

## **STAFF REPORT**

**DATE:** August 13, 2025  
**TO:** Zoning Board of Appeals  
**FROM:** Helen Miller, Planner  
**RE:** Petition Number: 2025-27 and 2025-28  
Applicant: Maria Coleman  
Status of Applicant: Contract Purchaser and Business Owner  
Owner: Chasorah Properties, LLC  
Location: 1932 Essington Road  
Request: 2025-27: A Special Use Permit to allow a day care center  
2025-28: A Variation to allow a day care center within 40 feet of a residential zoning district

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### **Purpose**

The applicant is requesting a Special Use Permit to allow a day care center within the B-3 (general business) zoning district at 1932 Essington Road. Per the City of Joliet Zoning Ordinance, day care centers may be allowed as special uses within commercial zoning districts provided that:

- The use is located not less than 40 feet from any other lot located in a residential district;
- There is not less than 75 square feet of outdoor play area for each child;
- The outdoor play area is enclosed by a fence at least 3 feet in height.

The proposed outdoor play area would be approximately 20 feet from the lot line of a residential zoning district, so the petitioner is also requesting a variation from the 40-foot spacing requirement. The proposal will meet the other outdoor play area requirements.

The Zoning Board of Appeals makes the final decision on this special use request.

### **Site Specific Information**

The subject site is a 38,000-square-foot lot on the east side of Essington Road that contains a 6,500-square-foot commercial building and a surface parking lot. The building was constructed around 1985 and contains two tenant spaces. The proposed daycare would be located in the larger tenant space at 1932 Essington Road, which is approximately 5,200 square feet. This tenant space was most recently occupied by

Conrad Co. Vacuum and Janitorial Superstore and is currently vacant. The other tenant space at 1934 Essington Road is around 1,300 square feet and contains a gift shop (Angel's Trumpet Gifts). The site has approximately 34 surface parking spaces on the west and south sides. The gift shop uses around six of the parking spaces on the north side of the site. There is a large open grass area behind the building. The property is zoned B-3 (general business) district.

The property is Lot 4 in West Wego Unit 2, which was recorded in 1983. The West Wego commercial subdivision also includes the properties to the north and south. There is a 24-foot access easement along the west side of the subdivision so that all three properties, which have connected parking lots, have access to the two existing driveways off Essington Road that serve the subdivision.

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

The property is located on the east side Essington Road, north of Thomas Hickey Avenue. The zoning and land use for the adjacent properties are as follows:

- North: B-3 (general business), commercial (office, retail, and service uses)
- South: B-3 (general business), commercial (office and service uses)
- East: R-4 (multi-family residential), residential (Calla Trace Subdivision)
- West: B-3 (general business), undeveloped; and R-2 (single-family residential), residential (Warwick Subdivision)

### **Applicable Regulations**

- Section 47-13.1 (A) Special Uses – B-3 (General Business) District
- Section 47-5.2 (A) Special Uses – R-1 (Single-Family Residential) District
- 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 is requesting approval of a special use permit to allow a day care center on a commercial property at 1932 Essington Road. Day care centers are allowed as special uses within commercial districts with approval from the Zoning Board of Appeals. The petitioner has worked in early childhood education for over 25 years and is currently licensed to run a group home daycare for 14 children. Three letters of support, two from clients and one from a partner agency, are included in the staff report packet.

The proposed day care center would serve between 100 and 150 children, depending on the maximum capacity as determined by the Illinois Department of Children and Family Services (DCFS), which administers the day care facility license. The center would serve

children between the ages of 6 weeks and 12 years and also offer before and after care for school-age children. The conceptual floor plans show that the tenant space would be remodeled to contain around eight classrooms, a multi-purpose room, a kitchen, bathrooms, offices, and storage. The center would employ around ten to fifteen staff members depending on enrollment and classroom sizes. The proposed hours of operation are Monday through Friday 6:30 AM to 5 PM, and the center may offer extended after-care hours as well. The center would be required to meet all DCFS licensing standards for day care centers related to personnel, program requirements, health standards, and building requirements.

The petitioner plans to use the side entrance on the south side of the building for drop-off and pick-up (see Figure 3). Parents would park in the spaces directly adjacent to the south side of the building. Additional parking is available along the south and west property lines and in front of the building.

The outdoor play area would be located behind the building on the east side of the property. The fence would extend approximately 70 feet east from the building and approximately 50 feet north to create a play area of around 3,500 square feet. The play area would be accessed from a side door on the north side of the property that would be included within the fenced in area (see Figure 1). The eastern edge of the play area would be approximately 20 feet from the property line of the residential zoning district to the east. The Zoning Ordinance requires that day care centers be located at least 40 feet from residential zoning districts. Therefore, this request includes a variation from the 40-foot spacing requirement to allow the play area in the proposed location.

Staff finds that the request meets the criteria for variations because a setback of 40 feet would restrict the play area to an impractical shape based on the site's layout. The proposed play area setback of 20 feet creates a sizable buffer between the proposed use and the property line. Staff also finds that the granting of the variation would not alter the essential character of the area, as commercial and residential uses have co-existed in this area for decades.

Staff finds that the request meets the special use criteria in that the proposal will not be detrimental to public health and safety, the special use will not impede development of the area, and adequate access is provided. The site has adequate parking and can accommodate a play area with direct access from the tenant space. The petitioner has experience as a day care provider, and the facility will be required to meet all state day care licensing standards.

