

DATE: September 9, 2021

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: P-7-21: Preliminary Plat of 2504 Jefferson, A Minor Subdivision

GENERAL INFORMATION:

APPLICANT/OWNERS: Parth39, LLC

REQUESTED ACTION: Approval of preliminary plat for a minor subdivision

PURPOSE: To create a two-lot commercial subdivision

EXISTING ZONING: B-3 (General Business)

LOCATION: 2504 W. Jefferson Street

SIZE: 1.84 acres

EXISTING LAND USE: Commercial

SURROUNDING LAND USE & ZONING:

NORTH: Commercial, B-3

SOUTH: Commercial, I-1

EAST: Commercial, B-3

WEST: Commercial, B-3

SITE HISTORY: The area of this site was originally annexed and zoned B-3 district in 1970. It was the site of the former Jefferson Square Mall and Wilderness Mall, which was demolished in 2005. The 1.84-acre subject site was included as Lot 8 in the Menard's/Joliet Subdivision, which was approved and recorded in June 2003. The Murphy's gas express was built on the east side of Lot 8 in 2017.

SPECIAL INFORMATION: The Preliminary Plat for the proposed minor subdivision will create two commercial lots in the Menard's/Joliet Commercial Subdivision. The approval will allow the future construction of a Smoothie King establishment with a drive-thru on Lot 1. The drive-thru operation has been reviewed by the Joliet Traffic Engineer and has been previously approved by the City Council. The Murphy's Express Gas Station will be contained on Lot 2. There should not be any negative impacts to the surrounding area due to the addition of this new proposal.

The public improvements have been provided for as part of the previous commercial development. The future development of the Smoothie King facility will require payment of sewer and water connection fees and the development impact fee per city ordinance. The proposed building is proposing the use of face-brick as the primary exterior material (see attached plans), which meets the requirements of the City's Non-Residential Design Standards. Landscaping as per city ordinance will also be required.

ANALYSIS: The approval of the of Preliminary Plat of 2504 Jefferson, a Minor Subdivision, is consistent with the surrounding and proposed land use in the project vicinity and will allow the continued development of the Menard's/Joliet Subdivision.

CASE NO. P-7-21  
DATE FILED: 8/13/21

**CITY PLAN COMMISSION  
JOLIET, ILLINOIS**

**PETITION FOR APPROVAL OF (Check One):**

☒ Preliminary Plat  
☐ Final Plat  
☐ Recording Plat

NAME OF SUBDIVISION: 2504 Jefferson Subdivision

NAME OF PETITIONER: Parth39 LLC

CELL #: 7082998427 E-MAIL: parth7436@yahoo.com

HOME ADDRESS: 12821 Division St

CITY, STATE, ZIP: Blue Island IL 60406

HOME PHONE: 7083710263

BUSINESS ADDRESS: 12821 Division St

CITY, STATE, ZIP: Blue Island IL 60406

BUSINESS PHONE: 7082998427

INTEREST OF PETITIONER: Property Buyer/Developer

NAME OF LOCAL AGENT: Parth Patel

ADDRESS: 12821 Division St Blue Island IL 60406 PHONE: 7082998427

OWNER: Murphy Oil USA, Inc.

HOME ADDRESS: 200 E Peach Street PHONE: 870-875-7600

CITY, STATE, ZIP: El Dorado, AR 71730

BUSINESS ADDRESS: 200 E Peach Street PHONE: 870-881-6652

CITY, STATE, ZIP: El Dorado, AR 71730

CELL #: 870-814-2210 E-MAIL: amber.patterson@murphyusa.com

ENGINEER: Landmark Engineering, LLC - Brad E. Hensley

ADDRESS: 7808 W. 103rd St. Palos Hills, IL 60465 PHONE: (708) 599 - 3737

LAND SURVEYOR: Landmark Engineering, LLC - Mark H. Landstrom

ADDRESS: Same as above PHONE: Same as above

ATTORNEY: Edward J. Wartman

ADDRESS: 516 E 86th Avenue Merrillville IN 46410 PHONE: 219-791-1520

LEGAL DESCRIPTION OF PROPERTY: Lot 8 in the record plat for Menard's / Joliet being a Subdivision of part of Section 13, Township 35 North, Range 9 East of the Third Principal Meridian, in Will County Illinois.

