

STAFF REPORT

DATE: April 8, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-11
Applicant: American Towers LLC
Status of Applicant: Cell tower owner
Property owner: CenterPoint Joliet TRML RR LLC
Location: 2500 Brandon Road
Request: A Special Use Permit to allow a cellular communications tower and associated ground equipment

Purpose

The applicant is requesting a special use permit to allow a cellular communications facility in the I-T (Intermodal Terminal) zoning district at 2500 Brandon Road. Per the City of Joliet Zoning Ordinance, cell towers may be allowed as special uses in the industrial districts as long as they are at least 100 feet from any residential district and an adequate removal bond is provided. The special use permit request must be considered by the City Council following the recommendation of the Zoning Board of Appeals.

Site Specific Information

The proposed tower facility is located on Lot 54 in Phase 25 of CenterPoint Intermodal Center at Joliet Subdivision, which was approved and recorded in 2024. The site is surrounded by CenterPoint property zoned I-T (Intermodal Terminal District), with the intermodal terminal to the west, the Union Pacific railroad tracks to the east, existing warehouses to the south, and undeveloped property to the north and west. The proposed tower is located in the I-TC (Intermodal Terminal – Industrial Park) district.

Surrounding Zoning, Land Use and Character

The site is located within CenterPoint Intermodal Center to the east of the intermodal rail yard. The Union Pacific railroad tracks border the east side of the site. The surrounding zoning is I-TC (Intermodal Terminal – Industrial Park) and I-TB (Intermodal Terminal – Transportation Equipment), which allows uses such as warehouses and cargo container storage.

Applicable Regulations

- Section 47-14.2A(B) Special Uses – All Industrial Districts
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit (refer to attachment)

Discussion

The petitioner, American Towers, is requesting a special use permit to allow a cellular communications tower and its associated ground equipment at 2500 Brandon Road. American Towers owns an existing tower less than half a mile to the west of the proposed tower location, on parcel 30-07-32-200-008-0000. As part of the approvals associated with CenterPoint Phase 25, this parcel was annexed into the City and became part of Lot 60, which is a buildable lot for future development. Additionally, the north-south Brandon Road right-of-way adjacent to the annexed parcel was vacated and will be assembled with adjacent lots. Therefore, American Towers needs to relocate the existing tower. The proposed location is adjacent to the new Brandon Road right-of-way and will not interfere with continued development of the intermodal park. The existing tower will be removed once the new tower is in place.

The proposed tower has the same height and basic footprint as the existing tower. The proposed tower is 250 feet high and will be surrounded by an approximately 52-foot by 50-foot ground equipment area enclosed by a 6-foot fence with screening fabric. A site plan and tower elevation are attached. As a condition of approval, the petitioner will be required to submit a \$50,000 removal bond to be used if the tower is abandoned and needs to be decommissioned.

Staff finds that the request meets the special use criteria in that the proposed tower will not be detrimental to public health and safety, will not impede or harm the development of the area, and that adequate access to the site is provided. The proposed tower will replace a nearby existing tower and will not significantly alter the existing conditions of the area.

Conditions

If the Zoning Board desires to approve the Special Use Permit to allow a cellular communications tower and associated ground equipment, located at 2500 Brandon Road, the following conditions would be included:

1. That the petitioner shall submit a bond in the amount of \$50,000, to be used for decommissioning of the tower and associated equipment in the event of future abandonment.
2. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the

