

STAFF REPORT

DATE: March 6, 2023
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2023-13
Applicant: Creative Development Property Group, LLC
Owner: Same
Location: 235 Collins Street
Request: A Special Use Permit to allow a temporary staffing agency

Purpose

The petitioner is requesting a Special Use Permit to allow a temporary staffing company within one of the tenant spaces in a new commercial building at 235 Collins Street. Per the City of Joliet Zoning Ordinance, temporary employment agencies may be allowed as special uses within the B-3 (general business) district. The Zoning Ordinance defines temporary employment agencies as entities engaged in “the business of securing or attempting to secure employment of a temporary or finite duration for persons seeking employment.” 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.

Site Specific Information

The subject site is approximately 0.43 acres and comprises the two parcels at the southwest corner of Collins Street and Benton Street. A 4,515 square foot three-tenant commercial building is planned for this site. The staffing company is proposed for tenant space A; the other two tenant spaces are proposed as commercial / retail uses. The site plan shows 22 off-street parking spaces for the development. The property is zoned B-3 (general business).

In March 2017, the Zoning Board of Appeals approved variations on building setbacks, landscaping setbacks, and parking (to reduce required off-street spaces by 1 space) for this site.

Surrounding Zoning, Land Use and Character

- North: R-4 (multi-family residential), residential
- South: R-2 (single-family residential), residential
- East: B-3 (general business), commercial
- West: R-4 and R-2, residential

Applicable Regulations

- Section 47-11.2A (C) Special Uses – B-1 Neighborhood Business District
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit (refer to attachment)

Discussion

The petitioner, Creative Development Property Group, LLC, is requesting a special use permit to allow SURESTAFF, a full-service staffing firm, to locate in a tenant space within a commercial building at 235 Collins Street. SURESTAFF provides temporary, temp-to-hire, direct hire, and onsite management staffing services, with local offices throughout Illinois and in several other states. The company specializes in the commercial, light industrial, skilled trades, and professional sectors. SURESTAFF serves over 1,200 companies in the Chicagoland area; local clients include Goya Foods, WeatherTech, Personalization Mall, and Neovia Logistics. The petitioner has included a company brochure and corporate fact sheet with their application (see attached).

According to the petitioner, the proposed use is a professional office, similar to other professional and office uses permitted in the B-3 district. The proposed office location would see an average of 10 to 20 applicants per day. The office would be used for applicant interviews, testing, training, and meeting with clients. The proposed hours of operation are 7:00 a.m. to 7:00 p.m. Monday through Friday. This office would have 4 to 6 employees.

Conditions

If the Zoning Board desires to approve this Special Use Permit to allow a temporary staffing agency at 235 Collins Street, the following conditions would be included:

1. That the interviewing, hiring, and congregation of temporary day labor employees shall be prohibited within the facility and on the site;
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. 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
4. 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:
Collins Benton Plaza

Petition #: 2023-

Common Address: 235 Collins St.

Date filed: 02/03/23

Meeting date requested: 03/10/23

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS
PETITION FOR SPECIAL USE PERMIT

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60417
Ph (815)724-4050 Fax(815)724-4056

PETITIONER'S NAME: Creative Development Property Group, LLC

HOME ADDRESS: n/a ZIP CODE: _____

BUSINESS ADDRESS: 200 W. Madison St., Suite 4200, Chicago, IL ZIP CODE: 60606

PHONE:(Primary) 312-332-4172 (Secondary) _____

FAX: _____ EMAIL ADDRESS: andrea@nationalplazas.com

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 235 Collins St., Joliet, IL 60432

PROPERTY INTEREST OF PETITIONER: Property Owner

OWNER OF PROPERTY: Creative Development Property Group, LLC

HOME ADDRESS: n/a ZIP CODE: _____

BUSINESS ADDRESS: 200 W. Madison St., Suite 4200, Chicago, IL ZIP CODE: 60606

FAX: _____ EMAIL ADDRESS: andrea@nationalplazas.com

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):

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-10-317-032-0000 ;
30-07-10-317-016-0000 ; _____ ; _____

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

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):
See attached Exhibit A

LOT SIZE: WIDTH: 132' DEPTH: 140' AREA: 18,480 sq. ft.
PRESENT USE & ZONING: Vacant Land, Zoned B-3
NORTH: R-4 EAST: B-3
SOUTH: R-2 WEST: R-4

SPECIAL USE REQUESTED: Temporary Staffing Agency. Per City Manager's Administrative Determination of 8/8/22, (Attached), a Temporary Staffing Agency is an allowable Special Use in the B-3 Zoning District.

