



City of Joliet

Zoning Board of Appeals

Meeting Agenda

Board Members

Ralph Bias
Ed Hennessy
Bob Nachtrieb
Debbie Radakovich
Brigette Roehr
Jane McGrath Schmig
Jesse Stiff

Thursday, January 15, 2026

2:00 PM

City Hall, Council Chambers

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 12-18-25

[TMP-9317](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 12-18-25.pdf](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Zoning Board of Appeals members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2025-51: A Special Use Permit to allow a self-storage facility, located at 1701 Drauden Road. (COUNCIL DISTRICT #3) [TMP-9330](#)

PETITION 2025-52: A Variation of Use to allow a B-3 (general business) use in the B-1 (neighborhood business) district, located at 1701 Drauden Road. (COUNCIL DISTRICT #3)

Attachments: [ZBA 2025-5152 \(1701 Drauden Road\) v6 Staff Report](#)
[Packet Redacted.pdf](#)

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2026-01: A Special Use Permit to allow a staffing agency, located at 114 E. Jefferson Street. (COUNCIL DISTRICT #4) - **WITHDRAWN** [TMP-9316](#)

Attachments: [ZBA 2026-01 \(114 E. Jefferson Street\) Staff Report](#)
[WITHDRAWN.pdf](#)

PETITION 2026-02: A Special Use Permit to allow a truck maintenance facility, located at 3501 Channahon Road (COUNCIL DISTRICT #5) [TMP-9318](#)

Attachments: [ZBA 2026-02 \(3501 Channahon Rd\) Staff Report](#)
[Packet.pdf](#)

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Zoning Board of Appeals members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9317

Agenda Date: 1/15/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, December 18, 2025

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

*Ralph Bias
Ed Hennessy
Bob Nachtrieb
Debbie Radakovich
Brigette Roehr
Jane McGrath Schmig
Jesse Stiff*

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present	Ed Hennessy, Bob Nachtrieb, Debbie Radakovich, Brigitte Roehr, Jane McGrath Schmig and Jesse Stiff
Absent	Ralph Bias

ALSO PRESENT: Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Planner Raymond Heitner, Planner Francisco Jimenez, Planner Helen Miller, Assistant Corporation Counsel Deanna Donnelly, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

Ralph Bias arrived at approximately 2:09 p.m.

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 11-20-25

[TMP-9236](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 11-20-25.pdf](#)

A motion was made by Bob Nachtrieb, seconded by Brigitte Roehr, to approve Zoning Board of Appeals Meeting Minutes 11-20-25. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Bias

CITIZENS TO BE HEARD ON AGENDA ITEMS

Planning Director Jayne Bernhard explained staff recommended Petitions 2025-51 and 2025-52 be deferred to the January meeting, informing the public that comments regarding those petitions should be made during Citizens to be Heard on Agenda Items.

Three members of the public spoke in opposition to Petitions 2025-51 and 2025-52.

OLD BUSINESS: PUBLIC HEARING

PETITION 2025-51: A Special Use Permit to allow a self-storage facility, located at 1701 Drauden Road. (COUNCIL DISTRICT #3) **TO BE DEFERRED**

[TMP-9266](#)

PETITION 2025-52: A Variation of Use to allow a B-3 (general business) use in the B-1 (neighborhood business) district, located at 1701 Drauden Road. (COUNCIL DISTRICT #3) **TO

BE DEFERRED**

Attachments: [ZBA 2025-51&52 \(1701 Drauden Road\) Deferral Memo.pdf](#)

Ms. Bernhard explained staff recommended Petitions 2025-51 and 2025-52 be deferred to the January 15th meeting.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to defer PETITION 2025-51: A Special Use Permit to allow a self-storage facility, located at 1701 Drauden Road. (COUNCIL DISTRICT #3) ****TO BE DEFERRED****

PETITION 2025-52: A Variation of Use to allow a B-3 (general business) use in the B-1 (neighborhood business) district, located at 1701 Drauden Road. (COUNCIL DISTRICT #3) ****TO BE DEFERRED****. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr, McGrath Schmig and Stiff

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-53: A Special Use Permit to allow a community center within an R-2 (single-family residential) zoning district, located at 111 McDonough Street. (COUNCIL DISTRICT #5)

[TMP-9243](#)

Attachments: [ZBA2025-53\(111 McDonough St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Glenda McCullum appeared on behalf of the petition and discussed concerns regarding the ingress/egress on Des Plaines Street, sidewalks, street lighting, a parkway speed limit sign, and a dead parkway tree, as well as updates on the building's exterior and plans for the interior. In response to the Board's questions, discussion focused on youth services, funding sources, volunteer staff, the property's floodplain status, the lease with option to purchase, ingress/egress, repair estimates, building inspection processes, and R-2 zoning conditions. Five members of the public spoke in favor of the petition.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve PETITION 2025-53: A Special Use Permit to allow a community center within an R-2 (single-family residential) zoning district, located at 111 McDonough Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr, McGrath Schmig and Stiff

PETITION 2025-55: A Variation of Use to allow a laundromat, a B-1 (neighborhood business) use in an R-4 (multi-family residential) zoning district, located at 629 N. Hickory Street. (COUNCIL DISTRICT #4)

[TMP-9237](#)

PETITION 2025-56: A Variation to reduce the required amount of off-street parking from 31 spaces to 19 spaces, located at 621-629 N. Hickory Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-56 \(629 N. Hickory Street\) Staff Report v2](#)
[Packet Redacted.pdf](#)

Ms. Bernhard read the staff report into the record. Jose Rojas appeared on behalf of the petition. In response to the Board's questions, Mr. Rojas explained his father owned the building, he had never operated a laundromat, and all commercial units were occupied. He noted minimal parking impact due to limited tenant vehicles, with street parking available and a possible future lot, and clarified that the proposal reduces, not increases, washers and dryers. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Brigitte Roehr, seconded by Ralph Bias, to approve PETITION 2025-55: A Variation of Use to allow a laundromat, a B-1 (neighborhood business) use in an R-4 (multi-family residential) zoning district, located at 629 N. Hickory Street. (COUNCIL DISTRICT #4)

PETITION 2025-56: A Variation to reduce the required amount of off-street parking from 31 spaces to 19 spaces, located at 621-629 N. Hickory Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr, McGrath Schmig and Stiff

PETITION 2025-57: A series of Variations to allow installation of a new ground sign, located at 2200 McDonough Street. (COUNCIL DISTRICT #5) [TMP-9238](#)

Attachments: [ZBA 2025-57 \(2200 McDonough St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Robert Zabel appeared on behalf of the petition. In response to Mr. Bias's question about his relationship to the church, Mr. Zabel noted he was the sign installer. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Debbie Radakovich, to approve PETITION 2025-57: A series of Variations to allow installation of a new ground sign, located at 2200 McDonough Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr, McGrath Schmig and Stiff

PETITION 2025-58: A Special Exception to allow a roof-mounted solar installation, located at 2114 Oak Leaf Street. (COUNCIL DISTRICT #5) [TMP-9239](#)

Attachments: [ZBA 2025-58 \(2114 Oak Leaf St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Mary Marshall with Solar Landscape and Jim Griffin with Schain Banks law firm appeared on behalf of the petition. Ms. Marshall presented a summary of the proposed project. In response to Mr. Bias's question regarding electricity sales, Ms. Marshall explained that power would be sent to ComEd's grid, subscribers would pay ComEd and receive a 10% discount, and the roof would be leased. Ms. Schmig requested that a community center donation be considered if the petition was approved. One member of the public spoke in favor of the petition.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve PETITION 2025-58: A Special Exception to allow a roof-mounted solar installation, located at 2114 Oak Leaf Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr, McGrath Schmig and Stiff

PETITION 2025-59: A Variation to allow for reduced total side yard setbacks from the required 20' to 16', located at 6303 Brunswick Drive. (COUNCIL DISTRICT #1) [TMP-9240](#)

Attachments: [ZBA 2025-59 \(6303 Brunswick Drive\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Mark Pellettieri of AIROOM, LLC appeared on behalf of the petition. In response to Mr. Bias's questions regarding ownership and construction, Mr. Pellettieri noted that he was the architect and that the porch was new construction. One member of the public spoke in favor of the petition.

A motion was made by Jesse Stiff, seconded by Ralph Bias, to approve PETITION 2025-59: A Variation to allow for reduced total side yard setbacks from the required 20' to 16', located at 6303 Brunswick Drive. (COUNCIL DISTRICT #1). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr, McGrath Schmig and Stiff

PETITION 2025-60: A series of Variations to allow a reduced rear yard setback and to exceed maximum lot coverage, located at 424 W. Washington Street. (COUNCIL DISTRICT #5) [TMP-9241](#)

Attachments: [ZBA 2025-60 \(424 W. Washington\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Jose Luis Andrade appeared on behalf of the petition. Planner Francisco Jimenez translated on behalf of Mr. Andrade. There were no comments or questions from the Board. One member of the public spoke in opposition to the petition.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve PETITION 2025-60: A series of Variations to allow a reduced rear yard setback and to exceed maximum lot coverage, located at 424 W. Washington Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr, McGrath Schmig and Stiff

PETITION 2025-61: A Variation to allow for decorative pea gravel in the front yard, located at 1137 Cathy Avenue. (COUNCIL DISTRICT #5)

[TMP-9242](#)

Attachments: [ZBA2025-61\(1137 Cathy Drive\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. John Louis and Debbie Louis appeared on behalf of the petition. Mr. Louis highlighted nearby properties with similar lot coverage and displayed photos to the Board. In response to the Board's questions, Mr. and Ms. Louis explained the property was in the Cambridge Subdivision and the pink rock was from a landscaper. One member of the public spoke in favor of the petition.

