

## **STAFF REPORT**

**DATE:** October 7, 2025  
**TO:** Zoning Board of Appeals  
**FROM:** Helen Miller, Planner  
**RE:** Petition Number: 2025-49  
Applicant: Dimension Energy (Joliet CSG 1 LLC and Joliet CSG 2 LLC)  
Status of Applicant: Lessee  
Property Owner: Channahon Owner LLC  
Location: 3300 Channahon Road (Council District #5)  
Request: Special Exception to allow a roof-mounted solar installation

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### **Purpose**

The applicant is requesting a Special Exception to allow a roof-mounted solar installation for community supply on the existing industrial building at 3300 Channahon Road. Community solar is generally defined as a solar project where the benefits from an off-site solar array are shared by multiple customers, including individuals, businesses, and other groups. Customers typically receive monetary credits on their electric bill based on their subscription to the project. Because a community solar installation supplies power back to the utility grid and not solely to onsite facilities, it is considered a principal use and not an accessory use. The Zoning Ordinance does not include provisions for solar installations as a principal use. Therefore, this request must be considered as a Special Exception.

The City Council makes the final decision on this Special Exception request, with a recommendation from the Zoning Board of Appeals.

### **Site Specific Information**

The subject site is Lot 1 in Ketone Business Center Unit 1 Subdivision, located southwest of the intersection of Houbolt Road and Channahon Road. The property contains a 1.2-million-square-foot warehouse and surrounding parking area for a Target distribution center. The property is zoned I-2 (general industrial).

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

The property is located in the Ketone Business Center industrial subdivision and is surrounded by other properties within the subdivision with I-2 (general industrial) zoning.

Adjacent uses include a warehouse and logistics building and a commercial equipment sales facility.

### **Applicable Regulations**

- Section 47-3.9(BB) Miscellaneous Terms – Zoning Exceptions and Variances

**Section 47-3.9(BB)(1) Exception:** *An exception is a use permitted only after review of an application by the Board of Appeals or Commission other than the Administrative Official (Building Inspector), such review being necessary because the provisions of this Ordinance covering conditions, precedent or subsequent, are not precise enough to all applications without interpretation and such review is required by the Ordinance.*

*The “exception” differs from the “variance” in several respects. An exception does not require “undue hardship” in order to be allowable. The exceptions that are found in this Ordinance appear as “special approval” or review by Plan Commission, Legislative Body, or Board of Appeals. These land uses could not be conveniently allocated to one zone or another or the effects of such uses could not be definitely foreseen as of a given time. The general characteristics of these uses include one or more of the following:*

- a. They require large areas;*
- b. They are infrequent;*
- c. They sometimes create an unusual amount of traffic;*
- d. They are sometimes obnoxious or hazardous; and*
- e. They are required for public safety and convenience.*

### **Discussion**

The petitioner, Dimension Energy, is a national company that develops, owns, and operates community solar and other clean energy projects across 14 states, including Illinois. They are requesting approval of a special exception to allow a roof-mounted solar installation and associated ground equipment for a community solar project at 3300 Channahon Road. The solar array would be located on the roof of an existing warehouse building within an industrial subdivision. The solar installation would be owned and operated by Dimension Energy, who would lease the roof and ground space from the property owner. Dimension Energy would be responsible for the installation, maintenance, and removal of the solar panels. The expected life cycle of the installation is around 25 years.

The proposed solar installation would be for community supply, not a behind-the-meter system that generates electricity for onsite use. The installation would be connected to ComEd equipment and would supply power back to the utility grid for use by properties served by that system. A community solar project is supported by subscribers who receive credits on their energy bill for their share of the program; they do not receive electricity

directly from the solar installation. Subscribers can be individuals, businesses, municipalities, nonprofits, and other groups. For this project, subscribers would need to be located in ComEd's Illinois utility territory.

The physical arrangement and appearance of the installation would be very similar to an accessory solar installation that serves the building. The rooftop panels would not be visible from the ground, as they would be set back from the edge of the building and only rise about one foot above the roof surface. The ground equipment is similar to the equipment used for a building's electrical service. Dimension Energy proposes two installations on this building, one on each half of the roof, to be owned by two separate LLCs. Each installation would have an enclosed equipment area on the side of the building. There will also be an equipment area for ComEd's ground equipment at the north corner of the parking area near the access driveway. The ComEd equipment would not be enclosed but would be painted dark green for minimum visibility. Examples of recently completed Dimension Energy roof-mounted solar projects and their equipment are shown in Figures 3 through 7.

Staff does not believe that the proposed solar installation will have a negative effect on the area. The physical appearance is similar to a permitted accessory installation and is not out of character with an industrial site. The petitioner will have a lease and an agreement with the property owner that addresses maintenance, installation, and removal of the installation. The petitioner will be required to obtain all necessary building permits for the proposed project.

### **Conditions**

If the Zoning Board desires to approve the Special Exception to allow a roof-mounted solar installation at 3300 Channahon Road, the following conditions would be included:

1. That a building permit shall be obtained.

Figure 1: Target distribution facility at 3300 Channahon Road (2025)





*Figure 2: View of 3300 Channahon Road from Channahon Road (Route 6), looking south (May and June 2025)*





*Figure 3: Other Dimension Energy roof-mounted solar projects (Franklin, New Jersey and Moorestown, New Jersey)*



