

## STAFF REPORT

**DATE:** April 8, 2024  
**TO:** Zoning Board of Appeals  
**FROM:** Planning Staff  
**RE:** Petition Number: 2024-15 and 2024-16  
Applicant: Serna's Auto Repair Corp  
Status of Applicant: Proposed Tenant  
Owner: 900 East Washington LLC  
Location: 218 S. Chicago Street  
Request: A Special Use Permit to allow an automotive repair facility (2024-16)  
A Variation to allow an automotive repair facility with an opening within 100 feet of a residential zoning district (2024-15)

---

### Purpose

The applicant is requesting a special use permit to allow an automotive repair facility within the existing commercial building at 218 S. Chicago Street. Per the City of Joliet Zoning Ordinance, automotive repair facilities may be allowed as special uses in the B-3 (general business) 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 the auto facilities shall not have any openings within 100 feet of any residential zoning district. The petitioner is requesting a Variation from this requirement because the existing building has a loading door within 100 feet of a residentially-zoned vacant lot located to the southeast of the subject property at 221 St. Louis Street.

### Site Specific Information

The subject site is around 6,000 square feet and contains a 2,170-square-foot concrete block building built around 1959. The building has an overhead door on the west side off Chicago Street and a second loading door on the east side off the alley. On the north side of the building, there is an asphalt parking lot with access off Chicago Street.

The property is currently zoned I-1 (light industrial) and has been zoned I-1 since 1978 when it was reclassified from B-3 (general business) zoning. The existing building was constructed around 1959 and used as an auto repair and sales facility for the next two decades. The most recent use was for a door and heating systems company from 2003

to around 2012. The property has not been occupied since then, according to City directory data.

### **Surrounding Zoning, Land Use and Character**

The property is located on the east side of Chicago Street between Osgood Street and Third Avenue. The block contains many undeveloped lots surrounding the subject site. Other uses on the block include a Comcast building at the northwest corner, a residential home at the northeast corner, and part of the Ace Iron and Metals Inc. recycling operation at the southeast corner. The entire block is zoned I-1, with the exception of one lot that is zoned R-2 (single-family residential) and is currently vacant. Across Chicago Street to the west are vacant City-owned lots and an industrial building for Ace Iron and Metals Inc., zoned R-2 (single-family residential).

### **Applicable Regulations**

- Section 47-13.2A (G) Special Uses – B-3 (General Business) District
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit (refer to attachment)

### **Discussion**

The petitioner is requesting approval of a Special Use Permit to allow an automotive repair facility for Serna's Auto Repair Corp at 218 S. Chicago Street. The business is a locally owned small business that performs general auto repair work including engine and transmission repair, computer diagnostics, tune-ups, and brake repair. The business would operate as a public garage with the proposed hours of Monday through Friday 8 AM to 6 PM and Saturday 8 AM to 2 PM. The business would employ three repair technicians and one office employee.

The interior of the existing building is currently open space, with overhead doors on the front and rear. The business owner estimates that up to four to five cars can be serviced and stored inside the building at one time. The petitioner would need to remodel the interior to add office space and restrooms. The existing parking lot would need to be redone, including paving, curbing, and landscaping, as a condition of the Special Use Permit. Additionally, the sidewalk in front of the building along Chicago Street would need to be replaced where needed. The petitioner estimates that the parking lot can contain approximately ten parking spaces. A floor plan, parking plan, and plat of survey are attached.

