

STAFF REPORT

DATE: July 12, 2022
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2022-43 and 2022-44
Applicant: American Property Investments LLC
Status of Applicant: Contract Purchaser
Owner: Glassman Real Estate Investments, LLC;
Maple Warehouse, LLC
Location: 212 Page Avenue, 220 Maple Street, 300 Maple Street
Request: 2022-43: A Special Use Permit to allow a trucking facility and warehouse in an I-2 (General Industrial) district
2022-44: A Variation to locate a trucking facility within 300 feet of a residential district

Purpose

The applicant is requesting a Special Use Permit to allow a trucking facility and a warehouse in an I-2 (General Industrial) zoning district. Per the City of Joliet Zoning Ordinance, trucking facilities may be allowed as special uses in all industrial districts but not within 300 feet of a residential zoning district. The applicant is also requesting a Variation to allow the trucking facility to be located closer than 300 feet to a residential district. The Mayor and City Council make the final decision on the Special Use request, with the advice of the Zoning Board of Appeals in accordance with Section 47-5.2. The Zoning Board of Appeals makes the final decision on the Variation request.

Site Specific Information

The subject property is approximately 10.8 acres and is currently the location of Berlinsky Scrap Corp. The site is irregularly shaped with approximate boundaries of Maple Street and Page Avenue to the west, the Canadian National railroad tracks and Stevens Avenue to the east, and Wenberg Street and Cass Street to the south. Portions of Benton Street, Page Avenue, and Wenberg Street within the site were vacated in 2008. Another portion of Benton Street at the site entrance was vacated in 2018. The property is zoned I-2 (General Industrial).

Surrounding Zoning, Land Use and Character

The surrounding area is a mix of industrial and residential uses. The site and adjacent residential area between Maple Street and the railroad were originally zoned I-2 as sections were annexed into the City in the 1950s and 60s. In 1991, the residential properties with industrial zoning were encouraged but not required to reclassify to residential zoning, which created the mix of I-2 and R-2 (Single-Family Residential) zoning in the neighborhood between Wenberg Street and Cass Street, and along Stevens Avenue. To the west of the site across Maple Street are a residential neighborhood with a mix of R-2 and R-3 (One- and Two-Family Residential) zoning and industrial properties with I-1 (Light Industrial) zoning. The zoning and land use for the adjacent properties are as follows:

- North: I-2, industrial
- South: I-2 and R-2, residential (south of Wenberg Street); County R-5 (Single-Family Residence), unincorporated residential (south of Cass Street)
- East: I-2, railroad right-of-way; I-2 and R-2, single-family residences
- West: R-2 and R-3, residential; I-1, industrial

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)
- Section 47-19.8 Findings of Facts Supporting a Variation
(refer to attachment)

Discussion

The petitioner, American Property Investments LLC, is proposing to redevelop the site currently occupied by Berlinsky Scrap Corp. as a truck parking facility with an associated warehouse. According to the applicant, they plan to use the site as parking for semi-trucks and trailers, as well as the transient storage of dry goods in the existing warehouse at 220 Maple Street. The company plans to redevelop the site over a period of three years, beginning with the northern part of the property. Trucks would access the property from Maple Street via Cass Street, using the existing entrance at the vacated portion of Benton Street. The applicant states that the trucks are involved primarily in “over the road” operations and will be dispatched for days at a time. The applicant estimates that approximately one truck will enter or leave the site per hour, and a total of 10 trucks may enter and exit the facility in any 24-hour period.

Carting, express, and hauling facilities are allowed as special uses in the I-2 Zoning District, but not within 300 feet of a residential zoning district. The subject site is nearer than 300 feet to residential zoning across Maple Street to the west, across Wenberg

Street to the south, and at the southeastern corner of the site along Stevens Avenue. Therefore, the petitioner is also requesting a Variation to locate the trucking facility closer than 300 feet to a residential district.

The petitioner has submitted a preliminary site plan showing the proposed layout of the site. The two existing warehouses at 220 Maple Street and 205 Page Avenue will remain; all other structures will be removed. Stormwater detention will be provided in the northwest corner of the site. The site will be screened along the south and east sides adjacent to residential properties. The petitioner intends to use the existing site entrance off of Maple Street at Benton Street; there will be no access from Page Avenue. As a condition of approval, Planning staff is requesting that the applicant vacate the portion of Page Avenue adjacent to Tract 3 of their property at the south end of the site (see Figure 13). This will allow the developer to install a continuous fence along the south perimeter and will provide room for trailer parking spaces to be located at this end of the site. Planning staff recommended that the petitioner hold a meeting with neighboring residents prior to the Zoning Board meeting but the petitioner has not arranged a meeting as of the writing of this staff report.

All site and public improvements will be required per the Public Works and Utilities Departments, the Subdivision Regulations, and the Joliet Zoning Ordinance. Development impact fees will be required. A landscape plan that complies with the Zoning Ordinance must be submitted with future development plans. A Payment In Lieu Of Taxes (PILOT) will be required as per the terms of the approved ordinance. The funds collected from the PILOT will be used for adjacent city street maintenance.

Conditions

If the Zoning Board desires to approve this Special Use Permit to allow a trucking facility and warehouse in an I-2 (General Industrial) zoning district, and a Variation to locate a trucking facility within 300 feet of a residential zoning district, the following conditions would be included:

1. That a petition to vacate the portion of Page Avenue adjacent to Tract 3 (north of the east-west alley south of Wenberg Street) shall be applied for within 30 days of approval of the Special Use Permit;
2. That all public improvements required by the Public Works Department shall be installed prior to the issuance of a Certificate of Occupancy;
3. That the truck and trailer parking area shall be required to make a Payment In Lieu Of Taxes (PILOT) as per the terms of the Ordinance;
4. That a landscape plan shall be submitted as part of the building permit plan set

that meets City Ordinance;

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; and
6. That the business shall be registered with the City Clerk's Office.

ZONING BOARD OF APPEALS
CRITERIA FOR SPECIAL USES

Section 47-5.2 (C) of the Zoning Ordinance states:

A special use permit shall not be granted unless the applicant establishes by clear and convincing evidence:

	Does the evidence presented sustain this criteria?	Comments
(1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and		
(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and		
(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and		
(4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and		
(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and		
(6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and		
(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.		