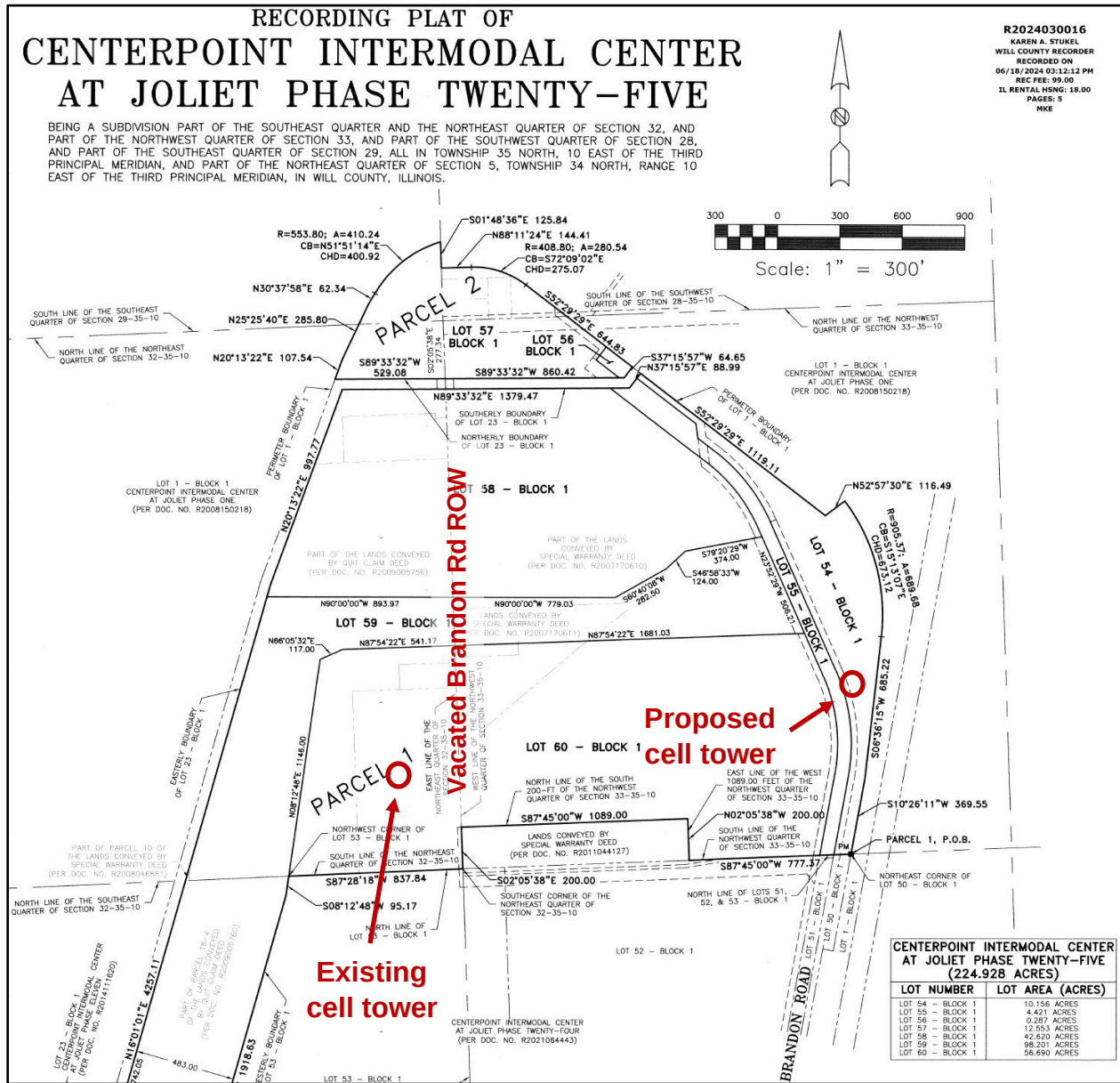
effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained; and

