

STAFF REPORT

DATE: November 12, 2024
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2024-53 and 2024-54
Applicant: Kamil Szajnowski (T&K Auto LLC)
Status of Applicant: Business owner
Owner: Zenonas Simkevicius
Location: 206 S. Boulder Avenue
Request: 2024-53: A Special Use Permit to allow an automotive repair business
2024-54: A Variation to allow an automotive repair business within 100 feet of a residential zoning district

Purpose

The applicant is requesting a special use permit to allow an automotive repair business at 206 S. Boulder Avenue. Per the City of Joliet Zoning Ordinance, automotive repair facilities may be allowed as a special use in the I-1 (light industrial) 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 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 approximately 65 feet of the residentially-zoned properties across the street at 822 Second Avenue and 207 Boulder Avenue. The Zoning Board of Appeals makes the final decision on this variation request.

Site Specific Information

The subject property is approximately 4,200 square feet and contains a 1,600-square-foot building constructed around 1980. The front, side, and rear yards surrounding the building are unpaved. There is a concrete driveway apron off Boulder Avenue that leads to the loading door on the west side of the building. The interior of the building contains open workspace as well as bathrooms and a small office. The rear yard of the property at 206 is accessed from a gated driveway located on the adjacent lot at 208 S. Boulder Avenue, which is currently under the same ownership as 206.

The property is zoned I-1 (light industrial). Based on City Directory data, it was used for auto repair and auto body facilities since it was constructed. The special use request does not include the undeveloped east part of the parcel located across a former railroad right-of-way (see Figure 1).

Surrounding Zoning, Land Use and Character

The subject property is located on the east side of Boulder Avenue, south of Second Avenue. In this area, Boulder Avenue has residential properties on its west side and industrial zoning and uses on its east side. The zoning and land use for the adjacent properties are as follows:

- North: I-1 (Light Industrial), industrial
- South: I-1 (Light Industrial), commercial / industrial
- East: I-1 (Light Industrial), industrial
- West: R-2 (single-family residential), residences

Applicable Regulations

- Section 47-14.3 (D) B-3 Uses within the I-1 District
- 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)

Discussion

The petitioner is requesting approval of a special use permit for an automotive repair facility for T & K Auto LLC at 206 S. Boulder Avenue. T & K Auto performs general auto repair and maintenance and would have one additional employee besides the petitioner, who is the business owner. The business would operate as a public garage with the proposed hours of Monday through Friday 7 AM to 4 PM. Vehicles would generally be scheduled for service by appointment only; the petitioner may allow some walk-in customers in the future.

The site has been used for automotive repair uses since the building was constructed in the 1980s. Since those uses have lapsed, the petitioner needs approval of a special use permit to establish their business at this location. They are also requesting approval of a variation from the residential spacing requirement due to the existing location of the loading door on the west side of the building. The door is approximately 65 feet from the property line of the residential properties across the street.