### **Conditions**

If the Zoning Board desires to approve the Special Use Permit to allow a day care center, located at 1932 Essington Road, the following conditions would be included:

1. That an outdoor play area shall be provided that includes not less than 75 square feet per each child using the area at any one time;
2. That the outdoor play area shall be enclosed by a fence at least three feet in height;
3. 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;
4. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

Figure 1: 1932 and 1934 Essington Road (2025) with proposed play area



Figure 2: 1932 Essington Road, view northeast from Essington Road (July 2025)





*Figure 3: South side of 1932 Essington Road (July 2025) – proposed drop-off and pick-up entrance and parking*



*Figure 4: West and north sides of 1932 and 1934 Essington Road (July 2025) – with side door to be used for access to outdoor play area*



*Figure 5: Grass area on east side of building, view north from side driveway of 1914 Essington Road (July 2025)*









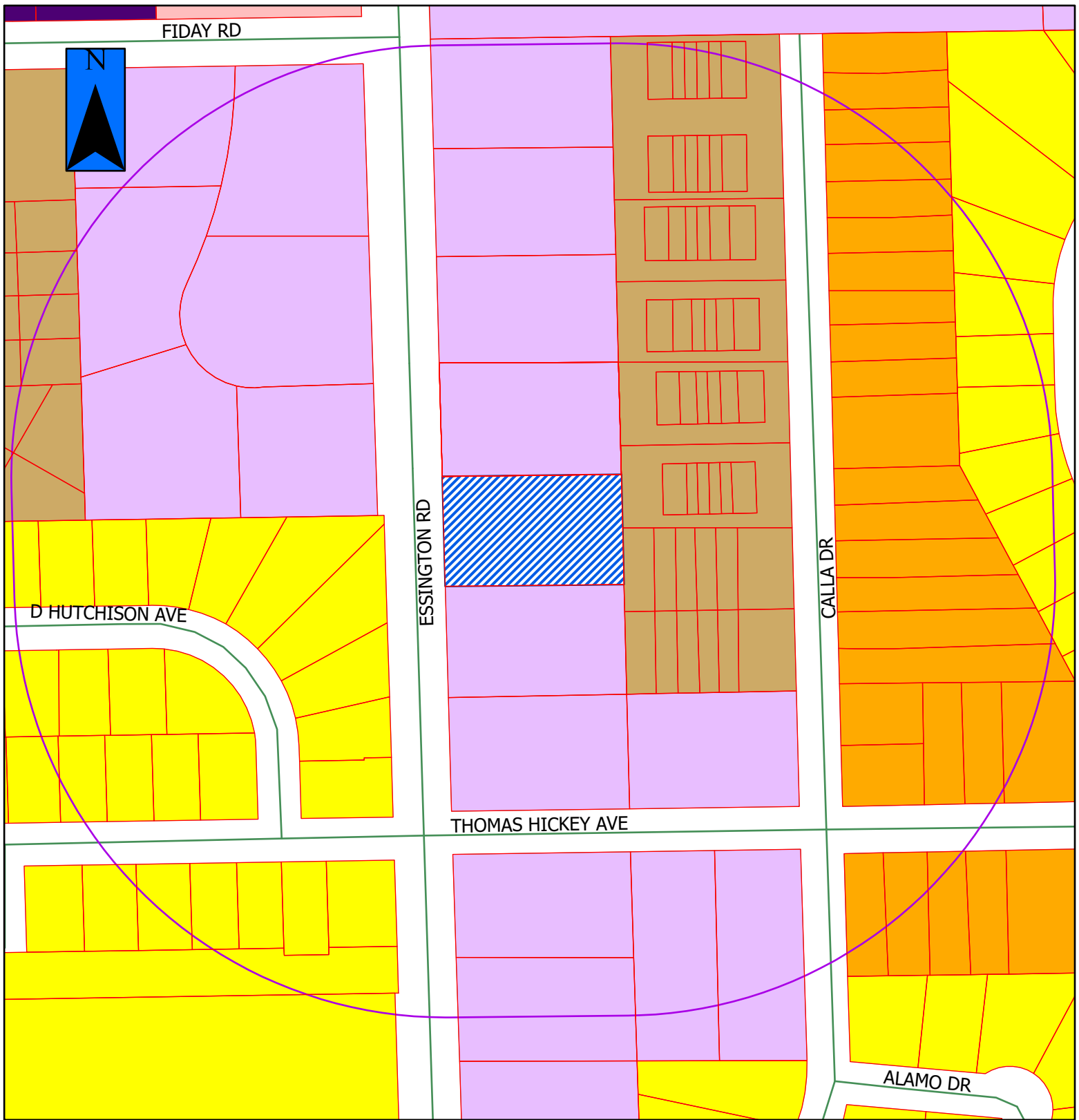
**2025-27a & 2025-28a**



 = Property in Question / Propiedad en cuestión

 = 600' Public Notification Boundary /  
Límite de notificación pública de 600 ft (180 m)





**2025-27 & 2025-28**



= 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

# PLAT OF SURVEY

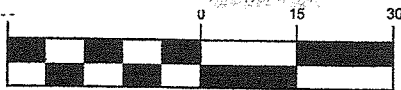
LOT 4 IN BLOCK 1, IN WEST WEGO UNIT 2, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1983 AS DOCUMENT No. R83-5364, IN WILL COUNTY, ILLINOIS.



Kristi Brewer  
ESCROW OFFICER  
Office: 630-928-2772  
Fax: 630-706-6990  
Cell: 708-743-5748

kbrewer@savtitle.com

900 Jorie Boulevard • Suite 194 • Oak Brook, Illinois 60523



( IN FEET )  
1 inch = 30 ft.