A motion was made by Brigitte Roehr, seconded by Jesse Stiff, to approve PETITION 2025-61: A Variation to allow for decorative pea gravel in the front yard, located at 1137 Cathy Avenue. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr, McGrath Schmig and Stiff

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Ralph Bias, seconded by Debbie Radakovich, to approve adjournment. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich, Roehr, McGrath Schmig and Stiff

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9330

Agenda Date: 1/15/2026

STAFF REPORT

DATE: January 15, 2026
TO: Zoning Board of Appeals
FROM: Ray Heitner - Planner
RE: Petition Number: 2025-51 & 2025-52
 Applicant: Ronald Schelling
 Owner: Timpanogas, LLC
 Location: 1701 Drauden Road
 Request: 2025-51: A Special Use Permit to allow a self-storage facility, located at 1701 Drauden Road (COUNCIL DISTRICT #3)
 2025-52: A Variation of Use to allow a B-3 (general business) use in the B-1 (neighborhood business) zoning district, located at 1701 Drauden Road (COUNCIL DISTRICT #3)

Purpose

The applicant is requesting a Variation of Use and a Special Use permit to allow a self-storage facility in a B-1 (neighborhood business) District. The City Council makes the final decision on both the Special Use Permit and Variation of Use petition requests.

Site Specific Information

The 3.86-acre subject property is Lot 2 of the 10.41-acre two-lot commercial subdivision at the northwest corner of Drauden Road and Theodore Street that the City Council approved on December 1, 2020. A Gas N Wash fueling center was constructed on Lot 1. The property is zoned B-1 (neighborhood business) District. Access to the subject property would be from Drauden Road. The storm water detention system for Lot 1 would be expanded and shared to accommodate the proposed facility.

Surrounding Zoning, Land Use and Character

- North: Com Ed Easement, R-2 (single-family residential)
- South: Gas Station; B-1 (neighborhood business)
- East: Single-Family Residential, R-2.
- West: Com Ed Easement, R-2 (single-family residential)

Applicable Regulations

- Section 47-11.4: Prohibited Uses – B-1 Zoning District
- Section 47-17.28: Variation of Use

- Subsection 47-19.8: Finding of Fact Supporting a Variation (See below)
- Section 47-13.2A (I): Special Uses – B-3 Zoning District
- Section 47-5.2(C) Criteria for Issuance of Special Use Permit

Section 47-17.28: Variation of Use: A "variation of use" shall be defined to mean relief from strict compliance with the use limitations of this Ordinance regarding the classification, regulation, and restriction of the location where trades, industries, businesses, and residences may exist.

Case History

This proposal was brought before the Zoning Board of Appeals in 2021 and in 2023. In 2021, the Zoning Board of Appeals recommended approval, but the petitions were not approved by the City Council. In 2023, the motion to approve the petitions failed by a vote of 3-4. The petitions were subsequently withdrawn prior to City Council consideration. Primary concerns from neighborhood residents in opposition to the petition in 2023 included concerns over squatters living in the facility and increased traffic and noise in the area. Meeting minutes of the Zoning Board of Appeals and City Council meetings from the previous years are attached, and videos of these meetings are available on the City's website.

The public hearing for the petitions was originally scheduled for the November 20, 2025, Zoning Board of Appeals meeting, but has been deferred twice at the applicant's request.

Discussion

The petitioner proposes to build an indoor, climate-controlled storage facility with accessory outdoor mini-storage units on Lot 2 of the Gas and Wash Theodore and Drauden Subdivision. The Joliet Zoning Ordinance allows self-storage facilities in the B-3, I-1, and 1-2 Zoning Districts upon Special Use Permit approval. The subject property is zoned B-1 (neighborhood business) District, where self-storage facilities are not listed as a by-right or special use, and therefore, per the Joliet Zoning Ordinance, is considered a prohibited use. For these reasons, the request requires both a Special Use Permit and a Variation of Use approval.

The petitioner feels that the subject property cannot accommodate a traditional neighborhood commercial use, and that the proposed self-storage facility use provides a service to residents not readily available nearby. The Zoning Ordinance requires at least one (1) year to elapse before a petition can be reintroduced through the Zoning Board of Appeals / City Council process. Since over 2.5 years have passed from the City Council's April 2023 vote, the petitioner desires that that Zoning Board of Appeals and City Council review the proposal again.

This proposal includes a one-story, 10,950 square foot climate controlled indoor facility as well as six outside-access one-story buildings with mini-storage units. The building facades that face the perimeter will be brick-faced with light and dark brick. The buildings that are located within the proposed complex would be sided with fiber cement board. In total, there would be approximately 370 storage units of varying sizes. Outdoor storage of any kind is not permitted on site. The proposed site plan and conceptual building elevations are included with the staff report packet. The proposed landscape plan shows that the site will feature dense landscaping along Drauden Road, and all landscape beds will have low berming. There will be a decorative 6' high black wrought-iron style fence along the perimeter in areas where no buildings are present.

The proposed hours of operation, during which renters can access their storage units, would be from 5:00 am to 10:00 pm. Renters of the storage units would access their units through a secured gate. The facility would be staffed by one employee. Security cameras would be positioned to review the exterior drives and the interior of Building #5.

Recommended Action

Staff recommends the Zoning Board of Appeals recommend approval of the Variation of Use and Special Use Permit requests. While staff does not find that strict enforcement of the permitted uses of the B-1 Zoning District would involve practical difficulties or impose exceptional hardship considering the property in question can yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the B-1 Zoning District, staff does find adequate evidence that the unique circumstances exist with the shape and location of the site. Staff also finds that adequate evidence was submitted to establish that the Variation of Use, if granted, will not alter the essential character of the locality. The proposed self-storage facility is a service-oriented use and with the scale, buffering, and other considerations that are built into the Special Use Permit process, meets the spirit and intent of a B-1 (neighborhood business) Special Use. Staff does not believe the proposed facility would be detrimental to the health, safety, and welfare of the surrounding neighborhood, nor would it be injurious to the use and enjoyment of other property in the immediate vicinity. The proposed self-storage facility business would be buffered by a 350-ft. utility easement along its west side, share a southern boundary with an existing gas station and car wash, and have a 100-ft. separation, with an additional 30-ft.-wide landscape easement, from the existing residential neighborhood on the east side of Drauden Road. The facility would be secured with fencing and be required to meet the City's stormwater management regulations and building design standards. Staff does not believe the proposed use will impede the normal and orderly development of surrounding property. The applicant has provided a plan that shows adequate roadway access that would minimize traffic ingress and egress to Drauden Road by using an existing curb cut. If the requested Variation of Use petition were granted, the requested Special Use Permit would not be in violation of the City's

Zoning Ordinance. Over one year has elapsed since the last Special Use Permit request was denied for this property.

Conditions

If the Zoning Board of Appeals desires to recommend approval of the Variation of Use and Special Use Permit requests to allow a self-storage facility, located at Drauden Road and Theodore Street, the following conditions would be included:

1. That no outside storage be allowed on site;
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;
3. Failure to comply with any of the above conditions could result in a rehearing and a possible revocation of the special use permit; and
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.

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:

1701 Drauden Road, Plainfield, IL 60586

PIN(s): 06-03-32-306-001-0000

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

Ronald L. Schelling, [REDACTED] [REDACTED] 50%

Lori Schelling, [REDACTED] [REDACTED] 50%

E-MAIL: schelling-develpr@msn.com

FAX: _____

IV. BUSINESS OWNERSHIP

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

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

Individual: State the names, addresses, and phone #'s of the individual owner(s)

Corporation: State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders

Limited Liability Company: State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member

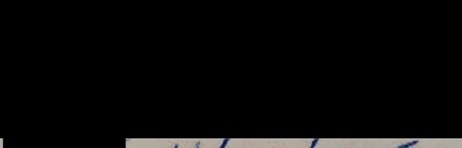
Partnership: State the names, addresses, and phone #'s of all partners

Other type of organization: State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

E-MAIL: _____ FAX: _____

NOTE:

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

SIGNED 

DATE: 11/14/25

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

Ron Schelling, property owner

PRINT



Zoning Board of Appeals Application Packet

Special Use Permit

This packet should contain all of the following documents:

- Instructions & requirements;
- Application;
- Ownership disclosure form;
- Public notice sign posting requirements and sign template

If you have any questions please contact the Planning Division staff.

**Joliet Planning Division - 150 West Jefferson Street,
First Floor-South Wing, Joliet, Illinois 60432**

Phone Number: (815) 724-4050

Email Address: zoning@joliet.gov

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: 1701 Drauden Road, Plainfield, IL 60586

PETITIONER'S NAME: Ronald Schelling

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) _____ (Secondary) 815-823-9202

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: LLC member

OWNER OF PROPERTY: Timpanogas, LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: _____ FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (name, address, phone):

OTHER PROJECTS AND/OR DEVELOPMENTS:

Food and Fuel, Theodore and Drauden, Joliet, IL Renwick Park Estates, Plainfield, IL

Heritage Commons, Joliet, IL CVS, Joliet, IL Ridgefield Commons, Joliet, IL

Heritage Lake Estates, Joliet, IL CrestBrooke Townhomes, Crest Hill, IL Farmstone at Diamond, Diamond, IL

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 06-03-32-306-001-0000 ;

_____ ; _____ ; _____.

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: 667.54 DEPTH: 503.09 AREA : 3.86 acres

PRESENT USE(S) OF PROPERTY: Vacant

PRESENT ZONING OF PROPERTY: City of Joliet B-1

SPECIAL USE REQUESTED: Construction of a Self-Storage facility

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 site is located to the north of an existing gas station with auto wash and it will not create any concerns regarding public health, safety, morals, comfort or general welfare

2. How will the special use impact properties in the immediate area? The proposed conceptual plan has solid screening via the back sides of one-story storage buildings around the perimeter of the site, thus blocking all onsite storage activities.

