

STAFF REPORT

DATE: October 7, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-46 and 2025-47
Applicant: Montana Investments, LLC
Status of Applicant: Property owner
Location: West of Vera Court, South of Oak Leaf Street
(Council District #5)
Request: 2025-46: A Special Use Permit to allow a truck and trailer parking and storage lot
2025-47: A series of Variations to allow a truck and trailer parking and storage lot

Purpose

The applicant is requesting a Special Use Permit to allow a truck and trailer parking and storage lot in the I-1 (light industrial) district on the west side of Vera Court, south of Oak Leaf Street. Per the City of Joliet Zoning Ordinance, carting, express, and hauling establishments may be allowed as special uses in the I-1 zoning district by the Mayor and City Council, with the advice of the Zoning Board of Appeals in accordance with Section 47-5.2.

The applicant is also requesting the following Variations:

- Variation to reduce perimeter landscaping from 10 feet to 0 feet
- Variation to omit curbed landscape islands at the end of each parking row
- Variation to omit barrier curbing around the perimeter of the parking lot

The Zoning Board of Appeals makes the final decision on these Variation requests. The City Council makes the final decision on the Special Use Permit.

Site Specific Information

The 2.1-acre subject site comprises three parcels on the southwest side of Vera Court within Unit 9 of Oak Leaf Center subdivision, which was recorded in 1997. Oak Leaf Center is an industrial subdivision, located between McDonough Street and Interstate 80, that contains a mix of light industrial and commercial uses. Most of the properties surrounding the subject site were developed in the late 1990s. The subject property remained undeveloped until 2011 when a gravel parking area and storage yard was

approved and constructed over all three lots. Based on aerial photos, the site was mainly used for the storage of building materials until it was purchased in 2024 by the current owner. The site is zoned I-1 (light industrial).

The subject site has two existing access points off Vera Court. The lots are enclosed by a solid 8-foot fence on the east and a chain-link fence on the other three sides. There is an existing detention basin on the south end of the site that was installed in 2011 when the gravel lot was constructed. The owner recently paved the site with asphalt and a concrete landing gear pad.

Surrounding Zoning, Land Use and Character

The property is located within the Oak Leaf Center industrial subdivision and is surrounded by industrial warehouse properties that contain uses such as contractors, fabricators, and manufacturing facilities. The site is bordered by Interstate 80 on the south. The properties to the east and north are zoned I-1 (light industrial) and the property to the west is zoned I-2 (general industrial).

Applicable Regulations

- | | |
|-----------------------|--|
| • Section 47-14.2A(D) | Special Uses – All Industrial Districts |
| • Section 47-15E.5(A) | Perimeter Landscaping – Non-Residential Uses |
| • Section 47-15E.6 | Landscaping of Off-Street Parking Areas |
| • 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 and property owner, Montana Investments, LLC, is requesting a special use permit to allow a parking and storage lot for trucks and semi-trailers. The parking lot would be located on 2.1 acres in the center of an industrial subdivision and would also contain passenger vehicle parking. The owner plans to use the site primarily for overflow parking for nearby industrial properties also under their ownership, such as the adjacent warehouses at 540 - 600 Joyce Road. According to the petitioner, there is limited parking at the Joyce Road site and at other sites within the vicinity.

The concept plan shows that the lot would contain approximately 26 trailer stalls and 38 passenger vehicle spaces. The site would retain its two existing access points off Vera Court, and vehicle traffic would continue to access the site via Oak Leaf Street. The surrounding 8-foot fence will remain.

The site was recently paved with asphalt to the same dimensions as the prior gravel lot. The development of the site requires the lots to comply with the current landscaping requirements and parking lot standards, which include: a 10-foot-wide landscaped area along the east perimeter adjacent to public right-of-way; landscape islands, with barrier curb, at the end of each parking row; and barrier curbing around the perimeter of the parking lot. Staff is not requiring landscape areas along the north and west sides due to existing public utility and drainage easements along those property lines. The south side of the site contains the existing detention basin which has some surrounding landscaping. There are existing street trees along the west side of Vera Court.

The petitioner requests variations from these requirements based on the prior approved conditions of the site, which did not include landscaping or meet the parking lot standards. According to the petitioner, the development of an asphalt parking area with no additional landscaping will be substantially similar in appearance to how the site has existed since 2011 and will be in character with the surrounding industrial park.

Staff finds that the request meets the following special use criteria: the establishment and operation of the special use will not be detrimental to public health and safety nor will it impede the normal and orderly development and improvement of the surrounding property. The subject site is in the center of an existing industrial subdivision and the proposed use is complementary to the existing uses in the subdivision. The site is served by existing public streets and will continue to use the access driveways off Vera Court. The trailer parking stalls will be subject to the payment in lieu of taxes (PILOT) program per the terms of the approved ordinance for truck parking facilities. A stormwater detention pond is provided onsite; pond capacity and drainage conditions will be evaluated as part of the required engineering review application.

