

STAFF REPORT

DATE: September 8, 2021
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2021-54
Applicant: April West
Owner: Michael Petry
Location: 20 E. Cass Street
Request: A Special Use Permit for a youth mentoring center

Purpose

The applicant, iLEAD B.S.T.E.M, is requesting a Special Use Permit to allow a youth mentoring center, located at 20 E. Cass Street. The Zoning Board of Appeals is the final decision-making body for this Special Use Permit request.

Site Specific Information

The subject property is located in the historic Munroe building, which was built prior to 1891. The property is zoned B-2 (Central Business) district. The mixed-use, three-story building has two tenant spaces on the main floor. iLEAD B.S.T.E.M seeks to lease both spaces for a total of approximately 1,850 square feet. Businesses in the B-2 (Central Business) district are not subject to the City's off-street parking requirements; however, the property owner will allow parking for the proposed use in the adjacent lot that he owns, which is accessible from Clinton Street.

Surrounding Zoning, Land Use and Character

The property is surrounded by other multi-use and multi-tenant buildings in downtown Joliet. All properties surrounding the subject property are zoned B-2 (Central Business) district.

Applicable Regulations

- Section 47-5.2(A)(3) Special Uses
- Section 47-5.2(C) Criteria for issuance of a Special Use Permit
(refer to attachment)

Discussion

The applicant, iLEAD B.S.T.E.M, currently operates a before and after school youth leadership and guidance program at 20 E. Cass Street for youth between the ages of 12 and 15 years old that focuses on business, science, technology, engineering, and mathematics (BSTEM). The City of Joliet Zoning Ordinance considers youth mentoring centers as a Special Use in the B-2 (Central Business) District. iLEAD B.S.T.E.M was not aware that their existing youth mentoring center required Special Use Permit approval

until they contemplated moving their facility to a different location in downtown Joliet. iLEAD B.S.T.E.M requests approval of a Special Use Permit to allow the organization to continue operating within the multi-use building at 20 E. Cass Street as well as expand into the adjacent unit within the same building. iLEAD B.S.T.E.M submitted a proposed floor plan for their current unit and this can be found as an attachment. The City requested, but was not provided with, a floor plan for the adjacent main floor unit at the time of writing of this staff report.

iLEAD B.S.T.E.M currently works with 15 youth; but, they would like to double or triple their capacity with the proposed expansion into the adjacent unit. The program employees four people. The program will be open 8 pm to 5 pm. Attendees currently enter the facility through the rear door that is adjacent to the parking lot.

Conditions

If the Zoning Board desires to recommend approval of this Special Use Permit for a youth mentoring center, the following conditions would be included:

1. That the two main floor units comply with all building code requirements for the proposed use;
2. 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;
3. Failure to comply with any of the above conditions could result in a rehearing and a possible revocation of the special use permit.
4. 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
5. 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.		

FOR OFFICE USE ONLY

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

Payment received from:

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date requested: _____

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: _____

PETITIONER'S NAME: _____

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: _____

OWNER OF PROPERTY: _____

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: _____ FAX: _____

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

BUSINESS REFERENCES (*name, address, phone*):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): _____ ;
_____ ; _____ ; _____ .

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):

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

PRESENT USE(S) OF PROPERTY: _____

PRESENT ZONING OF PROPERTY: _____

SPECIAL USE REQUESTED: _____

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?

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

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

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

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

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?

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)?

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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

