

DATE: August 5, 2021

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: A-7-21: 1st Amendment to the Annexation Agreement Concerning Property at 3501 Channahon Road to Allow Truck Parking.
Z-3-21: Reclassification of 4.27 Acres located at 3501 Channahon Road from B-3 (General Business) to I-1 (Light Industrial) Zoning.

GENERAL INFORMATION:

APPLICANT: Flex Capital, LLC

STATUS OF APPLICANT: Contract Purchaser/Developer

OWNERS: Three Rivers Properties, LLC (John Macarek and James A. Daniels)

REQUESTED ACTION: Approval of an Amendment to an Annexation Agreement and Zoning Reclassification

PURPOSE: To allow accessory truck parking as part of a future development

EXISTING ZONING: B-3 (General Business)

PROPOSED ZONING: I-1 (Light Industrial)

LOCATION: 3501 Channahon Road, West of Houbolt Road

SIZE: 4.27 acres

EXISTING LAND USE: Vacant Restaurant/bar and separate single-family residence

SURROUNDING LAND USE & ZONING: North: Forest Preserve, Unincorporated Will Co.
South: Industrial, I-2
East: Residential, Unincorporated Will Co.
West: Forest Preserve, Unincorporated Will Co.

SITE HISTORY: The Annexation, Classification to B-3 (General Business) zoning district and an Annexation Agreement was approved by the City Council in December 2011 for the subject site in question.

SPECIAL INFORMATION: Approval of the proposed Annexation Agreement Amendment and Zoning Reclassification will allow the existing vacant mixed-use site to redevelop as a warehouse use or similar I-1 permitted use that can utilize accessory truck and trailer parking. A condition in the original agreement prohibited truck parking on the site for the restaurant/bar use. If approved, the amendment will only allow trucks to be parked on site as part of a fully redeveloped project (see proposed site plan). The existing site in its current condition will still not be permitted to have truck parking.

The attached concept plan for the current proposal includes at 22,875 sq. ft. warehouse and office building. An employee parking area and additional space within the parking area for truck or trailer parking is also being shown. The eastern most access to the site will be removed and additional berming, landscaping and screening will be installed to buffer the adjacent residential as a condition of the amended annexation agreement. A retention pond is being proposed in the northwest corner of the property. It should be noted that the subject site cannot be used for a truck terminal or a truck parking lot only. Cargo containers and trailer chassis will still be prohibited on site.

The subject site is the former site of the Liquid Therapy bar and restaurant, which could remain until redeveloped. The site currently contains a large commercial building and a single-family house with a detached garage and shed. A large partially paved shared parking lot surrounds these uses. The property currently utilizes a well and septic system. The future development would require a connection to city water and sewer. In addition, public improvements, landscaping, screening, paving, curbing, site lighting and adherence to the City's Non-Residential Design Standards will be required as per City Ordinances. Sewer and water connection fees and developer impact fees will also be required for the future development.

ANALYSIS: The approval of the Annexation Agreement Amendment and Zoning Reclassification to I-1 will allow the future redevelopment of the site that could allow truck and trailer parking as an accessory use.

FILED

CASE NO. A-721
DATE FILED 6/11/21

AMENDMENT TO ANNEXATION INFORMATION SHEET (PLEASE PRINT CLEARLY)

NAME OF APPLICANT(S):

Flex Capital LLC

FN

(MI)

(LN)

(Suffix)

FN

(MI)

(LN)

(Suffix)

HOME ADDRESS (include Suite, Apt. No.)

CITY

STATE

ZIP CODE

106 Stephen Street, Suite 202

Lemont

Illinois

60439

BUSINESS ADDRESS

CITY

STATE

ZIP CODE

CONTACT NUMBERS:

(H) () (W) (815) 727-4511 CELL ()

E-MAIL ADDRESS: nwashburn@kggllc.com

II. Owner's information:

NAME OF OWNER(S): (If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing power.)

Three Rivers Properties LLC

FN

(MI)

(LN)

(Suffix)

FN

(MI)

(LN)

(Suffix)

HOME ADDRESS (include Suite, Apt. No.)

CITY

STATE

ZIP CODE

3501 Channahon Road

Joliet

IL

60436

BUSINESS ADDRESS

CITY

STATE

ZIP CODE

CONTACT NUMBERS:

(H) () (W) (815) 725-7665 CELL ()

E-MAIL ADDRESS: don@dongouldlaw.com

In case of a land trust, attach a sheet with the name, address and telephone number of the trustee and beneficiaries of the trust.

