

## **STAFF REPORT**

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

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### **Purpose**

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

### **Site Specific Information**

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

### **Surrounding Zoning, Land Use and Character**

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

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

### **Applicable Regulations**

- Section 47-14.2A (D) Special Uses – All Industrial Districts
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit  
(refer to attachment)
- Section 47-19.8 Findings of Facts Supporting a Variation  
(refer to attachment)

### **Discussion**

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

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

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

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

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

### **Conditions**

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

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

that meets City Ordinance;

5. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit; and
6. That the business shall be registered with the City Clerk's Office.



# ZONING BOARD OF APPEALS

## CRITERIA FOR SPECIAL USES

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

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

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

**ZONING BOARD OF APPEALS**  
**CRITERIA FOR VARIATIONS**

Section 47-19.8 of the Zoning Ordinance states:

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

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

FOR OFFICE USE ONLY

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

Payment received from:

Petition #:

2022-44

Common Address:

212 Page Ave., 220 Maple St.  
+ 300 Maple St.

Date filed:

06/16/22

Meeting date requested:

07/21/22

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

**PETITION FOR SPECIAL USE PERMIT**

City of Joliet Planning Division, 150 W. Jefferson St., First Floor, South Wing, Joliet, IL 60432  
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 212 Page Ave; 220 Maple St; 300 Maple St

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

HOME ADDRESS:

ZIP CODE:

BUSINESS ADDRESS: 333 Front Street, Lemont, Illinois

ZIP CODE: 60439

PHONE: (Primary) 773.899.4546

(Secondary)

EMAIL ADDRESS: vipalliancellc@gmail.com

FAX:

PROPERTY INTEREST OF PETITIONER: Contract Purchaser

OWNER OF PROPERTY: See attached sheet

HOME ADDRESS:

ZIP CODE:

BUSINESS ADDRESS: 212 Page Ave., Joliet, Illinois

ZIP CODE: 60432

EMAIL ADDRESS: prichards@kcgllc.com

FAX:

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

BUSINESS REFERENCES (name, address, phone):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.):see addendum. multiple P.I.N.s;  
\_\_\_\_\_; \_\_\_\_\_; \_\_\_\_\_.

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

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):  
see addendum  
\_\_\_\_\_  
\_\_\_\_\_

LOT SIZE: WIDTH: \_\_\_\_\_ DEPTH: \_\_\_\_\_ AREA : \_\_\_\_\_  
PRESENT USE(S) OF PROPERTY: Scrap Yard

PRESENT ZONING OF PROPERTY: I-2

SPECIAL USE REQUESTED: see addendum  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

- (1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- (4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and

(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?  
See attached addendum

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

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

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

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

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?  
see attached addendum

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?  
No prior applications were submitted by this applicant.

**REQUIRED SUPPORTING ATTACHMENTS**

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

**NOTARIZATION OF PETITION**

STATE OF ILLINOIS) ss  
COUNTY OF WILL)

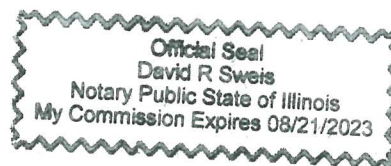
I, Kenneth Glassman & Bridgette Caparelli, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Bridgette Kuchniskas authorized agent  
Petitioner's Signature

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

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

[Signature]



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

PINs for the site:

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

30-07-11-307-002

30-07-11-302-003

30-07-11-309-024

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

**LEGAL DESCRIPTION**

**TRACT 1:**

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

**TRACT 2: PARCEL 1:**

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

PARCEL 2:

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

PARCEL 3:

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

TRACT 3:

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



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

TRACT 4: PARCEL 1:

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

PARCEL 2:

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

TRACT 5: PARCEL 1:

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

PARCEL 2:

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

TRACT 6: PARCEL 1:

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

PARCEL 2:

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

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

TRACT 7:

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

TRACT 8:

PARCEL 1:

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

PARCEL 2:

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

EXCEPTING THEREFROM:

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

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

FURTHER EXCEPTING THEREFROM:

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

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

## SUMMARY

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

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

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

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

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

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

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

6. **Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?** The use conforms to the I-2 zoning, subject to approval of the applicant's special use request. Applicant is unaware of any other ordinance or regulation that would be affected by the operation of the site as a warehouse with truck parking. Applicant's special use qualifies pursuant to the

established special uses listed in 47-14.2A(D) and (G) relating to industrial districts allowable special uses.