STATE OF ILLINOIS )  
COUNTY OF WILL )

I, ROBERT A. ROGINA, ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION THEREOF

DATED THIS 8th DAY OF July, 2011

ROBERT A. ROGINA I.P.L.S. 2017  
LICENSE EXPIRES 11/30/2012

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.  
REFER TO DEED OR GUARANTEE TITLE POLICY FOR BUILDING LINE RESTRICTIONS OR EASEMENTS NOT SHOWN ON PLAT OF SURVEY.  
TO INSURE AUTHENTICITY OF ANY COPIES, THEY MUST BEAR THE SURVEYOR'S IMPRESSED SEAL.  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

F.B. PLAINFIELD TWP. 8  
PAGES 82-84

ROAD

ESSINGTON

COMMON  
ENTRANCE  
SET  
PK NAIL

N00°00'00"W(R&M)  
154.98'(M) 155.00'(R)

CONCRETE WALK

PARKING

20' PUBLIC UTILITY ESMT.

24' ACCESS ESMT.

68.50'

68.08'

ASPHALT

45' BUILDING LINE

FOUND  
IRON

SOUTH SIDE  
BARRIER  
IS ON

↓↑ = TRAFFIC FLOW

#XXXX = ADDRESS

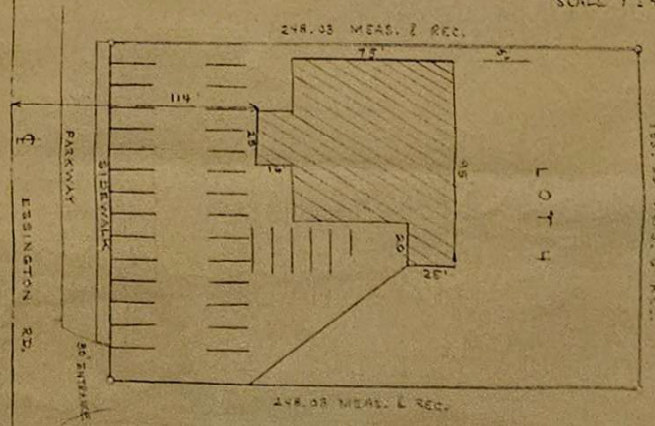
LOT CONTAINS 38,430 sq. ft.,  
MORE OR LESS.