CHRISTINA M. DESERIE
CITY CLERK
JOLIET, ILLINOIS

21 JUN 15 AM 10:22

FILED

III. Agent Authorization:

Please check one of the following:

☐ I will represent my petition before the Plan Commission and the City Council of the City of Joliet.

☒ I hereby authorize the person named below to act as my agent in representing this application before the Plan Commission and the City Council of the City of Joliet.

Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Please Print)

Nathaniel P Washburn

Kavanagh Grumley & Gorbald LLC

Agent's Name

Company Name (If Applicable)

111 N. Ottawa Street, Joliet, Illinois 60432

Agent's Mailing Address City/State/Zip

(815) 727-4511

()

Agent's Phone

Area Code Mobile

(815) 727-1586

Area code

Fax

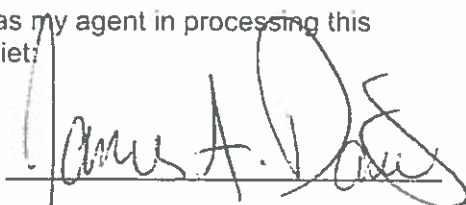
Email address: nwashburn@kggllc.com

If an agent is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent in processing this application before the City Council of the City of Joliet:

Owner's Signature (s):





Date: 06-09-2021

Date: 06-09-2021

IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:

N/A

NAME

ADDRESS

()

Area Code

Phone

NAME

ADDRESS

()

Area Code

Phone

NAME

ADDRESS

()

Area Code

Phone

CHRISTA M. DESIDERIO
CITY CLERK
JOLIET, ILLINOIS

21 JUN 15 AM 10:22

FILED

v. Property information:

PROPERTY ADDRESS:

3501 Channahon Road Joliet Illinois Troy 60436
PROPERTY ADDRESS CITY STATE TOWNSHIP ZIP CODE

PROPERTY IDENTIFICATION NUMBER (P.I.N. or tax number(s)): 05-06-26-400-018-0000

LEGAL DESCRIPTION OF PROPERTY (OR ATTACH COPY OF "PLAT OF SURVEY"):

SEE ATTACHED

LOT SIZE: WIDTH _____ DEPTH _____ AREA Approx: 4.27 Acres

PRESENT LAND USE: Bar / Restaurant

EXISTING ZONING: B-3

PROPOSED LAND USE AND/OR PURPOSE OF ANNEXATION: _____

SEE ATTACHED

ZONING CLASSIFICATION REQUESTED: B-3

USES OF SURROUNDING PROPERTIES:

NORTH Lower Rock Run Preserve EAST Residential

SOUTH Warehousing WEST Lower Rock Run Preserve

IMPORTANT

You must appear before the Plan Commission and the City Council to present your annexation request. A lawyer may appear on your behalf.

The undersigned understands that they are not entitled to any City of Joliet funding for public improvements by virtue of this annexation.

I hereby depose and say that all of the above statements are true and correct to the best of my information and behalf.

Flex Capital LLC
[Signature]
PETITIONER

6/11/21

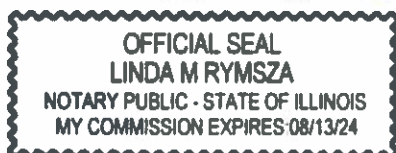
DATE

By Nathaniel P Washburn, Agent
PETITIONER

DATE

Subscribed and Sworn to before me this
11th day of June, 2021.

[Signature]
NOTARY PUBLIC



CHRISTA M. DESIDERIO
CITY CLERK
JOLIET, ILLINOIS

21 JUN 15 AM 10:22

FILED

AMENDMENT REQUESTS

1. Amend Section 3(c)(3) by deleting and removing the restriction prohibiting the Outdoor Storage of Cargo Containers, Semi-Trailers, and Vehicle Chassis.
-

CHRISTINA M. DESIDERIO
CITY CLERK
JOLIET, ILLINOIS

21 JUN 15 AM 10:22

FILED

CASE NO.