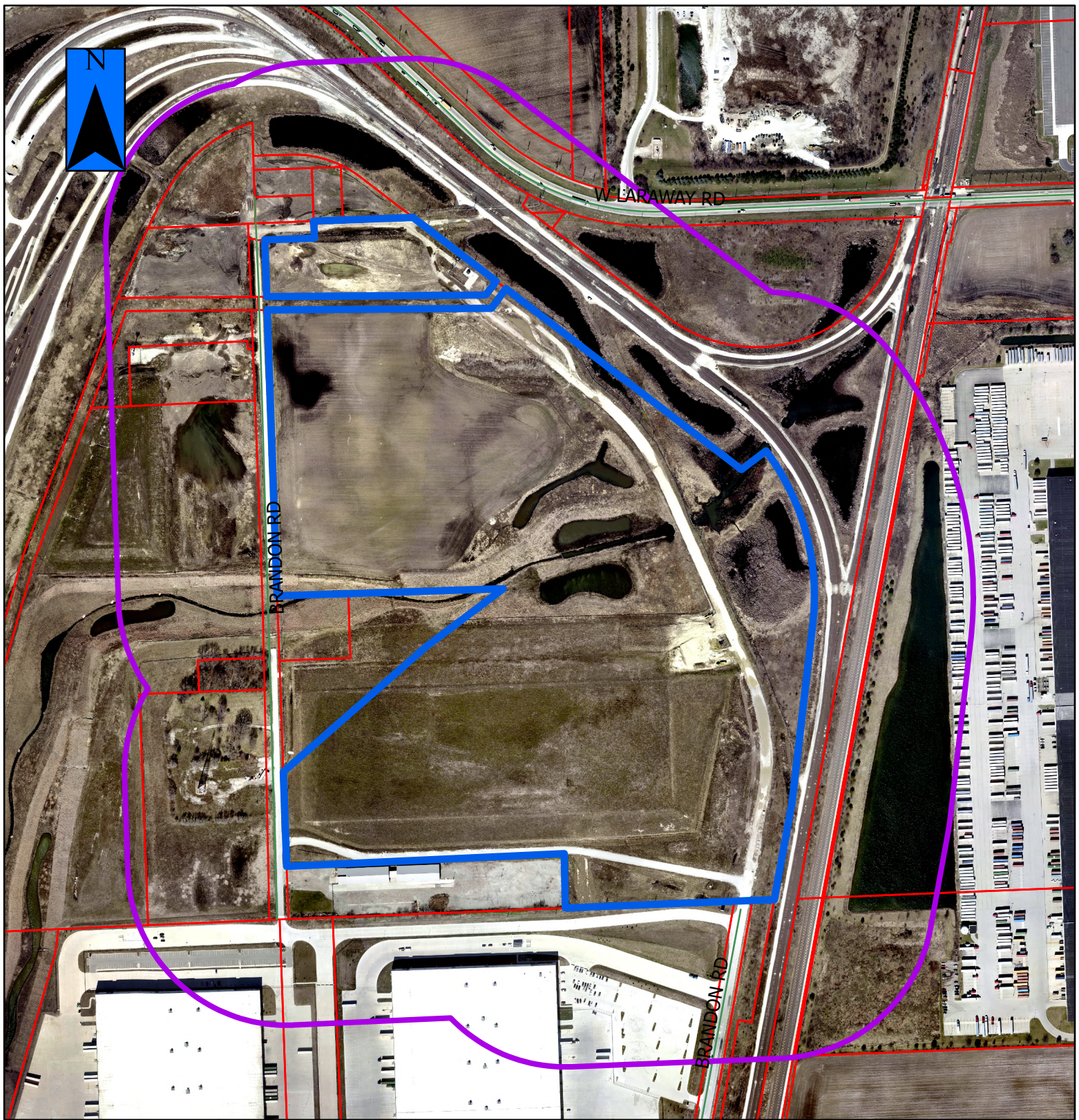
3. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.

Figure 1: Existing and proposed cell towers within CenterPoint Intermodal Center (2024)



Figure 2: CenterPoint Intermodal Center at Joliet Phase 25 (2024)