Staff finds that the requests for perimeter landscaping and parking island variations meet the following criteria: the installation of a 10-foot landscape area along the east side would reduce the size of the existing parking area, which was approved and installed in 2011. Additionally, the site has an irregular shape due to the adjacent cul-de-sac. Staff also finds that the granting of the variation would not alter the essential character of the area, as the existing conditions of the site are similar to the surrounding industrial properties.

Staff does not find a hardship for the variation request to not install barrier curbing around the perimeter of the site. The petitioner can comply with this request and still maintain the same layout as proposed on the concept plan. A parking lot with no perimeter curb would not be consistent with other recent parking lot approvals within the City. Additionally, as part of the engineering review application, staff will evaluate if a perimeter curb is needed as part of the stormwater drainage plan.

Conditions

If the Zoning Board desires to approve the Special Use Permit and series of Variations to allow a truck and trailer parking and storage lot on the west side of Vera Court, the following conditions would be included:

1. That an engineering review application shall be submitted, reviewed, and approved prior to occupancy of the site;
2. That the lots shall be consolidated into one lot through the Will County land consolidation process prior to occupancy of the site;
3. That the property shall be enrolled in the Payment In Lieu Of Taxes (PILOT) program as per the terms of the PILOT Program Ordinance;
4. 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
5. 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: Subject parcels on the west side of Vera Court in Oak Leaf Center subdivision (2025)



Figure 2: Northeast corner of subject site, view west from Vera Court (October 2025)



Figure 3: Existing fence and driveway, view southwest from Vera Court (October 2025)