2-3-21

DATE FILED:

7/16/21

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR RECLASSIFICATION

PETITIONER'S NAME: Flex Capital LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #:

E-MAIL: _____

BUSINESS ADDRESS: 106 Stephen Street, Suite 202

CITY, STATE, ZIP: Lemont, Illinois 60436

BUSINESS PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: _____

SEE ATTACHED

COMMON ADDRESS: 3501 Channahon Road

PERMANENT INDEX NUMBER (Tax No. PIN): 05-06-26-400-018-0000

LOT SIZE: WIDTH _____ DEPTH _____ AREA Approximately 4.27 Acres

PRESENT USE: Bar / Restaurant ZONING: B-3

USES OF SURROUNDING PROPERTIES:

NORTH Lower Rock Run Preserve

SOUTH Warehousing

EAST: Residential (County)

WEST Lower Rock Run Preserve

ZONING CLASSIFICATION REQUESTED: I-1

REASON FOR REQUEST: Redevelopment of the Property

PROPERTY INTEREST OF PETITIONER: Contract Purchaser

OWNER OF PROPERTY: Three Rivers Properties LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL: _____ E-MAIL: _____

BUSINESS ADDRESS: 3501 Channahon Road

CITY, STATE, ZIP: Joliet, Illinois 60436

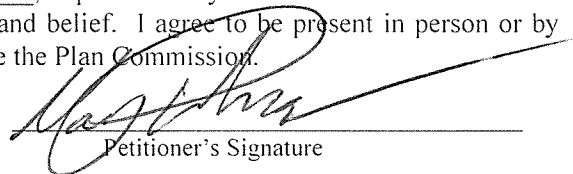
BUSINESS PHONE: 815-725-7665

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

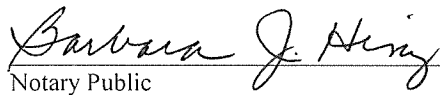
STATE OF ILLINOIS) ss

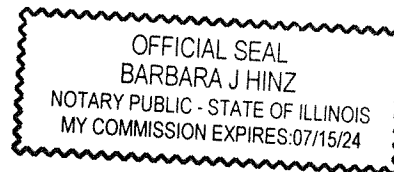
COUNTY OF WILL)

I, Nathaniel P. Washburn, Attorney & Agent, 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 Plan Commission.


Petitioner's Signature

Subscribed and sworn to before me this 14th day of July, 2021


Notary Public



PROPERTY DESCRIPTION:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST 1/4; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 731.94 FEET, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4, TO THE CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE NORTH 47 DEGREES 07 MINUTES 00 SECONDS EAST 142.90 FEET, ALONG THE SAID CENTERLINE OF U.S. HIGHWAY ROUTE 6, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 47 DEGREES 07 MINUTES 00 SECONDS EAST 609.50 FEET, ALONG THE SAID CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE NORTH 62 DEGREES 42 MINUTES 48 SECONDS WEST 431.59 FEET; THENCE SOUTH 47 DEGREES 07 MINUTES 00 SECONDS WEST 463.09 FEET, PARALLEL TO THE SAID CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE SOUTH 42 DEGREES 53 MINUTES 00 SECONDS EAST 406.00 FEET, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART TAKEN BY CONDEMNATION CASE 01ED32 IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, IN WILL COUNTY, ILLINOIS.

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:

3501 Channahon Road, Joliet, IL 60436

PIN(s): 05-06-26-400-018-0000

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

James A. Daniels, 26843 Westwood, Channahon, IL 60410 815-684-0422

John Macarek, 266613 W. Highland Dr., Channahon, IL 60410 708-774-9980

Each member holds a 50% ownership interest.

E-MAIL: Don@dongouldlaw.com

FAX: (815) 725-7329

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: 06/10/2021

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

Donald J. Gould, Attorney at Law, 815-725-7665

PRINT

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PIN(s): 05-06-26-400-018-0000

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- ☐ **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
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- ☐ **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: _____

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

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- ☒ **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

Flex Capital, LLC

Patrick Stanton Sr. - 60% Membership Interest

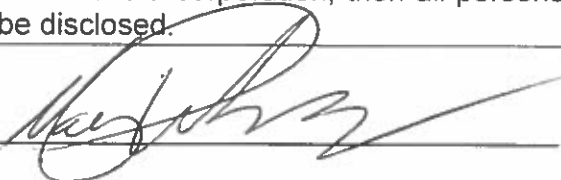
Patrick Stanton Jr. - 20% Membership Interest

Jill Lang - 20% Membership Interest

E-MAIL: nwashburn@kggllc.com FAX: (815) 727-1586

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: 06/10/2021

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

Nathaniel P. Washburn, Attorney, 815-727-4511

PRINT



LEGEND

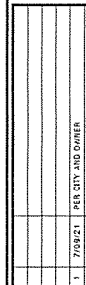
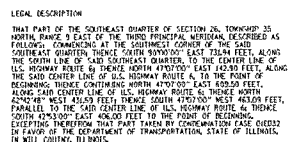
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04/27/2012 10:00 AM
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FOR REVIEW
PURPOSES ONLY