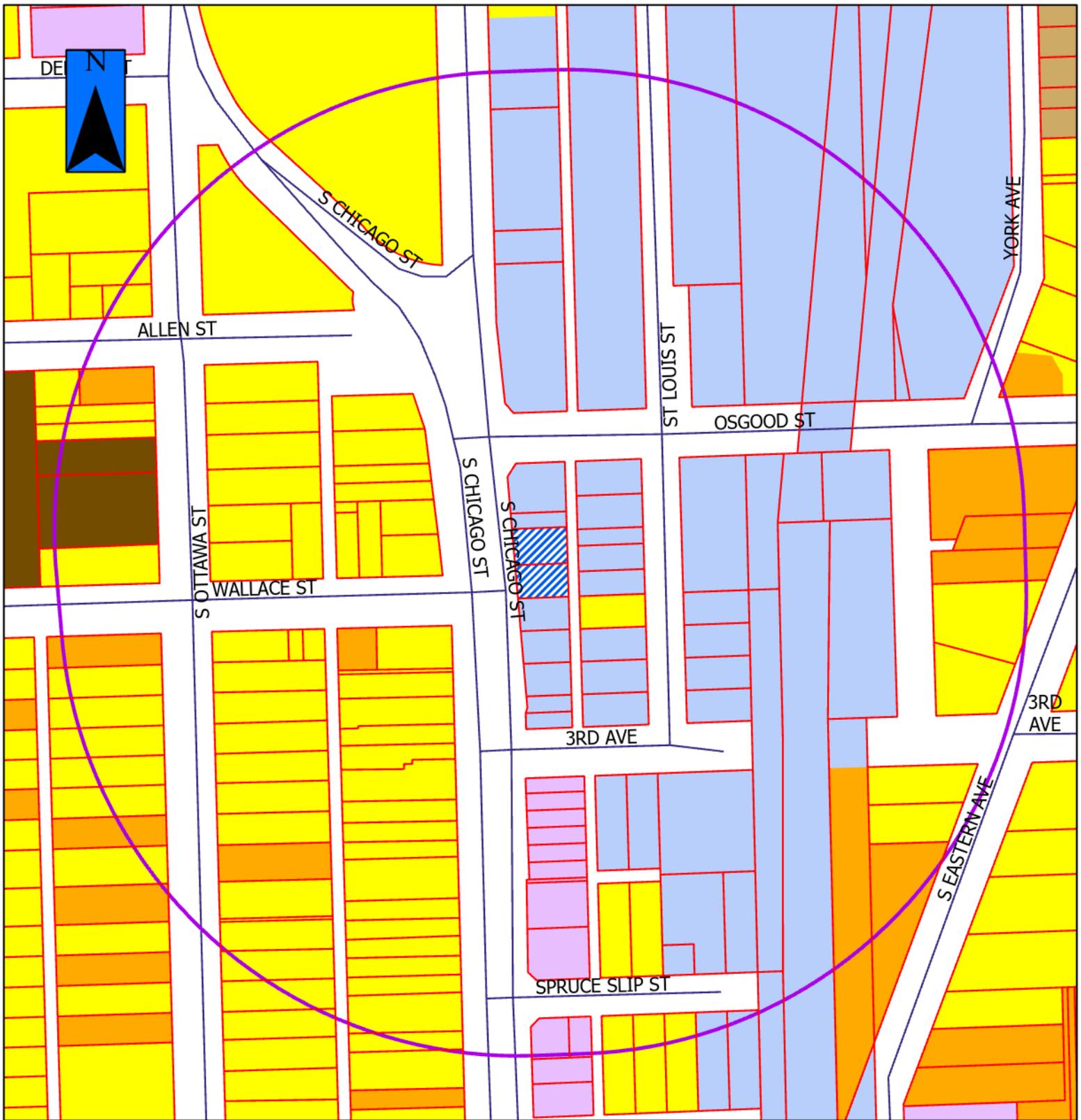
The Zoning Ordinance states that auto repair uses shall not have any openings within 100 feet of a residential zoning district. One lot on the block, located to the southeast of the subject site, is zoned R-2 and is within 100 feet of the rear loading door. This lot was reclassified from industrial zoning to residential zoning in 1991 because it contained a

residence at that time. The residence was demolished around 2000 and the lot is currently vacant and owned by the City of Joliet. Although the lot no longer contains a residential use, the petitioner must request a variation from the 100-foot spacing requirement because of the lot's residential zoning.

### **Conditions**

If the Zoning Board desires to approve the Variation and Special Use Permit to allow an automotive repair facility, located at 218 S. Chicago Street, the following conditions would be included:

1. That the parking lot shall be replaced in accordance with City Ordinance requirements prior to the issuance of a business license;
2. That the sidewalk along the property frontage on Chicago Street shall be replaced where needed prior to the issuance of a business license;
3. That a landscape plan that meets City Ordinance shall be submitted as part of the building permit plan set;
4. That a City business license shall be obtained;
5. 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
6. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.