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?

There will be no detriment. The use proposed is indistinguishable with professional and other office uses permitted as a matter of right in B-3.

2. How will the special use impact properties in the immediate area? No adverse impact. The proposed use is a professional office and indistinguishable from professional and other office uses permitted as a matter of right in B-3.

3. Will the use impede the normal/orderly development/improvement of surrounding property?
No. The proposed use is a professional office and indistinguishable from professional and other office uses permitted as a matter of right in B-3.

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

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?
Yes. This use is low impact in terms of traffic and the Subject Property has 22 off street parking spaces available in addition to parking on nearby 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?

Yes.

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)?

Not applicable.

A plat of survey is required in order to consider a petition. Please attach a plat of survey to this application.

If a plat of survey is not included, the petition may not be accepted as an agenda item for the Board.

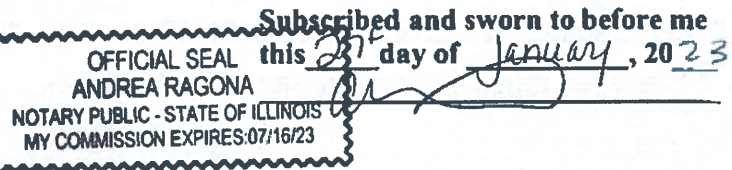
The ownership of all property held in a trust must be submitted on a Certificate of Ownership.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, George Hannas, 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)



In accordance with Resolution No. 1694 of the City of Joliet, all persons residing within 300 ft. of the property referred to in this application must be notified of the proposed re-zoning. The Planning Division will notify these residents 10 days prior to the meeting of the Zoning Board of Appeals.

IMPORTANT!

Failure to supply the following items may result in non-acceptance as an agenda item for the Board:

- Plat of survey
- Business license application (if applicable)
- Notary Public stamp (original copy)
- Permanent Index Number (P.I.N.)
- Legal description
- Joliet Ownership Disclosure form
- All required fees (*Please make check payable to the City of Joliet*)

Thank you!

City of Joliet, Planning Division, 150 W. Jefferson St., Joliet, IL 60432

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:

235 Collins St. Joliet, IL 60432

PIN(s): 30-07-10-317-032-0000 and 30-07-317-016-0000

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

Creative Development Property Group, LLC, 100% owner of the real property.

Opportunity Z Group, LLC, Manager of Creative Development Property Group, LLC and owner of 99.99% participating percentage of Creative Development Property Group, LLC.

200 W. Madison St., Suite 4200, Chicago, IL 60606, 312-332-4172

E-MAIL: andrea@nationalplazas.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:

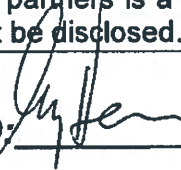
Select the type of business owner associated with this application and fill in the contact information below:

- 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

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:



George Hanus, President of Creative Development Property Group, LLC

DATE: 1/27/2023

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

Andrea Ragona, Project Manager for Creative Development Property Group, LLC

312-332-4172

EXHIBIT "A"

Legal Description

235 Collins St., Joliet, IL 60432

P.I.N.'s: 30-07-10-317-032-0000 and 30-07-10-317-016-0000

PARCEL 1:

SUB-LOT 1 AND THE NORTH 1/2 OF SUB-LOT 4, IN A.B. MEEKER'S SUBDIVISION OF LOTS 1, 2, 3 AND 4, IN BLOCK 36, IN BOWDEN'S ADDITION TO JULIET (NOW JOLIET), IN THE SOUTHWEST 1/4 OF SECTION B10, TOWNSHIP 35 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1880 AS DOCUMENT NO. 116605, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

SUB-LOT 5 AND THE SOUTH 1/2 OF SUB-LOT 4, IN A.B. MEEKER'S SUBDIVISION OF LOTS 1, 2, 3 AND 4, IN BLOCK 36, IN BOWDEN'S ADDITION TO JULIET (NOW JOLIET), IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDEIAN, ACCORDING TO THE PALT THEREOF RECORDED JULY 15, 1880 AS SDOCUMENT NO. 116605, IN WILL COUNTY, ILLINOIS.