Figure 4: Equipment example: MV Disconnect



Figure 5: Equipment example: Transformer



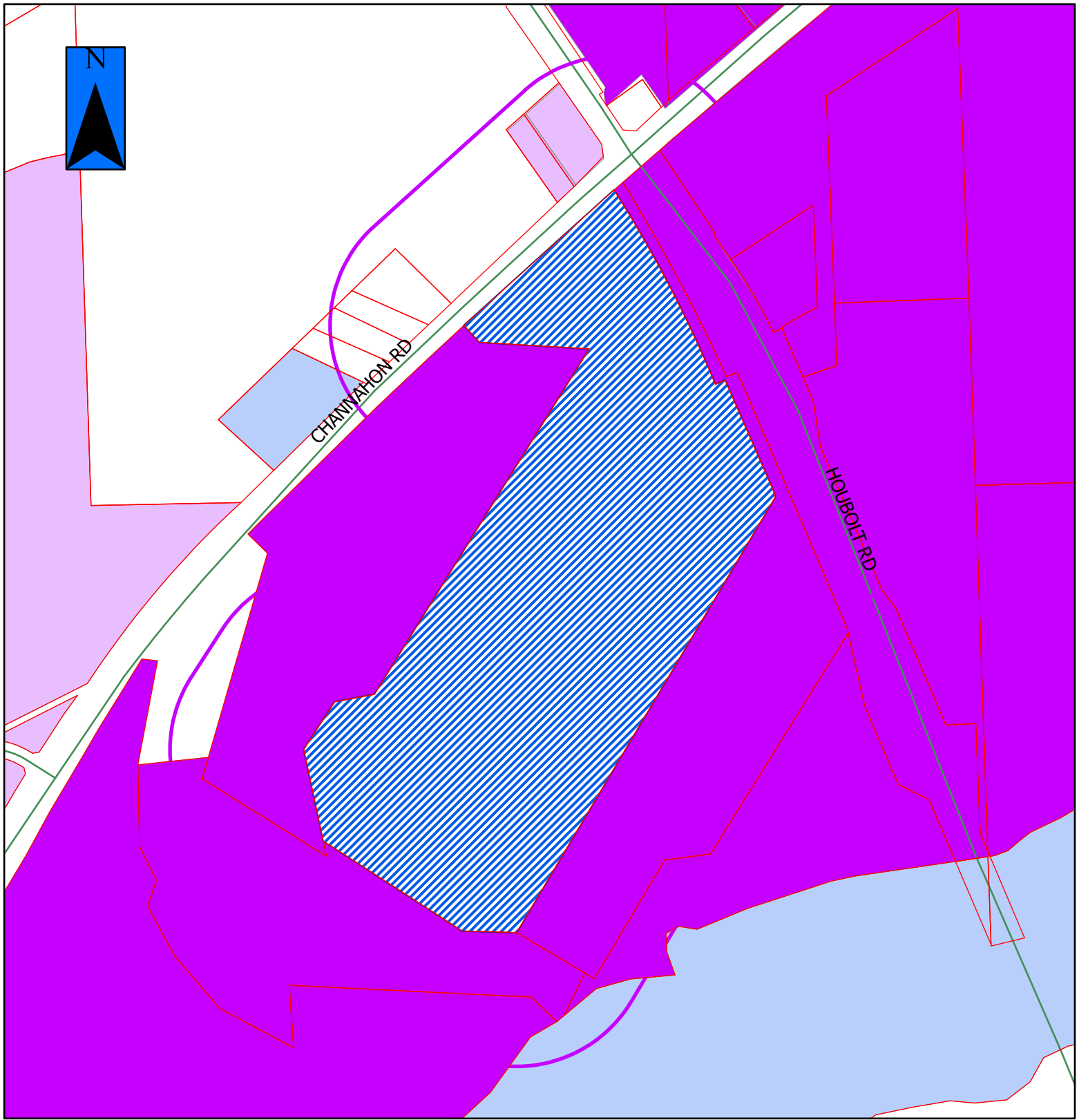


*Figure 6: Equipment example: Switchgear*





*Figure 7: Building equipment enclosure example: chain-link fence with slats*





**2025-49**



 = 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





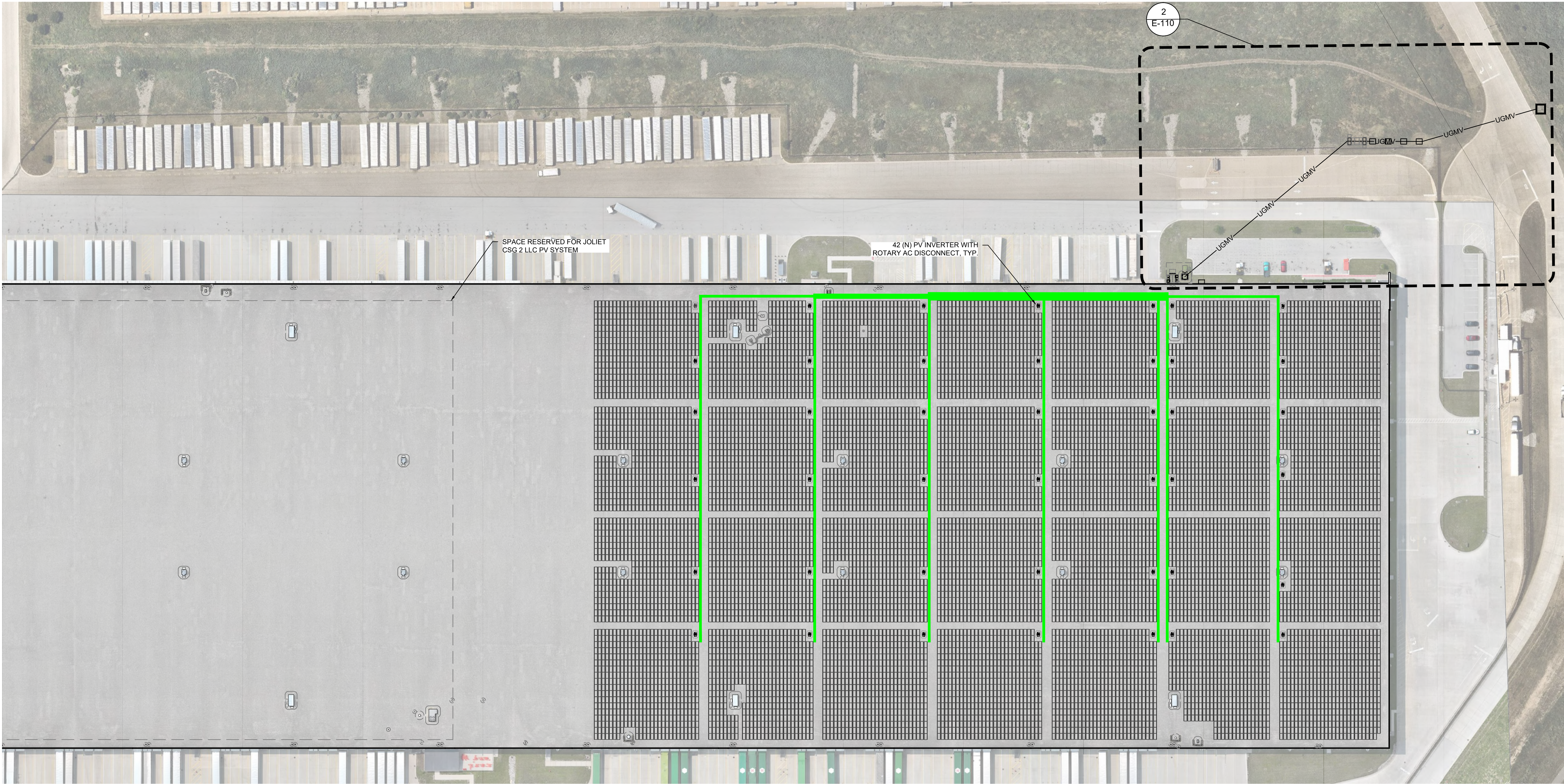
2025-49a



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



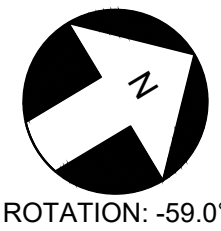
PRINTED: 08/09/25 FILE LOCATION: G:\Shared drives\SR-Clients\Dimension\RE\Projects - DRE\Joliet CSG 1 LLC\CADE-110 ELECTRICAL SITE PLAN.dwg



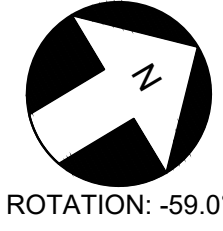
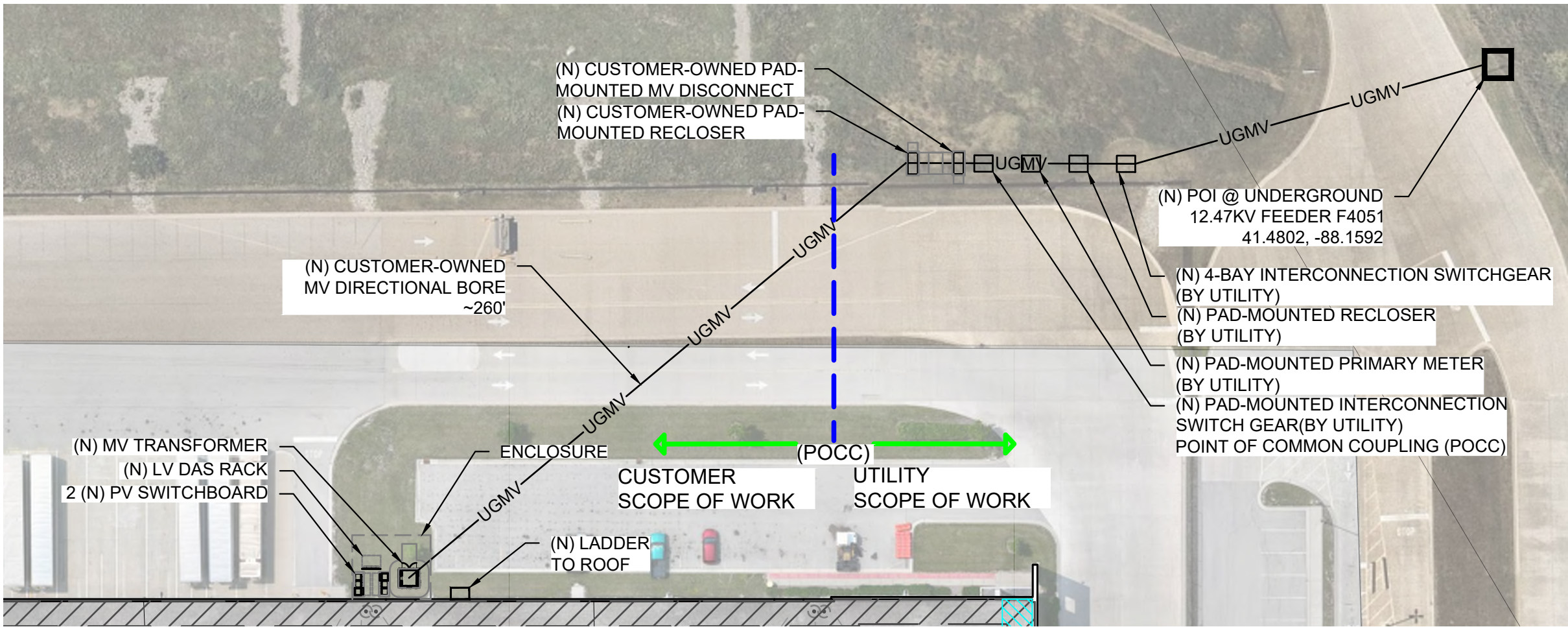
EQUIPMENT AREA DETAIL	
EQUIPMENT AREA #1	~1995 SF

LEGEND	
	PV MODULE
	FIRE SETBACK/ACCESS PATHWAY
	ROOF OBSTRUCTION