COMMON ADDRESS: 2504 W. Jefferson St. Joliet, IL

PERMANENT INDEX NUMBER (Tax No.): 05-06-13-204-037-0000

SIZE: 1.84 Acres

NO. OF LOTS: Lot 8 Subdivided into Lot 1 and Lot 2

PRESENT USE: Excess lot of Murphy Oil EXISTING ZONING: B-3 General business

USES OF SURROUNDING PROPERTIES: North: Chase Bank, B-3

South: Menards, I-1

East: Walmart, B-3

West: Belle Tire, B-3

Name of Park District: Joliet

Date Contacted Park District: \_\_\_\_\_

Is any open space/park site being offered as part of a preliminary plat? No

If yes, what amount? \_\_\_\_\_

(Acknowledgment by Park District Official) \_\_\_\_\_

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes \_\_\_\_\_ No ☒ If yes, list the Case number and name: \_\_\_\_\_

Is any variance from the Subdivision Regulations being requested? Yes \_\_\_\_\_ No ☒

If yes, describe: \_\_\_\_\_

Attach ten (10) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

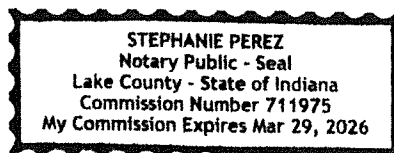
In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss  
COUNTY OF WILL )

I, Parth Patel, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 8/13/2021 Parth Patel  
Petitioner's Name

Subscribed and sworn to before me this 13<sup>th</sup> day of August, 20 21  
[Signature] 3/29/2026  
Notary Public My Commission Expires:



## 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:

05-06-13-204-037-0000

PIN(s):

### III. PROPERTY OWNERSHIP

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

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

E-MAIL: Parth 7436@yahoo.com FAX:

#### **IV. BUSINESS OWNERSHIP**

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

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

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

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

#### **NOTE:**

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

**SIGNED:** \_\_\_\_\_

**DATE:** 8/13/2021

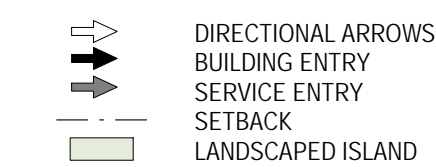
**Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:**