EFFECTIVE WORKFORCE SOLUTIONS

Surestaff has been named one of the largest industrial staffing firms in the United States by Staffing Industry Analysts (SIA). With offices through-out Illinois, Wisconsin, Texas, New Jersey, Indiana, and Michigan, Surestaff has over 1,000 active clients and employs more than 30,000 employees annually.

We are proud members of the American Staffing Association (ASA), Staffing Industry Analysts (SIA), National Association of Personnel Services (NAPS), and a host of state and regional associations and peer groups. As with all Association members, we follow strict ethics guidelines, adhere to industry best practices and put an emphasis on education and process improvement.



LOCATIONS

ILLINOIS

Arlington Heights, Aurora, Belvidere, Berwyn, Blue Island/Crestwood, Bolingbrook, Carol Stream, Chicago, Dekalb, East Dundee, Elgin, Gurnee, Hanover Park, Hometown, Melrose Park, Oak Park, Plainfield, Round Lake, Summit, Wheeling, Plainfield

TEXAS

Dallas - Fort Worth Metro

INDIANA

Indianapolis Metro

WISCONSIN

Kenosha

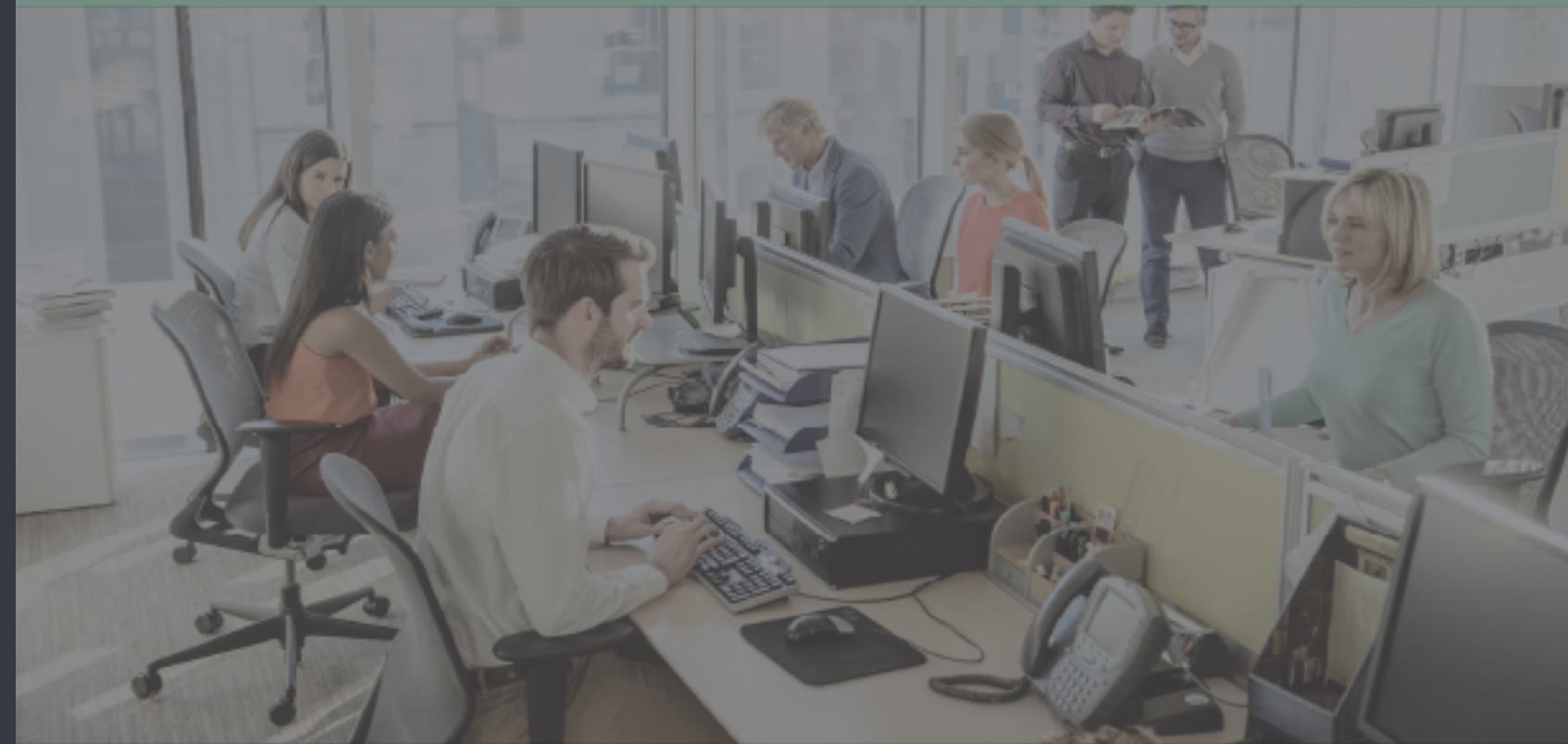
NEW JERSEY

Secaucus

Staffing Solutions

WE HELP BUSINESS AND PEOPLE WORK

Surestaff is one of the largest staffing firms in the U.S. We provide staffing solutions to all business sectors - industrial, logistics, office, accounting & finance, legal, and communications. We leverage technology, best practices, and effective processes - combined with engaging recruiting programs - to provide you with employees that are the best fit for your organization. We help business and people work.



Our teams implement best practices and processes that are backed by experts in our powerful delivery models. The result? A solution built from the inside out that delivers measurable results to you.

Workforce Solutions Designed for You

Our value? Delivering the the right people at the right time.

Utilizing technology and a robust National Recruiting Center (NRC), we can provide services at a national scale. Whether temporary, temp-to-hire, direct hire, onsite programs, on demand staffing, or customized solutions, we can deliver what your organization needs - the best people.