	SKYLIGHT (GRAVITY-OPERATED SMOKE AND HEAT VENT)
	OFFSET FROM OBSTRUCTION
	AC CONDUIT/CABLE TRAY PATH
	STRUCTURAL EXCLUSION ZONE

SHEET NOTES	
1	CONDUIT ROUTING IS DIAGRAMMATIC. CONTRACTOR SHALL DETERMINE BEST CONDUIT ROUTE.
2	LOCATE PULL BOXES AND EXPANSION JOINTS AS REQUIRED BY CODE AND THE SPECIFICATIONS. LFMC MAY BE USED WHERE APPROPRIATE TO ACCOUNT FOR THERMAL EXPANSION OF STEEL CONDUIT IN LIEU OF EXPANSION JOINTS.
3	KEEP PATHWAYS FREE OF OBSTRUCTIONS BY RUNNING CONDUIT AS CLOSE AS PRACTICAL TO PV ARRAY. LOCATE SERVICEABLE EQUIPMENT MORE THAN 10' FROM THE ROOF EDGE IF PARAPET IS NOT GREATER THAN 42" TALL, PER CBC 2022 ARTICLE 1015.6.
4	ENVIRONMENTAL SENSORS SHALL BE FIELD LOCATED UNLESS DRAWN EXPLICITLY.
5	INVERTERS SHALL BE LOCATED, AS SHOWN ON PLANS, TO MINIMIZE SHADING IMPACT ON PV MODULES WHEREVER POSSIBLE.