Purth Patel, Owner, 708 299-8427

**PRINT**



### SITE LEGEND



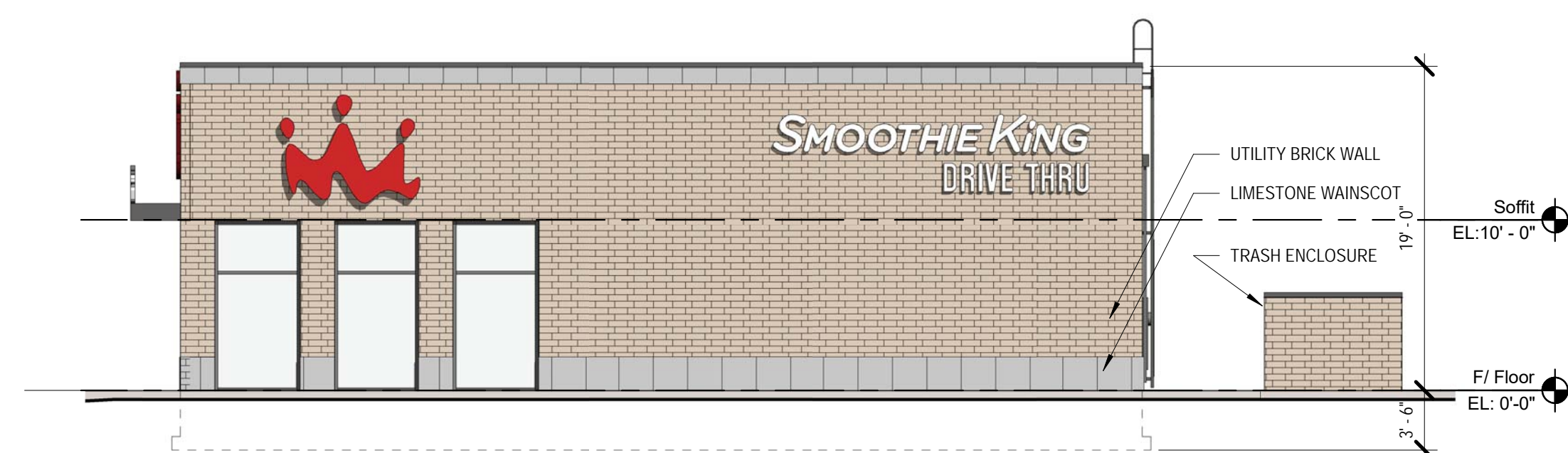
## SITE INFORMATION

ZONING: B-3  
FAR: 1  
MIN LOT AREA: 7,500 SF  
FRONT YARD SETBACK: 0'-0"  
SIDE YARD SETBACK: 0'-0"  
REAR YARD SETBACK: 0'-0"  
REQ'D PARKING SPACES: 1 SP FOR EACH 180 SF  
PARKING SPACE SIZE: 9'-0" WIDE MIN 180 SF



East Elevation

1/8" = 1'-0"

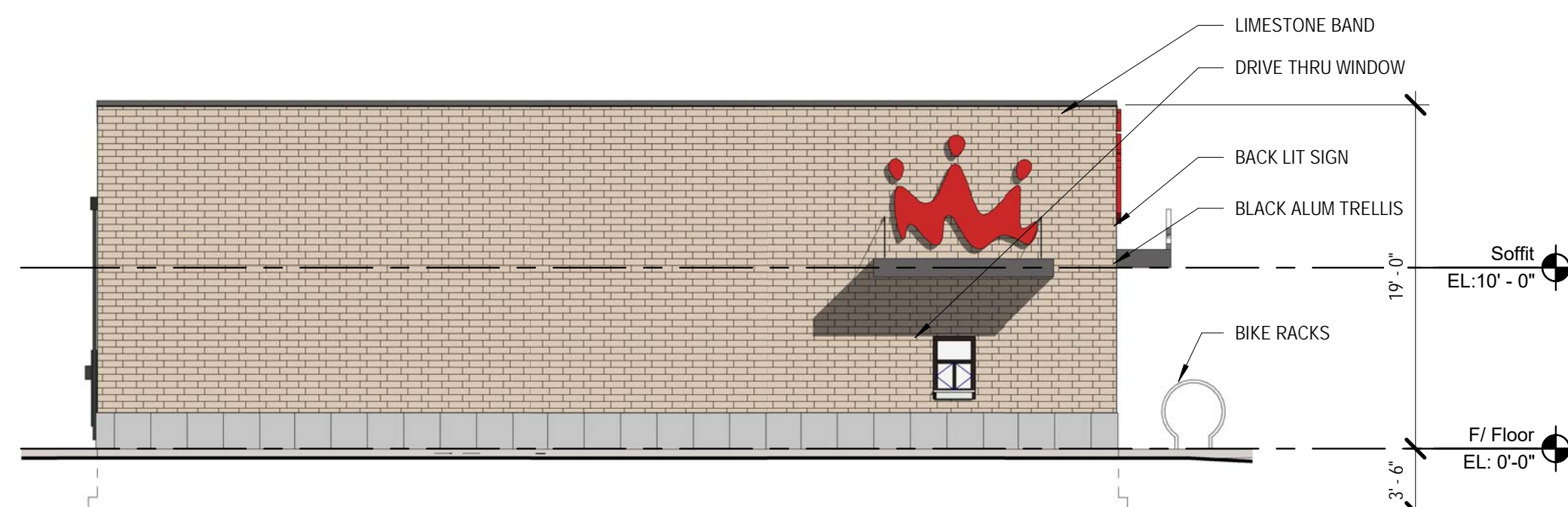



0' 4' 8' 16' 32'