We're experts in workforce management solutions for your logistics, production, office, manufacturing, ecommerce and distribution facilities – whether you need 1 employee or 1,000+ employees – we're here to help.

Dedicated to Successful Client Outcomes

Staffing is a complex business – a business that has been our core for 30+ years. The key to that success comes from partnerships with you, our clients, Associates, and effective recruiting, communications, and safety programs.



"I have been very satisfied with how quickly Surestaff has been able to find qualified candidates. They do an excellent job, have great communication, and offer competitive rates." - **Custom Assembly Client**



RECRUITING EFFECTIVENESS

Our recruiters are trained on the latest best practices, tools, systems, and processes. We leverage all available platforms and technology allowing us to cast a wide net to source both active and passive candidates. We host one of the largest centralized recruiting centers in the industry allowing for maximum sourcing ability.



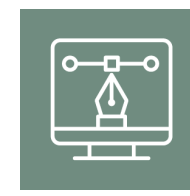
SPECIALIZATION

Surestaff provides temporary staffing, temp-to-hire, direct hire and onsite programs - a complete staffing solution for all industrial sectors - logistics, manufacturing, production, assembly, and packaging. We know industrial!



SAFETY & RISK MANAGEMENT

Surestaff integrates safety from the onset of every business relationship. This includes OSHA recording, injury tracking, customized job descriptions and site evaluations. Our expert team members are OSHA 30 certified, with years of experience, who can offer specific safety solutions.



TECHNOLOGY

Our top-ranked ATS improves candidate engagement and linkage to all job platforms, – ZipRecruiter, Indeed, Craigslist, Monster, and advertising platforms – Google, Yahoo, Bing with programmatic ad launches, and advanced candidate referral programs.