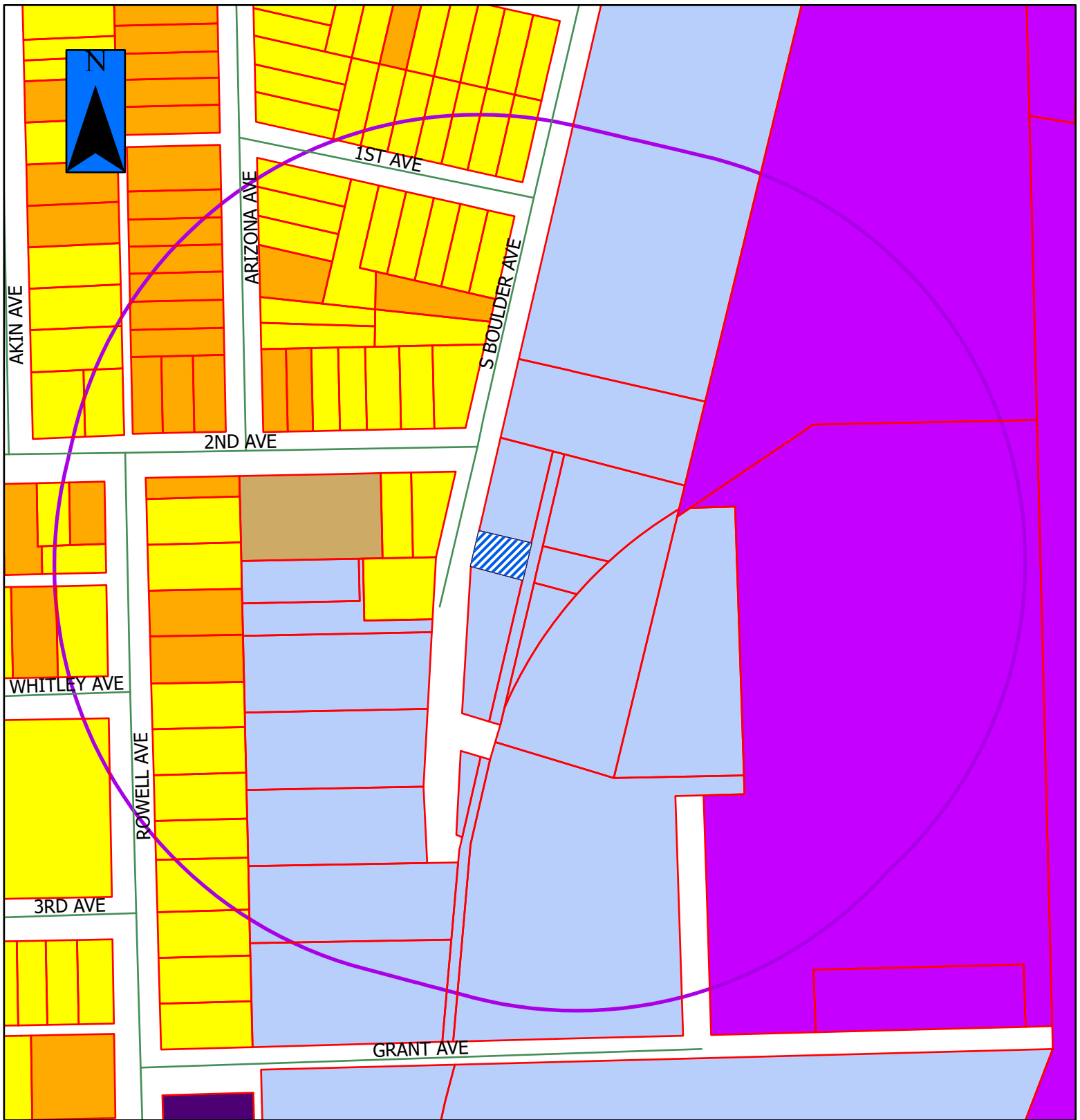
The site has limited parking, with one space available in front of the building and several spaces available behind the building. The rear parking area is accessed from a gated entrance on the adjacent property at 208 S. Boulder Avenue, which is currently owned by

the same owner as 206. The petitioner is responsible for working with the property owner to create an agreement that formalizes this access and allows it to remain into the future. The rear parking area would not be open to the public, but would be used by the petitioner to store additional vehicles awaiting service. As a condition of approval, all gravel areas used for parking or driveways will need to be paved. A plat of survey, site plan, and floor plan are attached.

Conditions

If the Zoning Board desires to approve the Special Use Permit to allow an automotive repair business and a Variation to allow an automotive repair business within 100 feet of a residential zoning district, located at 206 S. Boulder Avenue, the following conditions would be included:

1. That all service and repairs shall be performed within the building;
2. That all gravel areas used for parking or driveways shall be paved within 120 days of ordinance approval;
3. That inoperable vehicles shall not be stored outdoors for longer than 7 days;
4. That access to the rear of the site from the adjacent property at 208 S. Boulder Avenue shall be provided and shall remain into the future;
5. That a City business license shall be obtained;
6. 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
7. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.