## 2024-15 & 2024-16



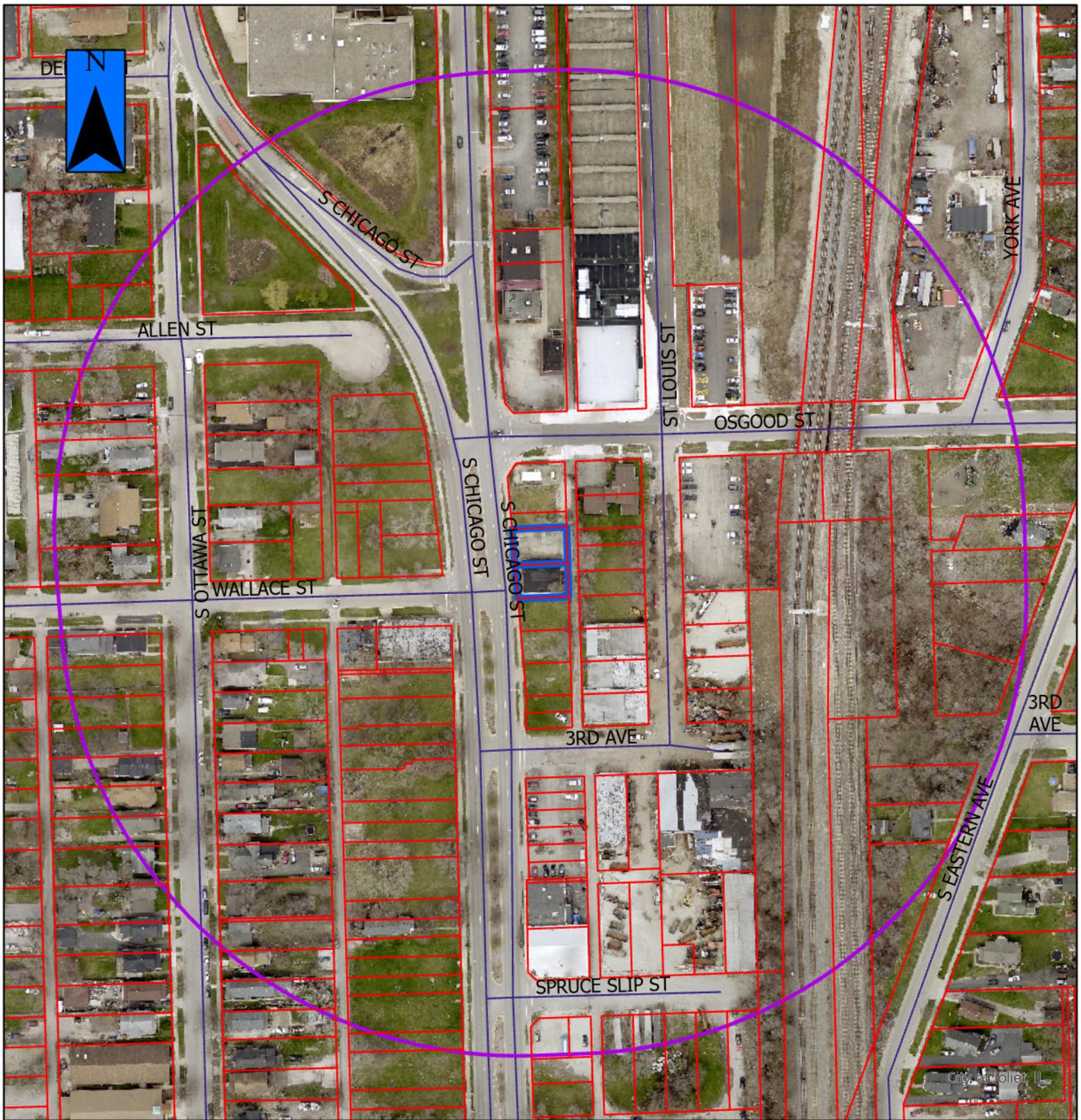
= Property in Question



= 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



## 2024-15a & 2024-16a



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

Figure 1: Aerial view of 218 S. Chicago Street (2022)



*Figure 2: 218 S. Chicago Street, view facing east from intersection of Webster Street and Chicago Street (April 2024)*



*Figure 3: Existing parking area on the north side of the building at 218 S. Chicago Street, view south from Chicago Street (April 2024)*