Corporate Fact Sheet

CORPORATE OVERVIEW

Founded in 1998, Surestaff has been ranked as one of the largest and fastest growing staffing firms in the nation by Staffing Industry Analysts (SIA) and Crain's Business. Headquartered in Itasca, IL, the company employs over 30,000 employees annually servicing 800+ clients with offices through-out Illinois, Wisconsin, Texas, Indiana, and New Jersey.

Surestaff is a diversified staffing provider specializing in the commercial, light industrial, skilled trades, and professional sectors and provides workforce solutions such as onsite programs (VOP – Vendor on Premise), large volume on-demand, direct hire and placement, and MSP (Managed Service Provider) solutions. Services are provided through a network of 38+ branch and onsite locations as well as a state-of-the-art national recruiting and support center.

We are proud members of the American Staffing Association (ASA), Staffing Industry Analysts (SIA), National Association of Personnel Services (NAPS), and a host of state and regional associations and peer groups. As with all Association members, we follow strict ethics guidelines, adhere to industry best practices, and put an emphasis on education and process improvement.

CUSTOMERS

Surestaff serves all parts of the ecosystem in staffing, recruitment, and contingent work.

Buyers of Contingent Labor: Primary clients are provided solutions in a broad range of industries – manufacturing, electronic and mechanical assembly, production and packaging, ecommerce, call centers, logistics and 3PL, distribution, warehousing, food processing, and automotive.

Delivery Models: Services are delivered through temporary, temporary-to-hire, payrolling, direct hire and placement, sourcing, or customized solutions, and are provided through local branch offices, directly onsite with client co-located offices, or through our corporate recruiting and support center. For select clients, Surestaff employees a fleet of over 40 vans and buses providing free and dependable transportation to our employees.

AT A GLANCE

Corporate Headquarters
150 Pierce Road, Suite 275
Itasca, IL 60143
630-250-1500

Private Equity Partner
Owner Resource Group
221 W 6th Street, Suite 2000
Austin, TX 78701