2024-53 & 2024-54



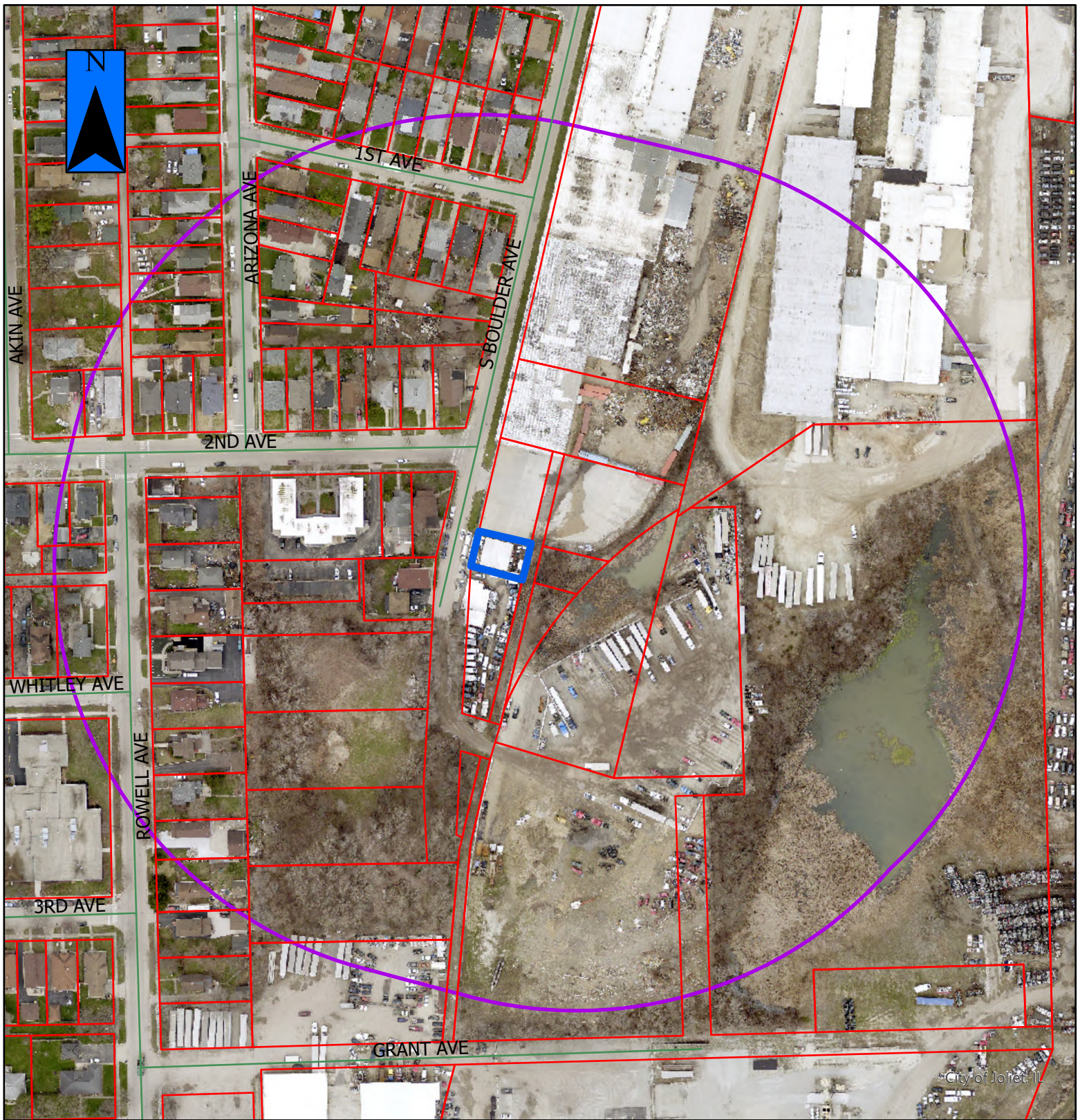
= Property in Question



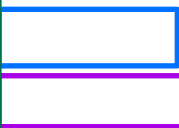
= 600' Public Notification Boundary

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



2024-53a & 2024-54a



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

Figure 1: Aerial view of 206 S. Boulder Avenue (2024)