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

The proposed development will not have any negative impacts on the surrounding property, as the site is to the north of a gas station, easterly of an electrical high tension power line right of way and across the street from a residential neighborhood.

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

The subdivision this lot is a part of was designed to handle a business development on Lot 2 and the self storage will conform to the intended proposed use.

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

Access to Lot 2 will be a shared access via existing entrance constructed for the gas station

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?

To the best of my knowledge, self storage is an applicable land use of the district and it will not violate any other applicable law, ordinance or regulation.

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

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

Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me

the Wheaton Doty 2025

LEGAL DESCRIPTION

LOT 2 IN FOOD N FUEL THEODORE AND DRAUDEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2021, AS DOCUMENT NUMBER R2021019962, IN WILL COUNTY, ILLINOIS. Containing 3.86 acres more or less.



Zoning Board of Appeals Application Packet

Variation of Use

This packet should contain all of the following documents:

- Instructions & requirements;
- Application;
- Ownership disclosure form;
- Public notice sign posting requirements and sign template

If you have any questions please contact the Planning Division staff.

**Joliet Planning Division - 150 West Jefferson Street,
First Floor-South Wing, Joliet, Illinois 60432**

Phone Number: (815) 724-4050

Email Address: zoning@joliet.gov

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 OF USE

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: 1701 Drauden Road, Plainfield, IL 60586

PETITIONER'S NAME: Ronald Schelling

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: LLC Member

OWNER OF PROPERTY: Timpanogas, LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: _____ FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (name, address, phone or email):

OTHER PROJECTS AND/OR DEVELOPMENTS:

Food and Fuel, Theodore and Drauden, Joliet, IL; Renwick Park Estates, Plainfield; Heritage Commons, Joliet, IL;

CVS, Joliet, IL; Ridgefield Commons, Joliet, IL; Heritage Lake Estates, Joliet, IL; and

CrestBrooke Townhomes, Crest Hill, IL Farmstone at Diamond, Diamo

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 06-03-32-306-001-0000 ;
; ; ;

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: 667.54 DEPTH: 503.09 AREA: 3.86 acres

PRESENT USE(S) OF PROPERTY: Vacant

PRESENT ZONING OF PROPERTY: City of Joliet B-1 Zoning

VARIATION OF USE REQUESTED: to allow a B-3 use in a B-1 zoning district.

The end user would like to construct a Self-Storage facility.

RESPONSE TO VARIATION OF USE 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?
A self-storage facility is an ideal fit for this location and the current zoning district of B-1 does not permit a B-3 use.

2. *What unique circumstances exist which mandate a variance?*

The irregular shape of the property makes it an ideal parcel for self-storage

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.*

I cannot see any negative impacts as the development will help shield the residential development to the east from the high tension electrical wires to the west.

REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

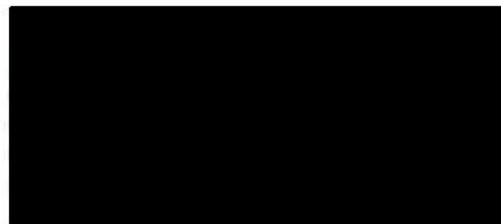
STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

Petitioner's Signature

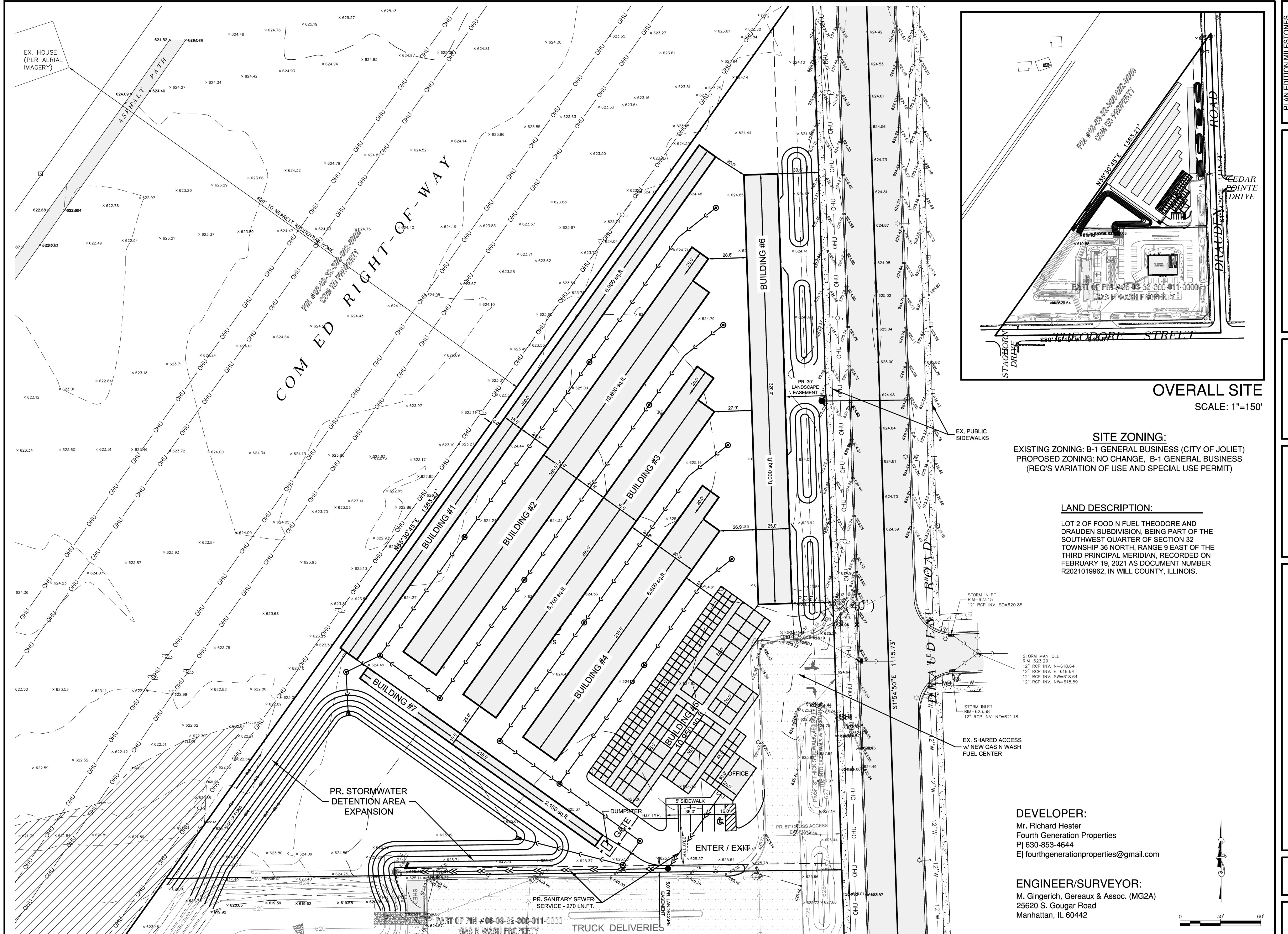
Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 14th day of October, 2025



LEGAL DESCRIPTION

LOT 2 IN FOOD N FUEL THEODORE AND DRAUDEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2021, AS DOCUMENT NUMBER R2021019962, IN WILL COUNTY, ILLINOIS. Containing 3.86 acres more or less.