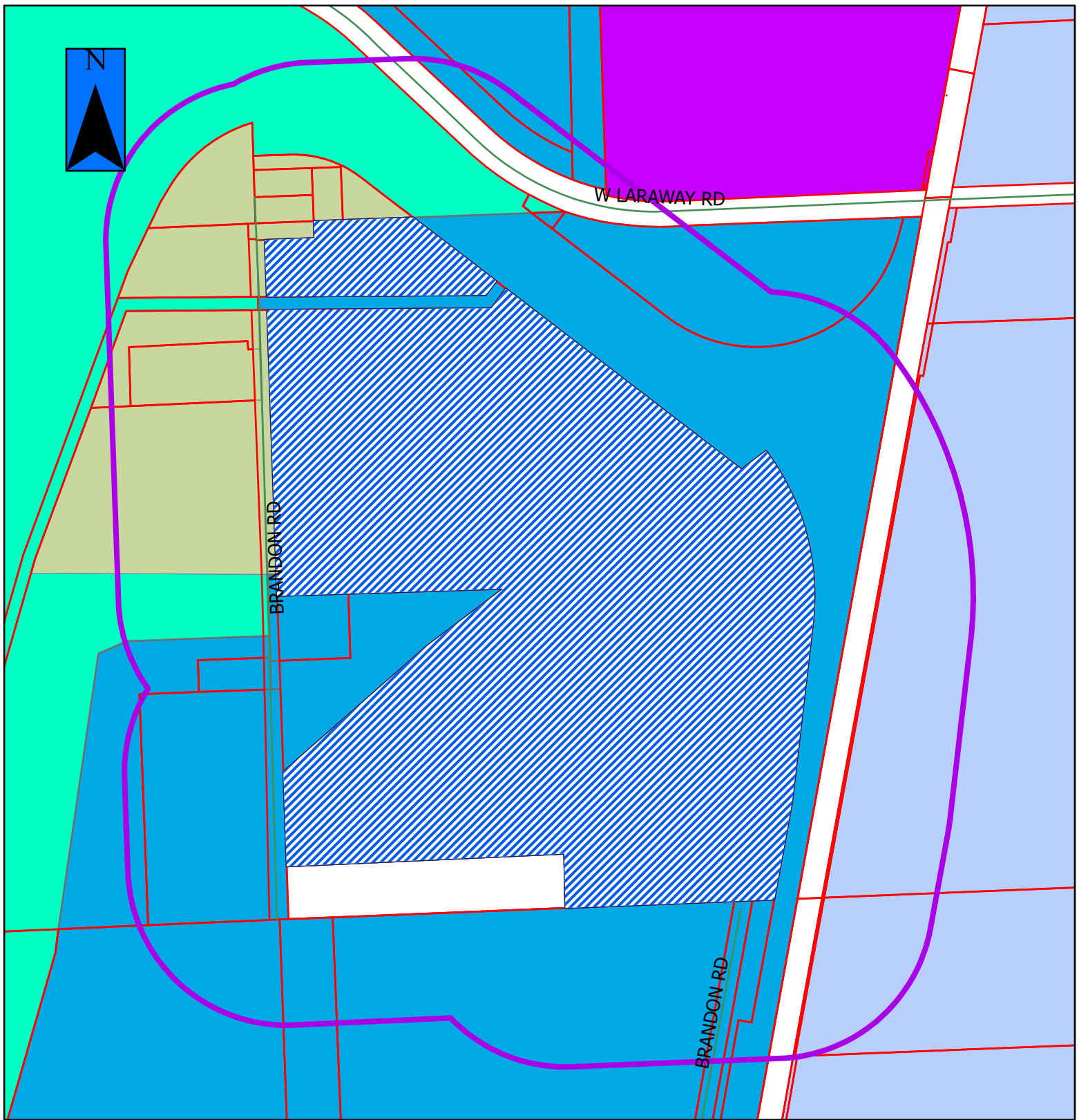




2025-11a



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



2025-11



= 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



SITE NAME: STRELO JOLIET IL 7
SITE NUMBER: 211661
SITE ADDRESS: TBD
JOLIET, IL 60436



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER. THE PROJECT FOR WHICH THIS PROJECT IS EXECUTED, NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ARR	02/18/25

ATC SITE NUMBER:

211661

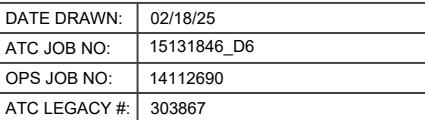
ATC SITE NAME:

STRELO JOLIET IL 7

■■■■

SITE ADDRESS:
TBD
JOLIET, IL 60436

SEAL:



TITLE SHEET

SHEET NUMBER:

G-001

REVISION:

0

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[illegible]

GENERAL NOTES:

1. SEE SURVEY FOR FUTURE DEVELOPMENT PLANS OF PARCEL

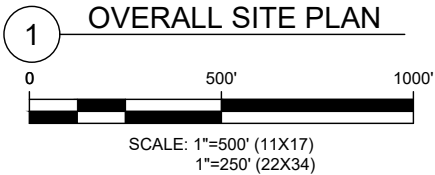
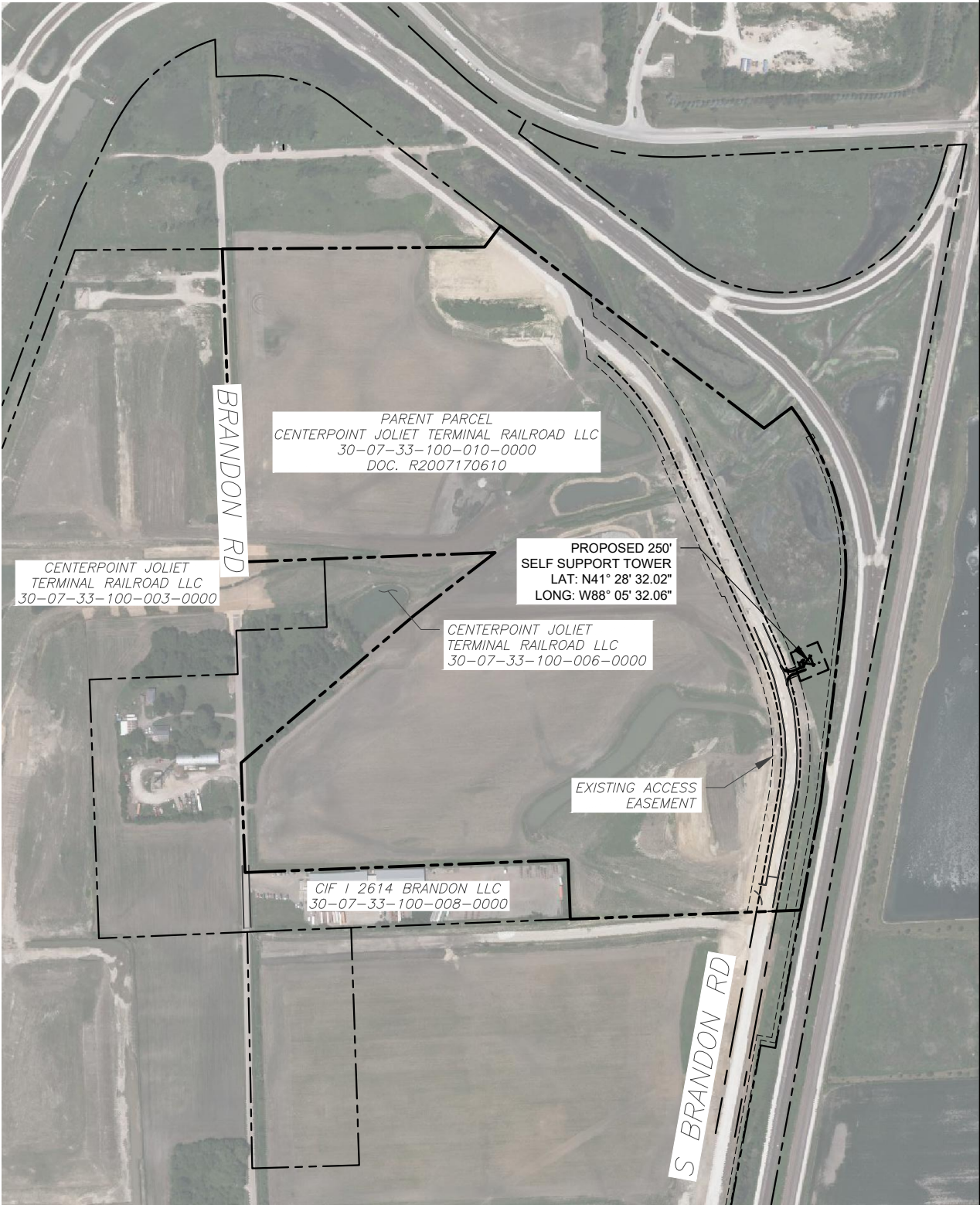
BOM NOTES:

1. ENGINEERS ESTIMATED GRAVEL QUANTITY IS BASED ON THE LENGTH AND WIDTH OF THE ROAD AND DOES NOT CONSIDER COMPACTION. CONTRACTOR SHALL DETERMINE REQUIRED COMPACTED QUANTITY OF GRAVEL PER QUARRY RECOMMENDATION.
2. QUANTITY OF MATERIALS SHOWN IN THE PROVIDED TABLE ARE ESTIMATED BASED ON THE PROPOSED ENGINEERING DESIGN. ANY CHANGES TO QUANTITIES SHALL BE DISCUSSED AND CONFIRMED WITH THE ATC CONSTRUCTION MANAGER.

BID DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY	
MATERIAL - ACCESS ROAD (CONTRACTOR PROVIDED)			
ROAD STONE	CY ± & TON ±	16	22
COMPOUND STONE	CY ± & TON ±	48	67
GEOTEXTILE FABRIC	SQ. FT. ±	864	
MATERIAL - CIVIL (CONTRACTOR PROVIDED)			
GROUNDING SYSTEM	EACH	1	
CONDUIT	LF ±	130	
FENCE AND GATE(S)	LF ±	204	
FILL	CY ±	144	
LABOR - CIVIL			
COMPOUND REPAIR / INSTALLATION	SQ. FT. ±	2600	
LABOR - ACCESS ROAD			
TRENCHING AND BORING	LF ±	65	
FENCE AND GATE INSTALLATION / REPAIR	LF ±	204	
GEOTEXTILE FABRIC INSTALLATION	LF ±	72	
ROAD STONE INSTALLATION	LF ±	72	