I. INFORMATION ABOUT THE APPLICATION

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

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

II. INFORMATION ABOUT THE PROPERTY

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

PIN(s): _____

III. PROPERTY OWNERSHIP

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

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

E-MAIL: _____ **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

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:  _____

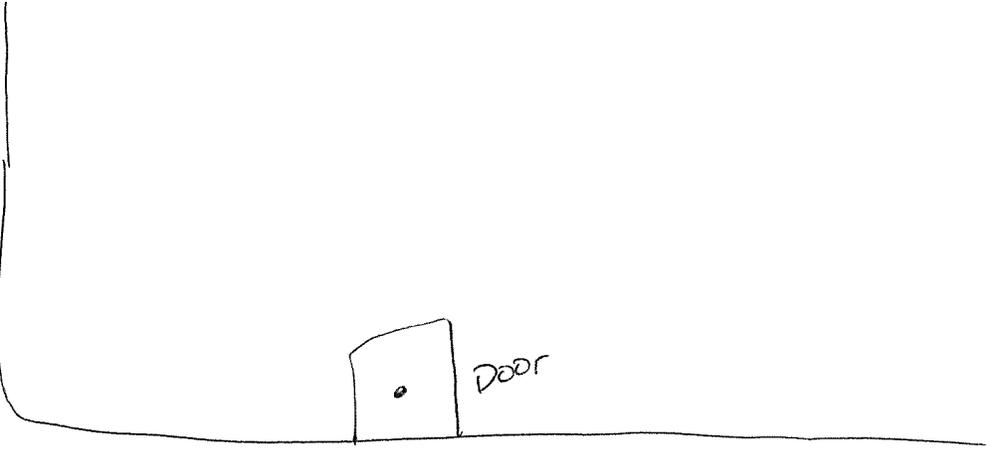
DATE: _____

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

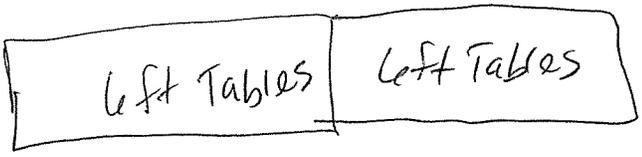
Layout floor plan

Shelves

Shelves

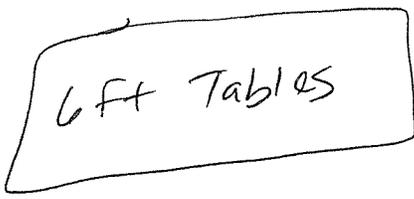
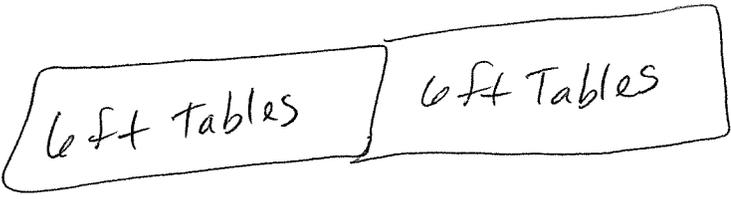


Shelves along wall

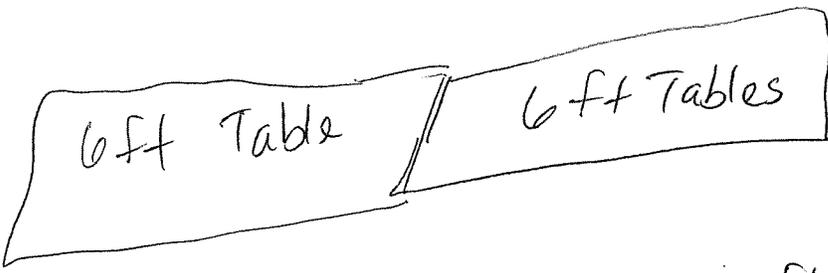


Shelves along wall

Shelves



Shelves along wall



open floor plan

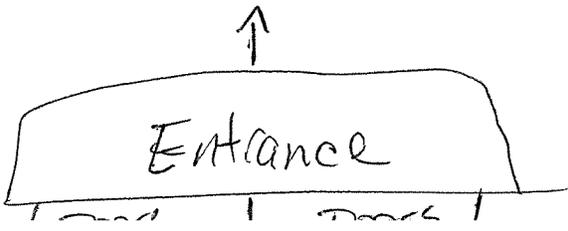


Figure 1: 20 E. Cass Street – Proposal is to utilize both units on the main floor for a youth mentoring center