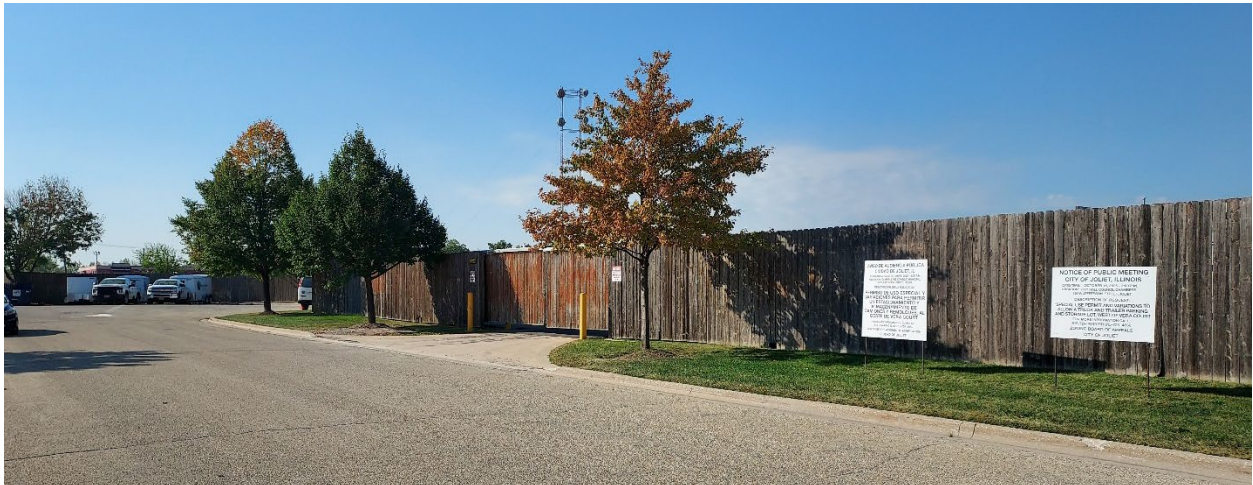
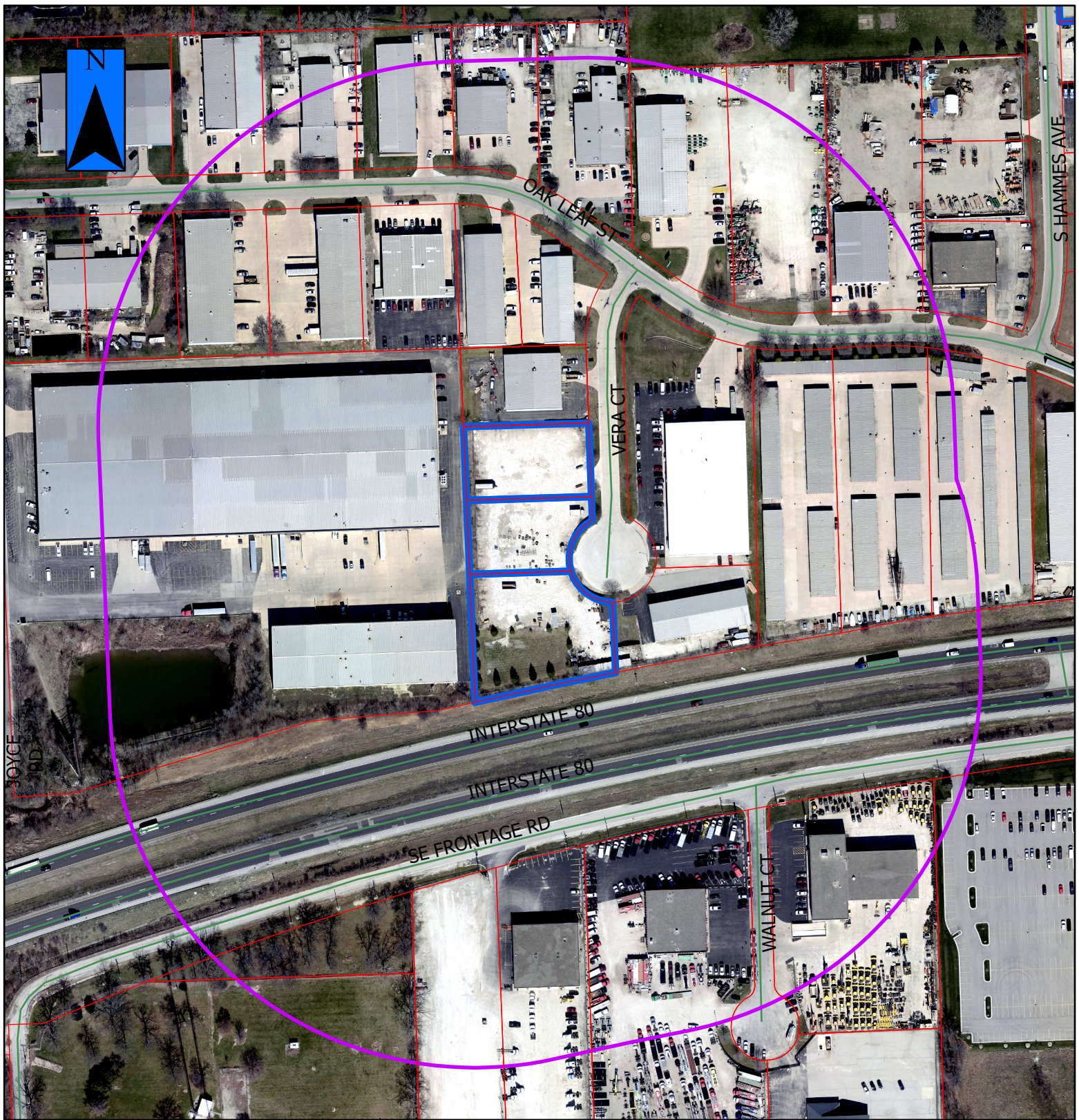


Figure 4: View southwest from Vera Court cul-de-sac (October 2025)