SITE PLAN

33501 CHANNAHON ROAD
JOLIET, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

2224 N. Liberty Street
Mpls. (Mnca) 55450
941-0260 Fax: (815) 941-0263



FILENAME:
11560EXH

DATE:
5/10/2021

JOB NO.
11560-M

SHEET
EXH
1 OF 1

NOTES:

1. PARKING:
 - STANDARD AUTO PARKING: 16 SPACES
 - HANDICAPPED PARKING: 2 SPACES
 - TRAILER PARKING: 17 SPACES
2. 15% OF OVERALL SITE AREA TO BE GREEN SPACE
3. NEW BUILDING:
 - TOTAL BUILDING AREA: 19,110 SQ. FT.
4. EXISTING STRUCTURES AND PAVEMENT TO BE REMOVED

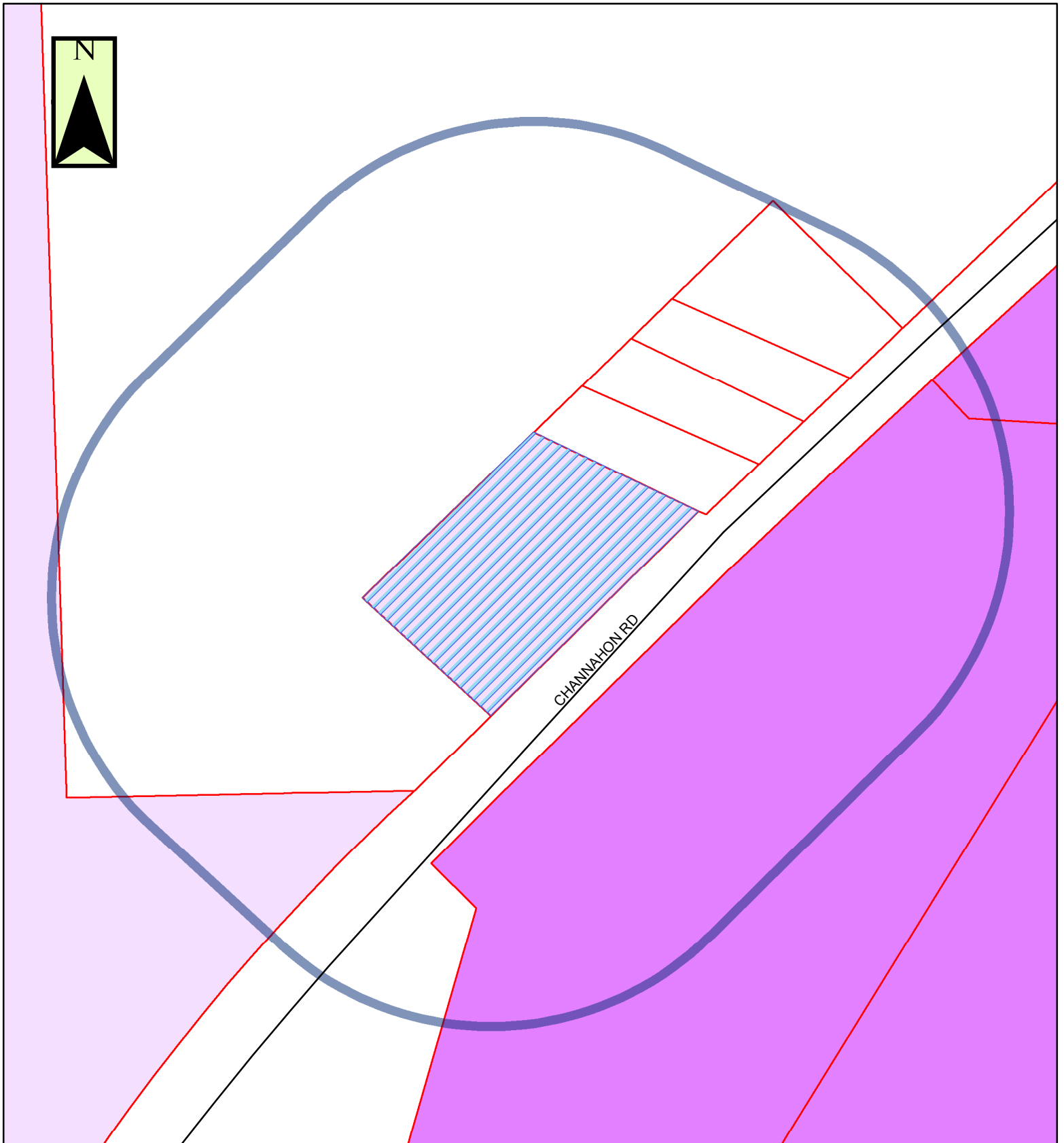
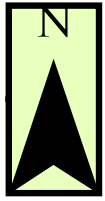
LAST DATE OF FIELD WORK: MAY 11, 2021

PREPARED FOR:
PATRICK COMMERCIAL, INC.