Plot Date: 7/8/2011 10:53 AM, by Larry W. Dodge

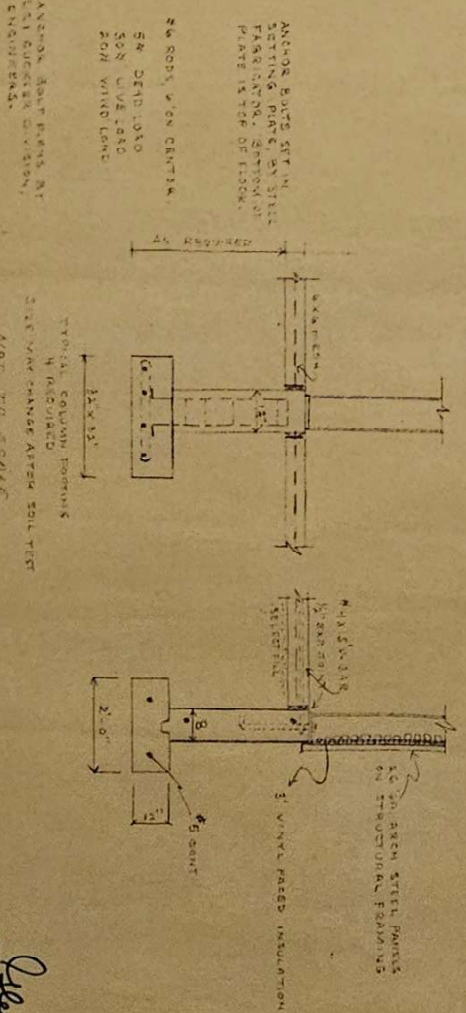
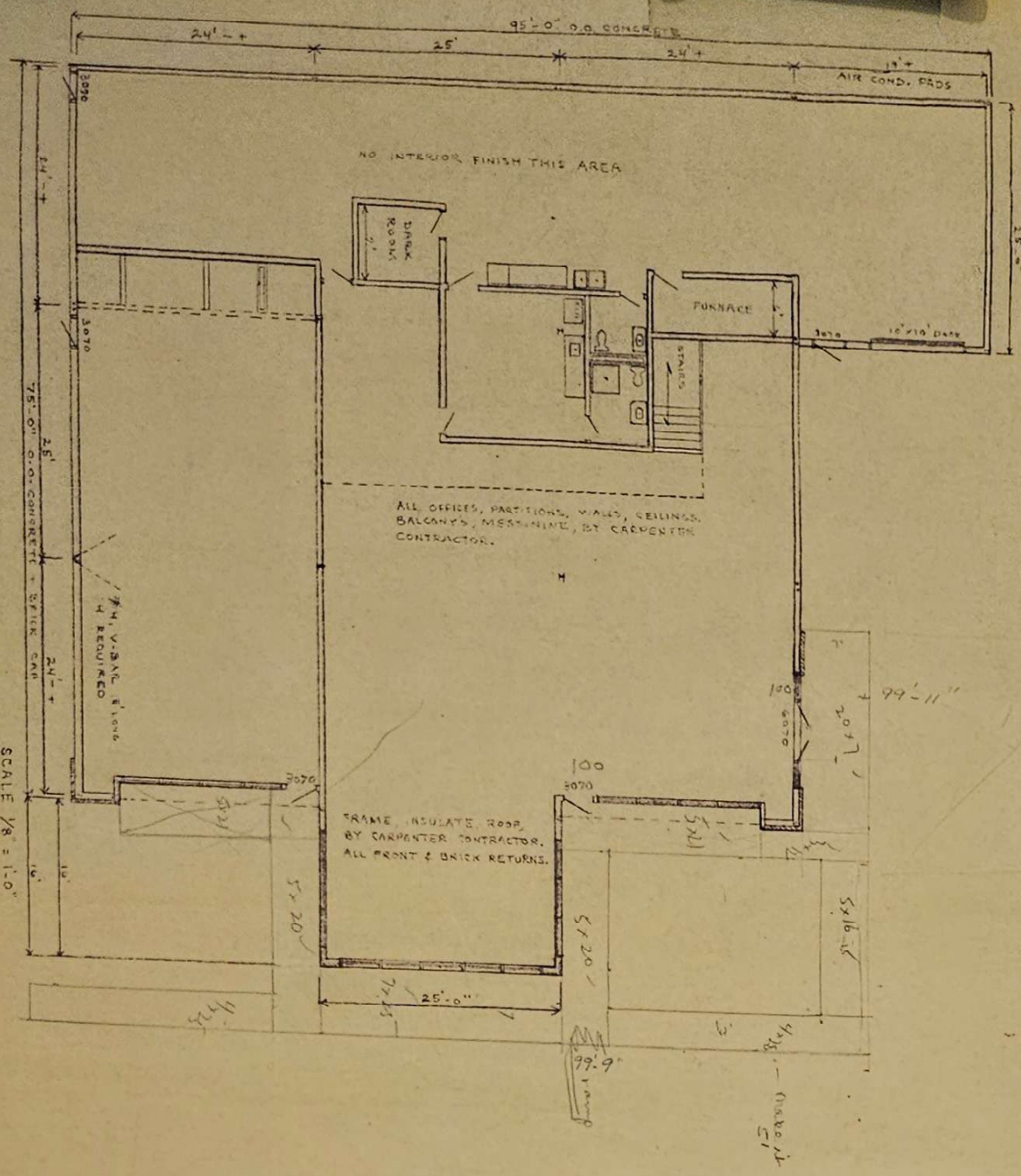
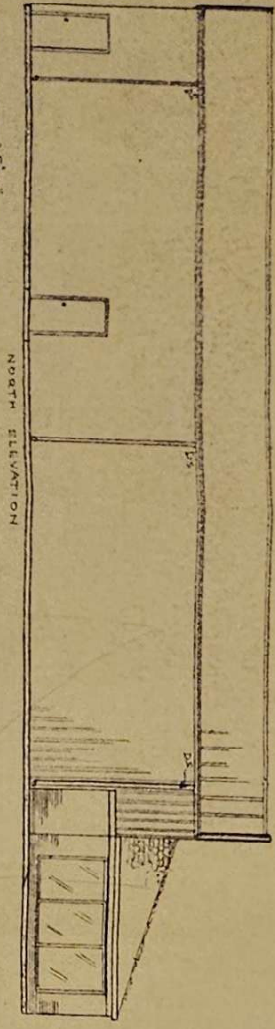
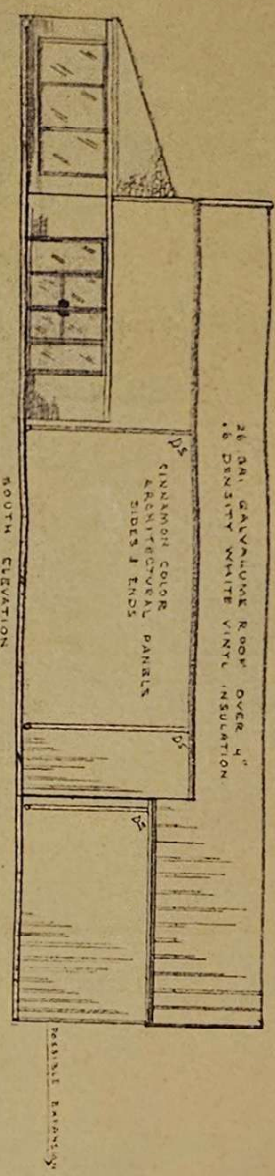
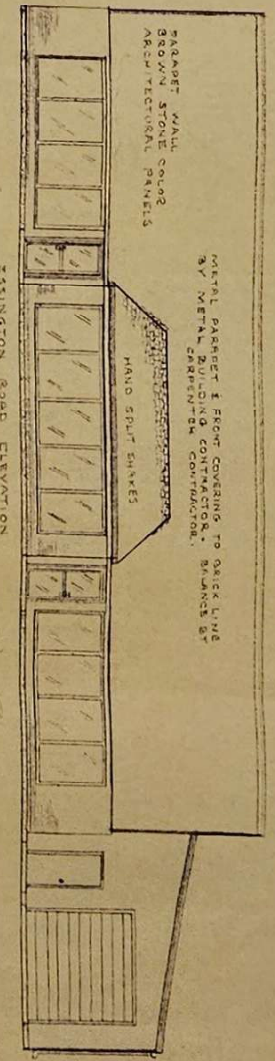
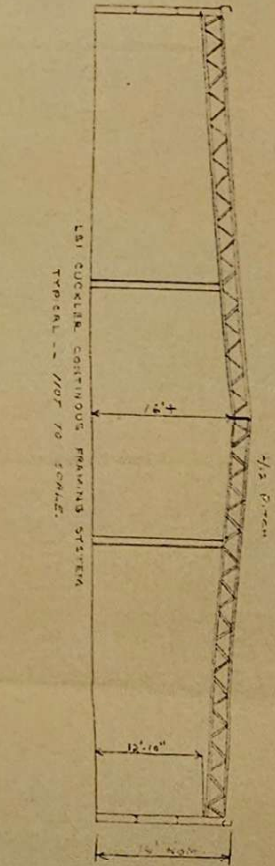


# PLAT OF SURVEY

183.20 MEAS. & REC.  
SCALE 1" = 40'



OVER LOT 4 N. BLOCK ONE OF WEST ABERG UNIT 2 ACCORDING TO THE PLAT HEREIN REFERRED TO, 1983 AS DOCUMENT NO. 885, SECT. A, SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 26 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN PLAINFIELD TOWNSHIP, WILM. COUNTY, DELAWARE.