LEGEND

- EXISTING PROPERTY
- EXISTING ADJ. PROPERTY
- EXISTING EASEMENT
- XXX--- EXISTING CONTOUR (MAJOR)
- XXX--- EXISTING CONTOUR (MINOR)
- ~~~~~ EXISTING TREELINE
- x --- x --- EXISTING CHAINLINK FENCE
- EXISTING BUILDING
- SD---SD--- EXISTING STORM DRAIN
- ===== EXISTING ROAD (DIRT)
- ===== EXISTING ROAD (STONE)
- ===== EXISTING ROAD (PAVED)
- EXISTING CONCRETE
- EXISTING LEASE AREA
- OW---OW---OW--- EXISTING OVERHEAD WIRE
- ⊙ EXISTING UTILITY POLE





AMERICAN TOWER®
A.T. ENGINEERING SERVICES, PLLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: 184007052-0006

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

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△			
△			
△			
△			

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211661

ATC SITE NAME:
STRELO JOLIET IL 7

SITE ADDRESS:
TBD
JOLIET, IL 60436

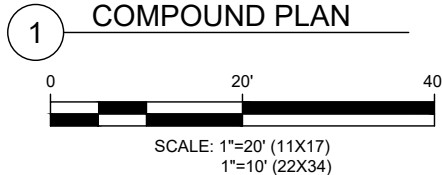
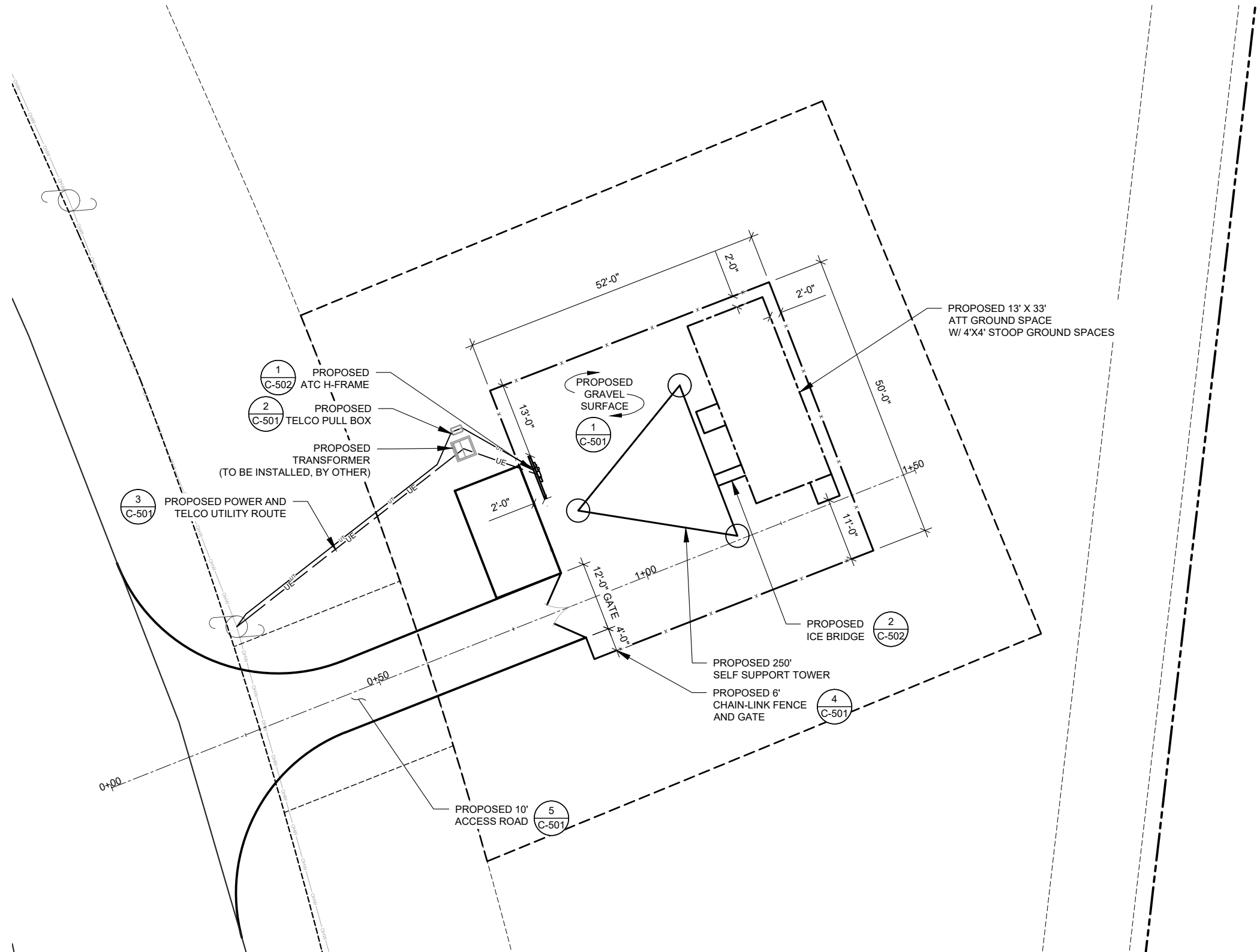


Digitally Signed: 2025-02-25

DATE DRAWN:	02/18/25
ATC JOB NO:	15131846_D6
OPS JOB NO:	14112690
ATC LEGACY #:	303867

OVERALL SITE PLAN & BOM

SHEET NUMBER: C-101	REVISION: 0
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JOLIET, IL 60436

SEAL:



Digitally Signed: 2025-02-25

DATE DRAWN:	02/18/25
ATC JOB NO:	15131846_D6
OPS JOB NO:	14112690
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COMPOUND PLAN

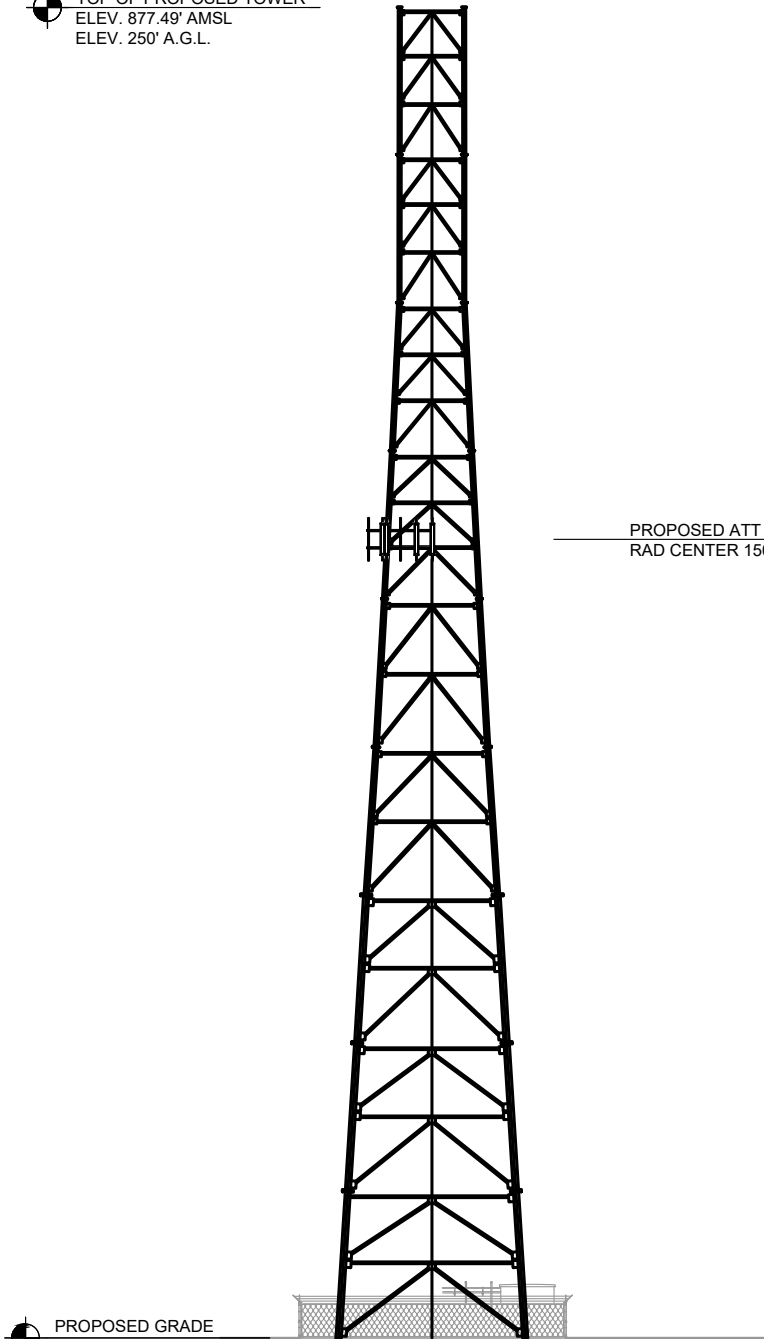
SHEET NUMBER:

C-401

REVISION:

0

TOP OF PROPOSED TOWER
ELEV. 877.49' AMSL
ELEV. 250' A.G.L.



PROPOSED GRADE
ELEV 627.49' AMSL
ELEV 0' A.G.L.

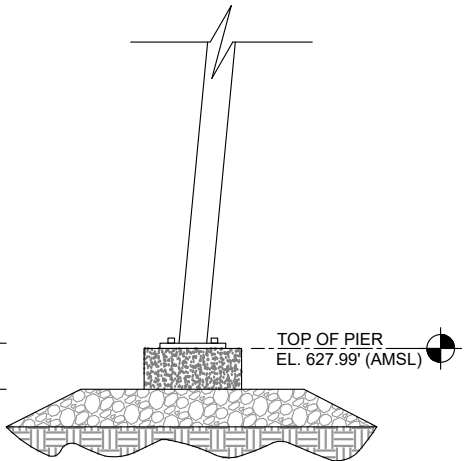
1 PROPOSED TOWER ELEVATION
SCALE: NOT TO SCALE

TOWER NOTE:

1. E1 TOWER LIGHTING IS PROPOSED. TO BE CONFIRMED BY FAA/FCC. SEE SHEET E-502 FOR DETAIL.
2. CARRIER LOADING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT ACTUAL FINAL LOADING. PLEASE REFER TO THE LATEST RFDS OR APPLICATION FOR CONFIRMATION.

PROPOSED ATT ANTENNAS
RAD CENTER 150' A.G.L.

TOP OF PLATE
EL. 628.19' (AMSL)
FINISHED GRADE
EL. 627.49' (AMSL)



TOP OF PIER
EL. 627.99' (AMSL)

TOWER BASE TABLE			