**FOR REVIEW
PURPOSES ONLY**

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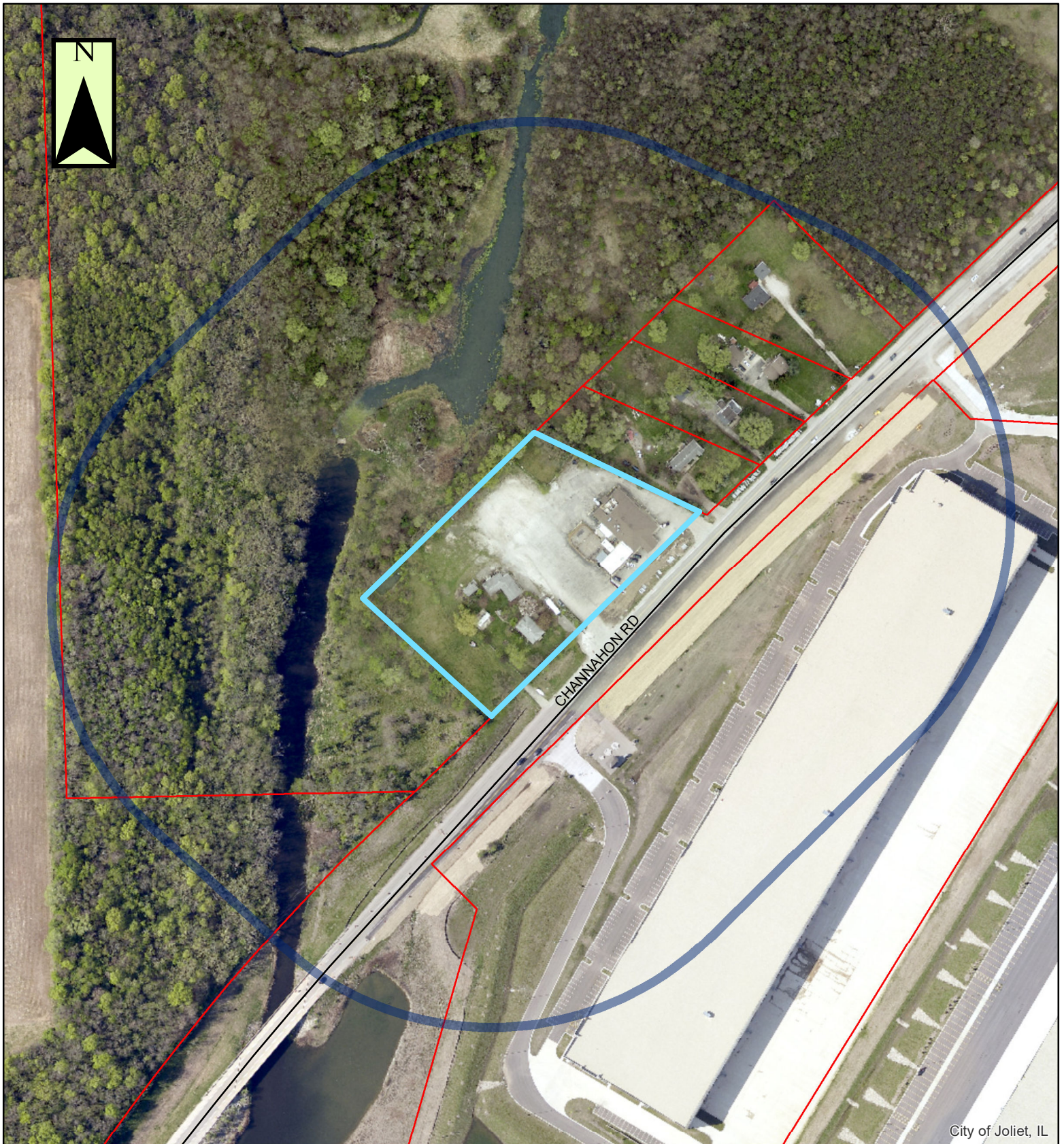