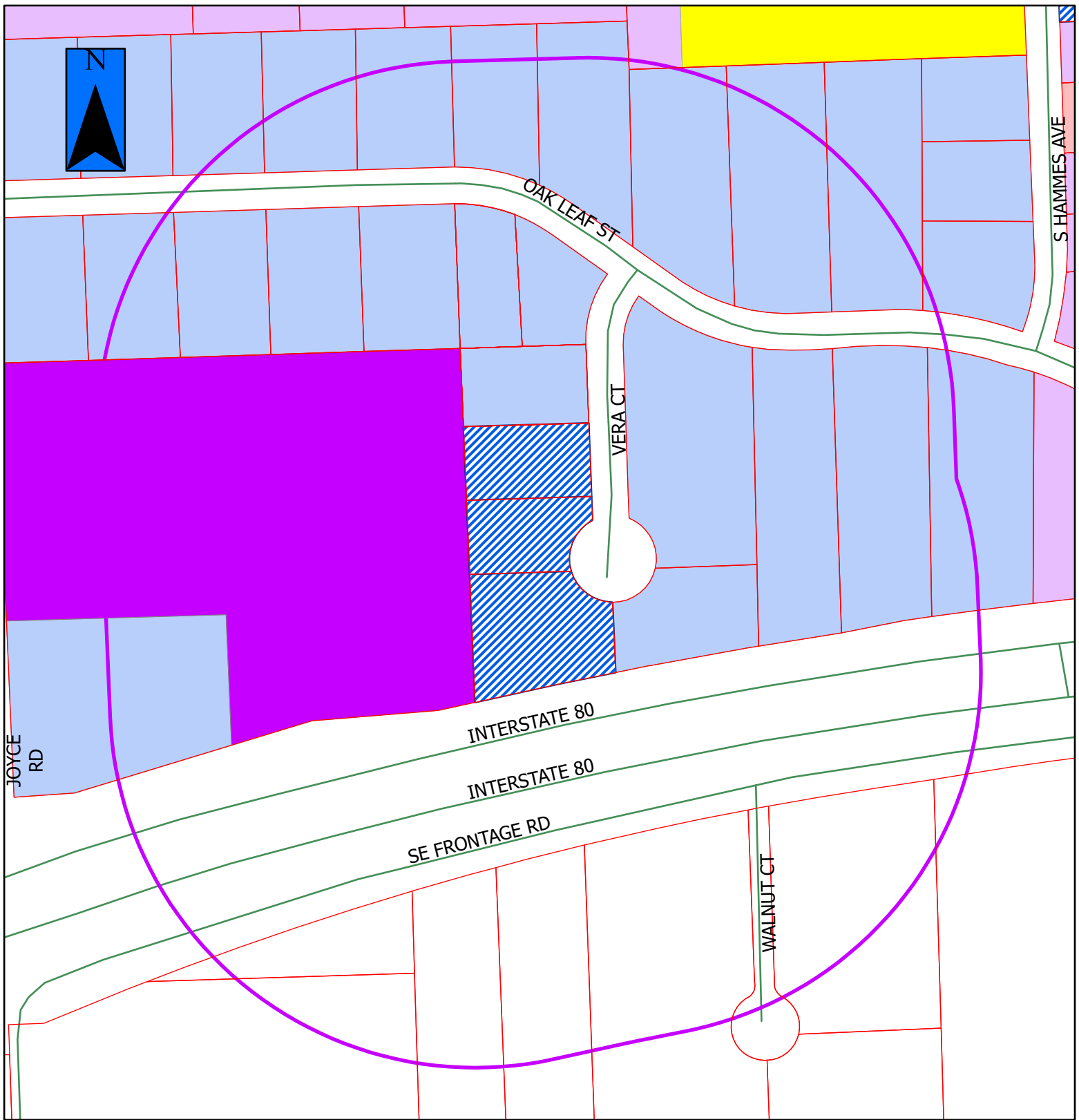




2025-46a & 2025-47a



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



2025-46 & 2025-47



= Property in Question



= 600' Public Notification Boundary

Legend

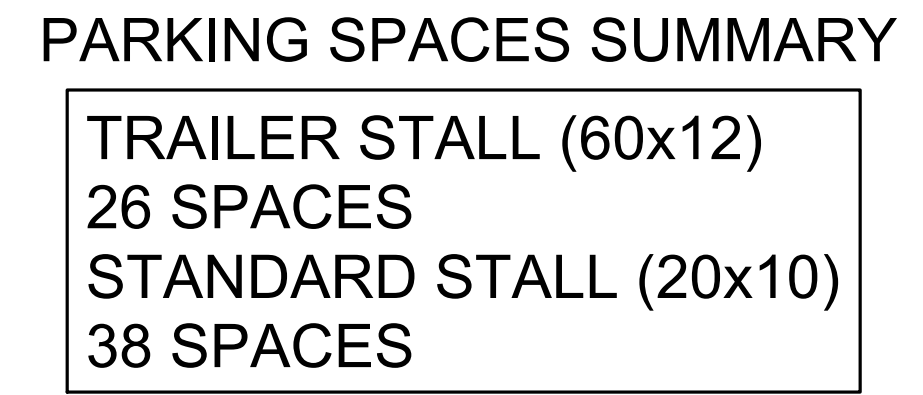
	B-1		I-TA		R-2
	B-2		I-TB		R-2A
	B-3		I-TC		R-3
	I-1		R-1		R-4
	I-2		R-1A		R-5
	I-T		R-1B		R-B



LEGAL DESCRIPTION

LOTS 4, 5, AND 6 IN OAK LEAF CENTER UNIT 9, A RESUBDIVISION OF LOTS 23, 24, 25 AND THE WEST 24 FEET OF LOT 26 IN OAK LEAF CENTER UNIT 5, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SE 1/4 13, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:

VERA COURT
JOLIET, IL



No.		DATE	REVISIONS		DESCRIPTION	BY
 						
<p align="center">Ruettiger, Tonelli & Associates, Inc. & TWiG Technologies</p> <p align="center">Surveyors - Engineers - Planners - G.I.S. Consultants</p> <p align="center">129 Capista Drive - Shorewood, Illinois 60404 Ph: (815) 744-6600 Website: www.ruettigertonnelli.com</p>						
DATE: 09-09-2025		SCALE: 1" = 20'		DRAWN BY: MC		CHECKED BY: JH
PREPARED FOR:		MONTANA INVESTMENTS 15850 NEW AVENUE LEMONT, ILLINOIS 60439			FIELD BOOK: 7-197 PAGE: 49	
DRAWING TITLE:		CONCEPT PLAN			325-0148-CP	

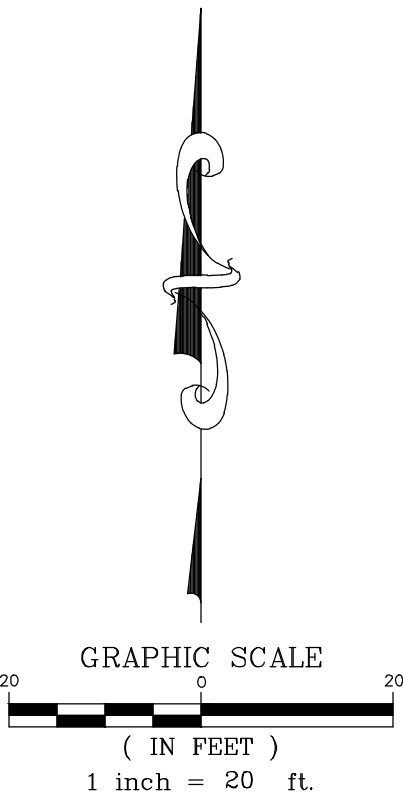
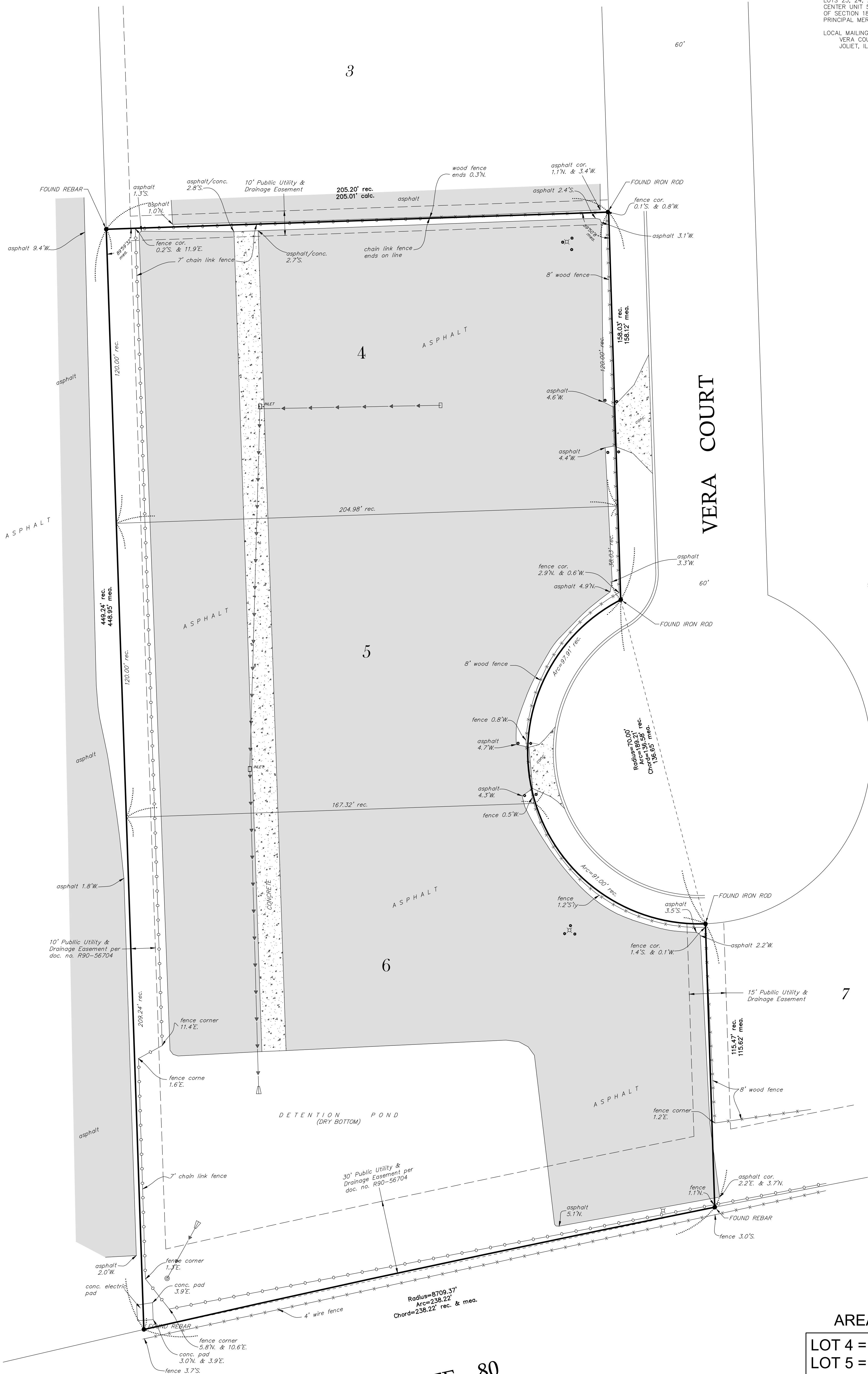
11:Tech(2025)0148)Concept Plan(148) Concept Plan.diag. Model, 10/6/2025 1:40:57 PM, MichaelCheezy