JOLIET SELF-STORAGE

JOLIET, ILLINOIS

PRELIMINARY SITE PLAN

DRAWING: #### CHECKED: #### APPROVED: ####

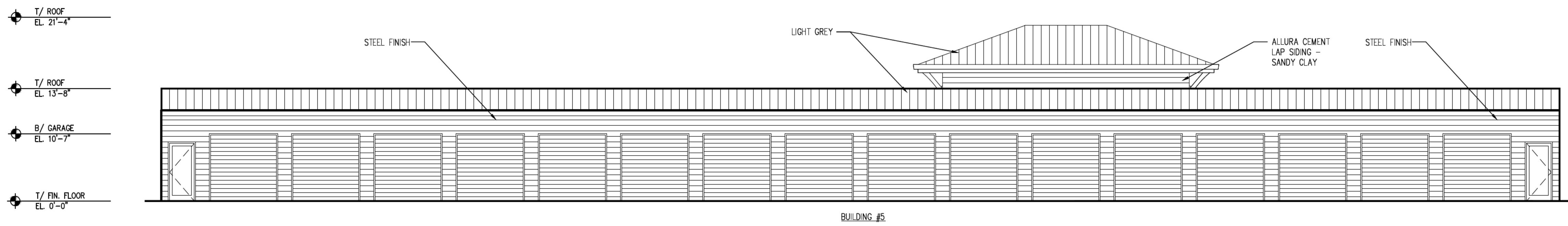
SHEET NO.
1
OF
1

JOB NO. 21-439

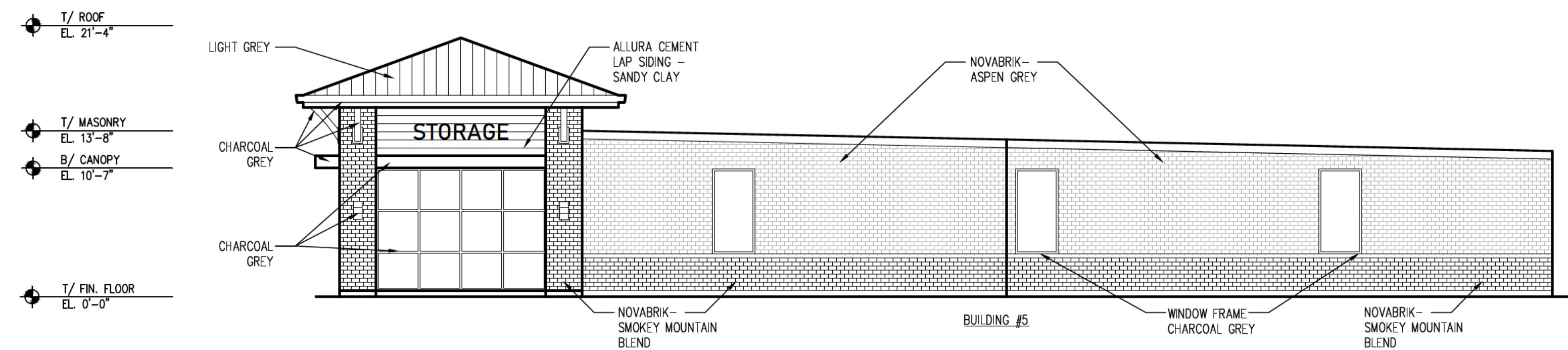
© 2020 M.GINGERICH, GEREAX & ASSOCIATES

HESTER SELF-STORAGE

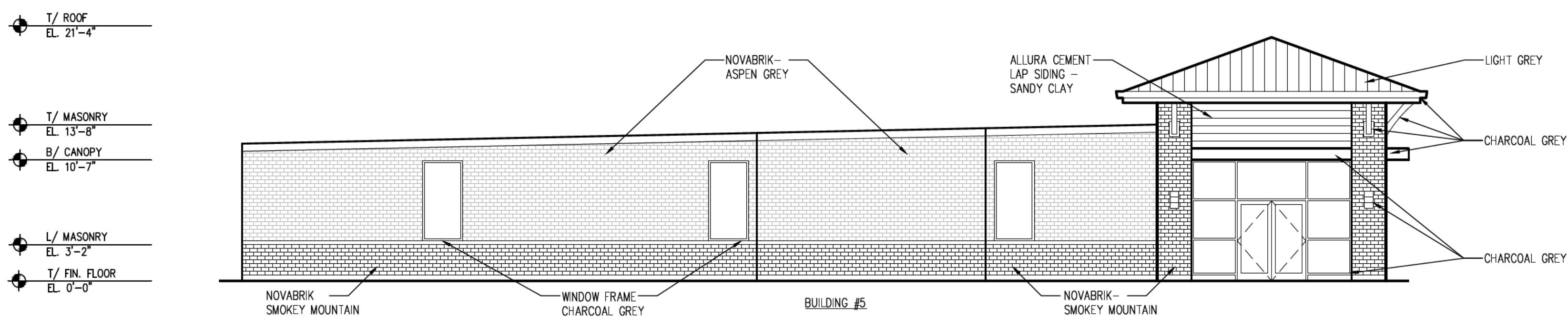
DRAUDEN RD
JOLIET, IL 60586



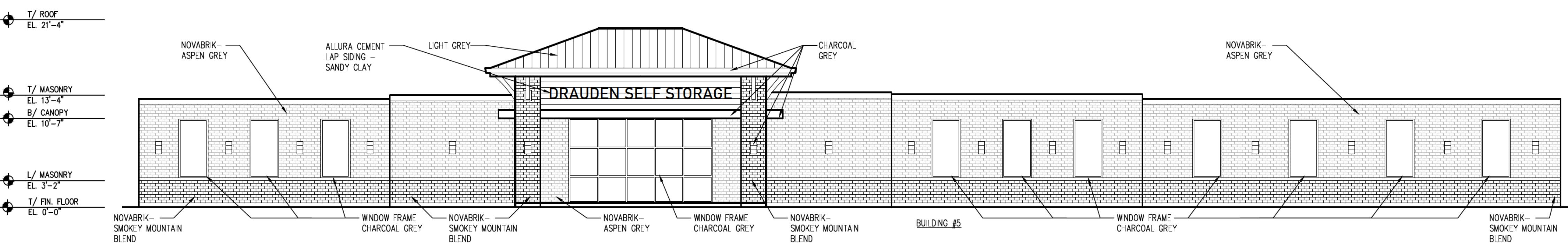
4
A-201 NORTHWEST ELEVATION
SCALE: 1/8"=1'-0"



3
A-201 NORTHEAST ELEVATION
SCALE: 1/8"=1'-0"



2
A-201 SOUTHWEST ELEVATION
SCALE: 1/8"=1'-0"



1
A-201 SOUTHEAST ELEVATION
SCALE: 1/8"=1'-0"

DESIGN FIRM REG. NO.
184.006972
EXP. DATE
4-30-23

REVISIONS

REV # DATE: REV. PER:

DATE
07-12-21

DRAWN BY: JMH

PROJECT NO. 21072

SHEET NAME

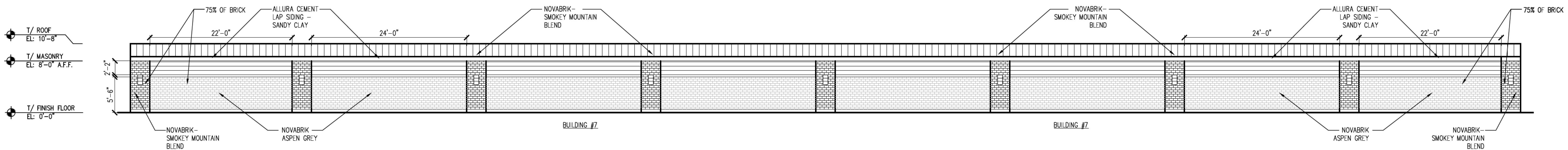
BUILDING #5
EXTERIOR ELEVATIONS

SHEET NUMBER

A-201

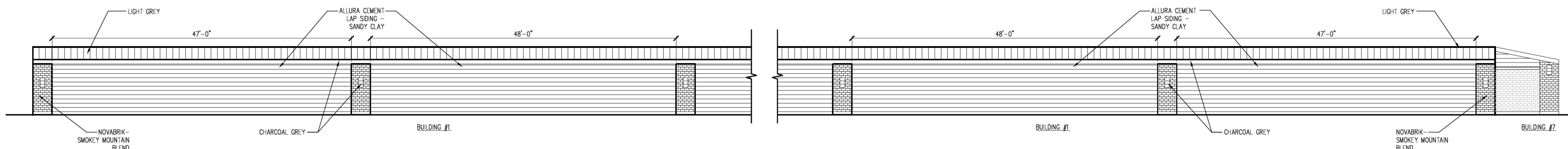
HESTER SELF-STORAGE

DRAUDEN RD
JOLIET, IL 60586



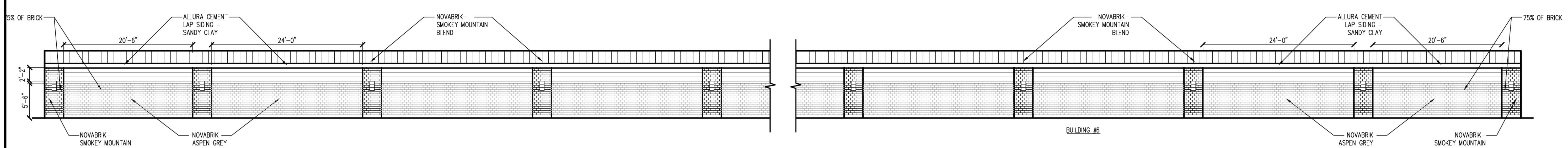
NORTHWEST ELEVATION
A-202
SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'



NORTHWEST ELEVATION
A-202
SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'



EAST ELEVATION
A-202
SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'

DESIGN FIRM REG. NO.
184.006972
EXP. DATE
4-30-23

REVISIONS

REV #	DATE:	REV. PER:

DATE
07-12-21

DRAWN BY: JMH

PROJECT NO.
21072

SHEET NAME

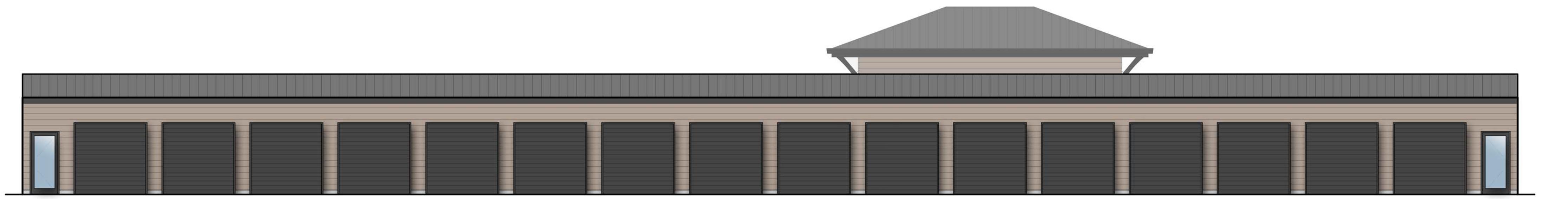
BUILDING #1 & #6
EXTERIOR ELEVATIONS

SHEET NUMBER

A-202

WHESTER SELF-STORAGE

DRAUDEN RD
JOLIET, IL 60586



4
A-201

NORTHWEST ELEVATION

SCALE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"



3
A-201 NORTHEAST ELEVATION
SCALE: 1/8"=1'-0"

SCALE: 1/8" = 1'-0"



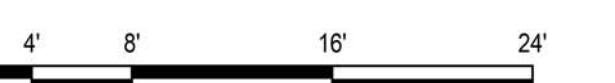
2
A-201 SOUTHWEST ELEVATION
SCALE: 1/8"=1'-0"