LEG	FINISHED GRADE (FT)	TOP OF PIER (FT)	EXPOSED CONCRETE (FT)
A	627.3	628.0	0.8
B	627.3	628.0	0.8
C	627.5	628.0	0.5

2 TOWER BASE ELEVATION
SCALE: NOT TO SCALE



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TBD
JOLIET, IL 60436

SEAL:



Digitally Signed: 2025-02-25

DATE DRAWN:	02/18/25
ATC JOB NO:	15131846_D6
OPS JOB NO:	14112690
ATC LEGACY #:	303867

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-402	0

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 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: 2500 Brandon Road

PETITIONER'S NAME: SMJ International o/b/o American Towers LLC

HOME ADDRESS: 49030 Pontiac Trail, Suite 100, Wixom, MI 48393 ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) 616-916-3062 (Secondary) _____

EMAIL ADDRESS: aadelman@smj-llc.com FAX: 888-745-4719

PROPERTY INTEREST OF PETITIONER: Agent

OWNER OF PROPERTY: American Towers LLC

HOME ADDRESS: 116 Huntington Avenue, 11th Floor, Boston, MA 02116 ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: aadelman@smj-llc.com FAX: 888-745-4719

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*):

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-33-100-010-0000 ;
_____ ; _____ ; _____

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

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

THE NW1/4 OF SEC. 33, LYG W OF THE W LN OF THE CHICAGO & ALTON RR CO'S ROW, T35N-R10E, TOGETHER WITH THAT PRT OF VACATED LARAWAY RD PER R2008-142223/ORD#16350 & R2008-147124, (EX THRFRM THE FOLL DESC PPTY: THAT PRT OF THE NW1/4 OF SEC.

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA : _____

PRESENT USE(S) OF PROPERTY: Undeveloped/Ag

PRESENT ZONING OF PROPERTY: I-TC

SPECIAL USE REQUESTED: Construction of cellular communications facility, colocation of AT&T's
equipment, placement of equipment at base.

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?

This tower will replace a similar tower located across the street. The landlord no longer wants that tower on that property. The proposed location is as close to the original site as is possible.