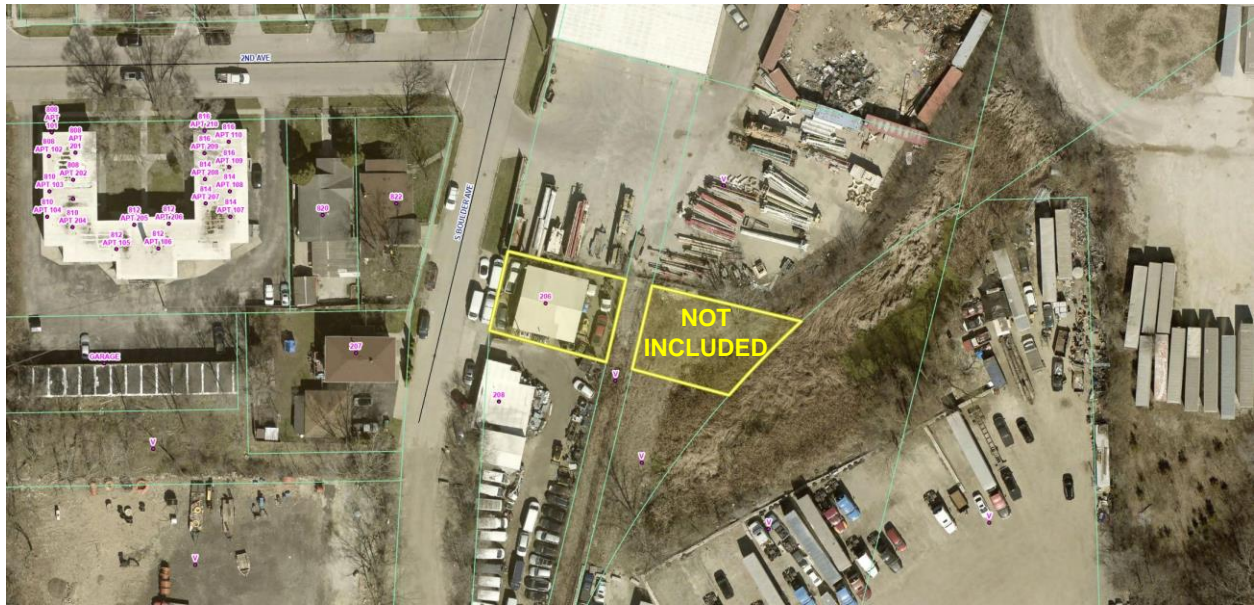


Figure 2: 206 S. Boulder Avenue, view east from Boulder Avenue (November 2024)



Figure 3: 206 S. Boulder Avenue; gated entrance to rear parking area on right (November 2024)



Figure 4: Rear yard behind 206 S. Boulder Avenue (September 2024)



Figure 5: South side yard along 206 S. Boulder Avenue, view facing west toward Boulder Avenue (September 2024)