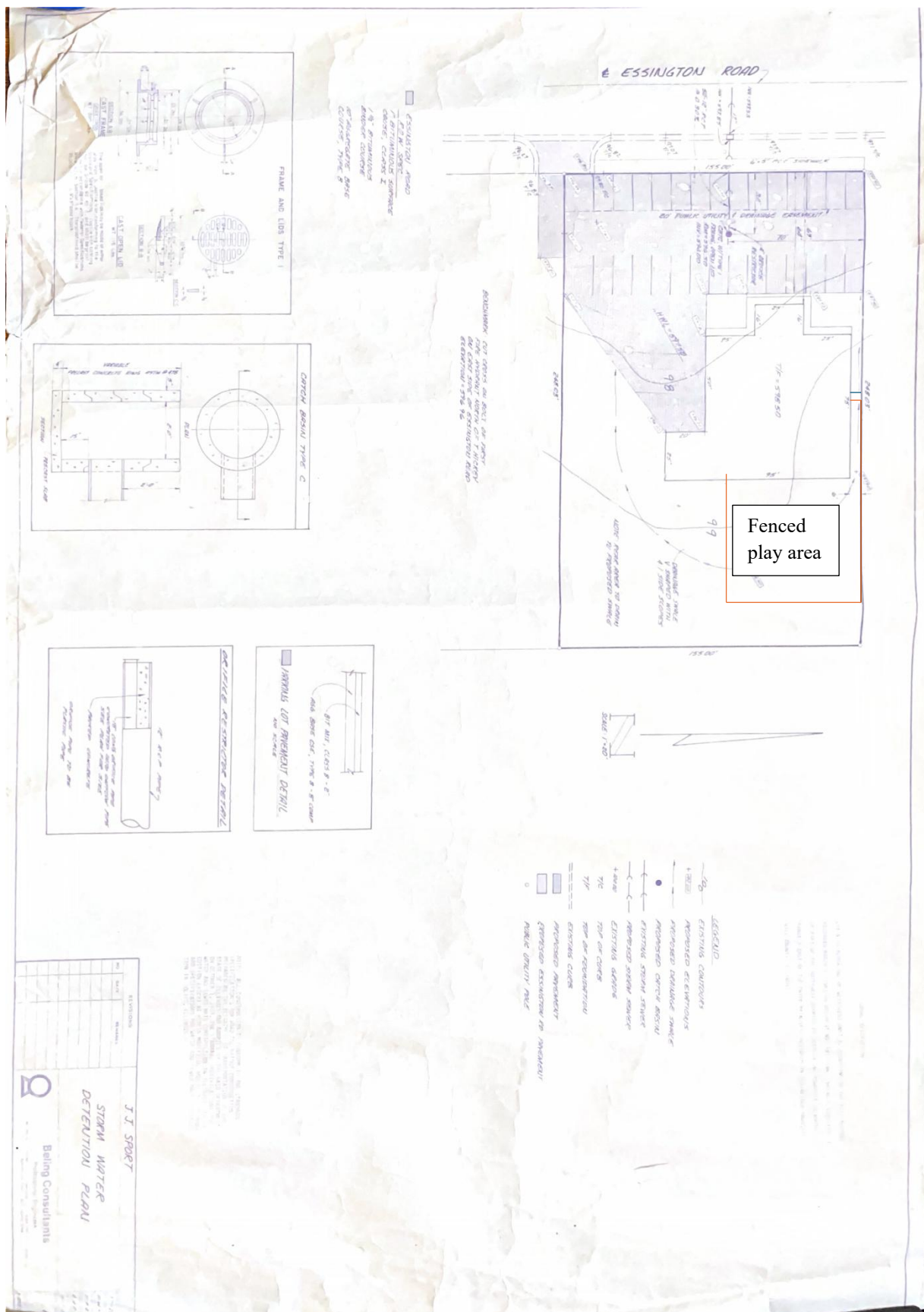


CONTRACT NO.	DATE	BY	CHECKED
ESLINGTON RD.	01-4714	4-25-84	
ESLINGTON RD.	01-4714	4-25-84	
ESLINGTON RD.	01-4714	4-25-84	

*Robert J. Rude*  
01-4714  
4-25-84



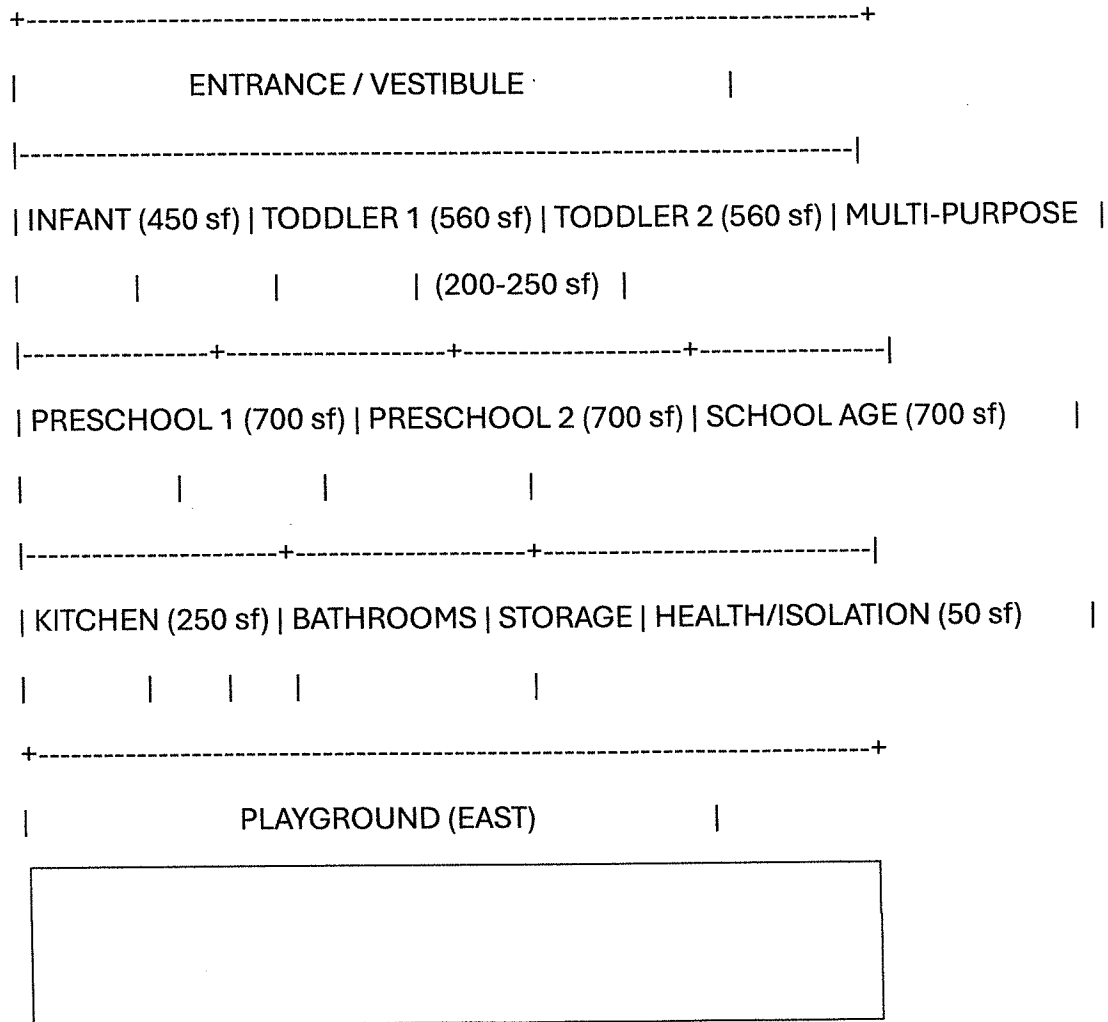
## SITE PLAN





A hand-drawn floor plan of a school building. The plan is divided into several rectangular rooms. At the top, there is a 'Storage' room and a 'Kitchen'. Below these is a 'bathroom'. The central part of the plan features a 'Hallway' with several doors leading to 'Classroom' rooms. On the left side, there are two 'Classroom' rooms. On the right side, there are two 'Classroom' rooms and a 'Garage' room. At the bottom, there is a 'Door' leading outside. The drawing is simple, with lines representing walls and doors, and text labels for each room.

2257



## Room Details

- **Infant Room (450 sf)**
  - Near front entrance for parent convenience
- **Toddler Rooms (560 sf each)**
  - Adjacent to infant area
- **Preschool Rooms (700 sf each)**
  - Toward back for quieter zones
- **School Age Room (700 sf)**
  - Also rear zone, close to multipurpose if shared activities
- **Multipurpose Room (200-250 sf)**
  - Optional if space remains after essential rooms