1 ELECTRICAL SITE PLAN  
Scale: 1"=60'



2 EQUIPMENT AREA PLAN VIEW  
Scale: 1"=50'

2315 LINCOLN AVE.  
ALAMEDA, CA 94501  
WWW.SOLREBEL.COM

THE INFORMATION CONTAINED IS INTENDED TO BE USED SOLELY FOR THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT. ALL INFORMATION IS CONFIDENTIAL AND SHALL NOT BE REPRODUCED, DISCLOSED TO THIRD PARTIES, OR USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF SOL REBEL AND ITS CLIENTS.

ATL (HQ)-3050 PEACHTREE RD.  
SUITE 350, ATLANTA, GA 80305  
WWW.DIMENSION-ENERGY.COM

PRELIMINARY  
NOT FOR  
CONSTRUCTION

JOLIET CSG 1 LLC  
PV PROJECT  
3300 CHANNAHON ROAD  
JOLIET, IL 60436

POCC/POI COORDINATES:  
41.4802, -88.1592

REV.#	DESCRIPTION	DATE	DRAWN BY	CHECKED BY
A	30% SET	8/9/2025	KHI	APB

LINE IS 1"  
AT FULL SIZE  
IF NOT 1"  
SCALE ACCORDINGLY

SHEET SIZE:  
24" x 36"

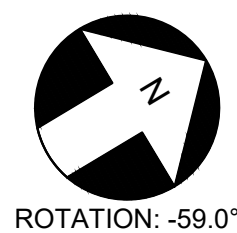
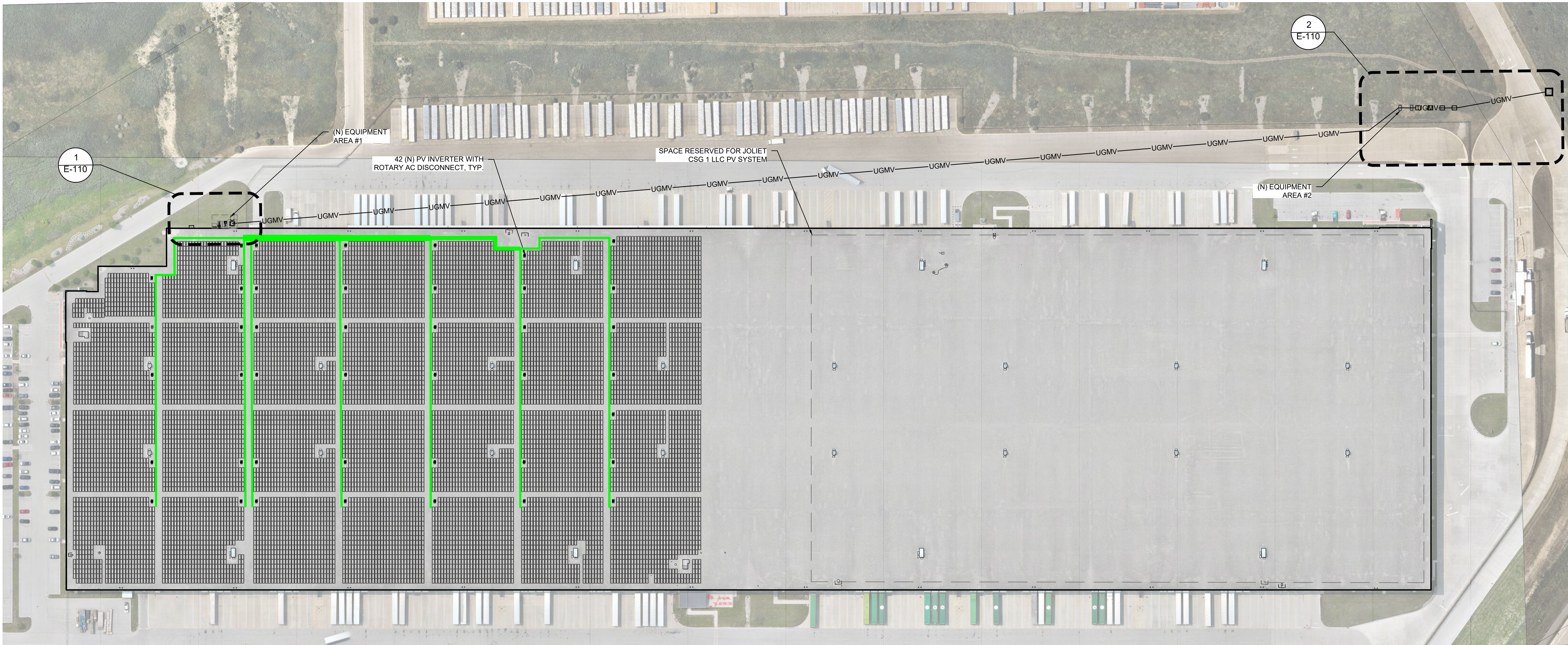
SCALE:

SHEET TITLE:  
ELECTRICAL SITE  
PLAN

DRAWING NO.  
E-110



PRINTED: 06/09/25 FILE LOCATION: G:\Shared drives\SR-Client\Dimension\RE\Projects - DRE\Joliet CSG 2 LLC\CAD-110 ELECTRICAL SITE PLAN.dwg



## ELECTRICAL SITE PLAN

Scale: 1"=80'