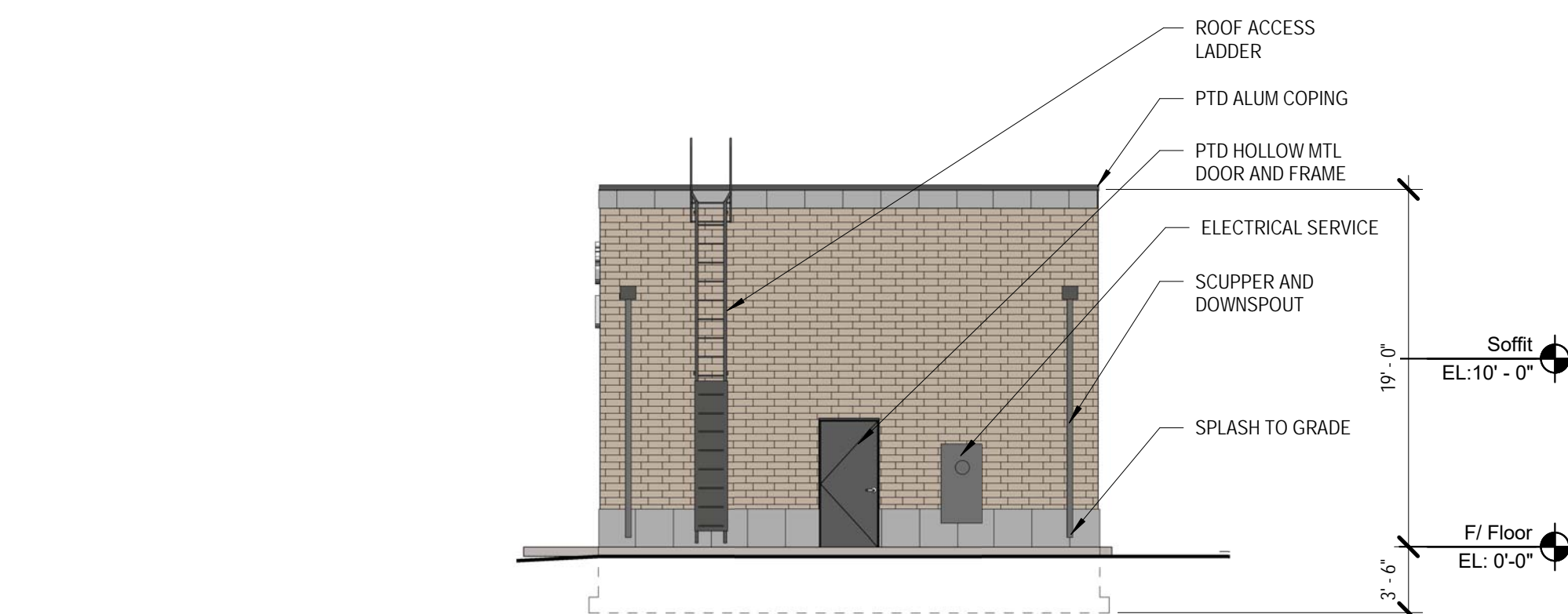
4


North Elevation


1/8" = 1'-0"





South Elevation  
1/8" = 1'-0"