- **Kitchen (250 sf)**
  - Central or rear location for easy meal distribution



- **Bathrooms**
    - Centrally located, split toddler/preschool access
  - **Storage & Janitor**
    - Near kitchen and hallways
  - **Health/Isolation Room (50 sf)**
    - Close to kitchen for supervision
  - **Playground (East)**
    - Direct outdoor exit from classrooms
- 

- ☑ This layout shows **relative position** of each room.
- ☑ Exact room dimensions can be adjusted slightly for fit (e.g. longer vs. wider shapes).
- ☑ The loft space (1,200 sf) isn't shown in this ground floor sketch—it's dedicated to:

- Offices
  - Staff lounge
  - Conference/multipurpose
  - Staff restroom
-

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: 1932 Essington Joliet, IL

PETITIONER'S NAME: Maria Coleman Little Ruby Early Learning Center Inc.

HOME ADDRESS: 405 S. Stonebrook Dr. Romeoville, IL ZIP CODE: 60446

BUSINESS ADDRESS: 405 S. Stonebrook Dr. Romeoville, IL ZIP CODE: 60446

PHONE: (Primary) 815-790-2987 (Secondary) 815-793-2987

EMAIL ADDRESS: mrsmaria@sunflowerelc.com FAX: \_\_\_\_\_

PROPERTY INTEREST OF PETITIONER: Purchasing property.

OWNER OF PROPERTY: Chasorah Properities, LLC.