Figure 4: North and east sides of 218 S. Chicago Street, view south from rear alley (April 2024)



Figure 5: South side of 218 S. Chicago Street, view north from Chicago Street (April 2024)



# PLAT OF SURVEY

P.I.N.:  
07-15-117-003 (LOT 37)  
07-15-117-004 (LOT 38)  
ADDRESS:  
218 S. CHICAGO ST.  
JOLIET, IL

LOT 37 AND THE SOUTH 6 INCHES OF LOT 36 (EXCEPTING THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART THEREOF VESTED IN THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS, BY AMENDED DECREE ENTERED DECEMBER 20, 1991 CASE NO. 91ED7488), IN OSGOOD'S SUBDIVISION OF BLOCK 18, IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1861, IN BOOK 73, PAGE 159, AS DOCUMENT NO. 40247, IN WILL COUNTY, ILLINOIS.

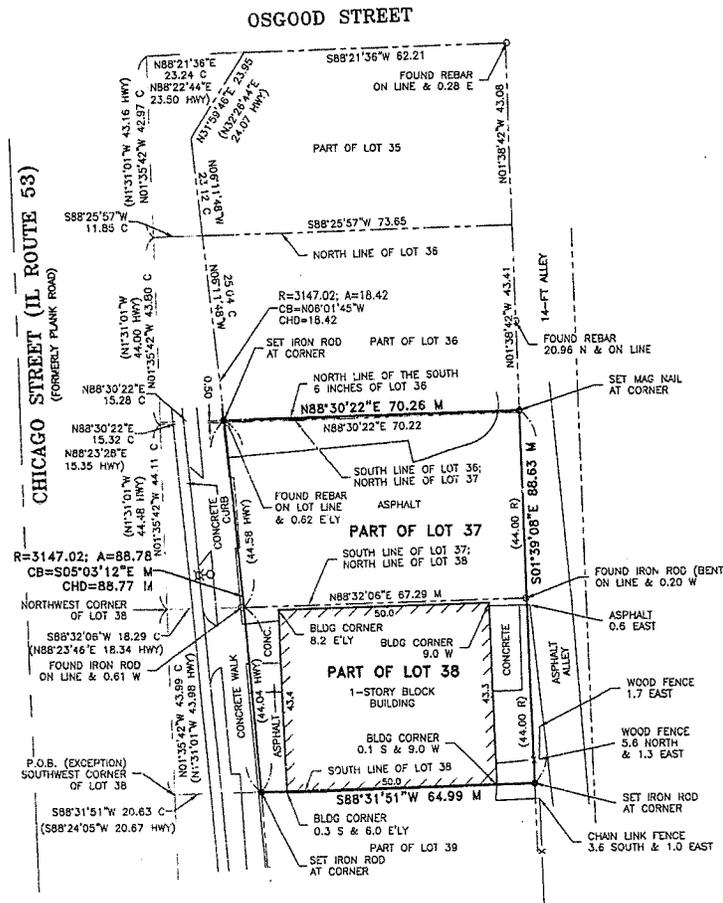
ALSO:

LOT 38 IN OSGOOD'S SUBDIVISION OF BLOCK 18, IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1861, AS DOCUMENT NO. 40247, IN WILL COUNTY, ILLINOIS. EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CONDEMNATION CASE NO. 91ED9157, DESCRIBED AS FOLLOWS: THAT PART OF LOT 38, IN OSGOOD'S SUBDIVISION OF BLOCK 18, IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1861, AS DOCUMENT NO. 40247, IN WILL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE ON AN ASSUMED BEARING OF NORTH 01 DEGREES 31 MINUTES 01 SECONDS WEST, ON THE WEST LINE OF SAID LOT, 43.98 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 88 DEGREES 23 MINUTES 46 SECONDS EAST, ON THE NORTH LINE OF SAID LOT, 18.34 FEET TO A POINT ON A 3,147.02 FOOT RADIUS CURVE, CONCAVE TO THE WEST, THE CENTER OF CIRCLE OF SAID CURVE BEARS SOUTH 85 DEGREES 02 MINUTES 43 SECONDS WEST FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 48 MINUTES 07 SECONDS, 44.04 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 38, THAT IS 20.67 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT, AS MEASURED ON THE SOUTH LINE OF SAID LOT; THENCE SOUTH 88 DEGREES 24 MINUTES 05 SECONDS WEST, ON SAID LOT LINE, 20.67 FEET TO THE POINT OF BEGINNING.

