

STAFF REPORT

DATE: August 9, 2022
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2022-51
Applicant: Partners Personnel – Management Services, LLC
Owner: 224 Larkin, LLC
Location: 232 S. Larkin Avenue
Request: A Special Use Permit to allow a staffing company

Purpose

The petitioner is requesting a Special Use Permit to allow a staffing company to be located in a tenant space at 232 S. Larkin Avenue. The Zoning Ordinance requires a Special Use Permit to allow temporary employment agencies in the business zoning districts. 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, known as Liberty Plaza, is a 15,950 square foot lot that contains a five-unit commercial building. The subject of this request is the 1,440 square foot tenant space located at the south end of the building. Other tenants currently include: Liberty Income Tax, Boost Mobile, and a COVID-19 testing site. The parking lot contains 21 spaces. The property is zoned B-3 (General Business).

The building was constructed in 2004. In 2003, the Zoning Board of Appeals approved a series of variations to allow development of the site, including to reduce the number of required parking spaces from 24 to 19. In 2006, the City Council approved a special use permit request for a car title loan establishment in the tenant space at 224 S. Larkin Avenue. In 2018, the City Council denied a special use permit request for a staffing agency to locate in the tenant space at 232 S. Larkin Avenue.

Surrounding Zoning, Land Use and Character

The subject property is located on the west side of Larkin Avenue, north of McDonough Street. Commercial businesses are located along both sides of Larkin Avenue in this area. The zoning and land use for the adjacent properties are as follows:

- North: B-3 (General Business), commercial
- South: B-3 (General Business), commercial
- East: R-2 (Single-Family Residential), single-family home
- West: B-3 (General Business), commercial

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, Partners Personnel, is a full-service national staffing company that would like to open a location in Joliet at 232 S. Larkin Avenue. According to the petitioner, the company provides mostly long-term to direct hire employment opportunities, with wages ranging from \$17 to \$25 per hour. The positions they offer require a learned skill, such as forklift driving, machine operation, or office administration. Partners Personnel works on a national and local level with Costco, Harbor Freight, and CL Logistics. They receive both “temporary to hire” and “direct hire” positions from their clients. Employees placed in temporary to hire positions are eligible for full-time regular employment if they work the required hours and meet the employer’s onboarding criteria. Direct hire candidates are hired by the employer on their first day of employment. The company does not offer “day labor” temporary positions, where employees work and are paid on a day-to-day basis. Partners Personnel provides multiple healthcare plans for eligible employees at no out-of-pocket expense. The petitioner has provided a detailed description of the company as an attachment to their application.

The proposed office location would operate Monday through Friday from 8:00am to 5:00pm. Applicants would be seen by appointment only. The petitioner estimates that the office will see around 5 people per day and a total of 20 people per week. The office will be staffed by a Branch Manager and two Recruiters. Applicants are able to complete their application and onboarding documents electronically off-site.

The Zoning Ordinance allows staffing companies as special uses in the B-3 and B-1 business districts. Therefore, the petitioner requests approval of a Special Use Permit to allow their staffing company to locate at this site.

Conditions

If the Zoning Board desires to approve this Special Use Permit to allow a staffing company at 232 S. Larkin Avenue, 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:

Petition #: 2022-51

Common Address: 232 S. Larkin Ave.

Date filed: 7/11/22

Meeting date requested: 8/18/22

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: 232 S. Larkin Ave., Joliet, IL 60436

PETITIONER'S NAME: Partners Personnel - Management Services, LLC

HOME ADDRESS: ZIP CODE:

BUSINESS ADDRESS: 3820 State St., Ste. B, Santa Barbara, CA ZIP CODE: 93105

PHONE: (Primary) (224)531-7952 - Sergio Loera (Secondary)

EMAIL ADDRESS: Sergio.Loera@partnerspersonnel.com FAX:

PROPERTY INTEREST OF PETITIONER: Tenant

OWNER OF PROPERTY: 224 Larkin, LLC

HOME ADDRESS: ZIP CODE:

BUSINESS ADDRESS: 224 Larkin Ave., Joliet, IL ZIP CODE: 60436

EMAIL ADDRESS: al@libertytaxgroup.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):

Client: Costco, Katie Holck (General Manager), 7320 Lisbon Rd., Morris, IL 60450, mobile (209)613-2677

Client: CJ Logistics, Sharron Simons (HR), 21705 W Mississippi St, Elwood, IL, mobile (614)638-7268

Vendor: Graybar, Kelly Revels, 1700 West Pointe Dr., Ste. A, Charlotte, NC 28214, (704)602-7019

OTHER PROJECTS AND/OR DEVELOPMENTS:

Partners Personnel is a full-service, national staffing company with over \$800MM in revenue, with over 100 offices in 21 states and continues to expand its footprint in new markets.