HOME ADDRESS: 24500 Lakewoods Ln. Shorewood, IL ZIP CODE: 60404

BUSINESS ADDRESS: 1932 Essington Rd. Joliet, IL ZIP CODE: 60435

EMAIL ADDRESS: mrsmaria@sunflowerelc.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):

Shayla Powell 4222 Carrington Ln. Plainfield, IL 60586 630-618-8668

Essence Greenhill 25515 W. Ryan Ln. Plainfield, IL 60586 708-407-1373

Nicolette Schmitt 1752 Richfield Trl. Romeoville, IL 60446 847-207-2235

OTHER PROJECTS AND/OR DEVELOPMENTS:

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



PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 06-03-36-302-002-0000 ;  
\_\_\_\_\_ ; \_\_\_\_\_ ; \_\_\_\_\_.

*\*\*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):

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

LOT SIZE: WIDTH: 150 DEPTH: 255 AREA : 38,333

PRESENT USE(S) OF PROPERTY: Janitorial Company

PRESENT ZONING OF PROPERTY: B3

SPECIAL USE REQUESTED: Daycare for children

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

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?

The proposed daycare will enhance public health, safety, and welfare by providing licensed childcare and high quality early education. The center will offer local families a vital service, promoting family stability, workforce participation, and community well-being.

2. How will the special use impact properties in the immediate area? The daycare will be attractively designed and professionally maintained, with minimal disruption to neighbors. Rather than causing harm, it is expected to enhance neighborhood appeal and property values by offering families convenient access to trusted childcare and educational services.

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

No, the daycare center is compatible with community and residential areas and will not interfere with future development. Instead, it will serve as a positive community asset, supporting families and contributing to neighborhood vitality.

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

Yes. The proposed site already has sufficient utilities, paved roads, and drainage systems. Any required improvements will be made to ensure safe and efficient operations.

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

Yes. The site plan includes dedicated drop-off/pick-up areas, safe circulation routes, and ample parking, minimizing traffic impacts and ensuring smooth, safe access during busy periods.

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?

Yes. The proposed daycare meets zoning and regulatory requirements and complies with all applicable laws, including. Illinois DCFS licensing standards. There are no known conflicts preventing its legal and safe operation.

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)?

Yes. There has been no denial of a special use permit for this daycare at this location within the past year.

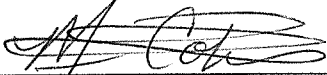
**REQUIRED SUPPORTING ATTACHMENTS**

- ☐ 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, Maria Coleman, 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.



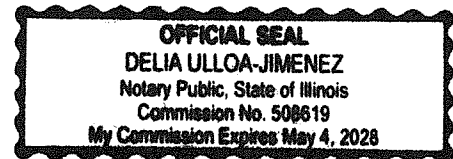
Petitioner's Signature

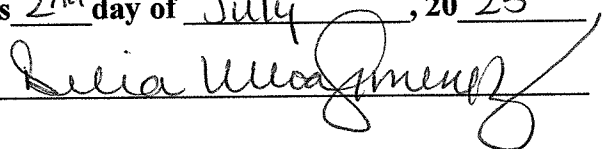


Owner's Signature

(If other than petitioner)

Chasorah Properties LLC



Subscribed and sworn to before me  
this 2nd day of July, 2025  




1932/1934 Essington Rd.

PARCEL 1: LOT 4 IN BLOCK 1 OF WEST WEGO SUBDIVISION UNIT NO. TWO, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1983, AS DOCUMENT NO. R83-05364.

PARCEL 2: NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1 IS HEREBY CONVEYED FOR PUBLIC OR QUASI-PUBLIC UTILITIES AND DRAINAGE OR STORM SEWERS OVER, UNDER AND ACROSS THE WEST 20.00 FEET OF LOTS 2, 3 AND 5 IN BLOCK 1 OF WEST WEGO SUBDIVISION UNIT NO. TWO AFORESAID.

PARCEL 3: NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1 IS HEREBY CONVEYED FOR INGRESS, EGRESS AND PASSAGEWAY OVER AND ACROSS THE EAST 24 FEET OF THE WEST 44 FEET OF LOTS 2, 3 AND 5 AND THE NORTH 20 FEET OF THE WEST 44 FEET OF LOT 3, ALL IN BLOCK 1 OF WEST WEGO SUBDIVISION TWO AFORESAID; ALL IN WILL COUNTY, ILLINOIS.

FOR OFFICE USE ONLY

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

Payment received from: \_\_\_\_\_

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

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

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: 1932 Essington Joliet IL

PETITIONER'S NAME: Maria Coleman

HOME ADDRESS: 405 S. Stonebrook Dr. ZIP CODE: 60446

BUSINESS ADDRESS: 405 S. Stonebrook Dr. ZIP CODE: 60446

PHONE: (Primary) (815) 793-2987 (Secondary) (815) 790-2987

EMAIL ADDRESS: mrs maria @sunflower.net FAX: \_\_\_\_\_

PROPERTY INTEREST OF PETITIONER: Daycare, purchasing property

OWNER OF PROPERTY: Chasarah Properties, LLC

HOME ADDRESS: 24500 Lakewoods Lane Shorewood IL ZIP CODE: 60404

BUSINESS ADDRESS: 1932 Essington Joliet, IL ZIP CODE: \_\_\_\_\_

EMAIL ADDRESS: Chasarah@gmail.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:

Daycare playground  
\_\_\_\_\_  
\_\_\_\_\_

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

**\*\*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):

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

LOT SIZE: WIDTH: \_\_\_\_\_ DEPTH: \_\_\_\_\_ AREA: \_\_\_\_\_

PRESENT USE(S) OF PROPERTY: \_\_\_\_\_

PRESENT ZONING OF PROPERTY: \_\_\_\_\_

VARIATION/APEAL REQUESTED: exceed 40 ft to comply with  
DCFS licensing requirements for a playground

### **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?*

DCFS requires 75 ft per child to meet proper  
spacing we need to exceed the 40 ft



2. What unique circumstances exist which mandate a variance?

Daycare playground requires additional space  
in order to be in compliance

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.