PLAT OF SURVEY

LEGAL DESCRIPTION

LOTS 4, 5, AND 6 IN OAK LEAF CENTER UNIT 9, A RESUBDIVISION OF LOTS 23, 24, 25 AND THE WEST 24 FEET OF LOT 26 IN OAK LEAF CENTER UNIT 5, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:
VERA COURT
JOLIET, IL



LEGEND

- meas. MEASURED
- rec. RECORDED
- calc. CALCULATED
- FOUND SURVEY MONUMENT
- SET 5/8" REBAR UNLESS OTHERWISE NOTED
- STORM INLET
- CONCRETE BOLLARD
- ⊗ STREET LIGHT
- ⊙ STORM MANHOLE
- ▢ FLARED END SECTION

AREA TABLE

LOT 4 = 0.565 Acre
LOT 5 = 0.506 Acre
LOT 6 = 0.954 Acre
TOTAL = 2.025 Acres

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.



STATE OF ILLINOIS }
COUNTY OF WILL }SS

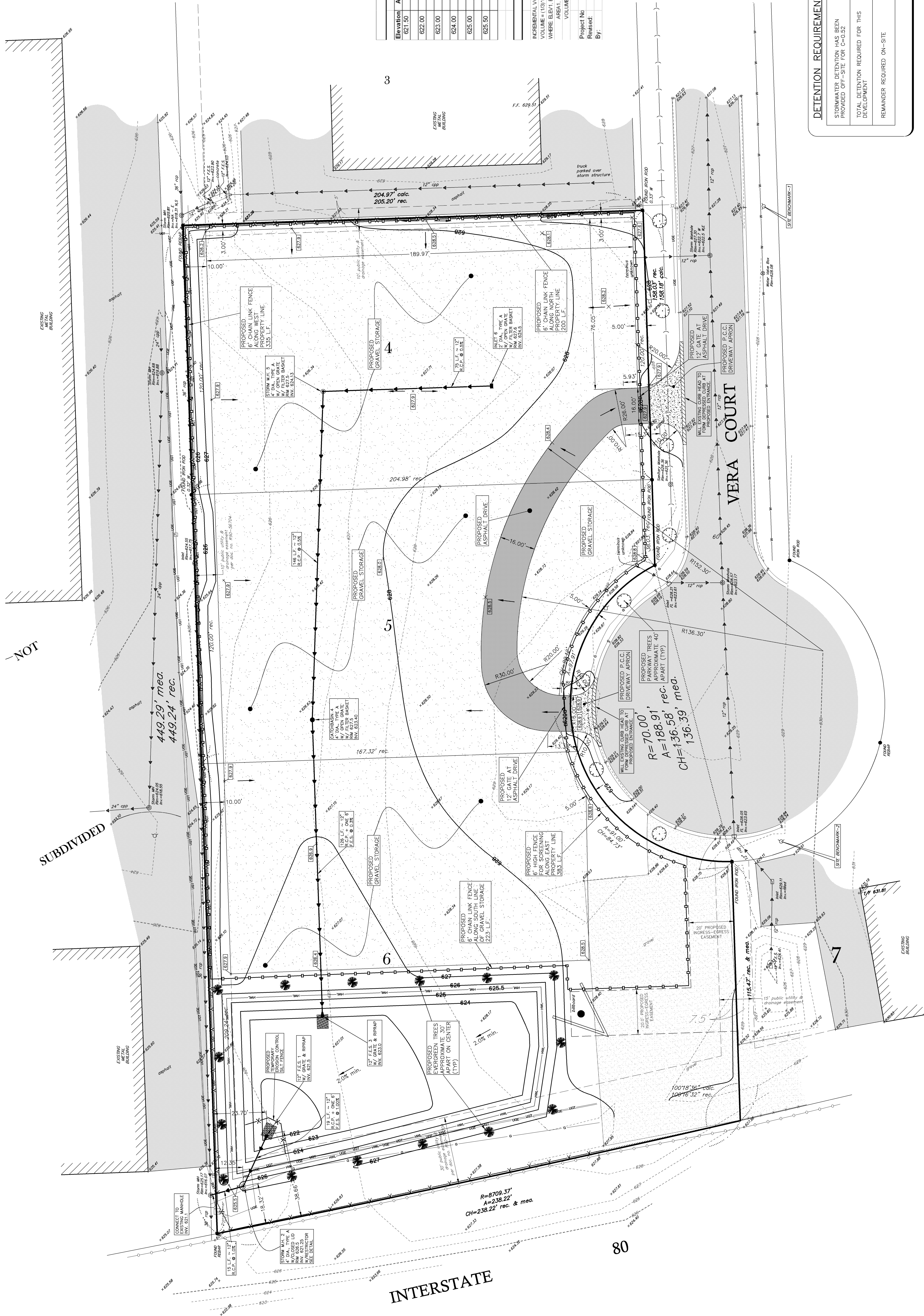
RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-001251, HEREBY CERTIFIES THAT IT HAS SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