PLAT OF SURVEY

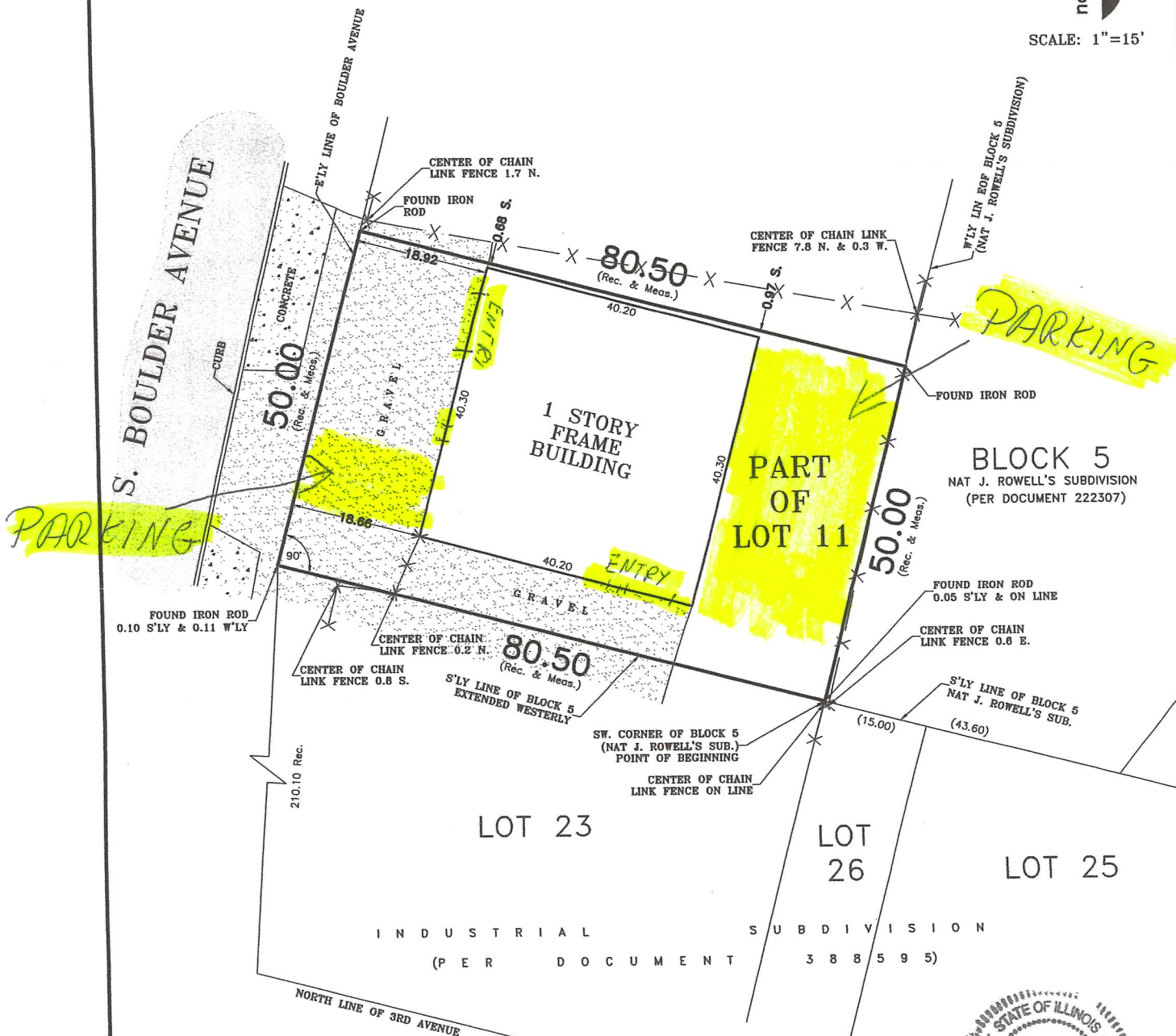
of

THAT PART OF LOT 11 IN COUNTY CLERK'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 15 AND PART OF THE WEST HALF OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1904, IN PLAT BOOK 14, PAGE 22, AS DOCUMENT NUMBER 227046, ALSO THAT PART OF BLOCK 5 IN NAT J. ROWELL'S SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1903, IN PLAT BOOK 14, PAGE 4, AS DOCUMENT NUMBER 222307, ALSO THAT PART OF LOT 25 IN INDUSTRIAL SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1925, IN PLAT BOOK 16, PAGE 54, AS DOCUMENT NUMBER 388595, ALL IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, CONFINED WITHIN THE FOLLOWING DESCRIBED LINES: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 5 IN SAID NAT J. ROWELL'S SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 5, EXTENDED WESTERLY 80.5 FEET TO A POINT IN THE EASTERLY LINE OF BOULDER AVENUE; THENCE NORTHEASTERLY ALONG THE SAID EASTERLY LINE OF BOULDER AVENUE, 50 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK 5, A DISTANCE OF 80.5 FEET, MORE OR LESS, TO A POINT; THENCE SOUTHWESTERLY TO THE PLACE OF BEGINNING, IN WILL COUNTY, ILLINOIS.

ADDRESS: 206 S. BOULDER AVENUE, JOLIET, ILLINOIS



SCALE: 1"=15'