The positive is it would allow me to comply with DCF's  
regulations, give children adequate outdoor play space and  
room to engage physical, social and emotional skills. The  
negative is it would be closer to residential home.

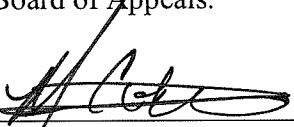
**REQUIRED SUPPORTING ATTACHMENTS**

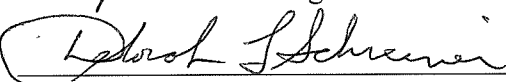
- ☐ Site plan / concept plan / floor plan / building elevation plan
- ☐ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

**NOTARIZATION OF PETITION**

STATE OF ILLINOIS) ss  
COUNTY OF WILL)

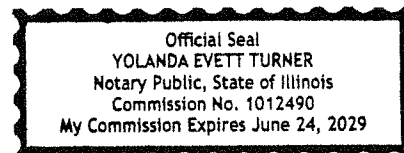
I, Maria Coleman, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

  
Petitioner's Signature

  
Owner's Signature

(If other than petitioner)

Chesrah Properties LLC



Subscribed and sworn to before me  
this 2nd day of July, 2025

Yolanda Evett Turner

## 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:

1932 Essington Rd. Joliet, IL 60435

PIN(s): 06-03-36-302-003-0000

### 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

Chasorah Properties LLC.- 1932 Essington Joliet, IL

E-MAIL: chasorah@gmail.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

Little Ruby Early Learning Center Inc. 405 S. Stonebrook Dr.  
Romeoville, IL 60446

E-MAIL: mrsmaria@sunflowerelc.com FAX:

#### **NOTE:**

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

**SIGNED:** Maria Coleman

**DATE:** 07/01/2025

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

Maria Coleman Owner of Little Ruby Early Learning Center Inc. (815) 790-2987

**PRINT**

Friday, August 1, 2025

Dear Zoning Board members,

I write today to make a strong recommendation that you allow Maria Coleman to operate Little Ruby Early Learning Center in Joliet.

My husband and I placed our three children in Maria's care beginning with my oldest in 2015 and ending when my youngest began kindergarten in 2023. Not only did her daycare meet our expectations as a safe and fun place for our children to begin their education and socialization, my children were treated as family and continue to be years later. And our family's experience is hardly unique: I know of many other families who also maintain strong ties despite being years out of daycare. It is that care and dedication that has helped shape my children into the people they are becoming today. They began kindergarten prepared for the demands of the school environment, but more importantly, they emerged from their daycare experience as kind, helpful people who want to make the world a better place.

Little Ruby will be an asset not only as a place where parents are happy to send their children for high-quality care, but also as a place where the parents, workers and leaders of the future learn what they'll need to know to make their community stronger. Joliet is lucky to have the opportunity to be such a community.

Sincerely,  
Erika Grotto



Joliet Zoning Board,

I am writing to express my full support and recommendation for Mrs. Maria Coleman who has been an incredible asset to our community as the owner and operator of Sunflower Daycare and Preschool where my children currently attend. She is a knowledgeable, dedicated, and trustworthy professional who has created a safe, nurturing, and enriching environment for children and families.

Mrs. Maria consistently goes above and beyond to ensure that the children in her care are not only well looked after, but also learning and growing every day. Her commitment to excellence, strong work ethic, and genuine love for children are evident in everything she does.

I truly believe that moving her daycare from a home-based setting to a building will allow her to expand her impact and continue to serve our community in even greater ways. She is more than deserving of this opportunity, and I fully support her in this next step.

Sincerely,

Essence Greenhill

# BluePrint Agency



210 N Hammes Ave  
Suite 204  
Joliet, IL 60435  
815-782-2322  
[support@blueprintagency.org](mailto:support@blueprintagency.org)

## To Whom It May Concern,

It is with great confidence and respect that I write this letter of reference on behalf of Little Ruby Early Learning Center. As a partnering agency, BluePrint Agency (BPA) has had the privilege of collaborating with Ruby's to support families in the Joliet community, and we have witnessed firsthand the positive impact of their services.

Little Ruby Early Learning Center has served as a vital referral partner for our clients—many of whom are women and families navigating the challenges of trauma, instability, and limited access to resources. Reliable and compassionate childcare is a critical need for the clients we serve, and Ruby's has consistently provided a safe, nurturing, and culturally responsive environment for children.

This partnership has made it possible for our clients to engage more fully in the therapeutic, financial literacy, peer support, and recovery services offered by BPA. Ruby's commitment to excellence in care has helped alleviate one of the greatest barriers to healing for our clients: lack of childcare.

We firmly believe in the mission and values of Little Ruby Early Learning Center and consider them a trusted community resource. Their work is essential to the overall well-being and success of the families we serve, and we are confident that their continued presence will be a tremendous asset to the broader Joliet community. Please feel free to contact me directly should you need additional information or insight regarding our experience with Little Ruby Early Learning Center.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shayla Powell', is written over a light blue horizontal line.

**Shayla Powell**

**BluePrint Agency**

**Executive Director, MSW**

# 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
<p>(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows:</p> <p>(a) _____</p> <p>(b) _____</p> <p>(c) _____</p> <p>(list of reasons)</p>		
<p>(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:</p> <p>(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.</p> <p>(b) The plight of the owner is due to unique circumstances.</p> <p>(c) The variation, if granted, will not alter the essential character of the locality.</p>		
<p>(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).</p>		