SURVEY FIELD WORK COMPLETED 08/12/2025

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF AUGUST, 2025.

BY [Signature] ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2026) TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

REVISIONS			
No.	DATE	DESCRIPTION	BY
<div><div><div>RT & TWiG</div><div>Ruettiger, Tonelli & Associates, Inc. & TWiG Technologies</div><div>Surveyors - Engineers - Planners - G.I.S. Consultants</div><div>129 Capista Drive - Shorewood, Illinois 60404</div><div>Ph: (815) 744-6600 Website: www.ruettigtontelli.com</div></div><div><div>DATE: 08/13/2025</div><div>SCALE: 1" = 20'</div><div>DRAWN BY: TW</div><div>CHECKED BY: DZ</div></div><div><div>PREPARED FOR: MONTANA INVESTMENTS 15850 NEW AVENUE LEMONT, ILLINOIS 60439</div><div>FIELD BOOK: 7-197 PAGE: 49</div><div>DRAWING No.: 325-0148-LS</div></div></div>			
DRAWING TITLE:		PLAT OF SURVEY	



PROPOSED POND VOLUME					
VOLUME = (ELEVATION - ELEVATION OF FLOOD PROTECTION) X AREA X 0.00083557	Area (sq. ft.)	Area (Acres)	Volume (ac.-ft.)	Volume Sum (ac.-ft.)	
621.50	0	0.000			
622.00	533	0.012	0.002	0.002	
623.00	3781	0.087	0.044	0.046	
624.00	6920	0.159	0.121	0.167	
625.00	8487	0.195	0.177	0.343	
625.50	9296	0.213	0.102	0.446	
TOTAL STORAGE PROVIDED (ac.-ft.) = 0.446					
INCREMENTAL VOLUME COMPUTED BY THE CONIC METHOD FOR RESERVOIR VOLUMES VOLUME = ((1/2)(ELEV2-ELEV1) (AREA1+AREA2)+3/2 RT.(AREA1-AREA2)) WHERE ELEV1, ELEV2 = LOWER AND UPPER ELEVATIONS OF THE INCREMENT AREA1, AREA2 ARE AREAS COMPUTED AT ELEV1, ELEV2 RESPECTIVELY VOLUME = INCREMENTAL VOLUME BETWEEN ELEV1 AND ELEV2					
Project No:	20110001				
Revised:	5/16/2011				
By:	R.P.				

DETENTION REQUIREMENT SUMMARY	
STORMWATER DETENTION HAS BEEN PROVIDED OFF-SITE FOR C=0.52	0.450 ac.-ft.
TOTAL DETENTION REQUIRED FOR THIS DEVELOPMENT	0.915 ac.-ft.
REMAINDER REQUIRED ON-SITE	0.465 ac.-ft.

[illegible]

Ruettiger, Tonelli & Associates, Inc.
Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
2174 ONEIDA STREET • JOLIET, ILLINOIS 60435
PH. (815) 744-6600 FAX (815) 744-0101
website: www.ruettigertonnelli.com

PROJECT TITLE:

**ATLANTIC PLANT SERVICES
SITE PLAN**

PROJECT TITLE:	DRAWING TITLE:
----------------	----------------

DRAWING No.

DRAWING No.

DRAWING No.

DRAWING No.

DRAWING No.

DRAWING No.