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

Professional Design Registration #184-002795

PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL 60455

Phone 708-458-7845 / Fax 708-458-7855

www.psisurvey.com



STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

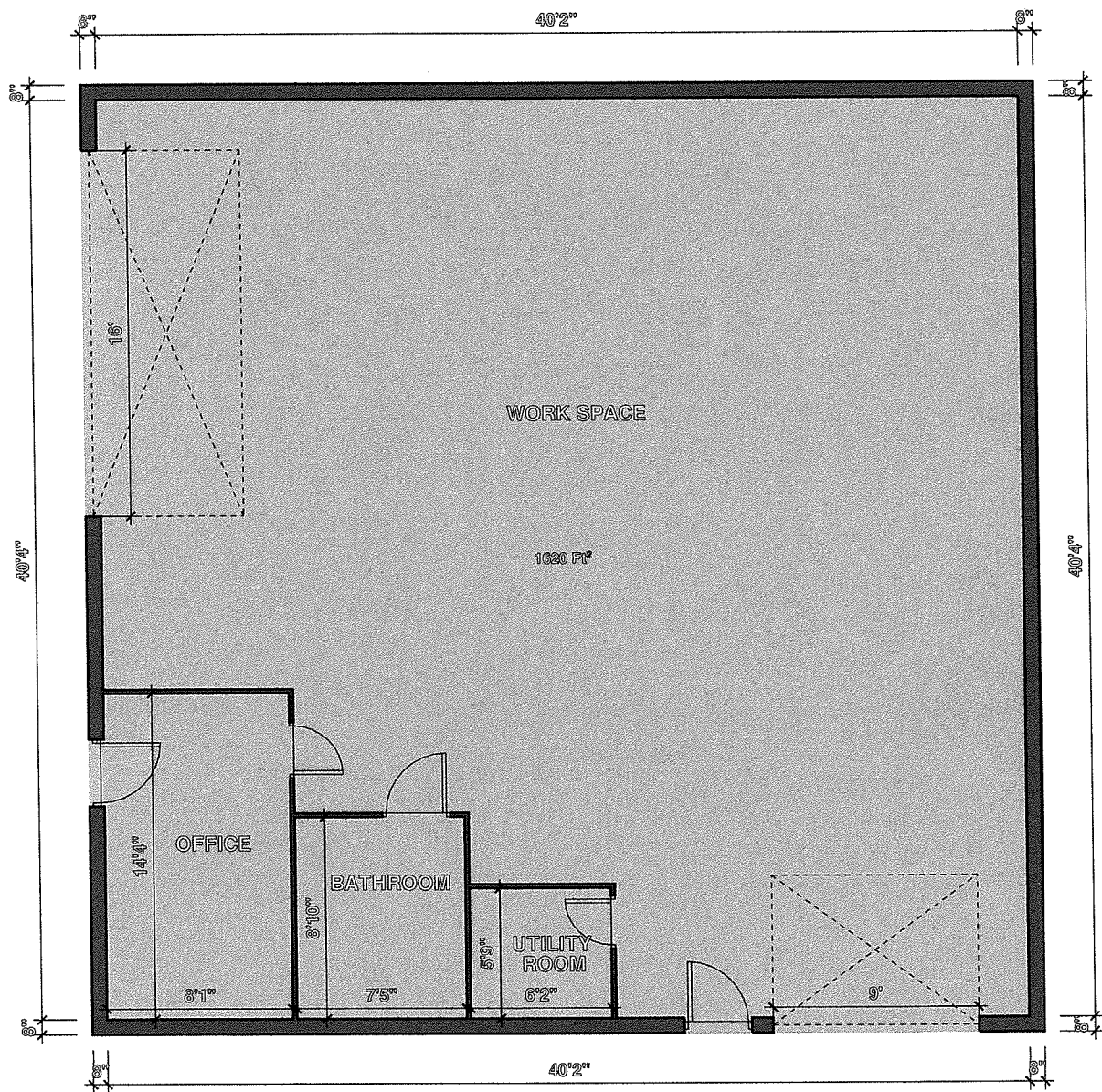
SURVEY ORDERED BY: RED TRADING INC.

I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
15TH DAY OF APRIL A.D. 2014

MY LICENSE EXPIRES ON 11/30/14

N↑



FOR OFFICE USE ONLY

Verified by Planner (please initial):

Payment received from:

Petition #: 2024-53

Common Address: 206 S Boulder Ave

Date filed: 10/3/24

Meeting date requested: 11/21/24

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: 206 S. BOULDER AVE. JOLIET, 60433

PETITIONER'S NAME: KAMIL SZAJNOWSKI

HOME ADDRESS: 1061 BERKLEY LN, LEMONT ZIP CODE: 60439

BUSINESS ADDRESS: 206 S. BOULDER AVE JOLIET ZIP CODE: 60433

PHONE: (Primary) 630-696-1749 (Secondary)

EMAIL ADDRESS: hka11automotive@gmail.com FAX:

PROPERTY INTEREST OF PETITIONER: LEASE LAND FOR COMMERCIAL USE

OWNER OF PROPERTY: ZENONAS SIMKEVICIUS

HOME ADDRESS: 1390 RIVER OAK DR NAPERVILLE ZIP CODE: 60565

BUSINESS ADDRESS: 206 S. BOULDER AVE JOLIET ZIP CODE: 60433

EMAIL ADDRESS: hka11automotive@gmail.com FAX:

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (name, address, phone):

ZBR Construction, 1390 RIVER OAK DR. NAPERVILLE 60565
630-863-1610

OTHER PROJECTS AND/OR DEVELOPMENTS:

NO PREVIOUS PROJECTS OR DEVELOPMENTS ON THIS PROPERTY.

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-14-107-010-0000

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

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

THAT PRT OF LOT 11 IN COUNTY CLERK'S SUB THAT
PRT OF BLK 5 IN NAT & ROWELL'S SUB, BEING A SUB OF
PRT OF THE W1/2 OF THE NW1/

LOT SIZE: WIDTH: 50' DEPTH: 80.5 AREA: 4025 SF

PRESENT USE(S) OF PROPERTY: COMMERCIAL BUILDING

PRESENT ZONING OF PROPERTY: ~~A1~~ I1

SPECIAL USE REQUESTED: MECHANICAL BODY SHOP, REPAIR
AUTOMOBILES, SERVICE AND MAINTAINANCE.