ZONING BOARD OF APPEALS
CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

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

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

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from: _____

Petition #: 2022-44

Common Address: 212 Page Ave., 220 Maple St. + 300 Maple St.

Date filed: 06/16/22

Meeting date requested: 07/21/22

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: 212 Page Ave; 220 Maple St; 300 Maple St

PETITIONER'S NAME: American Property Investments LLC as contract purchaser or Assignee

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 333 Front Street, Lemont, Illinois ZIP CODE: 60439

PHONE: (Primary) 773.899.4546 (Secondary) _____

EMAIL ADDRESS: vipalliancellc@gmail.com FAX: _____

PROPERTY INTEREST OF PETITIONER: Contract Purchaser

OWNER OF PROPERTY: See attached sheet

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 212 Page Ave., Joliet, Illinois ZIP CODE: 60432

EMAIL ADDRESS: prichards@kggllc.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.): see addendum. multiple P.I.N.s _____;
_____; _____; _____.

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 addendum

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA : _____

PRESENT USE(S) OF PROPERTY: Scrap Yard

PRESENT ZONING OF PROPERTY: I-2

SPECIAL USE REQUESTED: see addendum

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?

See attached addendum

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

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

see attached addendum

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

see attached addendum

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

see attached addendum

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?

see attached addendum

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 applications were submitted by this applicant.

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, Kenneth Glassman & Bridgette Caparelli, 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.

Bridgette Kuchnickas authorized agent
Petitioner's Signature

Kenneth Glassman authorized agent
Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 16 day of June, 20 22

[Signature]



**ADDENDUM TO APPLICATION FOR SPECIAL USE PERMIT
AMERICAN PROPERTY INVESTMENTS LLC**

PINs for the site:

30-07-11 310 –001/002/003/004/005/006/007/008/009/010/011/014/015/016/017/018/019/022
025/026

30-07-11-307-002

30-07-11-302-003

30-07-11-309-024

30-07-11-309-025 (soon to be 027)

LEGAL DESCRIPTION

TRACT 1:

LOT 17 (EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 17 AND RUNNING THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT TO THE NORTHEASTERLY CORNER THEREOF, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT A DISTANCE OF 45 FEET AND THENCE NORTHWESTERLY TO THE POINT OF BEGINNING), ALL OF LOTS 21, 22, 23, 25 AND 26, ALSO LOT 24, EXCEPT THEREFROM THAT PORTION THEREOF CONVEYED TO THE ELGIN, JOLIET AND EAST RAILWAY COMPANY BY WARRANTY DEED DATED JULY 20, 1899, RECORDED AUGUST 29, 1899, AS DOCUMENT NO. 204065, IN BOOK 342, PAGE 616, SAID LOTS BEING THE SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND OF A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, IN TOWNSHIP 35 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, MADE BY THE EXECUTORS OF THE LAST WILL AND TESTAMENT OF ROBERT STEVENS, DECEASED, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1872, IN MAP BOOK 1, PAGES 41 AND 42, IN WILL COUNTY, ILLINOIS.

TRACT 2: PARCEL 1:

VACATED LOTS 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, AND 38 TOGETHER WITH THE VACATED ALLEY LYING SOUTH AND ADJOINING LOTS 23, 24, 27, 28, 31, AND 34, AND NORTH AND ADJOINING LOTS 22, 25, 26, 29, 30, 35, AND 36, ALL IN NEW CHURCH SUBDIVISION OF LOTS 1, 32, 33, 34, 35, 39, AND 40 AND THE NORTH PART OF LOTS 41 AND 42, IN THE SUBDIVISION MADE BY THE EXECUTORS OF THE ESTATE OF ROBERT STEVENS, DECEASED, OF PART OF SECTION 11, TOWNSHIP 35 NORTH, AND RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER THE PLAT THEREOF RECORDED PLAT BOOK 10 PAGES 26 AND 27 OF THE RECORDS OF THE RECORDER'S OFFICE OF SAID WILL COUNTY, ILLINOIS, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF BENTON STREET, PAGE AVENUE AND WENBERG STREET OF PART OF THE NEW CHURCH SUBDIVISION OF LOTS 1, 32, 33, 34, 35, 39, 40, AND THE NORTH PART OF LOTS 41 AND 42 IN THE SUBDIVISION MADE BY THE EXECUTORS OF THE ESTATE OF ROBERT STEVENS, DECEASED, OF PART OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 26 AND 27 OF THE RECORDS IN THE RECORDS OFFICE OF WILL COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 23 IN SAID THE NEW CHURCH SUBDIVISION; THENCE SOUTH 00 DEGREES 53 MINUTES 50 SECONDS WEST, ON THE WEST LINE OF SAID PAGE AVENUE, 234.02 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE SOUTH 10 DEGREES 10 MINUTES 04 SECONDS WEST, ON SAID WEST LINE, 28.65 FEET TO THE SOUTHEAST CORNER OF LOT 22 IN SAID THE NEW CHURCH SUBDIVISION, ALSO BEING THE NORTH LINE OF WENBERG STREET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ON THE NORTH LINE OF SAID WENBERG STREET, 95.13 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 50.00 FEET TO THE SOUTH LINE OF SAID WENBERG STREET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ON SAID SOUTH LINE, 86.16 FEET TO THE NORTHEAST CORNER OF LOT 21 IN SAID THE NEW CHURCH SUBDIVISION, ALSO BEING THE WEST LINE OF SAID PAGE AVENUE; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 40.64 FEET TO THE EAST LINE OF SAID PAGE AVENUE; THENCE NORTH 10 DEGREES 10 MINUTES 04 SECONDS EAST, ON SAID EAST LINE, 75.52 FEET TO AN ANGLE POINT IN SAID EAST LINE; THENCE NORTH 00 DEGREES 53 MINUTES 50 SECONDS EAST, ON SAID EAST LINE, 303.89 FEET TO THE NORTH LINE OF SAID BENTON STREET; THENCE NORTH 89 DEGREES 59 MINUTES 26 SECONDS WEST, ON SAID NORTH LINE, 145.58 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 34 SECONDS WEST, 66.00 FEET TO THE SOUTH LINE OF SAID BENTON STREET; THENCE SOUTH 89 DEGREES 59 MINUTES 26 SECONDS EAST, ON SAID SOUTH LINE, 104.55 FEET TO THE POINT OF BEGINNING, AS VACATED BY ORDINANCE RECORDED AS DOCUMENT NO. R2008135244, IN WILL COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF BENTON STREET LYING EASTERLY OF MAPLE STREET AND LYING NORTH OF LOTS 27, 28, 31, AND 32 IN THE NEW CHURCH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1899, IN PLAT BOOK 10 PAGE 26, AS DOCUMENT NUMBER 204053, IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 32 IN SAID NEW CHURCH SUBDIVISION, THENCE NORTHERLY ALONG THE EASTERLY LINE OF THE MAPLE STREET RIGHT-OF-WAY TO THE NORTH LINE OF THE BENTON STREET RIGHT-OF-WAY; THENCE EAST ALONG SAID NORTH LINE TO A POINT ON THE EASTERLY LINE OF LOT 22 IN THE STEVENS' ESTATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1872, IN PLAT BOOK 1 PAGE 41, AS DOCUMENT NUMBER 84129, SAID POINT ALSO BEING THE NORTHWEST CORNER OF VACATED BENTON STREET THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINES OF LOTS 27, 28, 31, AND 32 IN AFORESAID NEW CHURCH, SUBDIVISION, SAID LINE ALSO BEING THE WEST LINE OF VACATED BENTON STREET, 66 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 27; THENCE WEST ALONG THE NORTH LINES OF LOTS 27, 28, 31, AND 32 IN AFORESAID NEW CHURCH SUBDIVISION, TO THE POINT OF BEGINNING, AS VACATED BY ORDINANCE RECORDED AS DOCUMENT NO. R2019000814, IN WILL COUNTY, ILLINOIS.

