DAYLILY / HEMEROCALLIS SPECIES 60% RUSSIAN SAGE / PERVOSINIA ATRIPLICIFOLIA 40%	10,	CONTR.	2' O.C.
PM2		PERENNIAL MIX #2 AUTUMN MOOR GRASS / SESLARIA AUTUMNALIS 50% WESLIVE SALVIA / SALVIA NEMOROSA 50%	10,	CONTR.	2' O.C.
SEED		SEEDED LAWN SUNGOLD TURF TYPE TALL FESCUE BLEND**	S.Y.		W/ BLANKET***
D-SEED		DETECTION BASIN SEED MIX GENESIS NATIVE DIVERSE DETENTION MIX**	S.Y.		W/ BLANKET***
P-SEED		PRAIRIE SEED MIX (SHORT GRASS) GENESIS LO PROFILE DRY MESIC PRAIRIE GRASSES MIX**	S.Y.		W/ BLANKET***

* IF B & B PLANTS ARE NOT AVAILABLE DUE TO TIME OF SEASON, CONTAINER PLANTS MAY BE SUBSTITUTED, AS APPROVED BY THE LANDSCAPE ARCHITECT (S/GAL, MINIMUM FOR ALL SHRUBS).

** SEED MIX TO BE SUPPLIED BY GENESIS NURSERY INC. (815) 438-2222 (OR APPROVED EQUAL). INSTALL PER MFR. SPECIFICATIONS.

*** ALL SEEDED AREAS TO BE COVERED WITH SEED BLANKET. DS-75 TO BE INSTALLED IN ALL AREAS ABOVE N.W.L. AND SC-250 IN AREAS BELOW N.W.L. (SEE ALSO DETENTION BASIN SHORELINE DETAILS). ALL BLANKET SUPPLIED BY NORTH AMERICAN GREEN (800) 772-2040 (OR EQUAL). INSTALL PER MFR. SPECIFICATIONS.

PLAN NOTES:

- ALL PROPOSED SHRUB BEDS AND TREE RINGS TO RECEIVE 3" THICK SHREDDED HARDWOOD MULCH (PERENNIALS/GROUNDCOVERS 1" THICK).
- REPAIR ALL EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION (SEED).
- LIMIT OF SEED = PROPERTY LINE (UNLESS OTHERWISE NOTED).
- THE CONTRACTOR SHALL LOCATE THE EXISTENCE OF UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWING. PLANT MATERIAL QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE TO THOSE OF THE PLANT LIST.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOC. OF NURSERYMEN OR EQUIVALENT. NO "PARK GRADE" MATERIAL SHALL BE ACCEPTED.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK SHALL BE ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
- ALL PLANTINGS SHALL BE WATERED DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. WATER THOROUGHLY TO ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
- IMPORTED TOPSOIL (PLANTING AREAS) AND SPREADING BY EXCAVATING CONTRACTOR.
- ALL PROPOSED TREES OUTSIDE PLANTING BED AREAS SHALL RECEIVE A 5' DIA. MULCH RING AROUND TRUNK.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB, UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL END OF GUARANTEE PERIOD. IF STAKING OF TREES IS NOT PERFORMED, REMOVAL OF TOP 1/3 OF BURLAP AND ROPES IS UNNECESSARY (REMOVE ALL NON-Biodegradable MATERIAL).
- INFORMATION CONTAINED IN "PLAN NOTES" TAKES PRECEDENCE OVER INFORMATION IN "DETAILS".
- VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS, PROMPTLY REPORT ANY DISCREPANCIES AND/OR DEVIATIONS FROM THE INFORMATION SHOWN ON THE PLAN. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
- ALL PLANTING BED EDGES TO BE CULTIVATED.
- AMEND ALL GROUNDCOVER BEDS WITH 4" THICK SAND AND COMPOST MIX PRIOR TO PLANTING. MIX INTO THE EXIST. TOPSOIL TO A 12" DEPTH.

REVISIONS	
DATE	DESCRIPTION

CASSENS
TRANSPORT CO.
JOLIET, ILLINOIS
LARAWAY ROAD

LANDSCAPE DETAILS PLAN	
SCALE:	AS NOTED
DATE:	MARCH 15, 2024
DRAWN BY:	J. DAVITO, PLA
CHECKED BY:	JDD

J. DAVITO DESIGN, INC.
LANDSCAPE ARCHITECTURAL DESIGN
1570 W. WASHINGTON DRIVE
JOLIET, IL 61731
(815) 466-9377
WWW.JDAVITODESIGN.COM



FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from:

Northern Builders, Inc.
Operating Account
5060 River Road
Schiller Park, IL 60176

Petition #: 2024-14

Common Address: 270 W. Laraway Rd.

Date filed: 3/15

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: No registered address

PETITIONER'S NAME: Ben Dobobosenski

HOME ADDRESS: 5060 River Road, Schiller Park, IL ZIP CODE: 60176

BUSINESS ADDRESS: 5060 River Road, Schiller Park, IL ZIP CODE: 60176

PHONE: (Primary) (630) 432-4151 (Secondary)

EMAIL ADDRESS: bdobosenski@northernbuilders.com FAX:

PROPERTY INTEREST OF PETITIONER: General Contractor

OWNER OF PROPERTY: Laraway Terminal, LLC.