2021 REVENUE
\$180,000,000+

FOUNDED
1998

EXECUTIVE MANAGEMENT TEAM

Timothy B Faber
Chief Executive Officer

Mike Reyes
SVP, Corporate Operations

Sandy Lyman-Picciola
SVP, Workforce Solutions Group

Dave Mehr
Chief Financial Officer

Doug Howard
Chief Operating Officer

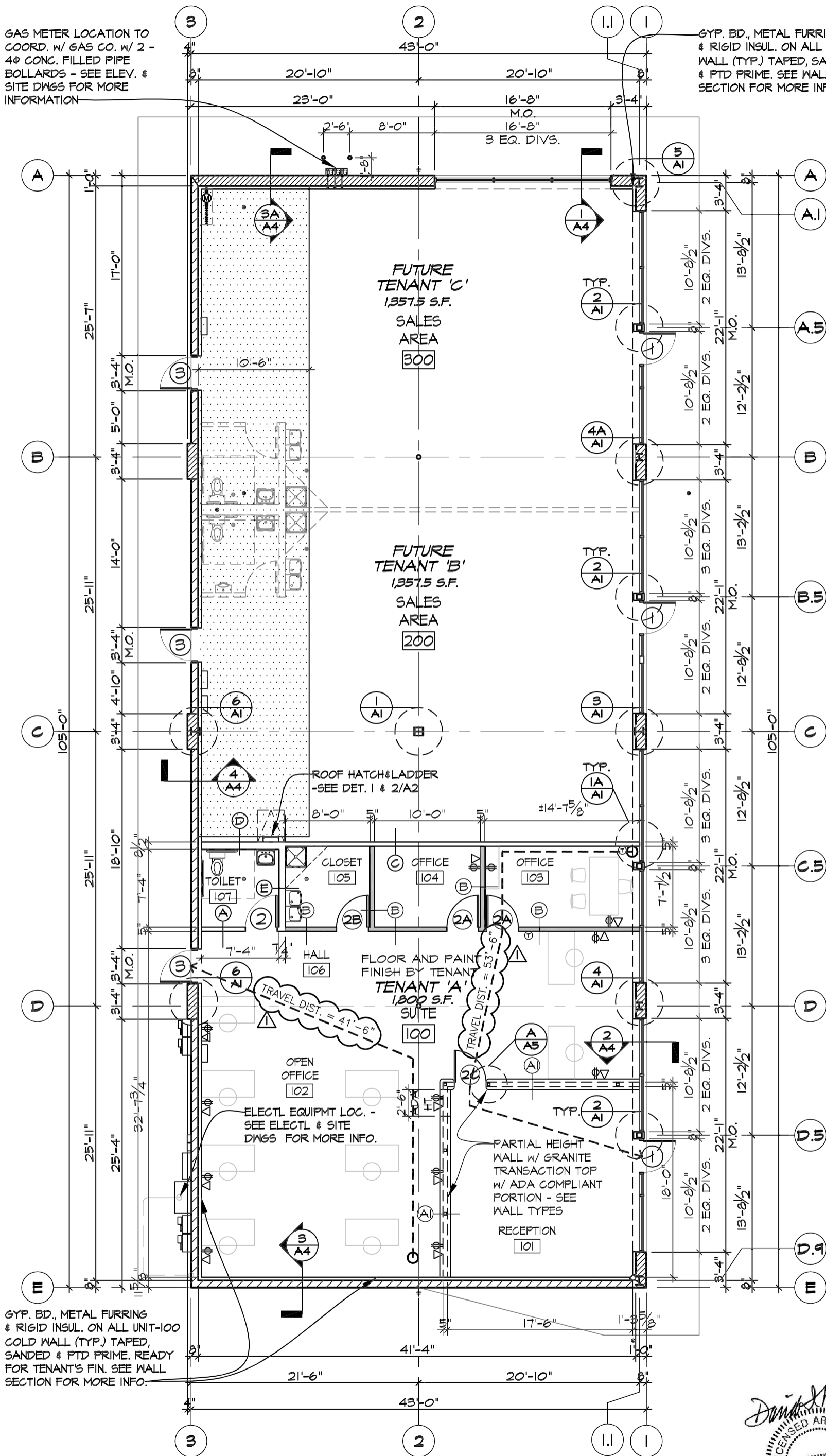
Ray Morelli
Chief Marketing Officer

WEBSITE
www.sure-staff.com

2023-13 FLOOR PLAN

GAS METER LOCATION TO COORD. W/ GAS CO. W/ 2-4Ø CONC. FILLED PIPE BOLLARDS - SEE ELEV. & SITE DWGS FOR MORE INFORMATION

GYP. BD., METAL FURRING & RIGID INSUL. ON ALL COLD WALL (TYP.) TAPED, SANDED & PTD PRIME. SEE WALL SECTION FOR MORE INFO.



GYP. BD., METAL FURRING & RIGID INSUL. ON ALL UNIT-100 COLD WALL (TYP.) TAPED, SANDED & PTD PRIME. READY FOR TENANT'S FIN. SEE WALL SECTION FOR MORE INFO.

THIS DRAWING IS NOT FOR BIDDING OR PERMITTING. IT IS FOR COORDINATION ONLY. NOT FOR CONTRACTING OR CONSTRUCTION.

KMA & ASSOCIATES, INC. ARCHITECTS
 1121 LAKE COOK ROAD
 DEERFIELD, ILLINOIS
 (847)945-6869
 SUITE F
 60015-5235
 FAX(847)945-0284

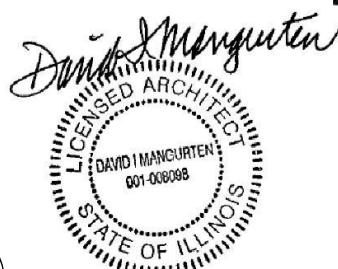
PROPOSED RETAIL BUILDING DEVELOPMENT
 COLLINS BENTON PLAZA
 235 COLLINS STREET, JOLIET, IL.
 FOR: AETNA DEVELOPMENT