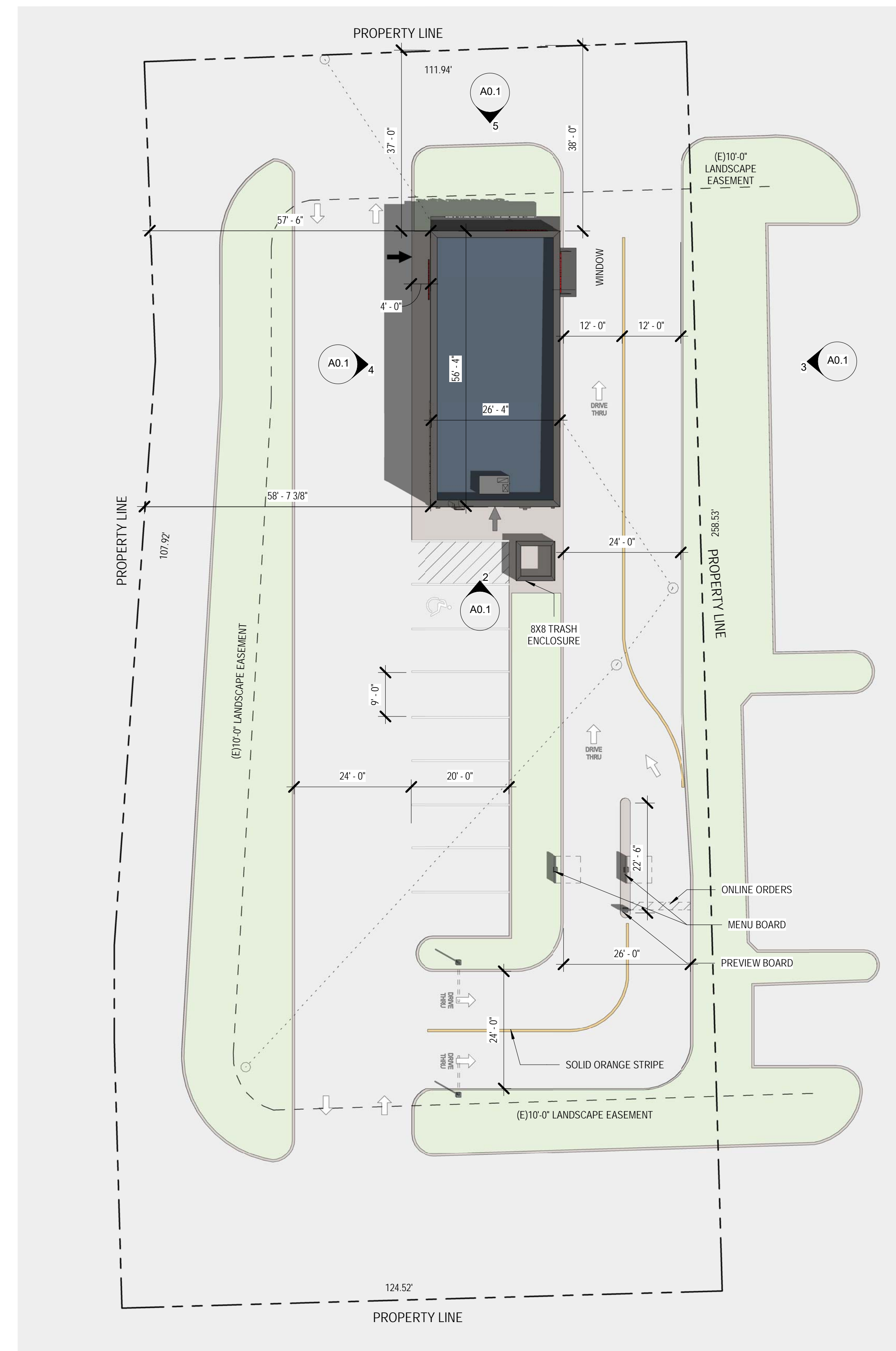








West Elevation

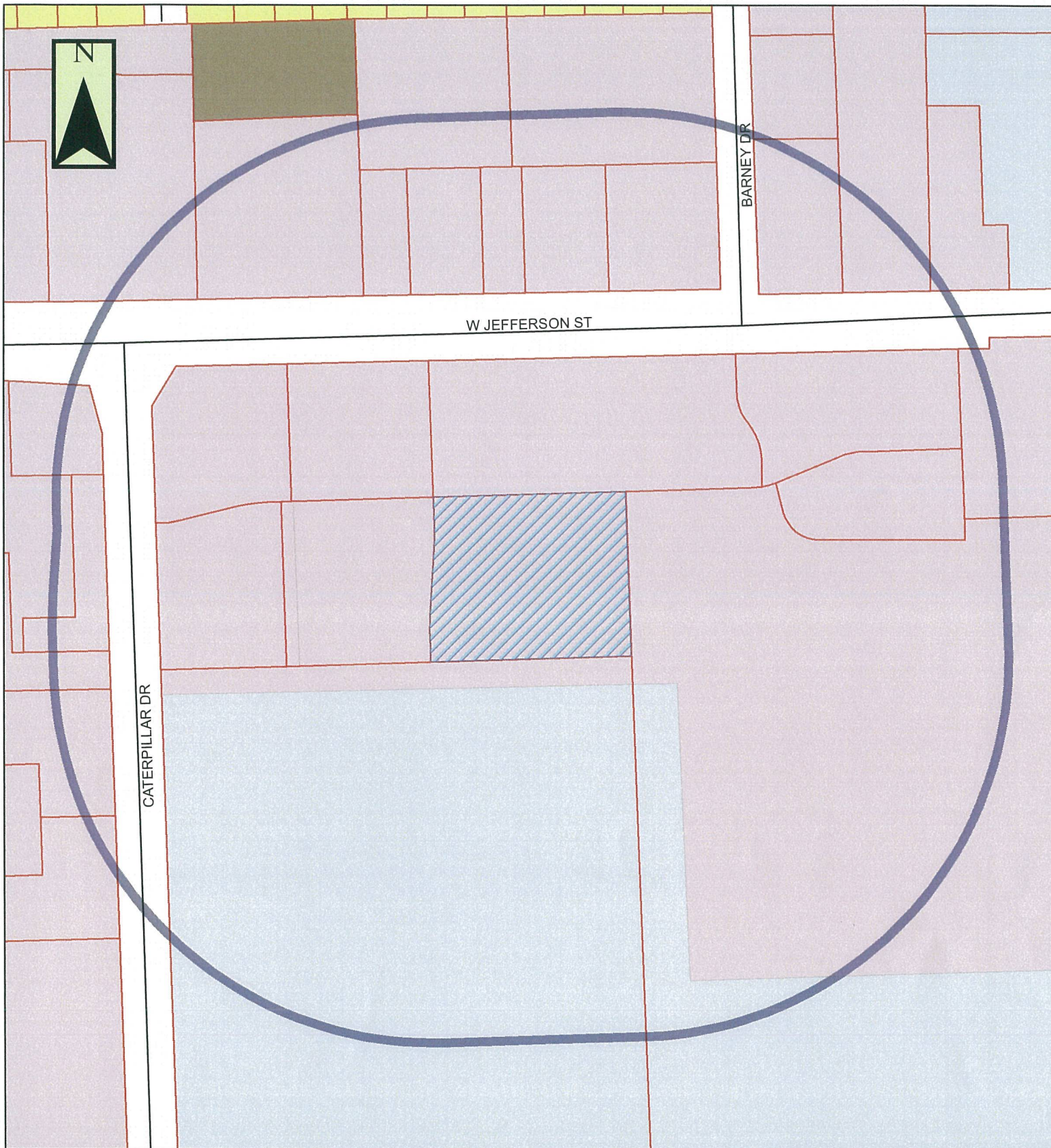
$1/8" = 1'-0"$



Prop - Site Plan  
1/16" = 1'-0"



Issue:	Site Plan & Elevations	Date:	06/22/2021
<p>Proposed Franchise</p> <p>Smoothie King</p> <p>2504 W Jefferson St</p> <p>Joliet, IL 60435</p>			
<p>"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A LICENSED PROFESSIONAL KNOWLEDGE. THEY CONFORM TO THE INTERNATIONAL BUILDING CODE."</p>			
 <p>9797 ROMBAUER RD., STE. 150 DALLAS, TX 75019</p> <p>PH (214)935-8900 FAX (214)432-5732</p>			
Rev. No.	Description	Date	