HOME ADDRESS: 145 North Kansas Street, Edwardsville, IL ZIP CODE: 62025

BUSINESS ADDRESS: 145 North Kansas Street, Edwardsville, IL ZIP CODE: 62025

EMAIL ADDRESS: suhreb@cassens.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):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 07-33-200-022 ;
_____ ; _____ ; _____ .

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):

See attached for legal description of property.

LOT SIZE: WIDTH: 1319.70' DEPTH: 488.35' AREA : 644,475.495 sf

PRESENT USE(S) OF PROPERTY: Open Land

PRESENT ZONING OF PROPERTY: I-1

SPECIAL USE REQUESTED: Build and operate truck maintenance facility.

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?

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

2. How will the special use impact properties in the immediate area? The imimediate area is zoned as industrial and will not have an impact on the immediate 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?

The use does conform to the applicable land use regulations of the district and does not violate any other laws, ordinances or regulations.

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)?

Yes

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, BEN DOBOSENSKI, 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 18th day of MARCH, 2024







Declaration ID: 20231209996951
 Status: Declaration Accepted
 Document No.: Not Recorded

State/County Stamp: Not Issued

- 12b Was the value of a mobile home included on Line 12a?
- 13 Subtract Line 12a from Line 11. This is the net consideration for real property
- 14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11
- 15 Outstanding mortgage amount to which the transferred real property remains subject
- 16 If this transfer is exempt, identify the provision.
- 17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.
- 18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)
- 19 Illinois tax stamps — multiply Line 18 by 0.50.
- 20 County tax stamps — multiply Line 18 by 0.25.
- 21 Add Lines 19 and 20. This is the total amount of transfer tax due

Step 3: Enter the legal description from the deed. Enter the legal description from the deed.

THAT PART OF THE NORTH 474.19 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, LYING EASTERLY OF THE RIGHT OF WAY OF UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO, MISSISSIPPI AND ALTON RAILROAD COMPANY), TOGETHER WITH THE NORTH 479.19 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33, ALL IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,

EXCEPTING THEREFROM

THAT PART OF THE NORTH 474.19 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER (LYING EASTERLY OF THE UNION PACIFIC RAILROAD, FORMERLY THE CHICAGO AND ALTON RAILROAD) AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LARAWAY ROAD WITH THE EASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD; THENCE NORTH 87 DEGREES 29 MINUTES 57 SECONDS EAST ON SAID SOUTHERLY RIGHT-OF-WAY LINE (BASIS OF BEARING BEING THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83) 2007 ADJUSTMENT), 30.78 FEET TO A LINE 30.00 FEET NORMALLY DISTANT FROM SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE SOUTH 10 DEGREES 26 MINUTES 28 SECONDS WEST ON SAID LINE, 133.46 FEET; THENCE NORTH 79 DEGREES 33 MINUTES 32 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 10.00 FEET TO A LINE 20.00 FEET NORMALLY DISTANT FROM SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE SOUTH 10 DEGREES 26 MINUTES 28 SECONDS WEST ON SAID LINE, 304.20 FEET TO THE SOUTH LINE OF SAID NORTH 474.19 FEET; THENCE SOUTH 87 DEGREES 49 MINUTES 40 SECONDS WEST ON SAID LINE, 20.49 FEET TO SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH 10 DEGREES 26 MINUTES 28 SECONDS EAST ON SAID LINE, 435.25 FEET TO THE POINT OF BEGINNING,

AND ALSO EXCEPTING THEREFROM

A TRI-ANGULAR PARCEL TAKEN FROM THAT PART OF THE NORTHERLY 474.19 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33 IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF, 297.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID EAST LINE, 177.00 FEET TO THE SOUTH LINE OF THE NORTH 474.19 FEET OF SAID WEST HALF; THENCE WEST ALONG SAID SOUTH LINE, 285.00 FEET; THENCE NORTHEAST, 338.33 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information

WILLIAM L BERNHARD

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

18856 W HOFF RD
 Street address (after sale)

ELWOOD
 City

IL
 State

60421-9358
 ZIP

Seller's daytime phone

Phone extension

USA
 Country

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): 07-33-200-022

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

Laraway Terminal, LLC.

145 North Kansas Street, Edwardsville, IL 62025

(618) 656-3006

E-MAIL: suhreb@cassens.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

Cassens Transport Company

145 North Kansas Street, Edwardsville, IL 62025

(618) 656-3006

E-MAIL: suhreb@cassens.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.

Benjamin D.
SIGNED: Dobosenski

Digitally signed by Benjamin D. Dobosenski
 DN: CN = Benjamin D. Dobosenski email =
 bdobosenski@northernbuilders.com C = US
 Date: 2024.03.15 13:25:17 -05'00'

DATE: 03/15/2024

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:
Ben Dobosenski Assistant Project Manager 630.430.4151

PRINT

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.		