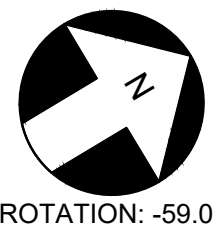
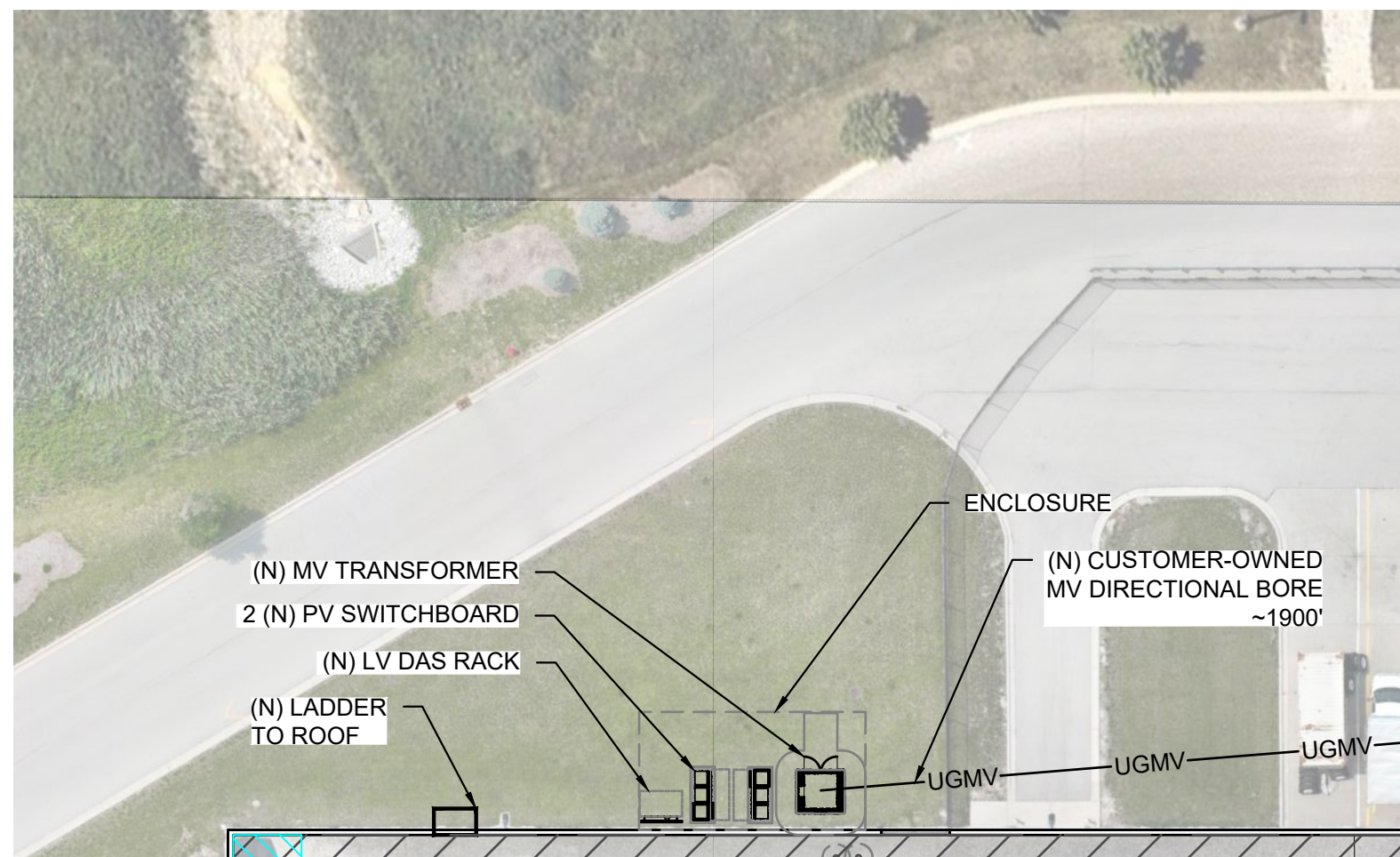
ROTATION: -59.0°

EQUIPMENT AREA DETAIL	
EQUIPMENT AREA #1	~800 SF
EQUIPMENT AREA #2	~900 SF

LEGEND	
	PV MODULE
	FIRE SETBACK/ACCESS PATHWAY
	ROOF OBSTRUCTION
	SKYLIGHT (GRAVITY-OPERATED SMOKE AND HEAT VENT)
	OFFSET FROM OBSTRUCTION
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### SHEET NOTES