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 ESTABLISHMENT WILL NOT AFFECT PUBLIC HEALTH, SAFETY, MORALS, COMFORT, OR GENERAL WELFARE.

2. How will the special use impact properties in the immediate area?

THE SPECIAL USE WILL NOT IMPACT PROPERTIES IN THE IMMEDIATE AREA IN ANY WAY.

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

THE SPECIAL USE WILL NOT IMPEDE NORMAL/ORDERLY DEVELOPMENT OF SURROUNDING PROPERTY.

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

YES ADE QUATE UTILITIES, ACCESS ROADS, DRAWAGE, AND/OR NECESSARY FACILITIES PROVIDED.

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

YES, ADEQUATE INGRESS/EGRESS MEASURES HAVE BEEN PROVIDED, MINIMAL TRAFFIC USE.

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

THE SPECIAL USE CONFORM TO THE APPLICABLE LAND USE REGULATIONS. IT DOES NOT VIOLATE ANY 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 PRIOR DENIAL OF SPECIAL USE PERMIT IN THE PAST.

REQUIRED SUPPORTING ATTACHMENTS

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

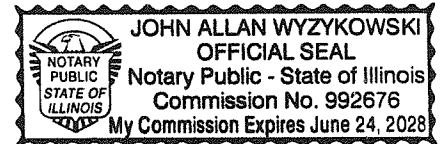
NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Kamil Szojnowski, 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.

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

Subscribed and sworn to before me
this 30th day of September, 2024
John Allan Wyzykowski



FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from: _____

Petition #: 2024-54

Common Address: 206 S Boulder Ave

Date filed: 10/3/24

Meeting date assigned: 11/21/24

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIATION/APPEAL

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: 206 S BOULDER AVE, JOLIET, 60433

PETITIONER'S NAME: KAMIL SZADNOSKI

HOME ADDRESS: 1061 BERKLEY LN, LEMONT ZIP CODE: 60439

BUSINESS ADDRESS: 206 S BOULDER AVE, JOLIET ZIP CODE: 60433

PHONE: (Primary) 630-696-1749 (Secondary) _____

EMAIL ADDRESS: tkallautomotive@gmail.com FAX: _____

PROPERTY INTEREST OF PETITIONER: LEASE LAND FOR COMMERCIAL USE

OWNER OF PROPERTY: ZENONAS SIMKEVICIUS

HOME ADDRESS: 1390 RIVER OAK DR, NAPERVILLE ZIP CODE: 60565

BUSINESS ADDRESS: 206 S. BOULDER AVE JOLIET ZIP CODE: 60433

EMAIL ADDRESS: tkallautomotive@gmail.com FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (name, address, phone or email):

ZBR Construction, 1390 RIVER OAK DR, NAPERVILLE 60565
630-863-1610

OTHER PROJECTS AND/OR DEVELOPMENTS:

NO PREVIOUS PROJECTS OR DEVELOPMENTS ON
THIS PROPERTY

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-14-107-010-0000;
_____;

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):

THAT PRT. OF LOT 11 IN COUNTY CLERK'S SUB THAT
PRT. OF BLK 5 IN NAT J ROWELL'S SUB, BEING A SUB OF
PRT. OF THE W 1/2 OF THE NW 1/4

LOT SIZE: WIDTH: 50' DEPTH: 80.5' AREA: 4,025.0 SF

PRESENT USE(S) OF PROPERTY: ~~I 1~~ COMMERCIAL BUILDING

PRESENT ZONING OF PROPERTY: I 1

VARIATION/APEAL REQUESTED: PROPERTY FRONT ENTRANCE GATE /
FENCE IS WITHIN 100' LINEAR FEET FROM RESIDENTIAL
DEVELOPMENT.

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?

IN ORDER TO APPLY FOR BUSINESS LISENCE WE MUST APPLY FOR
VARIATION ON PROPERTY. CANNOT RUN BUSINESS WITHOUT
LISENCE TO OPERATE.

2. What unique circumstances exist which mandate a variance?

PREVIOUSLY ERECTED PROPERTY PERIMETER FENCE / GATE
IS WITHIN 100 LINEAR FEET FROM RESIDENTIAL
DEVELOPMENT

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.