TRACT 3:

LOTS 18, 19, 20 AND 21 IN THE NEW CHURCH SUBDIVISION OF LOTS 1, 32, 33, 34, 35, 39, 40 AND THE NORTH PART OF LOTS 41 AND 42 IN THE SUBDIVISION BY THE EXECUTORS OF THE ESTATE OF ROBERT STEVENS, DECEASED, OF PART OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 10 EAST OF

THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1899, IN PLAT BOOK 10, PAGES 26 AND 27, AS DOCUMENT NO. 204053, IN WILL COUNTY ILLINOIS.

TRACT 4: PARCEL 1:

LOT 1 IN THE NEW CHURCH SUBDIVISION OF LOTS 1, 32, 33, 34, 35, 39, 40 AND THE NORTH PART OF LOTS 41 AND 42 IN THE SUBDIVISION BY THE EXECUTORS OF THE ESTATE OF ROBERT STEVENS, DECEASED, OF PART OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1899, IN PLAT BOOK 10, PAGES 26 AND 27, AS DOCUMENT NO. 204053 IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF OF VACATED BENTON STREET, VACATED BY ORDINANCE NO. 9839 AND RECORDED FEBRUARY 25, 1992 AS DOCUMENT NO. R92-12805, LYING SOUTH OF AND ADJOINING LOTS 25 AND 26, LYING NORTH OF AND ADJACENT TO LOT 1 IN NEW CHURCH SUBDIVISION AND LOT 1 IN L.K. STEVENS SUBDIVISION AND LYING EAST OF THE EAST RIGHT OF WAY LINE OF PAGE AVENUE EXTENDED NORTH AND LYING WEST OF THE WEST RIGHT OF WAY LINE OF STEVENS AVENUE EXTENDED NORTH, BEING THE SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 OF SECTION 11 AND OF A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, MADE BY THE EXECUTORS OF THE LAST WILL AND TESTAMENT OF ROBERT STEVENS, DECEASED, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1872, IN MAP BOOK 1, PAGES 41 AND 42, ALL IN WILL COUNTY, ILLINOIS.

TRACT 5: PARCEL 1:

THE SOUTH 22 FEET OF SUB LOT 4 OF LOTS 27 AND 28, IN L. K. STEVENS SUBDIVISION OF LOTS 27, 28, 29, 30 AND 31 IN THE SUBDIVISION BY THE EXECUTORS OF THE LAST WILL AND TESTAMENT OF R. STEVENS, DECEASED OF A PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

LOTS 2 THRU 11 IN THE NEW CHURCH SUBDIVISION OF LOTS 1, 32, 33, 34, 35, 39, 40 AND THE NORTH PART OF LOTS 41 AND 42 IN THE SUBDIVISION BY THE EXECUTORS OF THE ESTATE OF ROBERT STEVENS, DECEASED, OF PART OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1899, IN PLAT BOOK 10, PAGES 26 AND 27, AS DOCUMENT NO. 204053, IN WILL COUNTY ILLINOIS.

TRACT 6: PARCEL 1:

SUB-LOT 3, IN L. K. STEVEN'S SUBDIVISION OF LOTS 27 TO 31 OF ROBERT STEVENS ESTATE SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREOF THAT PART DEDICATED TO THE STATE OF ILLINOIS BY INSTRUMENT RECORDED MARCH 2, 1925, AS DOCUMENT NO. 376506, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

LOT 12 IN THE NEW CHURCH SUBDIVISION OF LOTS 1, 32, 33, 34, 35, 39, 40 AND THE NORTH PART OF LOTS 41 AND 42, IN THE SUBDIVISION MADE BY THE EXECUTORS OF THE ESTATE OF ROBERT

STEVENS, DECEASED, OF PART OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREOF THAT PART DEDICATED TO THE STATE OF ILLINOIS BY INSTRUMENT RECORDED MARCH 2, 1925 AS DOCUMENT NO. 376506, ALL IN WILL COUNTY, ILLINOIS.