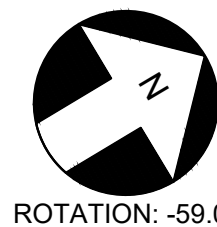
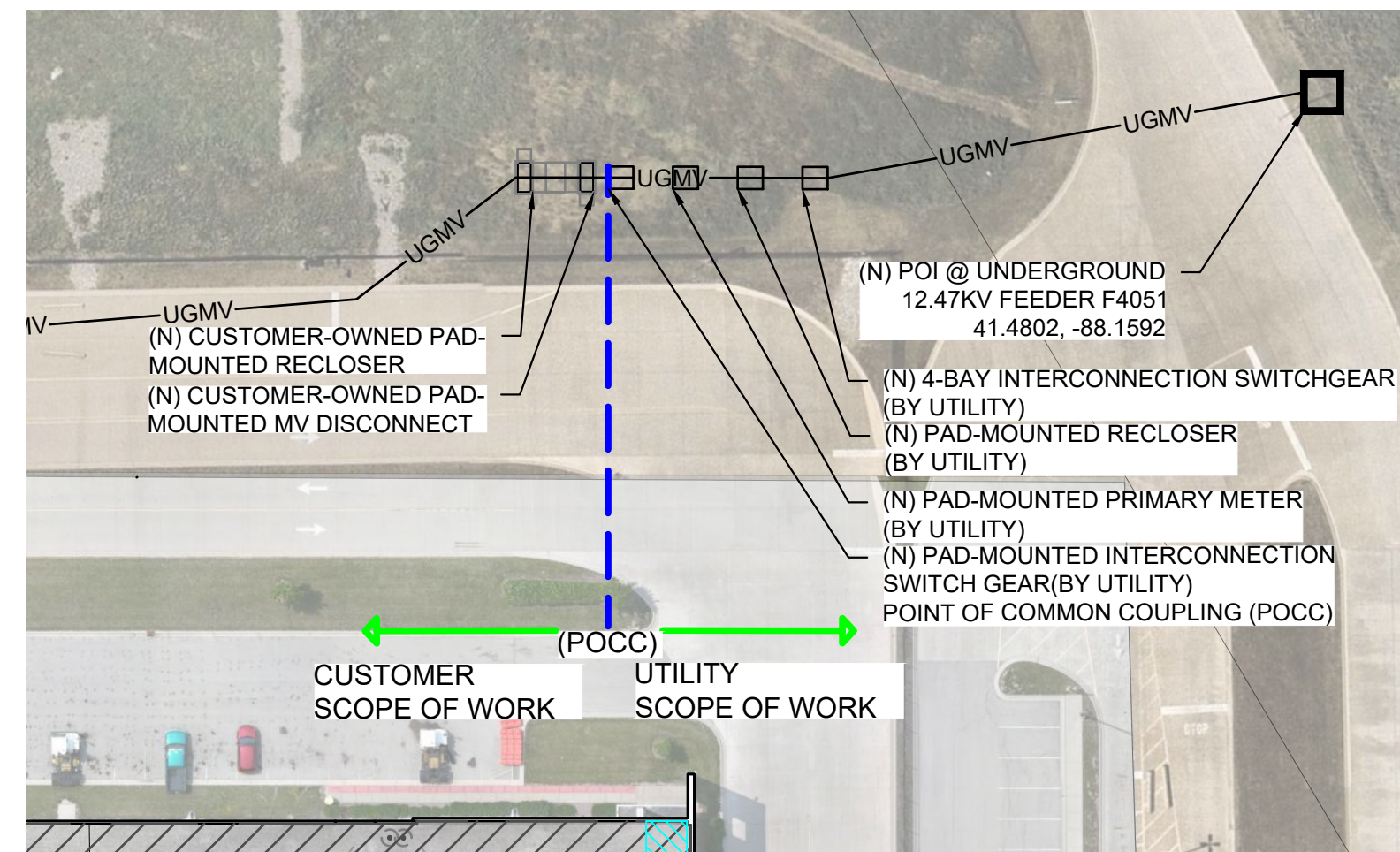
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- ENVIRONMENTAL SENSORS SHALL BE FIELD LOCATED UNLESS DRAWN EXPLICITLY.
- INVERTERS SHALL BE LOCATED, AS SHOWN ON PLANS, TO MINIMIZE SHADING IMPACT ON PV MODULES WHEREVER POSSIBLE.



## EQUIPMENT AREA PLAN VIEW

Scale: 1"=30'

ROTATION: -59.0°



## EQUIPMENT AREA PLAN VIEW

Scale: 1"=50'

ROTATION: -59.0°



2315 LINCOLN AVE.  
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WWW.SOLREBEL.COM

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SUITE 350, ATLANTA, GA 30305  
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PRELIMINARY  
NOT FOR  
CONSTRUCTION

JOLIET CSG 2 LLC  
PV PROJECT  
3300 CHANNAHON ROAD  
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POCC/POI COORDINATES:  
41.4802, -88.1592

REV.#	DESCRIPTION	DATE	DRAWN BY	CHECKED BY
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IF NOT 1"  
SCALE ACCORDINGLY

SHEET SIZE:  
24" x 36"

SCALE:

SHEET TITLE:  
ELECTRICAL SITE  
PLAN

DRAWING NO.  
E-110



FOR OFFICE USE ONLY

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

Payment received from:

Petition #: \_\_\_\_\_

Common Address: \_\_\_\_\_

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

Meeting date requested: \_\_\_\_\_

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

**PETITION FOR SPECIAL EXCEPTION**

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 VARIATION IS REQUESTED: 3300 Channahon Rd, Joliet IL 60436

PETITIONER'S NAME: Cale Skagen - representative of Joliet CSG 1 LLC

HOME ADDRESS: 3050 Peachtree Rd NW Suite 350, Atlanta, GA ZIP CODE: 30305

BUSINESS ADDRESS: 3050 Peachtree Rd NW Suite 350, Atlanta, GA ZIP CODE: 30305

PHONE: (Primary) 253.720.3720 (Secondary) \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

PROPERTY INTEREST OF PETITIONER: Lessee of roof and ground space for solar project

OWNER OF PROPERTY: CHANNAHON OWNER LLC (100% owner of property) c/o Alpha Industrial Properties

HOME ADDRESS: \_\_\_\_\_ Chicago, IL ZIP CODE: 60607

BUSINESS ADDRESS: \_\_\_\_\_, Chicago, IL ZIP CODE: 60607

EMAIL ADDRESS: \_\_\_\_\_ 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.): 05-06-35-201-006 ;  
\_\_\_\_\_; \_\_\_\_\_; \_\_\_\_\_.

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

**LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):**

See attached

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

LOT SIZE: WIDTH: ~1,100 FT DEPTH: ~3,350 FT AREA: 75.3 AC

PRESENT USE(S) OF PROPERTY: Logistics facility

PRESENT ZONING OF PROPERTY: I-2 (General Industrial Districts)

VARIATION/APPEAL REQUESTED: Special Exception to install a roof-mounted solar photovoltaic system for community supply.

\_\_\_\_\_

**RESPONSE TO SPECIAL EXCEPTION CRITERIA**

An exception is a use permitted only after review of an application by the Board of Appeals or Commission other than the Administrative Official (Building Inspector), such review being necessary because the provisions of this Ordinance covering conditions, precedent or subsequent, are not precise enough to all applications without interpretation and such review is required by the Ordinance.