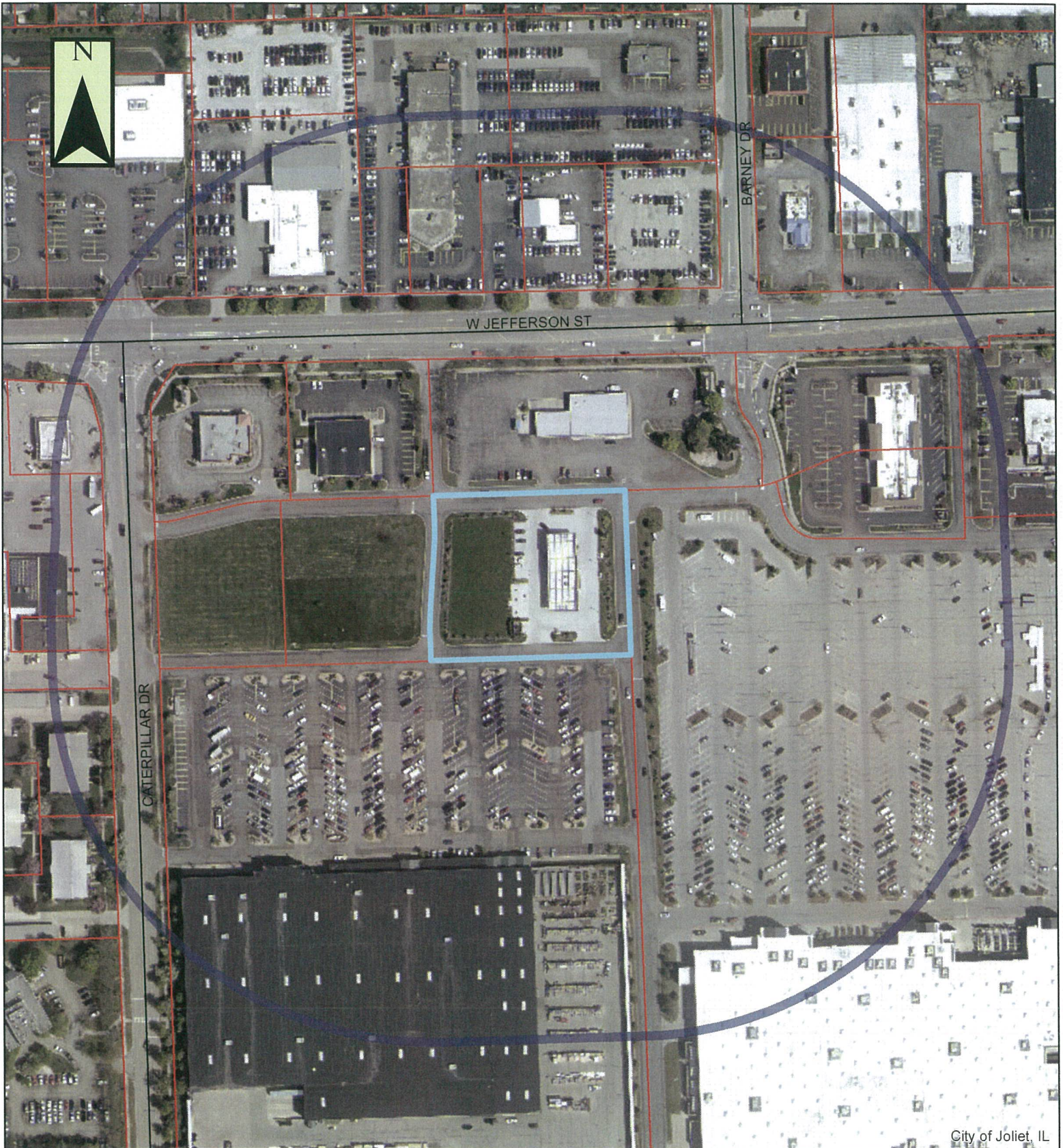
**P-7-21**



 = Property in Question  
 = 600' Public Notification Boundary



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





**P-7-21a**



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



PRELIMINARY PLAT OF SUBDIVISION  
FOR

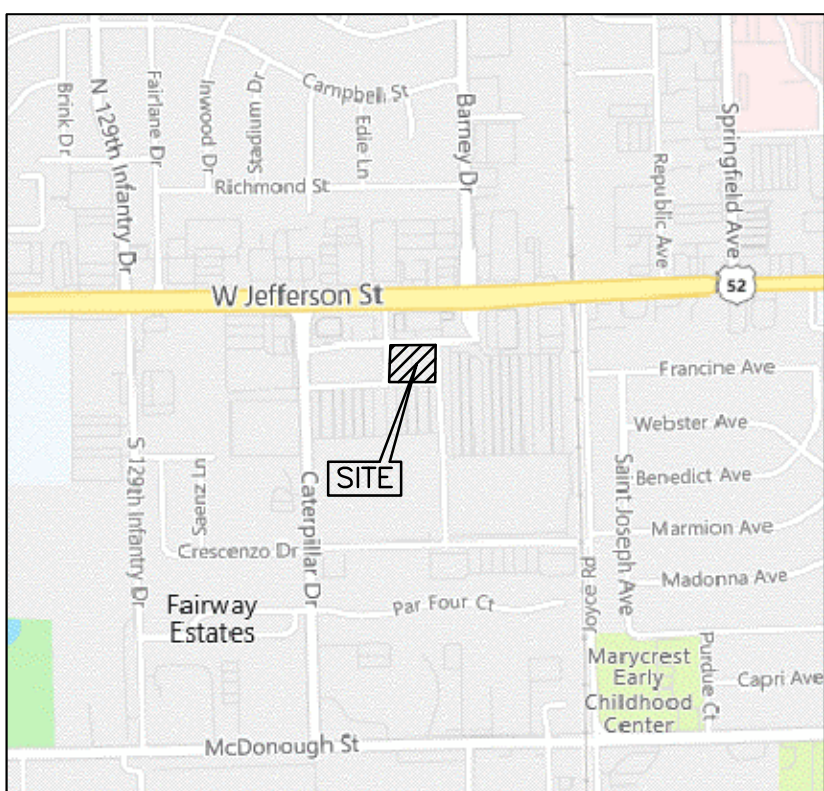
2504 JEFFERSON SUBDIVISION

OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

WILL COUNTY  
PERMANENT INDEX  
NUMBER (P.I.N.)  
05-06-13-204-037-0000

SOUTH LINE OF W. JEFFERSON STREET (U.S. HIGHWAY 52)