TRACT 7:

SUB LOTS 1, 2, AND 3 AND THE NORTH 44 FEET OF SUB LOT 4 IN L. K. STEVENS SUBDIVISION OF LOTS 27 AND 28 IN ROBERTS STEVENS ESTATE SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TRACT 8:

PARCEL 1:

THAT PART OF LOTS 13 AND 14 IN NEW CHURCH SUBDIVISION OF LOTS 1, 32, 33, 34, 35, 39, 40 AND THE NORTH PART OF LOTS 41 AND 42, IN THE SUBDIVISION MADE BY THE EXECUTORS OF THE ESTATE OF ROBERT STEVENS, DECEASED, OF A PART OF SECTION 11, IN TOWNSHIP 35 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1899, AS DOCUMENT NO. 204053, LYING NORTHERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 14 THAT IS 50.38 FEET SOUTHERLY OF THE NORTHWEST CORNER THEREOF, THENCE EASTERLY 88.52 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 13 THAT IS 51.50 FEET SOUTHERLY OF THE NORTHEAST CORNER THEREOF, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 13 AND 14 IN NEW CHURCH SUBDIVISION OF LOTS 1, 32, 33, 34, 35, 39, 40 AND THE NORTH PART OF LOTS 41 AND 42, IN THE SUBDIVISION MADE BY THE EXECUTORS OF THE ESTATE OF ROBERT STEVENS, DECEASED, OF A PART OF SECTION 11, IN TOWNSHIP 35 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1899, AS DOCUMENT NO. 204053, LYING SOUTHERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 14 THAT IS 50.38 FEET SOUTHERLY OF THE NORTHWEST CORNER THEREOF, THENCE EASTERLY 88.52 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 13 THAT IS 51.50 FEET SOUTHERLY OF THE NORTHEAST CORNER THEREOF, IN WILL COUNTY, ILLINOIS.

EXCEPTING THEREFROM:

THAT PART OF LOT 14 IN THE NEW CHURCH SUBDIVISION OF LOTS 1, 32, 33, 34, 35, 39, 40 AND PART OF LOTS 41 AND 42 IN THE SUBDIVISION MADE BY THE EXECUTORS OF THE ESTATE OF ROBERT STEVENS, DECEASED, OF PART OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE ON AN ASSUMED BEARING OF NORTH 09 DEGREES 32 MINUTES 19 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 14 A DISTANCE OF 9.28 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE NORTHERLY RIGHT OF WAY OF F.A.P. ROUTE 607 (U.S. ROUTE 30) AS DEDICATED BY DOCUMENT 376508 DATED MARCH 2, 1925; FROM THE POINT OF BEGINNING THENCE CONTINUING NORTH 09 DEGREES 32 MINUTES 19 SECONDS EAST ALONG SAID WESTERLY LINE A DISTANCE OF 15.00 FEET TO AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE SOUTH 45 DEGREES 08 MINUTES 51 SECONDS EAST A DISTANCE OF 17.34 FEET TO AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER, SAID SURVEY

MARKER BEING ON A 679.22 FOOT RADIUS CURVE CONCAVE TO THE NORTH AND ALSO BEING ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF F.A.P. 607 (U.S. ROUTE 30); THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE 15.00 FEET, CENTRAL ANGLE 01 DEGREES 15 MINUTES 55 SECONDS TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM:

THAT PART OF LOTS 13 AND 14 IN THE NEW CHURCH SUBDIVISION OF LOTS 1, 32, 33, 34, 35, 39, 40 AND PART OF LOTS 41 AND 42 IN THE SUBDIVISION MADE BY THE EXECUTORS OF THE ESTATE OF ROBERT STEVENS, DECEASED, OF PART OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE ON AN ASSUMED BEARING OF NORTH 09 DEGREES 32 MINUTES 19 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 14 A DISTANCE OF 24.28 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THENCE NORTH 77 DEGREES 06 MINUTES 14 SECONDS EAST A DISTANCE OF 98.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 13; THENCE SOUTH 05 DEGREES 47 MINUTES 09 SECONDS WEST ALONG SAID EAST LINE 13.82 FEET TO A POINT ON A 679.22 FOOT RADIUS CURVE CONCAVE TO THE NORTH, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY OF F.A.P. ROUTE 607 (U.S. ROUTE 30) AS DEDICATED BY DOCUMENT NUMBER 376508 DATED MARCH 2, 1925; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE 83.27 FEET, CENTRAL ANGLE 07 DEGREES 01 MINUTES 27 SECONDS; THENCE NORTH 45 DEGREES 08 MINUTES 51 SECONDS WEST A DISTANCE OF 17.34 FEET TO THE POINT OF BEGINNING.

SPECIAL USE REQUESTED: Applicant seeks to use the site as a parking lot for semi-trucks and trailers as well as transient storage of dry goods for loading and unloading in the existing warehouse. All trucks and trailers are owned by insiders of the applicant through its affiliate entities. The applicant does not seek permission to operate as an open truck terminal for unrelated third-party commercial vehicles. The business is “over the road” trucking primarily to carry out package deliveries for Amazon. “Over the road” trucking implies the semi-trucks and trailers will be dispatched for multi-state travel for days at a time, which will minimize congestion to the surrounding area.

SUMMARY

The applicant, American Property Investments LLC as contract purchaser, submits the following special use request to obtain permission to convert the Berlinsky Scrap yard, which borders Maple Street to the West, Stevens Street to the East and Cass Avenue to the South, into a “over the road” truck parking lot. The existing warehouse will be used for transient loading and unloading. The enclosed survey and site plan illustrate the proposed use of the property, which will be phased in over a period of three years beginning with the northern portion of the property north of the existing warehouse.

1. **How will the special use impact properties in the immediate area?** The applicant’s proposed use will have a minimal affect on the public health, safety, morals, comfort or general welfare primarily due to the fact the site is in an industrial district. Further, the site will be improved from its present use through the paving of the site to allow for semi-trucks and trailers to pass efficiently, lighting, cameras and greenspace. The present use as a metal scrap yard will cease and the site will be paved to allow for parking and efficient ingress and egress from Maple Street to the adjoining Interstates 55 and 80. Further, applicant will install adequate lighting and

cameras to provide additional security. The site will be fenced and gated, and access will only be had through a pass key. The site plan provided by the applicant shows the intended layout of the site. No noxious, offensive or otherwise immoral use is presented in this case.

2. **How will the special use impact properties in the immediate area?** The present use is a metal scrap yard. Applicant will clean out the rubbish and scrap waste from the site and level the site where needed, pave the lot in order to create a neat and sightly parking lot and pathway to the warehouse for loading and unloading. Applicant's will install lights and cameras throughout the site and border the facility with a passkey gate. The addition of greenspace along the surrounding streets will improve the site's appearance and positively impact the surrounding community.