THE AREA WILL NOT CHANGE, PREVIOUSLY ERECTED
FENCE / GATE WILL REMAIN AS IS. IT WILL NOT IMPACT
COMMUNITY OR SURROUNDING RESIDENTIAL PROPERTIES

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)

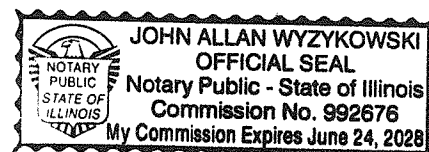
I, Ramil Szajnowski, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Ramil Szajnowski
Petitioner's Signature

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

Subscribed and sworn to before me
this 30th day of September, 2024

John Allan Wyzykowski



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:

206 S. BOULEVER AVE. JOLIET, IL, 60433
PIN(s): 30-07-14-197-010-9000

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Individual: | State the names, addresses, and phone #'s of the individual owner(s) |
| <input type="checkbox"/> 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 |
| <input type="checkbox"/> 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 |
| <input type="checkbox"/> Land Trust: | State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries |
| <input type="checkbox"/> Partnership: | State the names, addresses, and phone #'s of all partners |
| <input type="checkbox"/> 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 |

ZENONAS SIMKEVICIUS
1390 RIVER OAK DR. NAPERVILLE, IL, 60565
630-863-1610

E-MAIL: SZINKEVIC FAX: _____
SZENIVS@YAHOO.COM

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

KAMIL SZAJNOWSKI
1061 BERKLEY LN, LEMONT, IL, 60439
630-696-1749

E-MAIL: tkallautomotive@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: Kamil Szajnowski

DATE: 09/28/2024

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

Kamil Szajnowski, Owner, 630-696-1749

PRINT



2024 GENERAL BUSINESS LICENSE APPLICATION

Office of the City Clerk - Business Services

150 West Jefferson Street

Joliet, Illinois 60432

Office 815-724-3905 Fax 815-724-3904

Email: businessservices@joliet.gov Website: <http://www.joliet.gov>

Office Use Only:

Date Received: _____

Date Issued: _____

Business Account ID: _____

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

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

Proposed Opening Date: 10/14/2024

Date Opened: -

LOCAL BUSINESS INFORMATION

Business Name (DBA): T&K Auto LLC Store Number: _____

Business Address: 206 S Boulder Ave

City: Joliet State: IL Zip Code: 60433

Business Phone Number: 630-696-1749 Fax Number: _____

Location Manager/Supervisor Name: Kamil Szajnowski

Home Address: 1061 Berkley Ln, Lemont, IL, 60439

Cell Phone Number: 630-696-1749 E-mail Address: kamli9418@gmail.com

CORPORATE/ BUSINESS OWNERSHIP INFORMATION

Corporate Name: T&K Auto LLC

Contact Name: Kamil Szajnowski

Corporate Address: 206 S Boulder Ave

City: Joliet State: IL Zip Code: 60433

Phone Number: 630-696-1749 Fax Number: _____

E-mail Address: tkallautomotive@gmail.com Website: _____

Federal Employee Identification Number (FEIN Submit IRS Dept. of Treasury Authorization): 37-2143525

State of Illinois Business Tax Number (IBT - Submit IDOR Certificate of Registration): 4541-2359

Mailing address for all correspondence: Local Business: X Corporate: _____

BUSINESS OWNERSHIP INFORMATION

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

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

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

Name: Kamil Szajnowski Title: Owner
Home Address: 1061 Berkley Ln
City: Lemont State IL Zip Code: 60439
Cell #: 630-696-1749 Email: tkallautomotive@gmail.com % of Ownership: 100

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

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.

Kamil Szajnowski
Name of applicant (print)

Kamil Szajnowski
Signature of applicant

Owner
Title of applicant

09/01/2024
Date

GENERAL BUSINESS LICENSE WORKSHEET

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

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

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

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

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

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

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

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

_____ **Massage Business**
Number of masseuses on staff: _____

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

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

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

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

x _____ **Public Garage**
Number of service bays: 2 _____

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

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

_____ **Warehouse**

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

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

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

BUSINESS OPERATION INFORMATION

General Description/Purpose of Business: Mechanical and autobody repair

Gross Square Footage of Business Location: 1600

Total Number of Employees at Location (include family members): 0

Days of Week and Hours of Operation at Location: Monday-Friday 7am-4pm

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

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

If no, name of center: _____

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

Owner Name: Zenonas Simkevicius

Owner Address: 1390 River Oak Dr

City: Naperville State: IL Zip Code: 60565

Cell Phone Number: 630-863-1610

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

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

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

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

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

Name of Alarm System Monitoring Company: _____

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

Provide vending/market pantry vendor information below:

Vending Company: _____ Office Number: _____

Contact Name: _____ Cell Phone Number: _____

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.		