SHEET TITLE
 FLOOR PLAN
 WALL DETAILS

1934

FLOOR PLAN SEE WALL TYPES ON DWG. SHEET A5 DENOTED THUS O

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



EXPIRES 11.30.2022

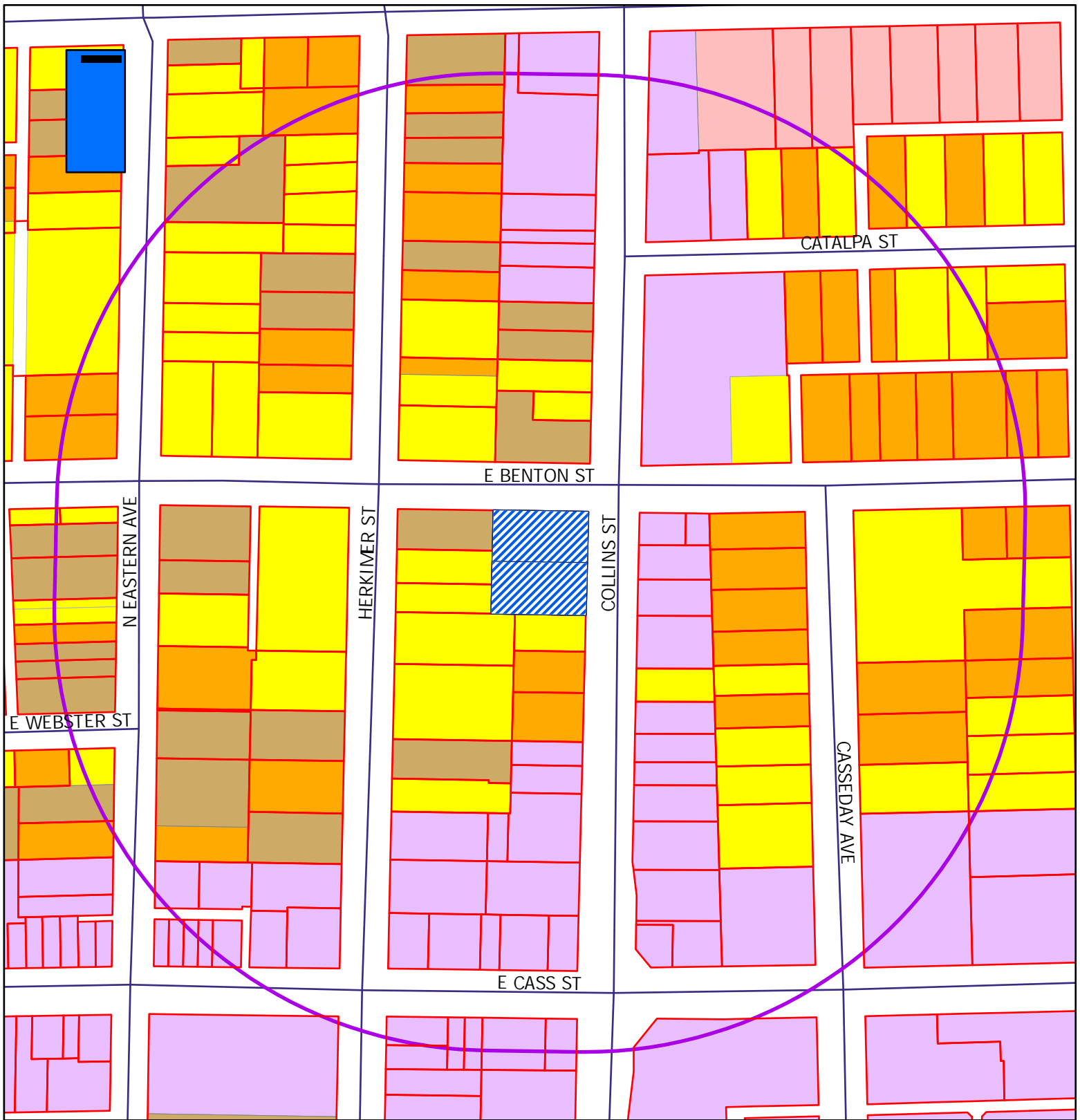
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Figure 1: 235 Collins Street, view southwest from the corner of Benton Street and Collins Street