3. **Will the use impede the normal/orderly development/improvement of surrounding property?** The facility and its use will have minimal impact on the normal/orderly development/improvement of surrounding property. The present use for the last several decades as a scrap yard has not significantly affected development/improvement of the surrounding property. The surrounding area is predominantly industrial, and the applicant's use will be in line with the surrounding area uses. Thus, the proposed use will not impede on the normal and orderly development of the surrounding property.

4. **Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?** Yes. As shown on the plat of survey and site plan, the facility is outfitted with utilities, drainage and access roads. The applicant will pave the property and graded to ensure stormwater runoff is routed to the drainage onsite. The applicant will need to work with the Department of Public Works in order to determine a feasible plan to install a stormwater basin. There are several access roads. Although applicant's intended route for trucks will be the route described in Section 5 below.

5. **Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?** Applicant has developed a route for ingress/egress is going to be through Maple Street only. All trucks will thereafter utilize major thoroughfare such as Route 30 West to Route 171 North to Interstate 55. Alternatively, Route 30 east to Interstate 80. The nature of the applicant's businesses is "over the road" trucking which implies that trucks that leave the facility will be out for a week or more at a time before coming back to the facility. The fact that less than one truck will leave or enter the facility per hour will in and of itself minimize any traffic congestion. In any given 24-hour period, a total of 10 trucks may come in and 10 may leave the facility.

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 conforms to the I-2 zoning, subject to approval of the applicant's special use request. Applicant is unaware of any other ordinance or regulation that would be affected by the operation of the site as a warehouse with truck parking. Applicant's special use qualifies pursuant to the

FOR OFFICE USE ONLY

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

Payment received from:

Petition #: 2022-44

Common Address: 212 Page Ave, 220 & 300 Maple St

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: 212 Page Ave; 220 Maple St; 300 Maple St

PETITIONER'S NAME: American Property Investments LLC as contract purchaser

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 333 Front Street, Lemont, Illinois ZIP CODE: 60439

PHONE: (Primary) 773.899.4546 (Secondary) _____

EMAIL ADDRESS: vipalliancellc@gmail.com FAX: 312.268.7284

PROPERTY INTEREST OF PETITIONER: Contract Purchaser

OWNER OF PROPERTY: See ownership disclosure addendum submitted herewith

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 212 Page Ave, Joliet Illinois ZIP CODE: 60432

EMAIL ADDRESS: prichards@kggllc.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*):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): see addendum; multiple PINs ;
_____ ; _____ ; _____ .

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 addendum

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA: _____

PRESENT USE(S) OF PROPERTY: Scrap Yard metal

PRESENT ZONING OF PROPERTY: I-2

VARIATION/APPEAL REQUESTED: Variance to allow for truck/trailer parking within 300 feet of a residential zone

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?*

SEE ADDENDUM

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

SEE ADDENDUM

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.*

SEE ADDENDUM

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 ____ day of _____, 20_____

RESPONSE TO VARIATION CRITERIA

1. *How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?*

Applicable zoning regulations allow for truck/trailer parking with a special use permit but the area being acquired by the applicant spans 10.8+/- acres, a portion of which is near a residential district. The Petitioner has one use for the entire site, which is truck and trailer parking and that is the highest and best use for the property. An inability to effectively use the property would render the transaction unfeasible and would thereby force the area to sit undeveloped, unimproved and vacant.

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

The property being acquired by the applicant spans just over 10.8 acres and is zoned I-2 presently and has been used as a metal scrap yard for several decades. The majority of the site does not require a variance in order to operation. The proposed use is truck/trailer parking on the site which is pending a special use permit. However, a portion of the southern part of the site is within 300' feet of a residential zoning district and petitioner requires a variance over the southern portion bordering Page Avenue as a result. The site is quite unique and due to its size, the variance is needed.

3. *What impact would the granting of this variance have on the essential character of the general area?*

The site is part of a phased redevelopment and will see very little activity over the first two years. Once the property is redeveloped from the northern end (300 Maple Street) southward towards 212 Page Avenue, the area will be needed for additional parking. Applicant has established routes for the trucks/trailers that will not involve accessing the residential area. **The trucks will have ingress and egress through Maple Street.**

The grant of the variance would not have a negative impact on the area relative to the existing use. Petitioner is submitting herewith a landscaping plan as well as a site plan that will include paving the site and installing fencing along its borders. Further, no trucks or incoming traffic will be accessing the site through Page Avenue. Therefore, the residences will be minimally impacted. Moreover, the site will be used just for parking and storing trailers and will not present a noise or other noxious presence to the community. The Petitioner conducts primarily "over the road" trucking to deliver parcels for Amazon, and as a result, will not have regular activity or opportunities to cause a disturbance to the residential district.

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:

See attached addendum

PIN(s): _____

III. PROPERTY OWNERSHIP

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

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

See addendum attached.

E-MAIL: jet@makimports.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

see attached addendum

E-MAIL: _____ 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: Bridgette Kuchniskas (authorized agent)

DATE: 6/10/22

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:
David Sweis/Sweis Law Firm, P.C. (630.575.8505)

53 W. JACKSON BLVD, SUITE 1001, CHICAGO, ILLINOIS 60604

PRINT

ADDENDUM TO CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

PINs for the site:

30-07-11 310 –001/002/003/004/005/006/007/008/009/010/011/014/015/016/017/018/019/022
025/026

30-07-11-307-002

30-07-11-302-003

30-07-11-309-024

30-07-11-309-025 (soon to be 027)