2. How will the special use impact properties in the immediate area? Unchanged. A tower is already in existence. It will simply be relocated down the street.

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

No. Character of area will remain the same.

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

Yes. This will remain unchanged.

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

Yes. They will have an access drive to get to the tower.

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?

It does conform to applicable land use regulations and does not violate any applicable laws.

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.

REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

MICHIGAN

STATE OF ~~ILLINOIS~~ ss

COUNTY OF ~~WILL~~ OAKLAND

Kelly Shortt of SMJ International

I, olbto American Towers LLC, 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.

Kelly Shortt

Petitioner's Signature

Kelly Shortt

Owner's Signature

(If other than petitioner)

Subscribed and sworn to before me

this 26th day of February, 2025

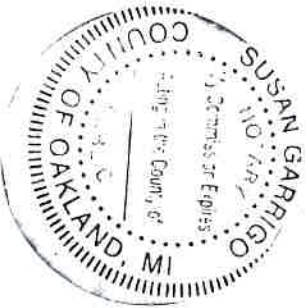
Susan Garrigo

Susan Garrigo, Notary Public

State of Michigan

County of Oakland

My Commission Expires: 12-14-2025



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:

Near 2500 Brandon Road.

PIN(s): 30-07-33-100-010-0000

III. PROPERTY OWNERSHIP

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

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

CENTERPOINT JOLIET TRML RR LLC

1808 SWIFT DR

Oak Brook, IL 60523

E-MAIL: See Applicant

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

American Towers LLC

116 Huntington Avenue, 11th Floor

Boston, MA 02116

E-MAIL: aadelman@smj-llc.com FAX: (888) 745-4719

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: Aaron Adelman
of SMJ International o/b/o ATC

DATE: 02/26/2025

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

Aaron Adelman of SMJ International o/b/o ATC

Senior Permitting Manager, 616-916-3062

PRINT

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.		