### **CITY OF JOLIET OWNERSHIP DISCLOSURE FORM**

The ownership of the real estate will be via a to-be-formed entity and the business operated thereon is VIP Alliance, LLC. The ownership and business ownership will be identical.

Marjan Kostascki 1386 Chapman Drive Darien, IL. 60561-5392	20% ownership
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Blagoj Stoimenov 7 Timberview Road Lemont, IL. 60439	20% ownership
--	---------------

Zoran Ilijoski 2010262 Rolling Meadows Lane Dyer, IN. 46311-7754	20% ownership
--	---------------

Zarko Surdoski 333 Front Street Unit Lemont, IL. 60439	20% ownership
--	---------------

Borche Milosevski 1105 FoxTail Court Darien, IL. 60561	20% ownership
--	---------------

**FOR OFFICE USE ONLY**

\*\*\**Verified by Planner (please initial):*\_\_\_\_\_\*\*\*

Payment received from:

Petition #: 2022-44

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

Date filed: \_\_\_\_\_

Meeting date assigned: \_\_\_\_\_

**ZONING BOARD OF APPEALS**

**JOLIET, ILLINOIS**

**PETITION FOR VARIATION/APPEAL**

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

Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 212 Page Ave; 220 Maple St; 300 Maple St

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

HOME ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

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

PHONE: (Primary) 773.899.4546 (Secondary) \_\_\_\_\_

EMAIL ADDRESS: vipalliancellc@gmail.com FAX: 312.268.7284

PROPERTY INTEREST OF PETITIONER: Contract Purchaser

OWNER OF PROPERTY: See ownership disclosure addendum submitted herewith

HOME ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

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

EMAIL ADDRESS: prichards@kggllc.com FAX: \_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OTHER PROJECTS AND/OR DEVELOPMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

See addendum

LOT SIZE: WIDTH:          DEPTH:          AREA:         

PRESENT USE(S) OF PROPERTY: Scrap Yard metal

PRESENT ZONING OF PROPERTY: I-2

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

### **RESPONSE TO VARIATION CRITERIA**

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

**Please describe how this request meets the criteria by responding to the following questions in your own words.**

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

SEE ADDENDUM

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

SEE ADDENDUM

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3. *What impact would the granting of this variance have upon the essential character of the general area?  
Please include both positive and negative impacts.*

SEE ADDENDUM

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**REQUIRED SUPPORTING ATTACHMENTS**

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

**NOTARIZATION OF PETITION**

STATE OF ILLINOIS) ss  
COUNTY OF WILL)

I, \_\_\_\_\_, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

\_\_\_\_\_  
Petitioner's Signature

\_\_\_\_\_  
Owner's Signature  
(If other than petitioner)

**Subscribed and sworn to before me**  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
\_\_\_\_\_



## **RESPONSE TO VARIATION CRITERIA**

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

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

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

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

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

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

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

## CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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

### I. INFORMATION ABOUT THE APPLICATION

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

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

### II. INFORMATION ABOUT THE PROPERTY

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

See attached addendum

PIN(s): \_\_\_\_\_

### III. PROPERTY OWNERSHIP

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

- |   |  |
|---|--|
| <input type="checkbox"/> <b>Individual:</b>                           | State the names, addresses, and phone #'s of the individual owner(s)   |
| <input type="checkbox"/> <b>Corporation:</b>                          | 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                 |
| <input checked="" type="checkbox"/> <b>Limited Liability Company:</b> | State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member   |
| <input type="checkbox"/> <b>Land Trust:</b>                           | State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries  |
| <input type="checkbox"/> <b>Partnership:</b>                          | State the names, addresses, and phone #'s of all partners  |
| <input type="checkbox"/> <b>Other type of organization:</b>           | State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization |

See addendum attached.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

E-MAIL: jeff@makimports.com FAX: \_\_\_\_\_

#### IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

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

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

see attached addendum

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E-MAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

#### **NOTE:**

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

**SIGNED:** Bridgette Kuchniskas (authorized agent)

**DATE:** 6/16/22

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

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

**PRINT**

## **ADDENDUM TO CITY OF JOLIET OWNERSHIP DISCLOSURE FORM**

PINs for the site:

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

30-07-11-307-002

30-07-11-302-003

30-07-11-309-024

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

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

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

Maple Warehouse LLC owns Tract 2

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

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

## Section IV – Business Ownership

The ownership of the real estate will be via a to-be-formed entity and the business operated thereon is VIP Alliance, LLC. The ownership and business ownership will be identical.