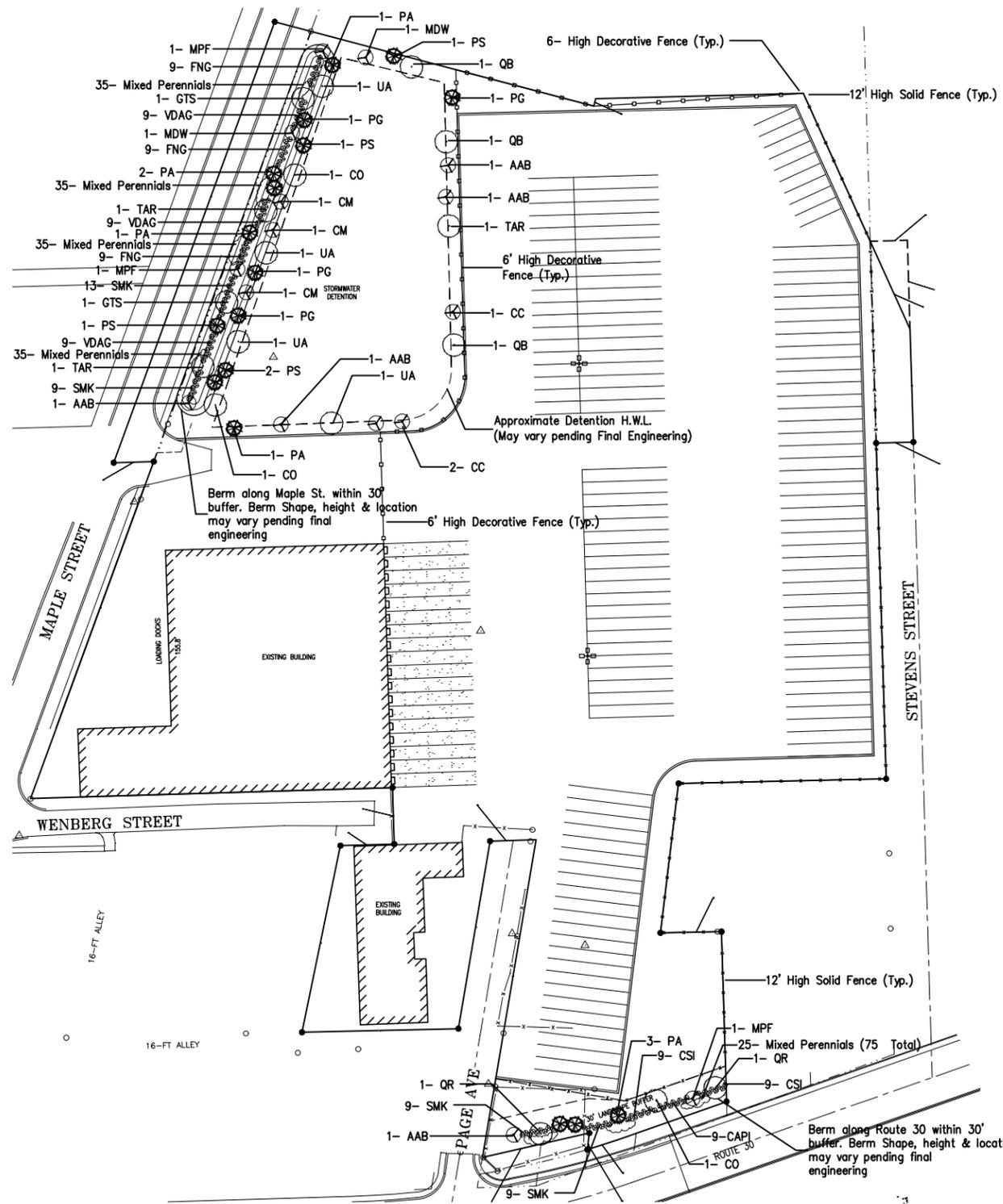
Ownership Information is below and based on tract. The legal description showing each tract is attached hereto

Glassman Real Estate Investments LLC – Page Avenue – Steven Street Series owns Tract 1;

Maple Warehouse LLC owns Tract 2

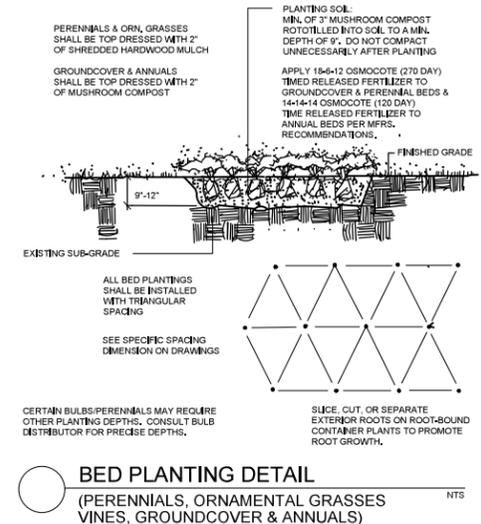
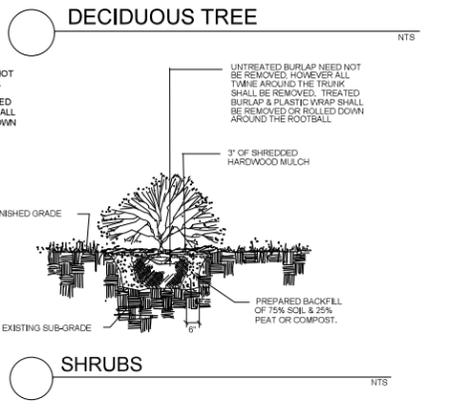
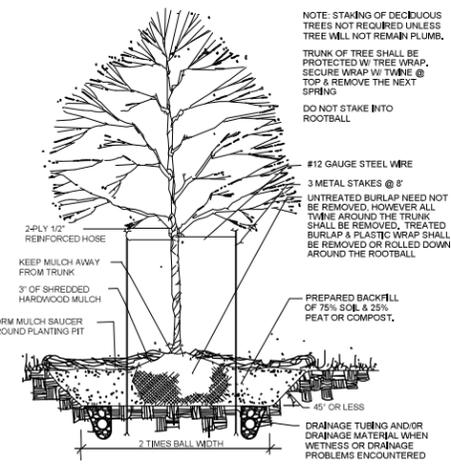
Glassman Real Estate Investments LLC/Page Avenue – Steven Street Series owns Tracts 3, 4, 5 and 7; and

Glassman Real Estate Investments LLC/Cass Street Series owns Tracts 6 and 8.