The “exception” differs from the “variance” in several respects. An exception does not require “undue hardship” in order to be allowable. The exceptions that are found in this Ordinance appear as “special approval” or review by Plan Commission, Legislative Body, or Board of Appeals. These land uses could not be conveniently allocated to one zone or another or the effects of such uses could not be definitely foreseen as of a given time. The general characteristics of these uses include one or more of the following:

- (a) They require large areas;
- (b) They are infrequent;
- (c) They sometimes create an unusual amount of traffic;
- (d) They are sometimes obnoxious or hazardous; and
- (e) They are required for public safety and convenience.

In addition to permitting the special exceptions otherwise specified in the Zoning Ordinance, the Board shall have authority to permit the following:

- (a) The temporary use of a building or premises in any district for a purpose of use that does not conform to the regulations prescribed by this chapter, provided that such use be of a true temporary nature and does not involve the erection of substantial buildings. Such permit shall be granted in the form of a temporary and revocable permit for not more than a 12-month period, subject to such conditions as will safeguard the public health, safety, convenience, and general welfare.



- (b) The temporary use of a building or premises in undeveloped sections for a purpose that does not conform to the regulations prescribed by this chapter, provided that such structure or use is of a true temporary nature, is promotive of or incidental to the development of such undeveloped sections, and does not involve the erection of substantial buildings. Such permit shall be granted in the form specified under sub-section (a) above.

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

1. Briefly describe/explain the purpose of the request for an exception, including a timeframe for the use if applicable.

In discussing the proposed roof-mounted solar project with Planning staff, the existing ordinance was deemed to not have provisions for a roof-mounted community solar project such as this one. The installation is substantially located on the roof of the existing building, and will require a relatively small amount of ground-mounted electrical equipment which is able to be screened from view should the City determine its location requires screening. All efforts are made in the design phase to locate ground-level electrical equipment in appropriate locations. The design life of the project is approximately 25 years. The roof-mounted equipment will not be visible from ground level. The project will generate clean, reliable electricity locally, as well as tax revenue and energy savings for the City.

2. Identify the section of the Zoning Ordinance for which an exception is being requested.

N/A - community solar not specifically mentioned in ordinance

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

The project will have no negative impact on the essential character of the general area, given its minimal visual impact and location of ground-level equipment set back substantially from the main road. Positive impacts include clean energy generation, tax revenue.

**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, Rafael Dobrzynski, 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 19<sup>th</sup> day of August, 20 25  
Mireu Guenther



**REQUIRED SUPPORTING ATTACHMENTS**

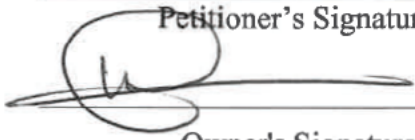
- ☒ Site plan / concept plan / floor plan / building elevation plan
- ☒ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

**NOTARIZATION OF PETITION**

STATE OF ILLINOIS) ss  
COUNTY OF WILL)

I, MATTHEW SINGLETON, 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.

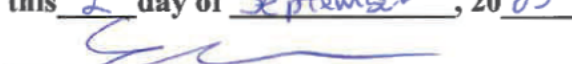
\_\_\_\_\_  
Petitioner's Signature



\_\_\_\_\_  
Owner's Signature

(If other than petitioner)

Subscribed and sworn to before me

this 2 day of September, 2025  


SEAN HORNBACK  
NOTARY PUBLIC #22035132  
STATE OF WASHINGTON  
MY COMMISSION EXPIRES  
11-16-26

## PARCEL DESCRIPTION

**Parcel ID No.: 05-06-35-201-006**

The real property located in the City of Joliet, County of Will, State of Illinois, and more particularly described hereto:

LOT 1 IN KETONE BUSINESS CENTER UNIT 1 SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 11, 12, 13 & THAT PART OF LOT 14 LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10 IN CHICAGO GRAVEL COMPANY SUBDIVISION OF PART OF THE SECTIONS 25, 26, 35 AND 36, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 2017 AS [DOCUMENT R2017-062996](#), IN WILL COUNTY, ILLINOIS.

## CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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

### **I. INFORMATION ABOUT THE APPLICATION**

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

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

### **II. INFORMATION ABOUT THE PROPERTY**

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

3300 Channahon Rd, Joliet, IL 60436

PIN(s): 0506352010060000

### **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

CHANNAHON OWNER LLC (100% owner of property) c/o Alpha Industrial Properties

Contact: Matt Singleton

Address: [REDACTED] Chicago, IL 60607

Phone: 2 [REDACTED]

E-MAIL: [REDACTED] FAX: [REDACTED]



**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

Joliet CSG 1 LLC - 100% owned by Dimension IL 1 LLC

Contact: Cale Skagen

Address: 3050 Peachtree Rd NW, Suite 350, Atlanta, GA 30305

Phone: 253-720-3720

E-MAIL: [REDACTED] 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:** Rafael Dobrzynski

**DATE:** 9/3/2025

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

Cale Skagen - Project Development Manager - 253.720.3720

**PRINT**

FOR OFFICE USE ONLY

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

Payment received from:

Petition #: \_\_\_\_\_

Common Address: \_\_\_\_\_

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

Meeting date requested: \_\_\_\_\_

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

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

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BUSINESS ADDRESS: 3050 Peachtree Rd NW Suite 350, Atlanta, GA ZIP CODE: 30305

PHONE: (Primary) 253.720.3720 (Secondary) \_\_\_\_\_

EMAIL ADDRESS: [REDACTED] FAX: \_\_\_\_\_

PROPERTY INTEREST OF PETITIONER: Lessee of roof and ground space for solar project

OWNER OF PROPERTY: CHANNAHON OWNER LLC (100% owner of property) c/o Alpha Industrial Properties

HOME ADDRESS: [REDACTED] Chicago, IL ZIP CODE: 60607

BUSINESS ADDRESS: [REDACTED] Chicago, IL ZIP CODE: 60607

EMAIL ADDRESS: [REDACTED] 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.): 05-06-35-201-006 ;  
\_\_\_\_\_; \_\_\_\_\_; \_\_\_\_\_.

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

**LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):**

See attached

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

LOT SIZE: WIDTH: ~1,100 FT DEPTH: ~3,350 FT AREA: 75.3 AC

PRESENT USE(S) OF PROPERTY: Logistics facility

PRESENT ZONING OF PROPERTY: I-2 (General Industrial Districts)

VARIATION/APPEAL REQUESTED: Special Exception to install a roof-mounted solar photovoltaic system for community supply.