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-18-201-042-0000;
_____; _____; _____.

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):

THE W1/2 OF THE TRACT BEING THAT PRT OF THE W 20 ACRES OF THE E 1/2 OF THE NE1/4 OF THE NE1/4 OF SEC 18, T35N-R10E DESCD
AS BEG AT A PT ON THE E LN OF SD W 20 ACRES THAT IS 660 FT N OF SE COR THOF; THC W 330 FT TO A PT ON THE W LN OF SD 20
ACRES; THC N ALG THE W LN OF SC 20 ACRES 132 FT TO A PT; THC E 330 FT TO APT IN THE E LN OF SD WEST 20 ACRES; THC S
132 FT TO THE POB.
LOT SIZE: WIDTH: 131.5 DEPTH: 125.5 AREA : 0.37 ACRES

PRESENT USE(S) OF PROPERTY: Retail

PRESENT ZONING OF PROPERTY: B-3

SPECIAL USE REQUESTED: Full-service staffing company

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?

Partners Personnel will enhance the economy and general welfare of Joliet as Partners Personnel matches individuals of all skill levels, from unskilled labor to professional services, with positions at reputable businesses across all industries. This contributes to a lower unemployment rate as well as ensuring local businesses continue to thrive. These qualities in turn help promote the public health and safety of the Joliet community.

2. How will the special use impact properties in the immediate area? Partners Personnel requires its Colleagues (permanent employees) and Associates (individuals placed in positions with Partners Personnel clients) to be professional in both conduct and appearance. The Partners Personnel offices are professional office environments with desks, computer equipment, and a design palette that is used at its branches throughout the country. Partners Personnel will add to the professional environment of the immediate area. Additionally, Associates have scheduled interviews and are encouraged to receive payment via direct deposit to help minimize the traffic in the immediate area.

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

The use will not impede the normal, orderly development, or improvement of surrounding property. Much of the contact with Associates and clients is conducted over the phone, online, or off site. When Associates do come on site, that is usually through scheduled appointments.

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

Yes, there 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?

Yes, adequate measures have been taken to provide ingress/egress design to minimize traffic congestion in public streets as most of the contact with clients and Associates is done over the phone, online, or off site. When Associates are on site at the branch, those are usually through scheduled interviews. Associates are also encouraged to enroll in direct deposit, which also limits the traffic in/out of the branch.

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 current zoning is B-3, which does not include staffing services. Despite that, Partners Personnel is a professional organization that conducts itself accordingly and does not 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)?

N/A; this is the first application for Partners Personnel

REQUIRED SUPPORTING ATTACHMENTS

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

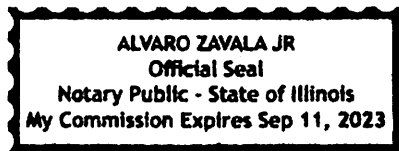
NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, AL SHALASH, 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.

Paul J. Jansen
Petitioner's Signature

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



Subscribed and sworn to before me
this 21st day of July, 20 22

Alvaro Zavala Jr
See attached certificate

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____

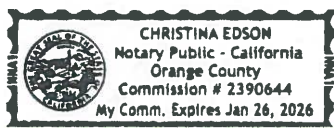
Signature of Document Signer No. 1 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Santa Barbara

Subscribed and sworn to (or affirmed) before me
 on this 1st day of July, 2022
 by Date Month Year

(1) Paul J. Sorensen
 (and (2) _____),
 Name(s) of Signer(s)



Place Notary Seal Above

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature [Signature]
 Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Zoning Board of Appeals Application Packet Document Date: _____
Special Use Permit
 Number of Pages: _____ Signer(s) Other Than Named Above: N/A

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:

232 S. Larkin Ave., Joliet, IL 60436

PIN(s): 30-07-18-201-042-0000

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

224 Larkin, LLC is the property owner. The address for 224 Larkin, LLC is the following:

224 Larkin Ave.

Joliet, IL 60436

E-MAIL: al@libertytaxgroup.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

Staffing Partners Holdings, Inc. is the sole member/manager of Partners Personnel - Management Services, LLC. Scott Houston is the CFO of Staffing Partners Holdings, Inc. Scott's contact info is as follows: 3820 State Street, Suite B, Santa Barbara, CA 93105

(805)880-1964

E-MAIL: Sergio.Loera@partnerspersonnel.com **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: 07/11/2022

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

Sergio Loera, Regional Vice President, (224)531-7952

PRINT

Partners Personnel is a full-service staffing company with offices nationwide, dedicated to finding the best talent for our clients and building great careers for our associates.