PLANT LIST	KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	SPACING
DECIDUOUS SHADE TREES						
CO	3		Celtis occidentalis	Common Hackberry	2.0" BB	As Shown
GTS	2		Gleditsia t. i 'Skyline'	Skyline Honeylocust	2.0" BB	As Shown
QR	2		Quercus rubra	Red Oak	2.0" BB	As Shown
QB	3		Quercus bicolor	Swamp White Oak	2.0" BB	As Shown
TAR	3		Tilia a. 'Redmond'	Redmond American Linden	2.0" BB	As Shown
UA	4		Ulmua 'Accolade'	Accolade Elm	2.0" BB	As Shown
DECIDUOUS ORNAMENTAL TREES						
AAB	5		Amelanchier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' BB	As Shown
CC	3		Cercis canadensis	Eastern Redbud	6' BB	As Shown
CM	3		Cornus mas	Corneliancherry Dogwood	6' BB	As Shown
MDW	2		Malus 'Donald Wyman'	Donald Wyman Flowering Crabapple	6' BB	As Shown
MPF	3		Malus 'Prairie Fire'	Prairie Fire Flowering Crabapple	6' BB	As Shown
EVERGREEN TREES						
PA	8		Picea abies	Norway Spruce	6' BB	As Shown
PG	4		Picea glauca	White Spruce	6' BB	As Shown
PS	5		Pinus strobus	Eastern White Pine	6' BB	As Shown
DECIDUOUS SHRUBS & SHRUB ROSES						
CSI	18		Cornus s. 'Isantii'	Isanti Redtwig Dogwood	3 Gal.	36" - O.C.
CAP	9		Cotoneaster a. 'Peking'	Peking Cotoneaster	3 Gal.	36" - O.C.
FNG	27		Forsythia 'Northern Gold'	Northern Gold Forsythia	5 Gal.	36" - O.C.
SMK	40		Syringa p. 'Miss Kim'	Miss Kim Lilac	5 Gal.	48" - O.C.
VDAG	27		Viburnum d. 'All That Glitters'	All That Glitter Viburnum	5 Gal.	36" - O.C.
PERENNIALS						
		215	Mixed Perennials	Selected at Final Landscape Plan	1 Gal.	24" - O.C.

MATERIAL & LABOR LIST:	QUAN.	ITEM	DESCRIPTION
	T.B.D.S.Y.	Erosion Control- Straw	S75 Straw Erosion Control Blanket 10 Month Degradability Available From: North American Green PH: 1-800-772-2040 IDOT Class 1 Lawn Mixture
	T.B.D.SY	Seed	IDOT Class 1 Lawn Mixture
	26	CY	Mulch
	T.B.D.CY	Mulch	Shredded Hardwood Bark Compost (Yard Waste or Mushroom)



- NOTES:**
- Berm locations may vary pending final engineering.
 - Detention area H.W.L. may vary pending final engineering.
 - Detention area plantings may vary pending final length of basin H.W.L.



GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's, specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.

SEAL/STAMP

NO.	DATE	REVISION	INITIAL	SUBMITTAL
	7.13.22			

VIP ALLIANCE
300 MAPLE STREET
JOLIET, IL

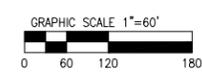
CONCEPTUAL LANDSCAPE PLAN

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS

1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 21238
DATE: 5.17.22
DRAWN BY: MC
CHECKED BY: TC

SHEET NO. 1



P:\Projects\G21238\Engineering\Landscape Plan\07.13.2022 Landscape Plan\300 Maple Street Landscape Plan 2022-07-13.dwg
Rev Date: 7/13/2022 1:18 pm Layout: Conceptual Landscape Plan

Figure 1: View of south end of subject site along Cass Street, looking north from intersection of Cass Street and Page Avenue



Figure 2: View of Page Avenue and south end of site, looking north from Page Avenue



Figure 3: View of Page Avenue and smaller warehouse building at 205 Page Avenue, looking north on Page Avenue



Figure 4: East-west alley located south of the smaller warehouse at 205 Page Avenue, looking west from Page Avenue



Figure 5: View of larger warehouse at 220 Maple Street, and Wenberg Street, looking east from Maple Street



Figure 6: View of Wenberg Street looking east from Maple Street. Wenberg Street terminates at the east end of the warehouse.



Figure 7: Larger warehouse at 220 Maple Street, view looking north from intersection of Maple Street and Wenberg Street



Figure 8: Warehouse at 220 Maple Street, view looking southeast from intersection of Maple Street and Benton Street



Figure 9: View of warehouse at 220 Maple Street and site entrance at (vacated) Benton Street, looking southeast from Maple Street



Figure 10: Site entrance at vacated portion of Benton Street, looking east from intersection of Maple Street and Benton Street



Figure 11: 300 Maple Street (building to be removed), looking northeast from intersection of Maple Street and Benton Street: proposed location of stormwater detention area