Marjan Koteski 20% ownership

1386 Chapman Drive

Darien, IL. 60561-5392

Blagoj Stoimenov 20% ownership

7 Timberview Road

Lemont, IL. 60439

Zoran Ilijoski 20% ownership

2010262 Rolling Meadows Lane

Dyer, IN. 46311-7754

Zarko Surdoski 20% ownership

333 Front Street Unit

Lemont, IL. 60439

Borche Milosevski 20% ownership

1105 FoxTail Court

Darien, IL. 60561

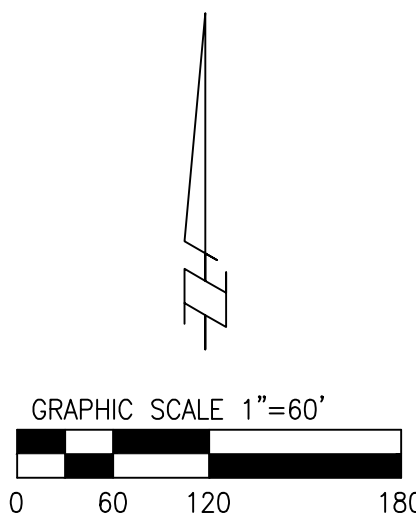


P:\Projects\G1021238\Engineering\DWG\Concept Plans\01238 Concept Plan.dwg  
PldDate: 7/12/2022 3:35 PM Layout: CONCEPT PLAN

WARNING



CALL BEFORE  
YOU DIG



LOCATION MAP

PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND A PART OF THE  
EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10-135N-R10E

PROPERTY ADDRESS: 212 PAGE/220 MAPLE/300 MAPLE STREET  
JOLIET, IL 60432

SITE DETAILS:

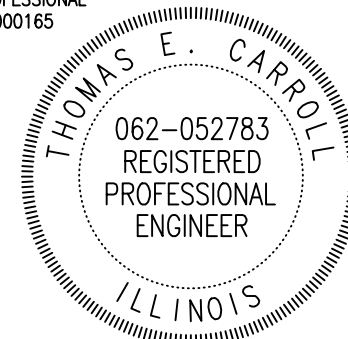
DEVELOPMENT AREA = 10.82 ACRES ±  
TRAILER STALLS = 104  
BOX TRUCK STALLS = 28

NOTES:

1. SITE GEOMETRY IS PRELIMINARY AND PROVIDED FOR REFERENCE. LAYOUT, PARKING CONFIGURATION, AND STALL COUNT IS SUBJECT TO CHANGE DURING FINAL ENGINEERING.
2. CURB TO BE INSTALLED AROUND PERIMETER OF PROPOSED PARKING AREAS.
3. FINAL ENGINEERING PLANS SHALL BE PREPARED AND SUBMITTED FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.
4. LIGHT POLE LOCATIONS ARE PRELIMINARY. LOCATIONS WILL BE BASED ON A PHOTOMETRIC PLAN TO BE PREPARED DURING FINAL ENGINEERING.
5. LANDSCAPING TO BE PROVIDED PER THE APPROPRIATE CITY OF JOLIET ORDINANCES. A LANDSCAPE PLAN WILL BE SUBMITTED FOR APPROVAL DURING FINAL ENGINEERING.
6. STORM WATER DETENTION TO BE PROVIDED PER THE APPROPRIATE CITY OF JOLIET ORDINANCE REQUIREMENTS. DETENTION LIMITS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL ENGINEERING.