Our user-friendly electronic application process makes it easy and accessible for applicants to complete their application and onboarding documents from the comfort of their own home. Our Partners Personnel Joliet office will consist of a Branch Manager and two Recruiters. The standard office hours will be from 8:00am -5:00pm and by appointment only. Creating a personal engaging customer service oriented hiring process.

At Partners Personnel, we work with our candidates to find the best position that suits their needs, schedule, and strengths. We do everything we can to make job seekers job search easy. We maintain relationships with companies that offer competitive wages ranging from \$17 -\$25 per hour. 90 percent of the opportunities we offer to our associates are long term to direct hire. Our customers not only provide higher wages, longevity, but also steppingstones towards a career. Our core value revolves around helping people and organizations improve. We do this by matching the best talent with the best companies. We are proud to partnered with some of the most Nationally recognized organizations such as:

- Costco
- Harbor Freight
- Lowes
- Voyant Beauty
- Ajinomoto

In addition to higher wages and long term to direct hire opportunities, we also offer multiple ACA compliant comprehensive healthcare plans for employees to choose from. At a time when basic healthcare coverage is more important than ever and affordability can be out of reach for many Americans, Partners Personnel has developed a plan that ensures coverage for all eligible employees by providing a path to healthcare coverage at no out of pocket expense.

Partners Personnel also offers weekly pay and direct deposit, with no paper check, direct deposit eliminates wages being stolen or lost. It also removes the risk of a check getting damaged or delayed in the mail. We also offer pay cards in the event our associates do not have an account directly with a bank. Our associates work hard for their wages, we make it easy, flexible and convenient. We don't stop there, we offer unlimited referral benefits, attendance bonus, company sponsored lunches and more.

Partners Personnel received the high honor and industry award of "Best Staffing Firm to Work For." winner for 2022. The Best Staffing Firm to Work For awards are given annually by Staffing Industry Analysts (SIA), the global advisor on staffing and workforce solutions. SIA recognizes employers for their top performance in engaging their employees and creating a workplace conducive to talent development, enjoyment, collaboration, and productivity. Partners Personnel's transformative business model of providing more personalized service to clients and associates, an uncompromising commitment to time-honored values, and industry-leading standards and practices, has fueled its momentum to become the 15th largest industrial staffing company in the US.

Our results speak to this. Founded in 2017, we have quickly joined the ranks of the largest staffing firms in the US, posting \$144 million revenue in 2018; revenue has more than quadrupled since then to \$637 million in 2021 and on target to reach \$800 million. As our President Mark McComb quoted “We don’t hold any patents; we don’t have any trademarks, what we have is people who have relationships. If we want to be world class with that, we must be a place where people want to be, where their life gets better because of their part in our organization. Our people are the beating heart of our company.”

Helping people improve is at the center of Partners Personnel’s existence. Our purpose is “to help people and organizations improve.” We believe in the potential of our people and our teams. The principles of continuous improvement run throughout our company purpose, values, and strategies. At Partners Personnel, you are the most important asset and the greatest competitive advantage that we have. The best way to continuously improve Partners Personnel is to create and support a culture of continuous improvement within our colleagues, teams, associates, clients and community.

132.00 DEED AND MEAS.

LARKIN AVENUE

PROPOSED BITUMINOUS PAVEMENT

PROPOSED FOUR-UNIT
COMMERCIAL/RETAIL
SHOPPING CENTER
6,190 SF
TF ELEVATION=645.00

EAST LINE OF THE WEST HALF OF THE TRACT

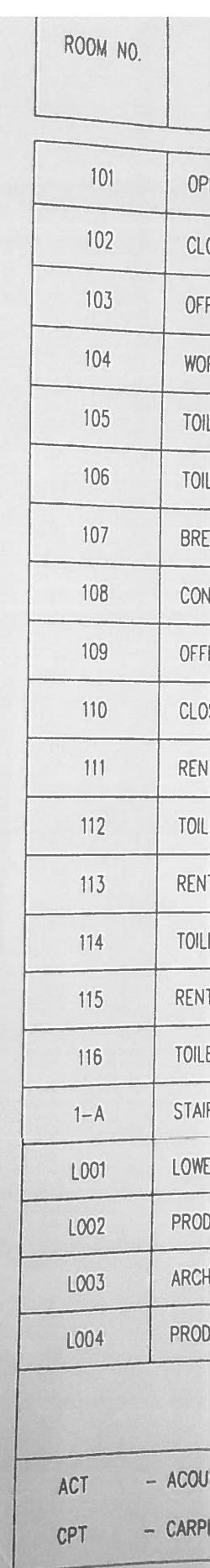
EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18-35-10)
WEST LINE OF IDLESLIDE SUBDIVISION (DESCRIBED THEREON AS EAST 80 ACRES OF THE NORTHEAST QUARTER)
ALSO CALLED THE EAST LINE OF THE WEST 20 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER

132.00 DEED & MEAS.

EMERY STREET

DOING BUSINESS

ELEVATION-645.74



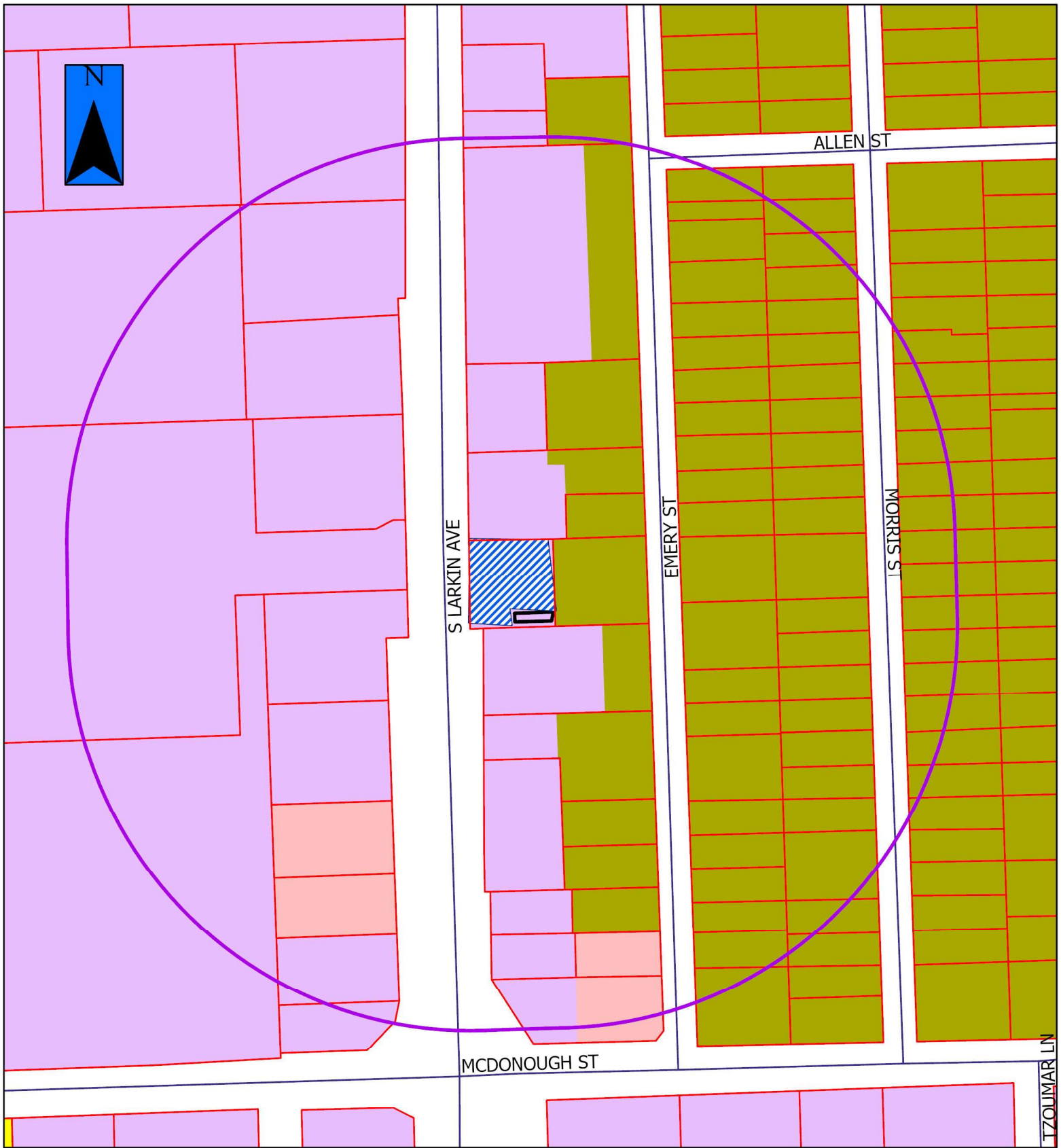
ROOM NO.	
101	OP
102	CLO
103	OFF
104	WOR
105	TOIL
106	TOIL
107	BRE
108	CON
109	OFF
110	CLO
111	REN
112	TOIL
113	REN
114	TOIL
115	REN
116	TOILE
1-A	STAIR
L001	LOWE
L002	PROD
L003	ARCH
L004	PROD
ACT	- ACQU
CPT	- CARP