SCALE 1" = 20'

☐ INDICATES SURVEY MONUMENT FOUND  
● INDICATES 9/16" X 30" IRON ROD SET

C OR CALC = CALCULATED  
D = DEED  
M OR MEAS = MEASURED  
R OR REC = RECORD  
HWY = PLAT OF HIGHWAY  
BLDG = BUILDING



NOTES:

1. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
2. SCOTCH INCORPORATED IS PROFESSIONAL DESIGN FIRM NUMBER 184-000165.
3. FOR A SURVEY TO BE CONSIDERED TO BE AN ORIGINAL IT MUST BE SIGNED AND HAVE EITHER AN EMBOSSED SEAL OR A RUBBER STAMP SEAL IN THE COLOR RED OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR.
4. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
5. UNLESS OTHERWISE NOTED ON THE DRAWING, ALL PROPERTY CORNERS SET ARE 9/16-IN X 30-IN GALVANIZED IRON STEEL RODS.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, THE LEGAL DESCRIPTION AS SHOWN WAS TAKEN FROM WARRANTY DEEDS RECORDED AS DOCUMENT NUMBERS R2000289278 AND R2001050828.
7. THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS THE STATE PLANE OF ILLINOIS, ZONE EAST [NAD83 (2011)], BASED ON GNSS OBSERVATIONS UTILIZING THE TRIMBLE NOW VRS NETWORK.
8. THE AREA OF THE SURVEYED PARCEL IS 0.137 ACRES.
9. THE FIELD WORK WAS COMPLETED ON JULY 26, 2021.

STATE OF ILLINOIS  
COUNTY OF WILL

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE SURVEYED, STAKED, AND LOCATED THE IMPROVEMENTS ON, AND PLATTED THE LAND DESCRIBED IN THE FOREGOING CAPTION AND SHOWN ON THIS PLAT, AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS THIS

29th DAY OF July

*Christopher M. Papesch*  
PROFESSIONAL LAND SURVEYOR  
ILLINOIS  
CREST HILL  
ILLINOIS  
LICENSE EXPIRATION DATE: 11/30/2022  
cpapesch@geotechcorp.com

**GEOTECH INC.**  
CONSULTING ENGINEERS - LAND SURVEYORS  
1227 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT: JOHN THOMPSON	FIELD BOOK #: BH 35-10 PG 12
DRAWN BY: MC	DATE: 7/29/21 SCALE: 1"=20' JOB NO. 21060

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

12

12 11 10 9 8 7 6 5 4 3 2 1  
13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32  
33 34 35 36 37 38 39 40 41 42

2' 10' 2' 10' 2' 10'

10'

30'

21'

48'

25'

2'

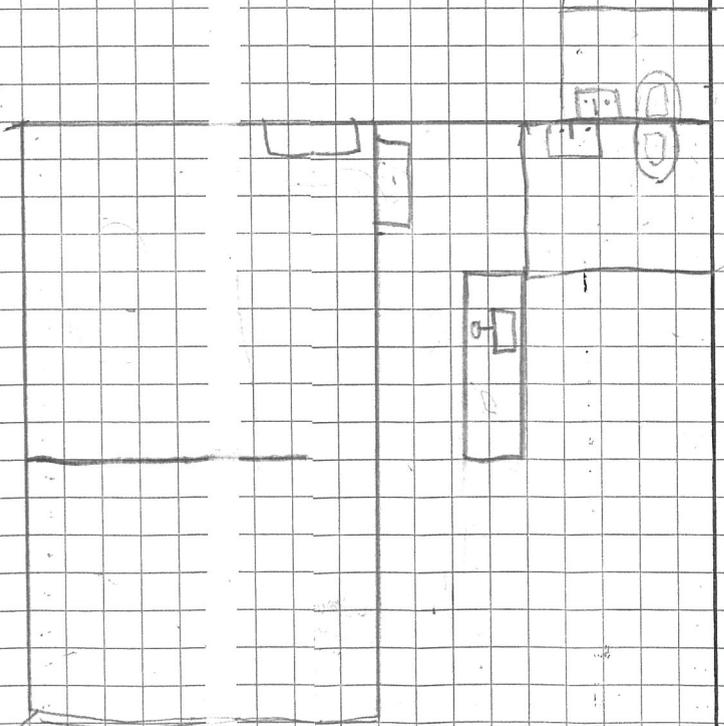
10'