SOUTHWEST



1 SOUTHEAST ELEVATION
A-201 SCALE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"



REV #	DATE:	REV. PER:

DATE
07-12-21

DRAWN BY: **JMH**

PROJECT NO.
21072

SHEET NAME

BUILDING #5
EXTERIOR ELEVATIONS

SHEET NUMBER
A-201

HESTER SELF-STORAGE

DRAUDEN RD

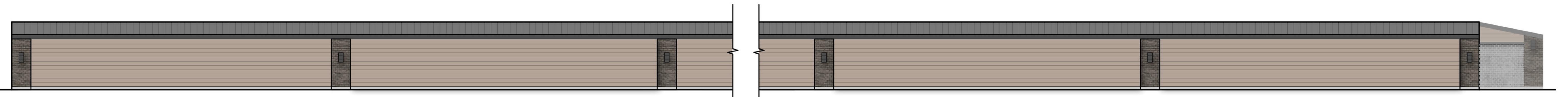
JOLIET, IL 60586



4
A-201
NORTHWEST ELEVATION

SCALE: 1/8"=1'-0"

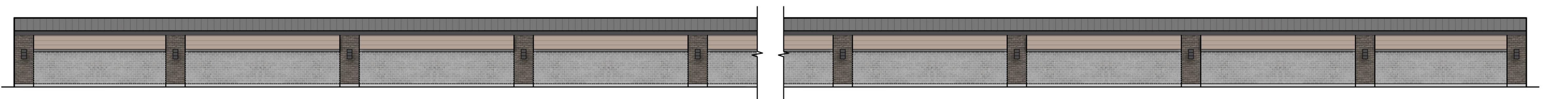
0 2' 4' 8' 16' 24'



3
A-201
NORTHWEST ELEVATION

SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'



2
A-201
EAST ELEVATION

SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'

DESIGN FIRM REG. NO.
184.006972
EXP. DATE
4-30-23

REVISIONS
REV # DATE: REV. PER:

DATE
07-12-21

DRAWN BY: JMH

PROJECT NO.
21072

SHEET NAME

BUILDING #1 & #6
EXTERIOR ELEVATIONS

SHEET NUMBER

A-202



City of Joliet

Zoning Board of Appeals

Meeting Minutes

150 West Jefferson Street
Joliet, IL 60432

Board Members
Vincent Alessio
Ed Hennessy
Pat McShane
Bob Nachtrieb
Jim Riggs
Brigette Roehr
Colette Safford

Thursday, March 16, 2023

2:00 PM

City Hall, Council Chambers

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present Ed Hennessy, Vincent Alessio, Bob Nachtrieb, Jim Riggs, Colette Safford, Brigette Roehr and Pat McShane

APPROVAL OF MINUTES

February 16, 2023 Zoning Board of Appeals Regular Meeting Minutes

TMP-5374

Attachments: 02-16-23

A motion was made by Bob Nachtrieb, seconded by Vincent Alessio, to approve the February 16, 2023 Zoning Board of Appeals Regular Meeting Minutes. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford and McShane

Abstain: Roehr

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Zoning Board of Appeals members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

Mr. Jim Capparelli, Joliet City Manager, spoke in favor of Petition 2023-14. Mr. Capparelli explained that this is a part of the process to allow a future battery recycling facility across the river.

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2023-11: A Variation from the City's Non-Residential Design Standards (Section 47-15H) to allow precast concrete panels as the exterior material for a proposed building in the B-3 (general business) district, located at 1200 N.E. Frontage Road.

[TMP-5372](#)

Attachments: [ZBA 2023-11 \(1100 NE Frontage Rd\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Scott Dworschak, 16538 S. Windsor Lane, Lockport, IL. Mr. Dworschak appeared in support of this petition.

Chairman Hennessy asked if any one else would like to speak on behalf of this petition. No one came forward.

A motion was made by Colette Safford, seconded by Pat McShane, to approve PETITION 2023-11: A Variation from the City's Non-Residential Design Standards (Section 47-15H) to allow pre cast concrete panels as the exterior material for a proposed building in the B-3 (general business) district, located at 1200 N.E. Frontage Road. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford, Roehr and McShane

PETITION 2023-12: A Special Use Permit to allow a trucking facility with repair, located at 1603 N.W. Frontage Road.

[TMP-5388](#)

Attachments: [1603 NW Frontage Road SUP Staff Report Packet v3](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. David Silverman, 822 129th Infantry Drive, Joliet, IL. Mr. Silverman appeared in support of this petition. Mr. Silverman explained that site will be approximately four acres and similar in use the trucking business to the north and south of the site. Mr. Silverman said the owner will take to spaces of the multi tenant building and the anticipated amount of trucks per day is 20-30. The hours of operation will be 7 a.m. to 5 p.m. Monday through Friday and 8 a.m. to 1 p.m. on Saturdays.

Chairman Hennessy asked if trucks go to the site after hours will they just wait

until the business opens. Chairman Hennessy swore in Ms. Anna Buzu, 838 Bluestem Drive, Bolingbrook, IL. Ms. Buzu said they do not anticipate trucks parking overnight. If a truck needs a repair outside business hours, they will park and wait until the business opens.

Mr. Nachtrieb asked if the site will be expanded in the future. Mr. Silverman said the second site will remain empty right now, the plan is just develop this lot.

Chairman Hennessy asked if anyone would like to speak about this petition. No one came forward.

Mr. Torri added that five public comments were received in opposition this petition.

A motion was made by Jim Riggs, seconded by Vincent Alessio, to approve PETITION 2023-12: A Special Use Permit to allow a trucking facility with repair, located at 1603 N.W. Frontage Road. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Roehr and McShane

Nay: Safford

PETITION 2023-13: A Special Use Permit to allow a temporary staffing agency, located at 235 Collins Street.

[TMP-5373](#)

Attachments: [ZBA 2013-13 \(235 Collins St\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. John Murphy, 3218 W. 95th Street, Evergreen Park, IL. and Mr. Doug Howard, 1066 Ironwood Court, Glenview, IL. Mr. Murphy gave some background information on this petition. Mr. Howard spoke in support of this petition.

Chairman Hennessy asked if any one else would like to speak on behalf of this petition. No one came forward.

A motion was made by Jim Riggs, seconded by Pat McShane, to deny PETITION 2023-13: A Special Use Permit to allow a temporary staffing agency, located at 235 Collins Street. The motion failed by the following vote:

Aye: Alessio, Riggs and McShane

Nay: Hennessy, Nachtrieb, Safford and Roehr

PETITION 2023-14: A Special Use Permit to allow a salvage yard with the purpose of shredding recyclable materials including but not limited to automobiles, located at 1 Industry Avenue.

[TMP-5389](#)

Attachments: [ZBA 2023-14 \(1 Industry Avenue\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Gary Davidson, 2 N. Infantry Drive, Joliet, IL. and Mr. Plucinski, 6470 Canal Bank Road, Forest View, IL. Mr. Davidson & Mr. Plucinski appeared in support of this petition.

Chairman Hennessy asked if any one else would like to speak on behalf of this petition. No one came forward.

A motion was made by Bob Nachtrieb, seconded by Jim Riggs, to approve PETITION 2023-14: A Special Use Permit to allow a salvage yard with the purpose of shredding recyclable materials including but not limited to automobiles, located at 1 Industry Avenue. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford, Roehr and McShane

PETITION 2023-15: A Variation of Use to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at 1701 Drauden Road.

[TMP-5387](#)

PETITION 2023-16: A Special Use Permit to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units, located at 1701 Drauden Road.

Attachments: [ZBA 2023-15 & 16 \(1701 Drauden Road\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Carl Buck & Mr. Richard Hester, 21328 Redwood Land, Shorewood, IL. Mr. Buck & Mr. Hester appeared in support of this petition. Mr. Buck gave a brief overview of the proposed use.

Chairman Hennessy swore in Ms. Lynn Armbruster, 1700 Lake Pointe Drive, Plainfield, IL. Ms. Armbruster appeared in opposition to this petition. Ms. Armbruster believes a storage facility will attract crime and people living in the facility.

Chairman Hennessy swore in Mr. David Belinski, 1611 Lake Pointe Drive, Plainfield, IL. Mr. Belinski appeared in opposition to this petition. Mr. Belinsky believes a storage facility will add additional traffic and noise.

Chairman Hennessy swore in Ms. Janet Belinsky, 1611 Lake Pointe Drive, Plainfield, IL. Ms. Belinski appeared in opposition to this petition.

Mr. Buck stated that under the self-storage act, residing in a self-storage unit is prohibited. Mr. Buck said that Mr. Hester's self-storage facilities are gated and have cameras. Mr. Hester addressed the concerns about traffic and noise. Mr. Nachtrieb asked if a barrier will be installed to block noise, Mr. Hester said that the building will provide a perimeter and there will be minimal fencing and a 30 ft. landscaped berm.

Chairman Hennessy asked if any one else would like to speak on this petition. No one came forward.

A motion was made by Brigette Roehr, seconded by Bob Nachtrieb, to approve PETITION 2023-15: A Variation of Use to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at 1701 Drauden Road.

PETITION 2023-16: A Special Use Permit to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units, located at 1701 Drauden Road. The motion failed by the following vote:

Aye: Hennessy, Nachtrieb and Roehr

Nay: Alessio, Riggs, Safford and McShane

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Zoning Board of Appeals members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

A motion was made by Bob Nachtrieb, seconded by Colette Safford, to adjourn the meeting. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford, Roehr and McShane

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

Zoning Board of Appeals

Meeting Minutes

150 West Jefferson Street
Joliet, IL 60432

Board Members
Vincent Alessio
Ed Hennessy
Pat McShane
Bob Nachtrieb
Jim Riggs
Brigette Roehr
Colette Safford

Thursday, August 19, 2021

2:00 PM

City Hall, Council Chambers

As of June 11, 2021, Governor Pritzker moved Illinois to Phase 5. Under Phase 5, all sectors of the economy can resume at regular capacity with new safety guidelines and procedures.