Figure 1: Five-unit commercial building at 224 – 232 S. Larkin Avenue



Figure 2: Vacant tenant space at 232 S. Larkin Avenue





2022-51



= Property in Question



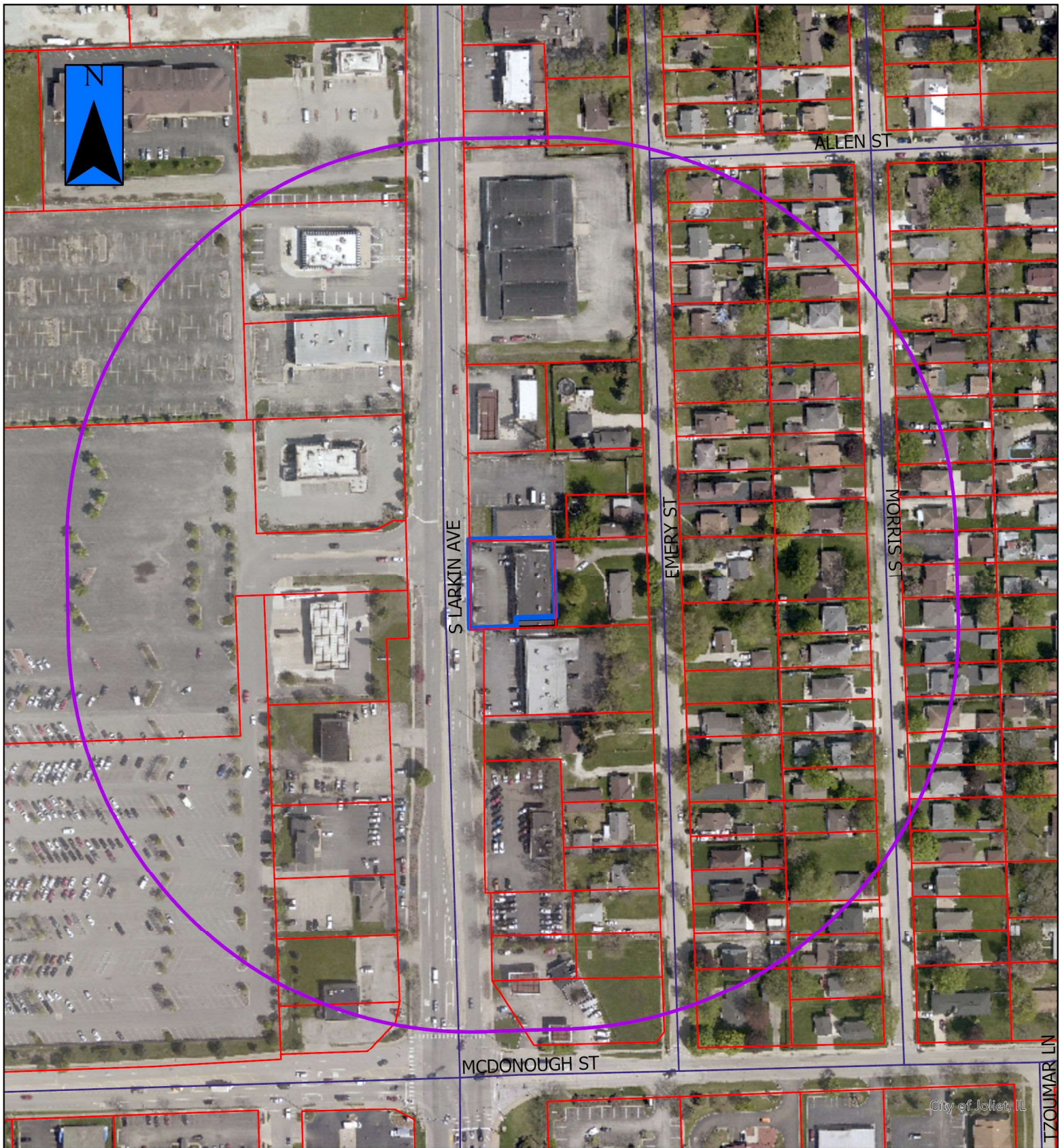
= 600' Public Notification Boundary



= Site in Question




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



2022-51a



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