30'

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42

CHICAGO ST

S



EXIT

LANDSCAPING

BUILDING

DOOR

BUILDING

HANDICAP

LANDSCAPING

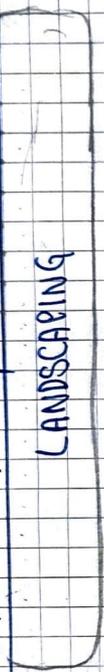
SIDEWALK

SIDEWALK

CHICAGO ST

55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



FOR OFFICE USE ONLY

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

Payment received from:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Petition #: \_\_\_\_\_

Common Address: \_\_\_\_\_

Date filed: \_\_\_\_\_

Meeting date assigned: \_\_\_\_\_

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

**PETITION FOR VARIATION/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: 218 S Chicago St Joliet IL 60436

PETITIONER'S NAME: Serna's Auto Repair Corp/ Jose De Jesus Serna Cervera

HOME ADDRESS: 915 Jasper St Joliet IL ZIP CODE: 60436

BUSINESS ADDRESS: 218 S Chicago St Joliet IL ZIP CODE: 60436

PHONE: (Primary) 815-726-9161 (Secondary) 972-693-6546

EMAIL ADDRESS: c.vaca@cmvaccounting.com FAX: 815-726-9162

PROPERTY INTEREST OF PETITIONER: 218 S Chicago St Joliet IL 60436

OWNER OF PROPERTY: 900 East Washington LLC

HOME ADDRESS: PO BOX 491 Lockport IL ZIP CODE: 60441

BUSINESS ADDRESS: 218 S Chicago St Joliet IL ZIP CODE: 60436

EMAIL ADDRESS: 900ewashingtonllc@gmail.com FAX: N/A

**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):

Rigoberto Gonzalez (Restaurante Los Cantaros) 23956 S Rt 53 Elwood IL

Arin Freeman (Ace Iron and Mental) 11 Third Ave Joliet IL 60433 (815)723

Terrence Tuma (Oreilly's) 312 Collins St Joliet IL 60432 (708)420-4510

OTHER PROJECTS AND/OR DEVELOPMENTS:

n/a  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 07-15-117-003 (Lot 37) ;  
07-15-117-004 (Lot 38) ; \_\_\_\_\_

*\*\*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):

See Attachment (Next Page)

LOT SIZE: WIDTH: 42 DEPTH: 48 AREA: 2350 SQ

PRESENT USE(S) OF PROPERTY: Not in use

PRESENT ZONING OF PROPERTY: I-1

VARIATION/APPEAL REQUESTED: \_\_\_\_\_

**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?*  
Currently without the variance the exit garage door opening into the alley would not be able to be put into use.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. What unique circumstances exist which mandate a variance?

The opening garage door is less than the allowed 100 ft from residential property.

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 positive impact of allowing for variance will permit proper use of garage door. And permit use as the exit for vehicles done with service at the shop. Keeping a direct flow in the planned floor plan for the indoor operations. We do not foresee any negative impact we are willing to work with the community to make a good environment.

**REQUIRED SUPPORTING ATTACHMENTS**

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

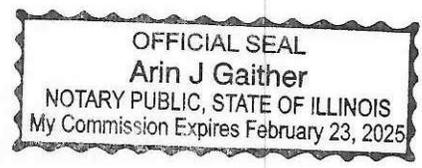
**NOTARIZATION OF PETITION**

STATE OF ILLINOIS) ss  
COUNTY OF WILL)

I, Jose de Jesus Serna Cervantes, 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.

[Signature]  
Petitioner's Signature

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



Subscribed and sworn to before me  
this 20th day of March, 20 24  
[Signature]

FOR OFFICE USE ONLY

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

Payment received from:

CMV Accounting Services, Inc  
81 N. Chicago St., Suite 204  
Joliet, IL 60432

Petition #: 2024-16

Common Address: 218 S. Chicago St.