In compliance with Center for Disease Control (CDC), it is recommended that any individual appearing in person wear a face-covering to cover their nose and mouth.

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present	Ed Hennessy, Jim Riggs, Colette Safford, Brigette Roehr and Pat McShane
Absent	Vincent Alessio and Bob Nachtrieb

APPROVAL OF MINUTES

July 15, 2021 Zoning Board of Appeals Meeting Minutes

TMP-2233

Attachments: [071521 Minutes](#)

A motion was made by Jim Riggs, seconded by Brigette Roehr, to approve the July 15, 2021 Zoning Board of Appeals Meeting Minutes. The motion carried by the following vote:

Aye: Hennessy, Riggs and Roehr

Abstain: Safford and McShane

CITIZENS TO BE HEARD ON AGENDA ITEMS

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2021-42: A sign Variance for wall signs that do not face a public street, located at 1866 W. Jefferson Street [TMP-2239](#)

Attachments: [ZBA 2021-42 Staff Report \(1866 W. Jefferson Street\) Packet](#)

Mr. James Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Austin Davis, 1866 W. Jefferson Street, Joliet, IL. Mr. Davis appeared on behalf of this petition. Mr. Davis explained that the signage will be on the east and west elevations of the building visible to traffic on Jefferson Street. Ms. Roehr asked if there will be a drive-thru, Mr. Davis said yes. Ms. Safford asked about some blank pages in the variation petition, Mr. Torri had the file copy which was fully filled in.

Chairman Hennessy asked if any one would like to speak on behalf of the petition. No one came forward.

A motion was made by Jim Riggs, seconded by Brigitte Roehr, to approve PETITION 2021-42: A sign Variance for wall signs that do not face a public street, located at 1866 W. Jefferson Street. The motion carried by the following vote:

Aye: Hennessy, Riggs, Safford, Roehr and McShane

PETITION 2021-43: A Variation of Use to allow the continuation of an existing rental unit in a garage (a two-unit) in a R-2 (Single-Family Residential) Zoning District, located at 429 Buell Avenue [TMP-2240](#)

Attachments: [ZBA 2021-43 \(429 Buell Avenue\) Staff Report Packet](#)

Mr. James Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Kamar Tiller, 429 Buell Avenue, Joliet, IL. Mr. Tiller appeared on behalf of this petition. Mr. Tiller explained that he purchased the property because of the neighborhood and the potential for extra income with the coach house. Mr. Tiller thoroughly vets prospective tenants to ensure his family's safety. Mr. Tiller has fully complied and made necessary repairs to ensure the unit is to code. Ms. Roehr asked about the carriage house. Ms. Bernhard explained that the current structure is not a carriage house and it is not the same structure that was originally built there. Ms. Roehr asked Mr. Tiller if the Realtor or Attorney who handled the sale of the home checked into the rental unit to find out if it was legal. Mr. Tiller stated that the Realtor he used was

not local to the area. Mr. Tiller said the previous owners told him they were renting the unit out for years, so he assumed the use would just carry over.

Chairman Hennessy swore in Mr. Perry McCue, 808 Mason Avenue, Joliet, IL appeared in opposition to this petition on behalf of the Cathedral Area Preservation Association (C.A.P.A.). Mr. McCue is recommending denial of this petition because the addition of more rental units in the neighborhood is detrimental to the character of the Cathedral area.

Ms. Roehr asked if an approval would remain if the property is sold, Mr. Torri said yes as long as the main home is owner-occupied the use can continue. Ms. Safford asked if other homeowners would like to add rental unit over the garage, would they be allowed to do so. Mr. Torri said no, the only reason this petition is being heard is because Mr. Tiller filed to get the variation of use approval. Mr. Torri also said all homeowners have a right to file for approval, but each case will be handled individually. Mr. Torri stated approval for new construction of a unit will most likely not move forward. Mr. Torri explained that the difference with this property is the coach house unit has existed since the 1960s, the homeowners would just like to legalize the existing use. Mr. Torri stated there may be similar uses like this and similar uses have also been heard in the past. Ms. Bernhard stated the 1968 Joliet zoning map did list this area as multi-family residential, when the coach house unit was erected, multi-family use was allowed. Ms. Bernhard stated years later the area was down-zoned. Ms. Roehr said that she has visited lots of homes in the area and some of them have similar carriage houses.

Mr. Tiller said he understands that there may be similar uses, but he would like a chance to do things that right way.

Chairman Hennessy asked if any one would like to speak on behalf of the petition. No one came forward.

A motion was made by Jim Riggs, seconded by Brigitte Roehr, to approve PETITION 2021-43: A Variation of Use to allow the continuation of an existing rental unit in a garage (a two-unit) in a R-2 (Single-Family Residential) Zoning District, located at 429 Buell Avenue. The motion carried by the following vote:

Aye: Hennessy, Riggs, Roehr and McShane

Nay: Safford

PETITION 2021-44: A Variation of Use to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at Drauden Road, Northwest of Theodore.

[TMP-2241](#)

PETITION 2021-45: A Special Use Permit to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood

Business) District, located at Drauden Road, Northwest of Theodore.

Attachments: [ZBA 2021-44 & 45 \(Draude Road and Theodore\) Staff Report packet](#)

Mr. James Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Richard Hester, 20328 Redwood, Shorewood, IL. Mr. Hester appeared on behalf of this petition. Mr. Hester explained why he believes this facility is needed in this area. Chairman Hennessy asked why there is a sudden demand for storage facilities, Mr. Hester believes there is an increased demand with recent events like home sales.

Chairman Hennessy asked if any one would like to speak on behalf of the petition. No one came forward.

A motion was made by Brigitte Roehr, seconded by Jim Riggs, to approve PETITION 2021-44: A Variation of Use to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at Drauden Road, Northwest of Theodore.

PETITION 2021-45: A Special Use Permit to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at Drauden Road, Northwest of Theodore.. The motion carried by the following vote:

Aye: Hennessy, Riggs, Roehr and McShane

Nay: Safford

PETITION 2021-46: A Variation of Use and a series of Variations to allow the continuation of a two-unit in an R-2 (Single-Family Residential) Zoning District

[TMP-2242](#)

Attachments: [ZBA 2021-46 \(142 Akin Avenue\) Staff Report Packet](#)

Mr. James Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Nathaniel Washburn, 111 N. Ottawa Street, Joliet, IL. Mr. Washburn appeared on behalf of this petition. Mr. Washburn explained that the property owner believed they were purchasing a legal two-unit residence, they were not aware it was illegal until they applied for building permits. Mr. Torri explained that this property did have R-3 one & two family residential zoning, but it was down-zoned to R-2 single family by the City of Joliet. Ms. Roehr asked what the condition of the units were, Mr. Washburn said the entire structure needs renovation. The prior owner let the residence go into disrepair and Mr. Washburn believes the property may have been classified as a public nuisance. Ms. Roehr asked if the homeowner will re-sell the house if the

variation of use is not approved. Mr. Washburn said it is unknown at this time, he does not know what the property owner will do if the variation of use is not approved by the Zoning Board of Appeals and City Council.

Chairman Hennessy asked if any one else would like to speak on behalf of the petition. No one came forward.

A motion was made by Jim Riggs, seconded by Pat McShane, to approve PETITION 2021-46: A Variation of Use and a series of Variations to allow the continuation of a two-unit in an R-2 (Single-Family Residential) Zoning District. The motion carried by the following vote:

Aye: Hennessy, Riggs and McShane

Nay: Safford and Roehr

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

ADJOURNMENT

A motion was made by Brigitte Roehr, seconded by Jim Riggs, to adjourn the meeting. The motion carried by the following vote:

Aye: Hennessy, Riggs, Safford, Roehr and McShane

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

Tuesday, September 21, 2021
6:30 PM

City Hall, Council Chambers

City Council Meeting

MAYOR BOB O'DEKIRK

MAYOR PRO-TEM COUNCILMAN CESAR GUERRERO (7/1/2021 - 9/30/2021)

COUNCILMAN JOE CLEMENT

COUNCILWOMAN BETTYE GAVIN

COUNCILMAN LARRY E. HUG

COUNCILMAN TERRY MORRIS

COUNCILMAN PAT MUDRON

COUNCILWOMAN JAN HALLUMS QUILLMAN

COUNCILWOMAN SHERRI REARDON

City Manager - James V. Capparelli,

Corporation Counsel - Sabrina Spano, City Clerk Christa M. Desiderio

As of August 30, 2021, Governor Pritzker announced a statewide indoor mask mandate for all Illinois residents, regardless of vaccination status.

In compliance with Governor Pritzker's mandate, any individual appearing in person must wear a face-covering to cover their nose and mouth.

Citizens who are unable to attend the meeting can email comments in advance of the meeting to topubliccomment@joliet.gov.

INVOCATION:

Pastor Larry Tyler, Second Baptist Church, 156 S. Joliet Street

PLEDGE TO THE FLAG:

ROLL CALL:

Present: Mayor Robert O'Dekirk, Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

ALSO PRESENT: City Manager James V. Capparelli and Corporation Counsel Sabrina Spano

PRESENTATION:

Katie Napier gave an overview of the City's Comprehensive Annual Financial Report for the year ending December 31, 2020.

Comprehensive Annual Financial Report - Katie Napier - Wermer, Rogers, Duran, and Ruzon, LLC

Attachments: [CAFR 2020](#)

MAYOR:

Proclamation Declaring September 17th through 23rd, 2021 as Constitution Week.