AREA  
79,954 SQ. FT.  
1.836 AC  
(more or less)



LOCATION MAP

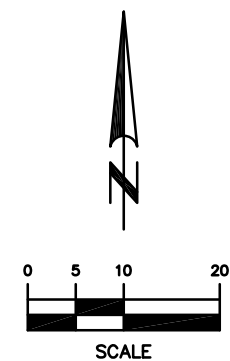
SITE DATA: LOT 1

SITE AREA \_\_\_\_\_  
SITE AREA..... 30,187 SQ. FT.  
..... 0.693 ACRES  
  
BUILDING AREA \_\_\_\_\_  
BUILDING AREA..... 1483 SQ. FT.  
..... 0.034 ACRES  
  
PARKING DATA \_\_\_\_\_  
PROPOSED PARKING ..... 8 STALLS  
(INCLUDES 1 HANDICAPPED STALLS)

SITE DATA: LOT 2

SITE AREA \_\_\_\_\_  
SITE AREA..... 49,573 SQ. FT.  
..... 1.138 ACRES  
  
BUILDING AREA \_\_\_\_\_  
BUILDING AREA..... 1411 SQ. FT.  
..... 0.032 ACRES  
  
PARKING DATA \_\_\_\_\_  
EXISTING PARKING ..... 9 STALLS  
(INCLUDES 1 HANDICAPPED STALLS)

APPROVED BY RESOLUTION OF THE JOLIET PLAN COMMISSION,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.  
  
\_\_\_\_\_  
PLAN COMMISSION CHAIRMAN  
  
\_\_\_\_\_  
PLAN COMMISSION SECRETARY  
  
APPROVED BY RESOLUTION OF THE JOLIET PLAN COMMISSION,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.  
  
\_\_\_\_\_  
MAYOR  
  
\_\_\_\_\_  
CITY CLERK



PREPARED FOR:  
CURRENT OWNER  
MURPHY OIL USA INC  
200 E. PEACH STREET  
EL DORADO, AR 71730

DEVELOPER  
PARTH39 LLC  
12821 DIVISION STREET  
BLUE ISLAND, IL 60406

PREPARED BY:  
**LANDMARK**  
ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-005577-0010  
7808 WEST 103RD STREET  
PALOS HILLS, ILLINOIS 60465-1529  
Phone (708) 599-3737

Project No. 21-04-041-PRELIM  
DATED: SEPTEMBER 7, 2021

PROPERTY DESCRIPTION

LOT 8 IN MENARD'S/JOLIET, BEING A SUBDIVISION OF  
PART OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 9  
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO  
THE PLAT THEREOF RECORDED JANUARY 16, 2004, AS  
DOCUMENT R2004009716 AND AMENDED PER PLAT  
RECORDED JUNE 8, 2004, AS DOCUMENT R2004102371,  
IN WILL COUNTY, ILLINOIS.

LEGEND

	EXISTING
TELCO LINE	---
SANITARY SEWER	---
STORM SEWER	---
SANITARY MANHOLE	⊙
MANHOLE	⊙
CATCH BASIN	⊙
INLET	⊙
SEWER COVER	⊙
HYDRANT	⊙
VALVE	⊙
LIGHT POLE	⊙
SIGN	⊙
BOLLARD	⊙
TOP OF FOUNDATION	⊙
SPOT ELEVATION	1/71 100.00 x 49.80

UNDERGROUND UTILITIES ARE SHOWN BY  
USING PHYSICAL EVIDENCE FOUND ON THE  
SURFACE AND/OR FROM UTILITY COMPANY  
FIELD STAKES AND, THEREFORE, THEIR  
LOCATIONS ARE APPROXIMATE AND  
SUSPECTED AND MAY NOT BE COMPLETELY  
ACCURATE. FOR MORE ACCURATE LOCATION,  
FIELD EXCAVATE.  
  
PIPE FLOW DIRECTIONS, IF SHOWN, ARE  
BASED ON FIELD INVERT ELEVATIONS UNLESS  
EXISTING PLAN INDICATE OTHERWISE, IN  
WHICH CASE THE EXISTING PLAN FLOW  
DIRECTION IS SHOWN.  
  
LAST DATE OF FIELD WORK: APRIL 22, 2021