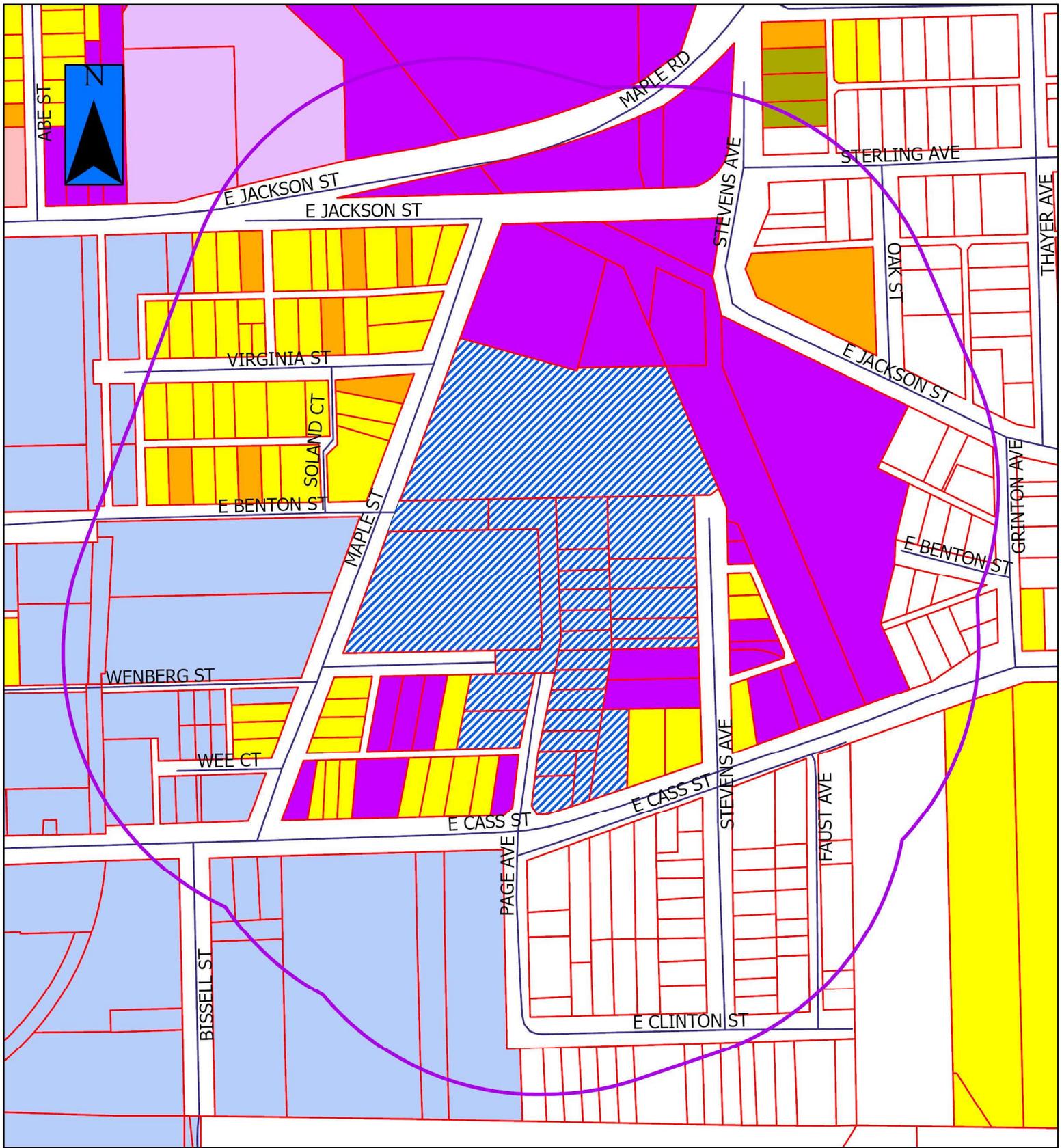


Figure 12: Subject site along Maple Street, north of the building at 300 Maple Street, looking northeast from Maple Street: proposed location of stormwater detention area



Figure 13: Portion of Page Avenue to be vacated



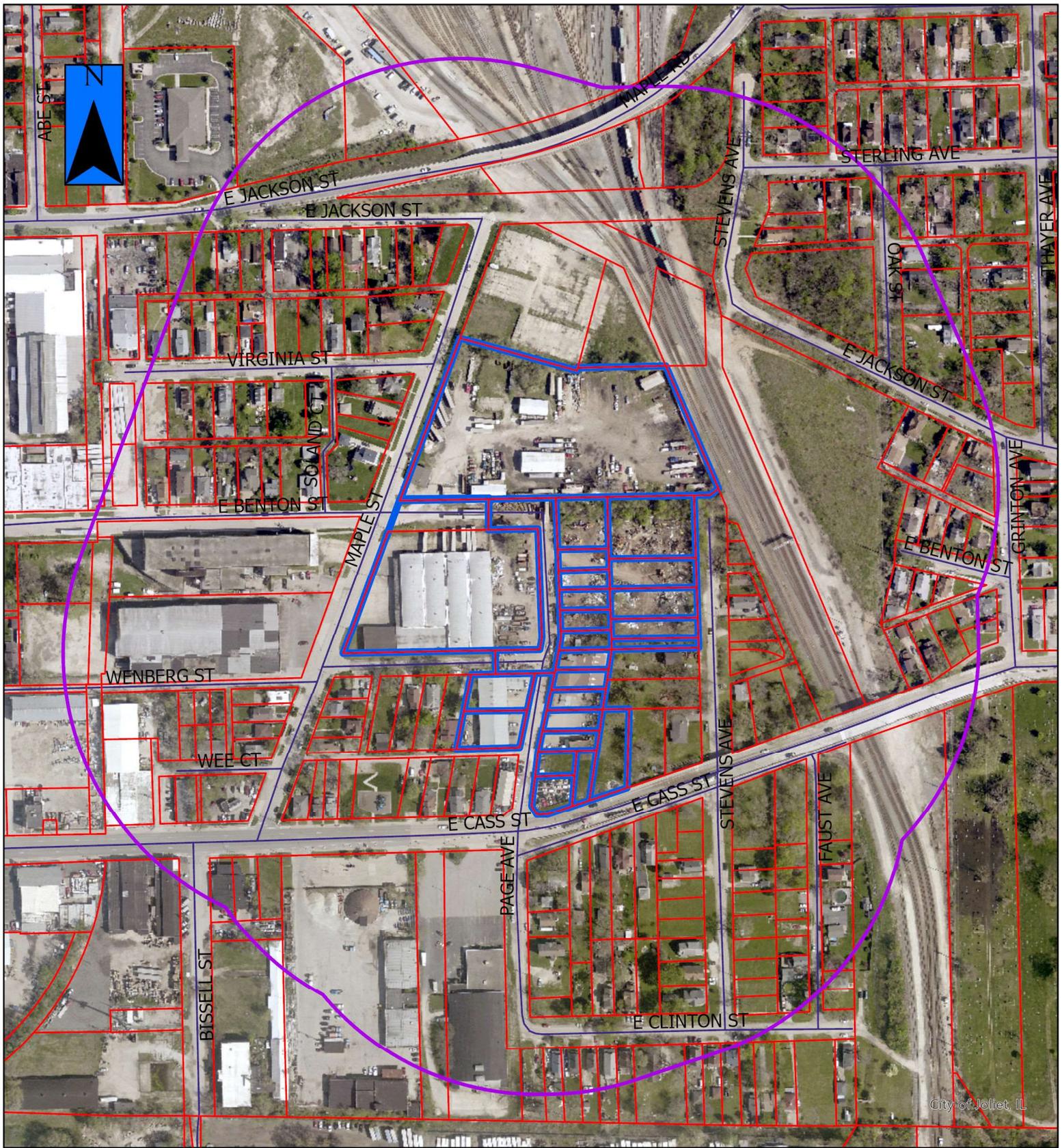


2022-43 & 2022-44



- = Property in Question
- = 600' Public Notification Boundary

Legend			
	B-1		R-2
	B-2		I-TA
	B-3		I-TB
	I-1		I-TC
	I-2		R-1
	I-T		R-1A
			R-1B
			R-2A
			R-3
			R-4
			R-5
			R-B



City of Joliet, IL

2022-43a & 2022-44a



- = Property in Question
- = 600' Public Notification Boundary