Attachments: [Constitution Week](#)

Councilman Guerrero read a Proclamation issued by Mayor O'Dekirk declaring September 17th through 23rd, 2021 as Constitution Week.

Pauline Herpy and Bobbi Today with the Louis Joliet Daughters of the American Revolution accepted and thanked the Mayor and Council for their recognition.

APPROVAL OF AGENDA:

A motion was made by Councilwoman Bettye Gavin, seconded by Councilwoman Jan Hallums Quillman, to approve the Agenda as written.

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Absent: Mayor Robert O'Dekirk

CITIZENS TO BE HEARD ON AGENDA ITEMS:

Michael Mikuska with Joliet Petroleum spoke in opposition of the Denial of the Issuance of a Class "BG" Liquor License at 1415 Plainfield Road - Joliet Petroleum (Council Memo #429-21).

Barry McCue spoke in favor to postpone the approval of Council Memo #432-21: Ordinance Approving a Variation of Use to Allow the Continuation of an Existing Rental Unit above a Garage (a Two-unit) in a R-2 (Single-Family Residential) Zoning District, Located at 429 Buell Avenue.

Doug Zdunich spoke regarding Council Memo #432-21.

Nate Washburn spoke regarding Council Memo #434-21: Ordinance Approving a Variation of Use and a Series of Variations to Allow the Continuation of a Two-unit in an R-2 (Single-Family Residential) Zoning District, Located at 142 Akin Avenue and Council Memo #433-21 Ordinances Approving a Variation of Use and Special Use to Allow a Self-storage Facility that Includes Indoor Climate-controlled and Outdoor Mini-storage Units in a B-1 (Neighborhood Business) District, Located at 1701 Drauden Road.

Kamar Tiller, property owner, spoke regarding Council Memo 432-21.

APPOINTMENTS:

Joliet Committee and Commissions- Art Commission

Attachments: [ART COMMISSION 09212021](#)

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Terry Morris, to appoint Pastor Lonnie Posley, Sr. to the Art Commission.

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

MAYOR PRO TEM:

A motion was made by Councilman Cesar Guerrero, seconded by Councilwoman Bettye Gavin, to appoint Councilman Hug as Mayor Pro Tem for the period October 1, 2021 through December 31, 2021.

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

COUNCIL COMMITTEE REPORTS:

Economic Development

Councilman Hug gave an overview and explanation of the items discussed at the Tuesday, September 14, 2021 Economic Development Committee Meeting.

Link:

https://joliet.granicus.com/player/clip/4067?view_id=6&redirect=true

Finance

Councilman Mudron gave an overview and explanation of the items discussed at the Tuesday, September 21, 2021 Finance Committee Meeting.

A brief discussion was held regarding the water presentation given at the Finance Committee.

Link:

https://joliet.granicus.com/player/clip/4080?view_id=6&redirect=true

Land Use & Legislative

Councilman Morris and Chris Regis, Inspector General, gave an overview and explanation of the items discussed at the Wednesday, September 8, 2021 Land Use and Legislative Committee Meeting.

Link:

https://joliet.granicus.com/player/clip/4060?view_id=6&redirect=true

Public Service

Councilman Hug gave an overview and explanation of the items discussed at the Monday, September 20, 2021 Public Service Committee Meeting.

Link:

https://joliet.granicus.com/player/clip/4077?view_id=6&redirect=true

CONSENT AGENDA:**Approval of Minutes:****Combined Council Meeting - September 7, 2021**

Attachments: [Combined Council Meeting - September 7, 2021.pdf](#)

Invoices Paid

Attachments: [2021-08 Invoices Paid](#)

Position Vacancies

[417-21](#)

Attachments: [Approver Report](#)

Receipt of the 2020 Comprehensive Annual Financial Report (CAFR)

[418-21](#)

Attachments: [CAFR 2020](#)
[Approver Report](#)

Request to Approve Changes to the Bureau of Justice Assistance FY 20 Coronavirus Emergency Supplemental Funding Program

[419-21](#)

Attachments: [Approver Report](#)

Purchase of one (1) Ford Explorer for the Police Department Traffic Unit

[420-21](#)

Attachments: [Approver Report](#)

Purchase of one (1) Ford Explorer for the Police Department Investigations Unit

[421-21](#)

Attachments: [Approver Report](#)

Award of Contract for the Public Utilities Scada (Supervisory Control and Data Acquisition) System Maintenance Service - 2021 to Wunderlich Malec in the amount of \$40,000.00

[422-21](#)

Attachments: [Approver Report](#)

Change Order No. 2 for the Chicago Street Roadway Improvement - MFT Sect. No. 16-00491-00-PV to PT Ferro Construction in the amount of (\$211,105.85) and Payment No. 15 and Final in the amount of \$173,853.35

[423-21](#)

Attachments: [Approver Report](#)

Change Order No. 4 for the 2020 Sanitary Sewer Rehabilitation Program to Performance Pipelining Inc. in the amount of \$28,508.55

[424-21](#)

Attachments: [Approver Report](#)

Change Order No. 2 to the 2021 Drinking Water Lead and Copper Testing Contract to Suburban Laboratory, Inc. in the amount of \$20,000.00

[425-21](#)

Attachments: [Approver Report](#)

Change Order No. 1 to Managed Print Services PO

[426-21](#)

Attachments: [Approver Report](#)

Amendment No. 1 for the 2021 Sanitary Sewer Investigation and Rehabilitation Program Professional Service Agreement to RJD Group in the amount of \$49,025.00

[427-21](#)

Attachments: [Approver Report](#)

Consent Agenda Items Approved

A motion was made by Councilwoman Gavin, seconded by Councilman Guerrero, to approve all said Consent Agenda Items.

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

LICENSES AND PERMIT APPLICATIONS:

Denial of the Issuance of a Class "BG" Liquor License at 1415 Plainfield Road- Joliet Petroleum.

[429-21](#)

Attachments: [JOLIET PETROLEUM RESOLUTION](#)

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Sherri Reardon, to approve COUNCIL MEMO #429-21: Denial of the Issuance of a Class "BG" Liquor License at 1415 Plainfield Road - Joliet Petroleum.

The motion failed by the following vote:

Aye: Councilman Larry E. Hug, Councilman Pat Mudron and Councilwoman Sherri Reardon

Nay: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Terry Morris and Councilwoman Jan Quillman

Abstain: Mayor Robert O'Dekirk

A motion was made by Councilman Terry Morris, seconded by Councilwoman Bettye Gavin, to approve the Issuance of a Class "BG" Liquor License at 1415 Plainfield Road - Joliet Petroleum (Council Memo #429-21).

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Terry Morris and Councilwoman Jan Quillman

Nay: Councilman Larry E. Hug, Councilman Pat Mudron and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

Issuance of a Class "B" Liquor License at 411 S. Larkin Avenue- Posh Banquets.

430-21

Attachments: [posh banquets](#)

A motion was made by Councilwoman Bettye Gavin, seconded by Councilwoman Sherri Reardon, to approve COUNCIL MEMO #430-21: Issuance of a Class "B" Liquor License at 411 S. Larkin Avenue - Posh Banquets.

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

PUBLIC HEARINGS:

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Approving a Variation of Use to Allow the Continuation of an Existing Rental Unit above a Garage (a Two-unit) in a R-2 (Single-Family Residential) Zoning District, Located at 429 Buell Avenue (ZBA 2021-43)

432-21

Attachments:

[VOU Ordinance 429 Buell 426 Division Street](#)
[081921 Minutes](#)
[ZBA 2021-43 \(429 Buell Avenue\) Staff Report Packet](#)
[Approver Report](#)

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Larry E. Hug, to table COUNCIL MEMO #432-21: Ordinance Approving a Variation of Use to Allow the Continuation of an Existing Rental Unit above a Garage (a Two-unit) in a R-2 (Single-Family Residential) Zoning District, Located at 429 Buell Avenue (ZBA 2021-43).

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Nay: Councilman Terry Morris and Councilman Pat Mudron

Abstain: Mayor Robert O'Dekirk

Ordinance Approving a Variation of Use to Allow a Self-storage Facility that Includes Indoor Climate-controlled and Outdoor Mini-storage Units in a B-1 (Neighborhood Business) District, Located at 1701 Drauden Road (ZBA 2021-44)

[433-21](#)

An Ordinance Approving a Special Use Permit to Allow a Self-storage Facility that Includes Indoor Climate-controlled and Outdoor Mini-storage Units in a B-1 (Neighborhood Business) District, Located at 1701 Drauden Road (ZBA 2021-45)

Attachments:

[VOU Ordinance Drauden and Theodore Self-storage Special Use Permit Ordinance Theodore and Drauden Self-storage](#)
[081921 Minutes](#)
[ZBA 2021-44 & 45 \(Draude Road and Theodore\) Staff Report packet](#)
[Approver Report](#)

A brief discussion was held regarding the request to table this item by Mr. Washburn. Additional discussion was held regarding the appropriateness of this type of business at this specific location.

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Larry E. Hug, to deny COUNCIL MEMO #433-21: Ordinance Approving a Variation of Use to Allow a Self-storage Facility that Includes Indoor

Climate-controlled and Outdoor Mini-storage Units in a B-1 (Neighborhood Business) District, Located at 1701 Drauden Road (ZBA 2021-44)

An Ordinance Approving a Special Use Permit to Allow a Self-storage Facility that Includes Indoor Climate-controlled and Outdoor Mini-storage Units in a B-1 (Neighborhood Business) District, Located at 1701 Drauden Road (ZBA 2021-45).