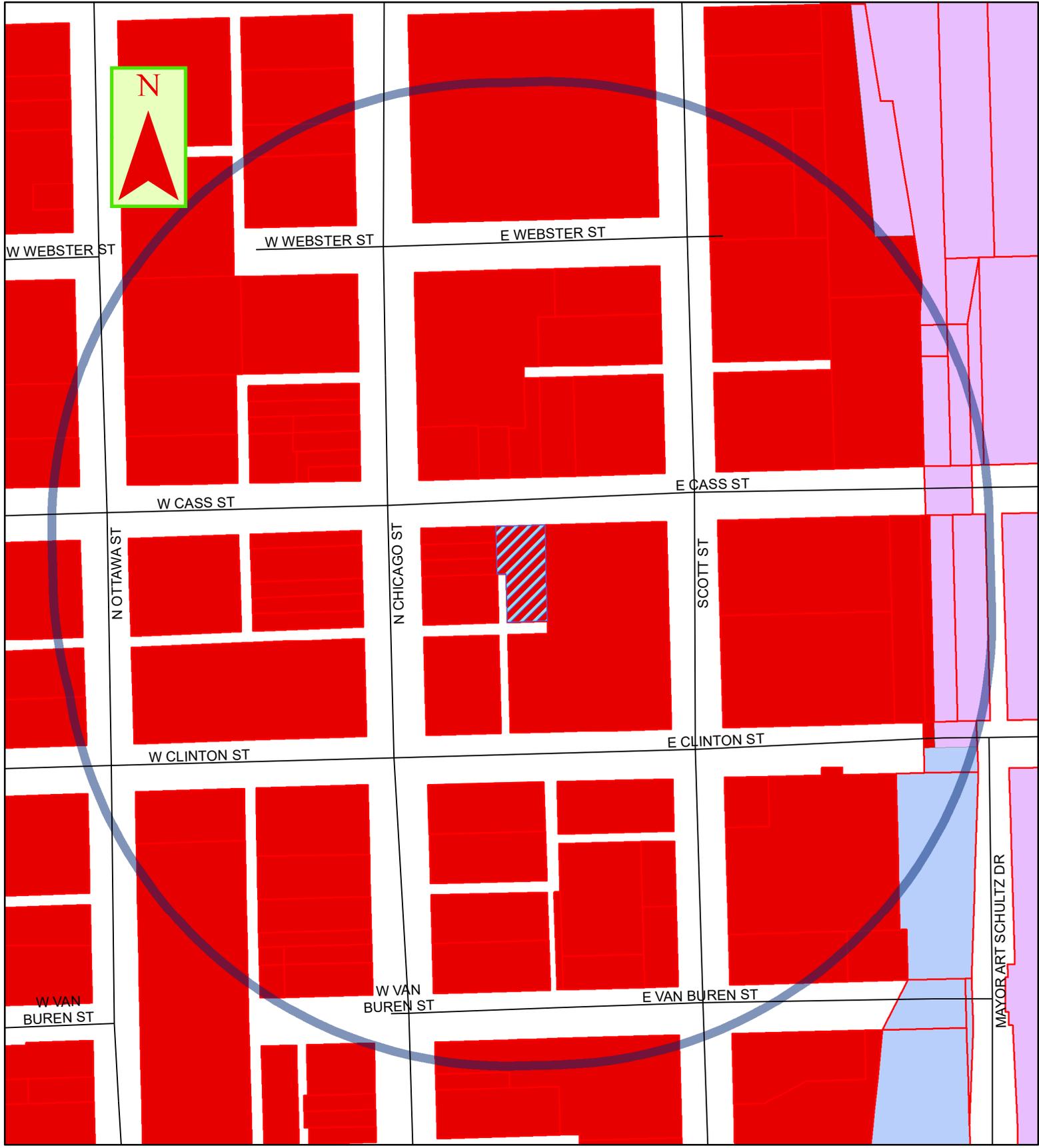


Figure 2: Rear entry door to youth mentoring center



Figure 3: Shared parking area for the youth mentoring center



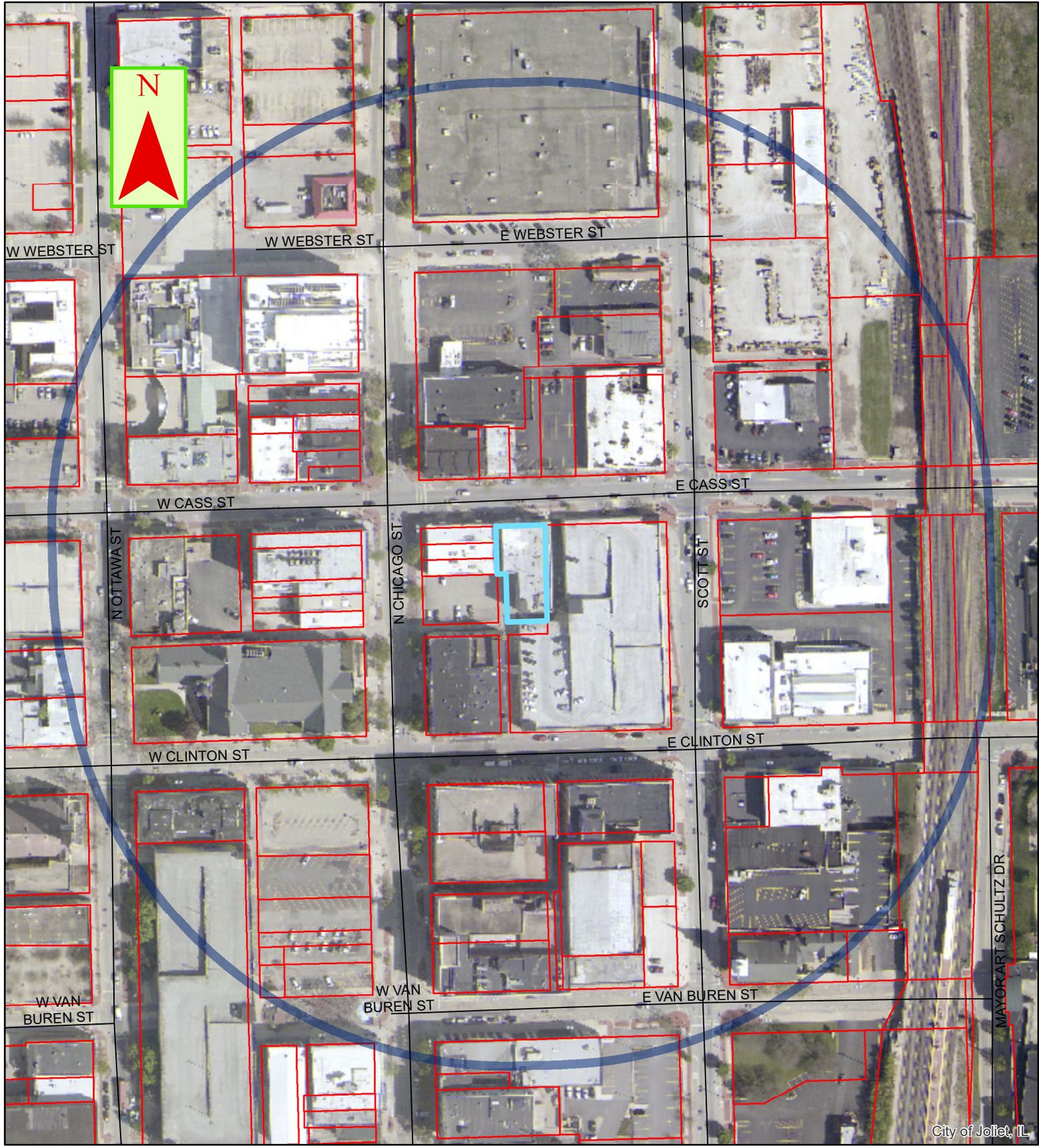


2021-54



= Area in Question
 = 600' Public Notification Boundary

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



2021-54a

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