PREPARED BY:   
THOMAS CARROLL, ILLINOIS P.E. #062-052783  
EXPIRATION DATE: 11/30/2023  
GEOTECH INCORPORATED PROFESSIONAL  
DESIGN FIRM NUMBER 184-000165

DATE: July 12th, 2022



SEAL/STAMP

NO.	DATE	REVISION
1	06.15.22	INITIAL SUBMITTAL
1	07.11.22	ADDED FENCE

VIP ALLIANCE  
300 MAPLE STREET  
JOLIET, IL

CONCEPT PLAN

**GEOTECH INC.**  
CONSULTING ENGINEERS - LAND SURVEYORS  
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

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

SHEET NO.

1







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



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





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



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





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



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





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



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





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



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





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



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

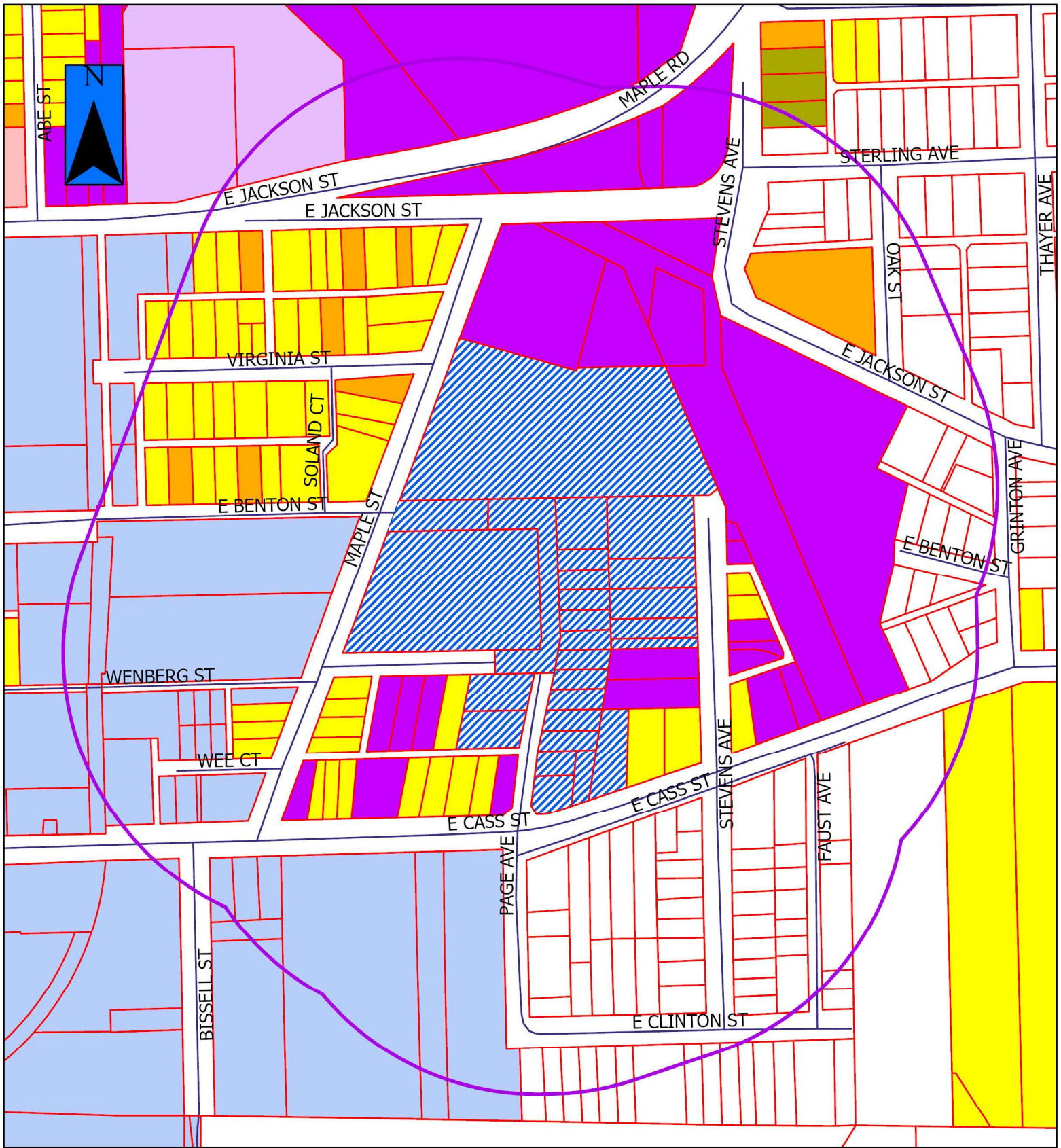




Figure 13: Portion of Page Avenue to be vacated



























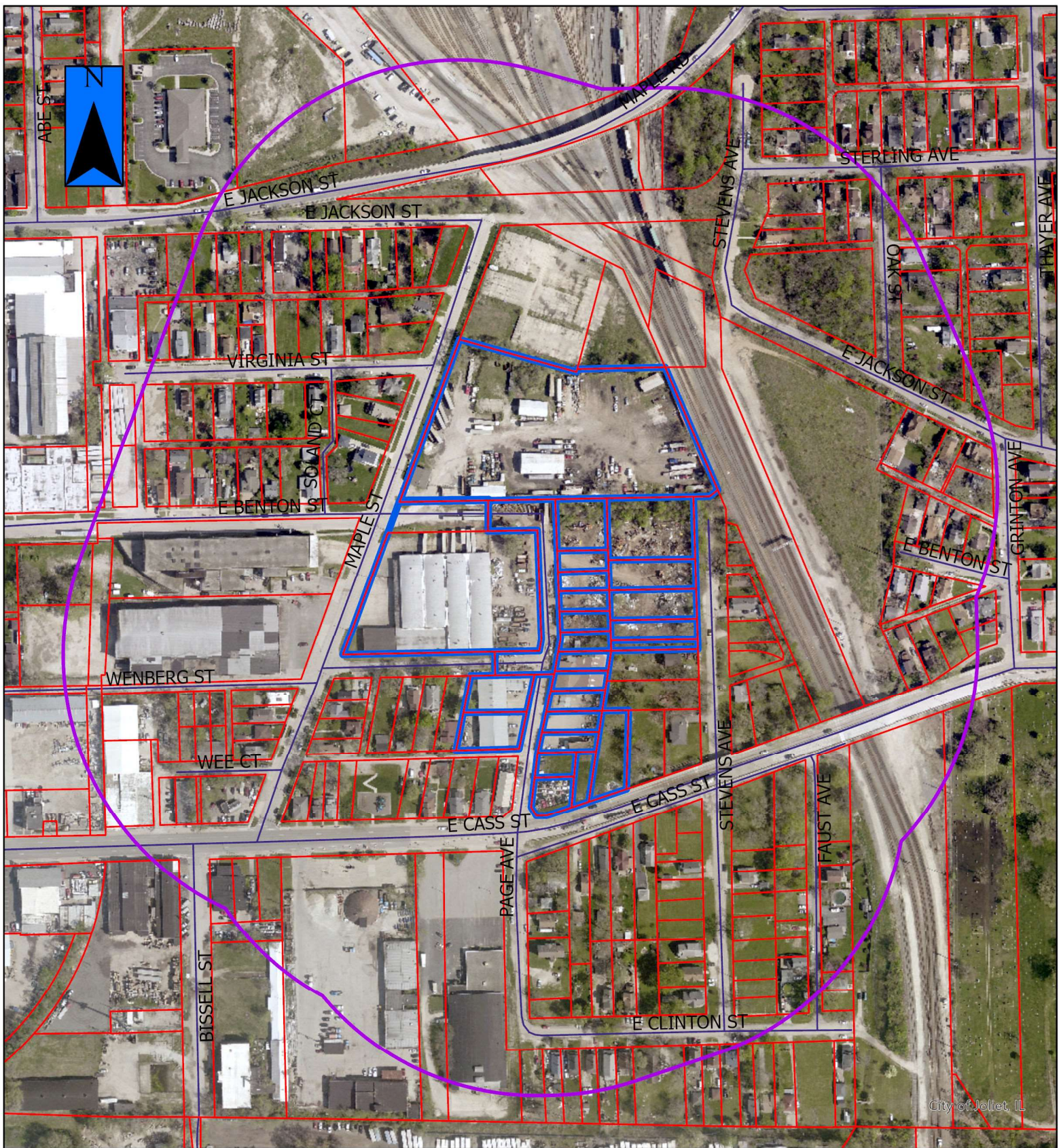
# 2022-43 & 2022-44



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

Legend					
	B-1		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





## 2022-43a & 2022-44a



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