Figure 2: 235 Collins Street, view southeast from Benton Street











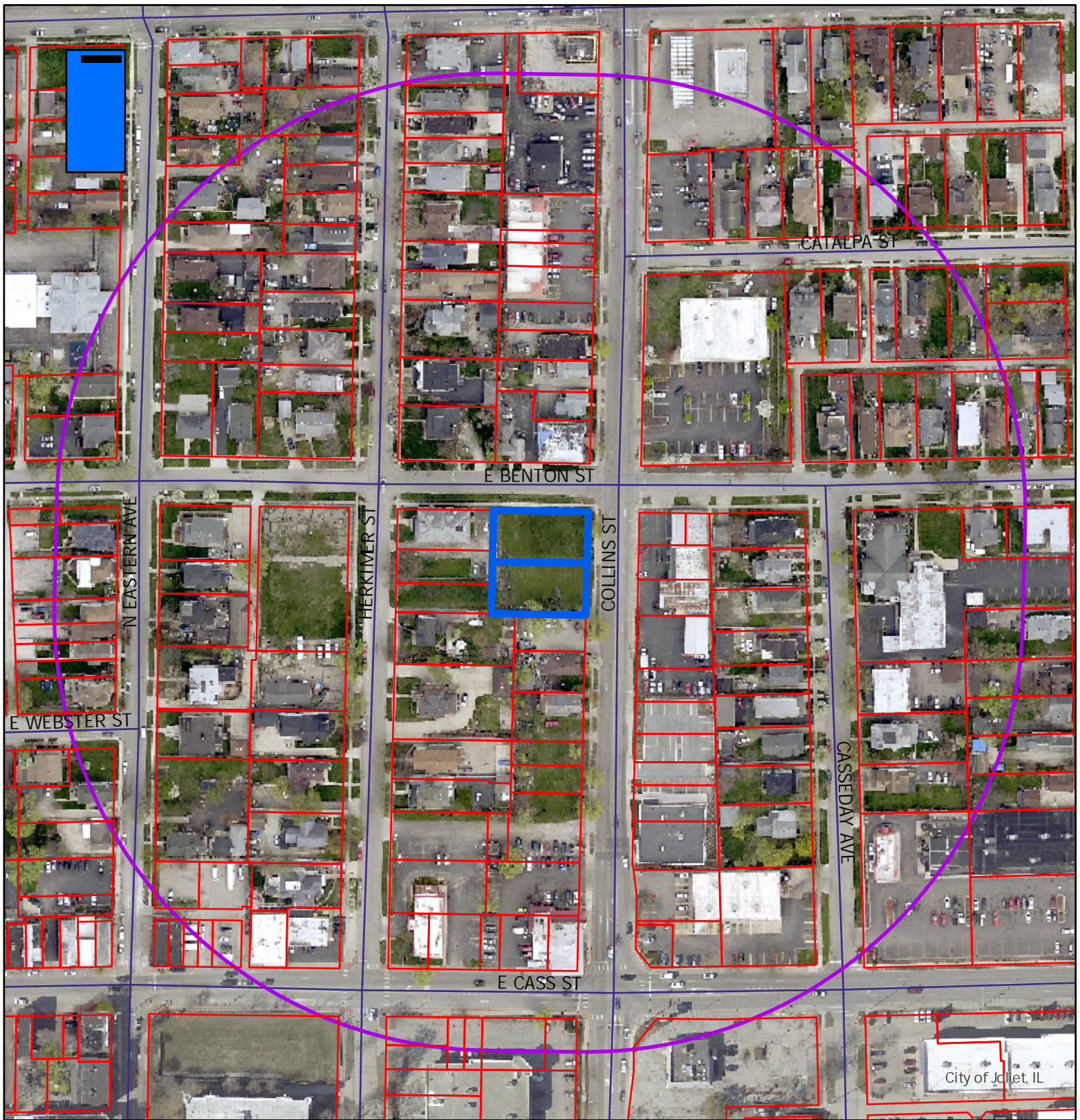


2023-13





 = 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



2023-13a



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