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: 218 S CHICAGO ST JOLIET IL 60436

PETITIONER'S NAME: SERNA'S AUTO REPAIR CORP/ JOSE DE JESUS SERNA CERVERA

HOME ADDRESS: 915 JASPER ST JOLIET IL ZIP CODE: 60436

BUSINESS ADDRESS: 218 S CHICAGO ST JOLIET IL ZIP CODE: 60436

PHONE: (Primary) 815-726-9161 (Secondary) 972-693-6546

EMAIL ADDRESS: c.vaca@cmvaccounting.com FAX: 815-726-9162

PROPERTY INTEREST OF PETITIONER: 218 S CHICAGO ST JOLIET IL 60436

OWNER OF PROPERTY: 900 EAST WASHINGTON LLC

HOME ADDRESS: PO BOX 491 LOCKPORT IL ZIP CODE: 60441

BUSINESS ADDRESS: 218 S CHICAGO ST JOLIET IL ZIP CODE: 60436

EMAIL ADDRESS: 900ewashingtonllc@gmail.com FAX: N/A

**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):

Rigoberto Gonzalez (Restaurante Los Cantaros) 23956 S Rt 53 Elwood IL 60421 (815)919-1609

Arin Freeman (Ace Iron and Metal) 11 Third Ave Joliet IL 60433 (815)723-2612

Terrence Tuma (Oreilly's) 312 Collins St Joliet IL 60432 (708)420-4510

OTHER PROJECTS AND/OR DEVELOPMENTS:

n/a

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 07-15-117-003 (Lot 37) ;  
07-15-117-004 (Lot 38) ; \_\_\_\_\_ ; \_\_\_\_\_ .

*\*\*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 Attachment (Next Page)

LOT SIZE: WIDTH: 42 DEPTH: 48 AREA: 2350 SQ

PRESENT USE(S) OF PROPERTY: not in use

PRESENT ZONING OF PROPERTY: I-1

SPECIAL USE REQUESTED: General Auto Mechanic Repair Shop

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?

Auto Shop will bring more jobs and give life to a current vacant building. The business owner wants to make good use of the two-lot property.

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

With some repairs, updates, cleaning, maintenance, and keeping the clients in mind, the owner of shop seeks to become an asset to the neighborhood.

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

No, Shop owner seeks to become a component to the way the area functions, and work with current community. In hopes to become an asset to the area for years to come.

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

Yes, utilities are available. Access road is Chicago St, with exit flowing outward to the alley way, and merge onto side street. Unit has proper City of Joliet Drainage.

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

Yes, the floor plan will address the flow of traffic intended.

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?

To the knowledge of auto shop applicant, the requested use is applicable based on regulations. Before application, City Zoning provided some information and application.

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)?

To the knowledge of Auto shop owner, no other application and or denial has been processed in less than a year.

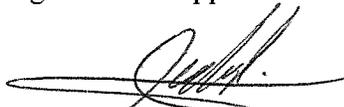
**REQUIRED SUPPORTING ATTACHMENTS**

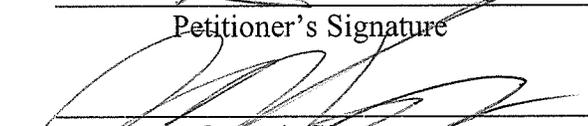
- Site plan / concept plan / floor plan / building elevation plan
- Joliet Ownership Disclosure form
- Business license application (if applicable)

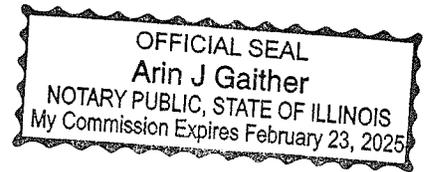
**NOTARIZATION OF PETITION**

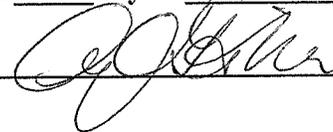
STATE OF ILLINOIS) ss  
COUNTY OF WILL)

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

  
\_\_\_\_\_  
Petitioner's Signature

  
\_\_\_\_\_  
Owner's Signature  
(If other than petitioner)



Subscribed and sworn to before me  
this 15<sup>th</sup> day of March, 2024  
  
\_\_\_\_\_

## CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

### I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- Building Permit (Complete Sections II and III)
- Business License (Complete All Sections)