SITE PLAN

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: 541 Vera Court

PETITIONER'S NAME: Montana Investments, LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 852 Sharp Dr., Shorewood, Illinois ZIP CODE: 60404

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: [REDACTED] FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Montana Investments, LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 852 Sharp Dr., Shorewood, Illinois ZIP CODE: 60404

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.): 30-07-18-301-025-0000 ;
30-07-18-301-026-0000 ; 30-07-18-301-027-0000 ; _____.

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):

SEE ATTACHED

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA : 2.025 AC

PRESENT USE(S) OF PROPERTY: Vacant

PRESENT ZONING OF PROPERTY: I-1

SPECIAL USE REQUESTED: Outdoor Storage / Remote Parking Lot to serve the property located on
Joyce road and identified as PIN 30-07-18-301-007-0000

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 establishment of this special use will allow the currently permitted and operating businesses located on Joyce road at PIN 30-07-18-301-007-0000 to more safely and comfortably operate as parking and space at the facility for employees, customers, attendees, and others is limited.

2. How will the special use impact properties in the immediate area? _____

There will be minimal impact to the immediate area as it is largely an industrial subdivision already and the existing and operating Joyce road facility has limited parking and the lots at issue are adjacent to the facility and will allow for more efficient operations without necessarily increasing overall traffic.

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

No, the lots at issue are the last remaining undeveloped lots on Vera Court and the development of these lots as requested will permit already established businesses more efficient operations and complete the subdivisions development.

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

Yes, and to the extent code would require any additional improvements owner will install said improvements as a part of the development.

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

Yes, the lots are on Vera Court a cul-de-sac in an industrial subdivision. The traffic flow/pattern is predetermined by virtue of the existing road network and near fully developed industrial subdivision.

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, this is a permissible special use in the Industrial district and would serve an existing industrial facility.

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)?

N/A

REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

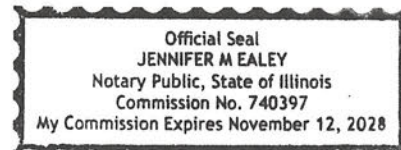
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Charles Sharp, Manager, 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.

Charles Sharp by Nathaniel P. Washburn
Petitioner's Signature *Attorney & Agent*

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 8th day of September, 2025
Jennifer M. Ealey



LEGAL DESCRIPTION

LOTS 4, 5, AND 6 IN OAK LEAF CENTER UNIT 9, A RESUBDIVISION OF LOTS 23, 24, 25 AND THE WEST 24 FEET OF LOT 26 IN OAK LEAF CENTER UNIT 5, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, 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: 541 Vera Court

PETITIONER'S NAME: Montana Investments LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 852 Sharp Dr., Shorewood, Illinois ZIP CODE: 60404

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: [REDACTED] FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Montana Investments LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 852 Sharp Dr., Shorewood, Illinois ZIP CODE: 60404

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 or email):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-18-301-025-0000 ;

30-07-18-301-026-0000 ; 30-07-18-301-027-0000 ; _____.

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

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

SEE ATTACHED

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA: 2.025 Acres

PRESENT USE(S) OF PROPERTY: Vacant

PRESENT ZONING OF PROPERTY: I-1

VARIATION/APPEAL REQUESTED: (1) variance to removes landscape islands with barrier curb at the end of each parking
row with planting; (2) variance to remove barrier curb around perimeter; (3) variance to reduce perimeter landscaping (East)

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?

The property was previously improved as a parking lot prior to the present owner's acquisition. It is situated in an
industrial park adjacent to an interstate highway and similar industrial properties. The landscaping, if provided,
would not have the code's desired impact.

2. What unique circumstances exist which mandate a variance?

The requests are to approve an existing site in substantially its existing configuration. There are no known issues from the site as it is presently constructed and additional landscaping would not render any benefit to the City or the residents.

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.

None. The existing area is an industrial park where the majority of the properties therein have minimal to no landscaping.

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, Nathaniel P. Washburn, Attorney & Agent, 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.

Nathaniel P. Washburn, Attorney & Agent for Montana Investments LLC
Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 3RD day of OCTOBER, 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:

541 Vera Court, Joliet, Illinois

PIN(s): 30-07-18-301-025-0000; 30-07-18-301-026-0000; 30-07-18-301-027-0000

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

Montana Investments LLC

Charles D. Sharp - 852 Sharp Dr. #N, Shorewood, IL 60404

Kathleen Sharp - 852 Sharp Dr. #N, Shorewood, IL 60404

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

E-MAIL: _____ FAX: _____

NOTE:

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

SIGNED: 

DATE: 9/8/2025

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

Nathaniel P. Washburn, Attorney, 815-727-4511

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.		

ZONING BOARD OF APPEALS
CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

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

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