A-7-21



 = Property in Question
 = 600' Public Notification Boundary

Legend		
Zoning		
 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

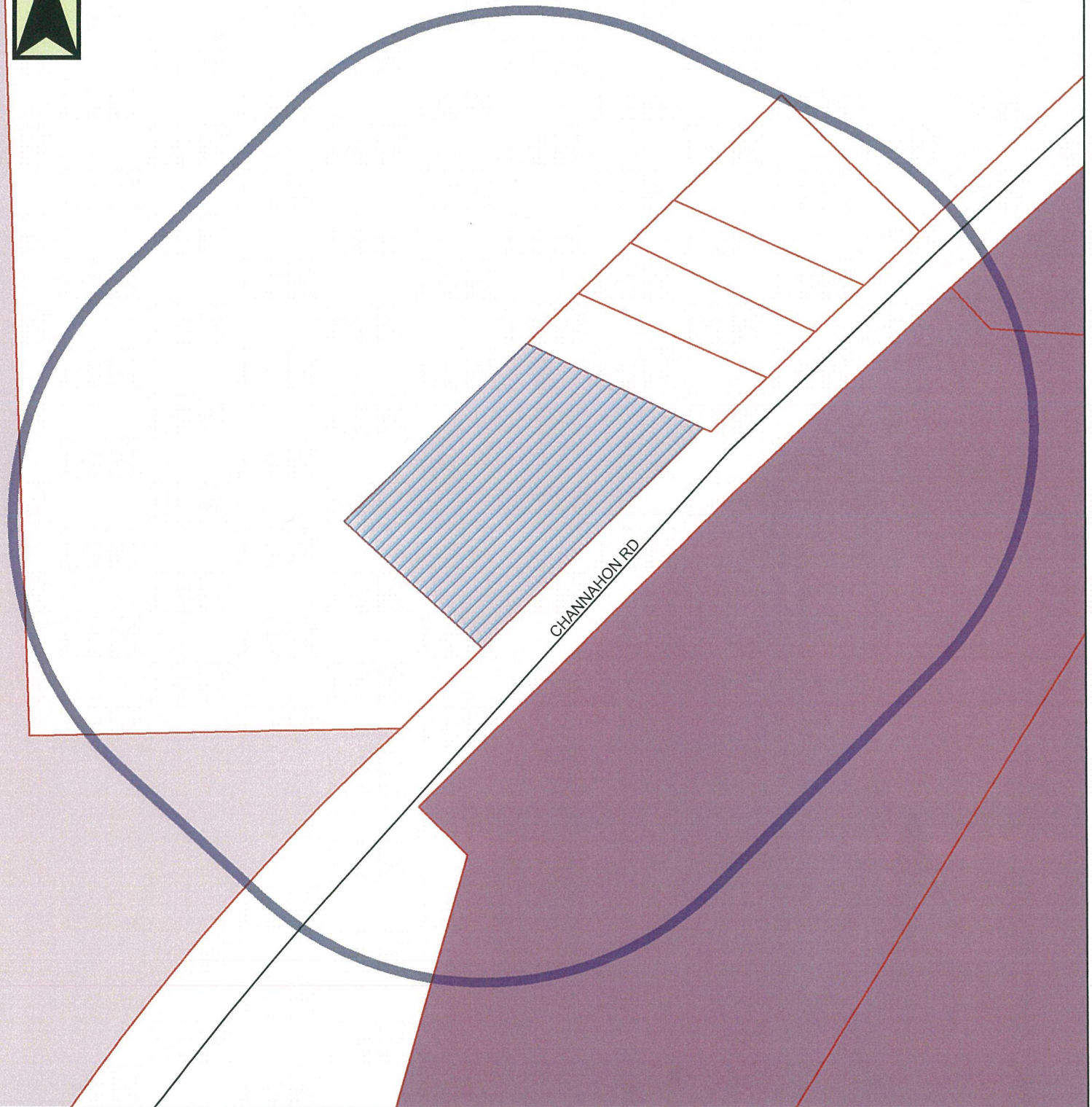


A-7-21a



= Property in Question

= 600' Public Notification Boundary



Z-3-21



 = Property in Question
 = 600' Public Notification Boundary

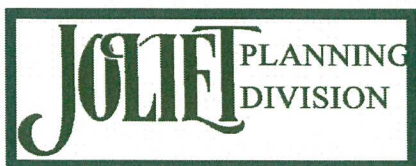
Legend

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			



City of Joliet, IL

Z-3-21a



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