### II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

218 S CHICAGO ST JOLIET IL 60436

PIN(s): 07-15-117-003 (Lot 37), 07-15-117-004 (Lot 38)

### 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

900 EAST WASHINGTON LLC

ATTN: Jason Freeman

PO BOX 491 Lockport IL60441

(815)212-1519

E-MAIL: 900ewashingtonllc@gmail.com FAX:

**IV. BUSINESS OWNERSHIP**

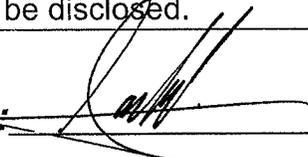
If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

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

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

SERNA'S AUTO REPAIR CORP  
ATTN: JOSE DE JESUS SERNA CERVERA  
218 S CHICAGO ST JOLIET IL 60436  
915 JASPER ST JOLIET IL 60436 (Mailing) Cell 972-693-6546  
E-MAIL: c.vaca@cmvaccounting.com      FAX: (815) 726-9162

**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:** 03/15/2024

**Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:**  
JOSE DE JESUS SERNA CERVERA (Shop Owner/ President) 972-693-6546  
CYNTHIA M MAYORGA (Accounting) 815-726-9161

**PRINT**

Attachment (Site Legal Description)

LOT 37 & THE S 6 INCHES OF LOT 36 (EX THFM THE FEE SIMPLE TITLE THOF) IN OSGOOD'S SUB OF BLK 18 IN CANAL TRUSTEE'S SUB, BEING A SUB OF PRT OF THE W1/2 OF THE NW1/4 OF SEC 15, T35N-R10E. (EX THAT PRT TAKEN FOR ROAD WIDENING PER COURT CASE 91ED7488)

LOT 38 BLOCK 18 IN CANAL TRUSTEE'S SUB, BEING A SUB OF PRT OF THE E1/2 OF THE NW 1/4 OF SEC 15, T35N R10E.



## 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](mailto: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: \_\_\_\_\_ Date Opened: \_\_\_\_\_

### LOCAL BUSINESS INFORMATION

Business Name (DBA): SERNA'S AUTO REPAIR, CORP. Store Number: 1  
Business Address: 218 S Chicago St  
City: Joliet State: IL Zip Code: 60436  
Business Phone Number: 972-693-6546 Fax Number: \_\_\_\_\_

Location Manager/Supervisor Name: Jose De Jesus Serna Cervera  
Home Address: 915 Jasper St Joliet IL 60436  
Cell Phone Number: 972-693-6546 E-mail Address: c.vaca@cmvaccounting.com

### CORPORATE/ BUSINESS OWNERSHIP INFORMATION

Corporate Name: SERNA'S AUTO REPAIR, CORP.  
Contact Name: Jose De Jesus Serna Cervera  
Corporate Address: 218 S Chicago St  
City: Joliet State: IL Zip Code: 60436  
Phone Number: 972-693-6546 Fax Number: 815-726-9162  
E-mail Address: c.vaca@cmvaccounting.com Website: N/A

Federal Employee Identification Number (FEIN Submit IRS Dept. of Treasury Authorization): 99-1890487  
State of Illinois Business Tax Number (IBT - Submit IDOR Certificate of Registration): Pending  
Mailing address for all correspondence: Local Business:  Corporate: \_\_\_\_\_

**BUSINESS OWNERSHIP INFORMATION**

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

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

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

Name: Jose De Jesus Serna Cervera Title: President  
Home Address: 915 Jasper St  
City: Joliet State IL Zip Code: 60436  
Cell #: 972-693-6546 Email: c.vaca@cmvaccounting.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.

Jose De Jesus Serna Cervera  
Name of applicant (print)

Jose de Jesus Serna C  
Signature of applicant

President  
Title of applicant

03/20/24  
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: 3-4 \_\_\_\_\_

\_\_\_\_\_ **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: Auto Repair Shop

Gross Square Footage of Business Location: 2350 SQ

Total Number of Employees at Location (include family members): 3-4

Days of Week and Hours of Operation at Location: M-F 8-6 and Sat 8-2

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: 900 East Washington LLC

Owner Address: PO BOX 491

City: Lockport State: IL Zip Code: 60441

Cell Phone Number: 815-212-1519

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.		