\_\_\_\_\_

**RESPONSE TO SPECIAL EXCEPTION CRITERIA**

An exception is a use permitted only after review of an application by the Board of Appeals or Commission other than the Administrative Official (Building Inspector), such review being necessary because the provisions of this Ordinance covering conditions, precedent or subsequent, are not precise enough to all applications without interpretation and such review is required by the Ordinance.

The “exception” differs from the “variance” in several respects. An exception does not require “undue hardship” in order to be allowable. The exceptions that are found in this Ordinance appear as “special approval” or review by Plan Commission, Legislative Body, or Board of Appeals. These land uses could not be conveniently allocated to one zone or another or the effects of such uses could not be definitely foreseen as of a given time. The general characteristics of these uses include one or more of the following:

- (a) They require large areas;
- (b) They are infrequent;
- (c) They sometimes create an unusual amount of traffic;
- (d) They are sometimes obnoxious or hazardous; and
- (e) They are required for public safety and convenience.

In addition to permitting the special exceptions otherwise specified in the Zoning Ordinance, the Board shall have authority to permit the following:

- (a) The temporary use of a building or premises in any district for a purpose of use that does not conform to the regulations prescribed by this chapter, provided that such use be of a true temporary nature and does not involve the erection of substantial buildings. Such permit shall be granted in the form of a temporary and revocable permit for not more than a 12-month period, subject to such conditions as will safeguard the public health, safety, convenience, and general welfare.

- (b) The temporary use of a building or premises in undeveloped sections for a purpose that does not conform to the regulations prescribed by this chapter, provided that such structure or use is of a true temporary nature, is promotive of or incidental to the development of such undeveloped sections, and does not involve the erection of substantial buildings. Such permit shall be granted in the form specified under sub-section (a) above.

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

1. Briefly describe/explain the purpose of the request for an exception, including a timeframe for the use if applicable.

In discussing the proposed roof-mounted solar project with Planning staff, the existing ordinance was deemed to not have provisions for a roof-mounted community solar project such as this one. The installation is substantially located on the roof of the existing building, and will require a relatively small amount of ground-mounted electrical equipment which is able to be screened from view should the City determine its location requires screening. All efforts are made in the design phase to locate ground-level electrical equipment in appropriate locations. The design life of the project is approximately 25 years. The roof-mounted equipment will not be visible from ground level. The project will generate clean, reliable electricity locally, as well as tax revenue and energy savings for the City.

2. Identify the section of the Zoning Ordinance for which an exception is being requested.

N/A - community solar not specifically mentioned in ordinance

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

The project will have no negative impact on the essential character of the general area, given its minimal visual impact and location of ground-level equipment set back substantially from the main road. Positive impacts include clean energy generation, tax revenue.

**REQUIRED SUPPORTING ATTACHMENTS**

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

**NOTARIZATION OF PETITION**

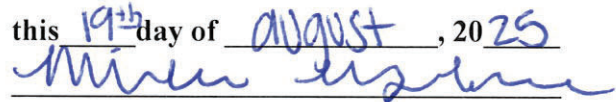
STATE OF ILLINOIS) ss  
COUNTY OF WILL)

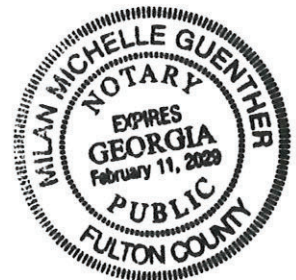
I, Rafael Dobrzynski, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

  
Petitioner's Signature

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

Subscribed and sworn to before me

this 19<sup>th</sup> day of August, 2025  







**REQUIRED SUPPORTING ATTACHMENTS**

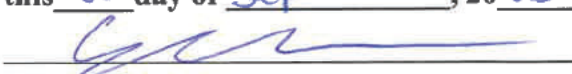
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- ☐ Business license application (if applicable)

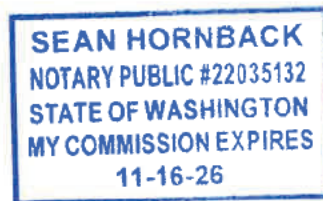
**NOTARIZATION OF PETITION**

STATE OF <sup>Washington</sup> ~~ILLINOIS~~ ss  
COUNTY OF ~~WILL~~ <sup>Thurston</sup>

I, MATTHEW SINGLETON, 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 2 day of Sep, 2025  




## PARCEL DESCRIPTION

**Parcel ID No.: 05-06-35-201-006**

The real property located in the City of Joliet, County of Will, State of Illinois, and more particularly described hereto:

LOT 1 IN KETONE BUSINESS CENTER UNIT 1 SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 11, 12, 13 & THAT PART OF LOT 14 LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10 IN CHICAGO GRAVEL COMPANY SUBDIVISION OF PART OF THE SECTIONS 25, 26, 35 AND 36, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 2017 AS [DOCUMENT R2017-062996](#), IN WILL COUNTY, ILLINOIS.

## CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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

### **I. INFORMATION ABOUT THE APPLICATION**

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

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

### **II. INFORMATION ABOUT THE PROPERTY**

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

3300 Channahon Rd, Joliet, IL 60436

PIN(s): 0506352010060000

### **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

CHANNAHON OWNER LLC (100% owner of property) c/o Alpha Industrial Properties

Contact: Matt Singleton

Address: [REDACTED] Chicago, IL 60607

Phone: 2 [REDACTED]

E-MAIL: [REDACTED] FAX: [REDACTED]

#### 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

Joliet CSG 2 LLC - 100% owned by Dimension IL 1 LLC

Contact: Cale Skagen

Address: 3050 Peachtree Rd NW, Suite 350, Atlanta, GA 30305

Phone: 253-720-3720

E-MAIL: [REDACTED]

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:** Rafael Dobrzynski

**DATE:** 9/3/2025

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

Cale Skagen - Project Development Manager - 253.720.3720

**PRINT**