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Nay: Councilwoman Bettye Gavin and Councilman Pat Mudron

Abstain: Mayor Robert O'Dekirk

Ordinance Approving a Variation of Use and a Series of Variations to Allow the Continuation of a Two-unit in an R-2 (Single-Family Residential) Zoning District, Located at 142 Akin Avenue (ZBA 2021-46)

434-21

Attachments: [VOU Ordinance 142 Akin Avenue](#)

[ZBA 2021-46 \(142 Akin Avenue\) Staff Report Packet](#)

[081921 Minutes](#)

[Approver Report](#)

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Joseph Clement, to deny COUNCIL MEMO #434-21: Ordinance Approving a Variation of Use and a Series of Variations to Allow the Continuation of a Two-unit in an R-2 (Single-Family Residential) Zoning District, Located at 142 Akin Avenue (ZBA 2021-46).

The motion failed by the following vote:

Aye: Councilman Joe Clement and Councilwoman Jan Quillman

Nay: Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Pat Mudron, to approve COUNCIL MEMO #434-21: Ordinance Approving a Variation of Use and a Series of Variations to Allow the Continuation of a Two-unit in an R-2 (Single-Family Residential) Zoning District, Located at 142 Akin Avenue (ZBA 2021-46). (ORDINANCE NO. 18253)

The motion carried by the following vote:

Aye: Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron and Councilwoman Sherri Reardon

Nay: Councilman Joe Clement and Councilwoman Jan Quillman

Abstain: Mayor Robert O'Dekirk

Ordinance Amending the 2021 Annual Budget for the City of Joliet and Award a Contract for Plan Review Software and Hardware Project

435-21

Attachments: [Budget Amending Ordinance 2021 - Plan Review Software Approver Report](#)

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Guerrero, to adopt COUNCIL MEMO #435-21: Ordinance Amending the 2021 Annual Budget for the City of Joliet and Award a Contract for Plan Review Software and Hardware Project. (ORDINANCE NO. 18254)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

**Ordinance Amending Chapter 4, Article I, Section 4-1, Definitions, Ordinances of the City of Joliet Code of Ordinances
(Adding a BYOB provision and amending the definition of Sale)**

436-21

Attachments: [Ordinance Approver Report](#)

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joseph Clement, to adopt COUNCIL MEMO #436-21: Ordinance Amending Chapter 4, Article I, Section 4-1, Definitions, Ordinances of the City of Joliet Code of Ordinances (Adding a BYOB provision and amending the definition of Sale) (ORDINANCE NO. 18255)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

Ordinance Amending Chapter 2, Article IX, Division 7, Section 2-313.12 of the City of Joliet Code of Ordinances (Adding the authorization to create subcommittees and membership thereof)

[437-21](#)

Attachments: [Ordinance 17972](#)

[Ordinance - Art Commission Amendment](#)

[Approver Report](#)

A motion was made by Councilman Terry Morris, seconded by Councilman Larry E. Hug, to table COUNCIL MEMO #437-21: Ordinance Amending Chapter 2, Article IX, Division 7, Section 2-313.12 of the City of Joliet Code of Ordinances (Adding the authorization to create subcommittees and membership thereof)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris and Councilwoman Sherri Reardon

Nay: Councilman Pat Mudron and Councilwoman Jan Quillman

Abstain: Mayor Robert O'Dekirk

Ordinance Amending the Numbering of the City of Joliet Code of Ordinances (Renumbering Chapter 6 ½ to 7)

[438-21](#)

Attachments: [Ordinance](#)

[Approver Report](#)

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Bettye Gavin, to adopt COUNCIL MEMO #438-21: Ordinance Amending the Numbering of the City of Joliet Code of Ordinances (Renumbering Chapter 6 ½ to 7). (ORDINANCE NO. 18256)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

**Ordinance Amending Chapter 4, Article VI, Tobacco
Regulations, Section 4-81, Ordinance of the City of Joliet
Code of Ordinances**

[439-21](#)

Attachments: [Ordinance](#)
[Approver Report](#)

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Bettye Gavin, to adopt COUNCIL MEMO #439-21: Ordinance Amending Chapter 4, Article VI, Tobacco Regulations, Section 4-81, Ordinance of the City of Joliet Code of Ordinances. (ORDINANCE NO. 18257)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

**Ordinance Amending Chapter 21, Article V, Division 1,
Section 21-64, Ordinance of the City of Joliet Code of
Ordinances**

[440-21](#)

**(Removing language restricting type of clothing which may
be worn)**

Attachments: [Ordinance](#)
[Approver Report](#)

A motion was made by Councilman Joseph Clement, seconded by Councilwoman Bettye Gavin, to adopt COUNCIL MEMO #440-21: Ordinance Amending Chapter 21, Article V, Division 1, Section 21-64, Ordinance of the City of Joliet Code of Ordinances (Removing language restricting type of clothing which may be worn) (ORDINANCE NO. 18258)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

**Ordinance Amending Chapter 2, Article XIII, Division 2,
Section 2-447, Ordinance of the City of Joliet Code of
Ordinances**

[441-21](#)

**(Amending the procedure for submittal of prequalification
documentation)**

Attachments: [prequalification amendments](#)
[Approver Report](#)

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Bettye Gavin, to adopt COUNCIL MEMO #441-21: Ordinance Amending Chapter 2, Article XIII, Division 2, Section 2-447, Ordinance of the City of Joliet Code of Ordinances (Amending the procedure for submittal of prequalification documentation) (ORDINANCE NO. 18259)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

Ordinance and Resolution Associated with Cherry Hill Business Park West, Unit 6 Subdivision
Ordinance Approving the Preliminary Plat of Cherry Hill Business Park West, Unit 6 Subdivision. (P-5-21)
Ordinance Approving the Final Plat of Cherry Hill Business Park West, Unit 6 Subdivision, Phase 1. (FP-4-21)

[442-21](#)

Ordinance Approving the Recording Plat of Cherry Hill Business Park West, Unit 6 Subdivision, Phase 1. (RP-7-21)

Resolution Approving an Off-Site Easement for Storm Detention for the Cherry Hill Business Park West, Unit 6 Subdivision.

Attachments: [Cherry Hill Unit 6 Preliminary Plat Ordinance](#)
[Cherry Hill Unit 6, Phase 1 Final Plat Ordinance](#)
[Cherry Hill Unit 6, Phase 1 Recording Plat Ordinance](#)
[Res_Stormwater Detention Easement_Cherry Hill Business Park West Unit 6, Phase 1](#)
[REVIEW3943.21PRESUB-01_08092021](#)
[3943.21FINALPRESUB-01_08092021](#)
[REVIEW3943.21SUB-01_08092021](#)
[REVIEW3943.21EASE-01_09092021](#)
[P-5-21 & FP-4-21 - Cherry Hill Business Park Subdivision - Combine Plan Commission Staff Report](#)
[August 2021 PC Minutes](#)
[Approver Report](#)

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joseph Clement, to adopt COUNCIL MEMO #442-21: Ordinance and Resolution Associated with Cherry Hill Business Park West, Unit 6 Subdivision

Ordinance Approving the Preliminary Plat of Cherry Hill Business Park West, Unit 6 Subdivision. (P-5-21)
(ORDINANCE NO. 18260)

Ordinance Approving the Final Plat of Cherry Hill Business Park West, Unit 6 Subdivision, Phase 1. (FP-4-21)
(ORDINANCE NO. 18261)

Ordinance Approving the Recording Plat of Cherry Hill Business Park West, Unit 6 Subdivision, Phase 1. (RP-7-21)
(ORDINANCE NO. 18262)

Resolution Approving an Off-Site Easement for Storm Detention for the Cherry Hill Business Park West, Unit 6 Subdivision.
(RESOLUTION NO. 7691)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

Ordinance and Resolution Associated with 3501 Channahon Road

443-21

Resolution Approving the 1st Amendment to the Annexation Agreement Concerning Property at 3501 Channahon Road to Allow Truck Parking. (A-7-21)

Ordinance Approving the Reclassification of 4.27 Acres located at 3501 Channahon Road from B-3 (General Business) to I-1 (Light Industrial) Zoning. (Z-3-21)

Attachments:[Resolution](#)[Z-3-21 - Zoning Reclassification - 3501 Channahon Road - Ordinance](#)[Annexation Agree - 3501 Channahon Road](#)[A-7-21 & Z-3-21 - 3501 Channahon Road Combine PC Report](#)[August 2021 PC Minutes](#)[Approver Report](#)

A motion was made by Councilman Joseph Clement, seconded by Councilman Terry Morris, to adopt COUNCIL MEMO #443-21: Ordinance and Resolution Associated with 3501 Channahon Road

Resolution Approving the 1st Amendment to the Annexation Agreement Concerning Property at 3501 Channahon Road to Allow Truck Parking. (A-7-21) (RESOLUTION NO. 7692)

Ordinance Approving the Reclassification of 4.27 Acres located at 3501 Channahon Road from B-3 (General Business) to I-1 (Light Industrial) Zoning. (Z-3-21).

(ORDINANCE NO. 18263)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

RESOLUTIONS:

Resolution Approving an Honorary Street Name for Reverend Michael A. Valente on Van Buren Street Between Mayor Art Schultz Drive and Scott Street

[445-21](#)

Attachments:[Resolution](#)[Minutes Land Use Committee Honorary Street Name Change.pdf](#)[StafI Report Land Use Committee Honorary Street Name Change.pdf](#)[Approver Report](#)

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Cesar Guerrero, to adopt COUNCIL MEMO #445-21: Resolution Approving an Honorary Street Name for Reverend Michael A. Valente on Van Buren Street Between Mayor Art Schultz Drive and Scott Street. (RESOLUTION NO. 7693)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

Resolution Authorizing a Community Development Block Grant (CDBG) Subrecipient Agreement with Forest Park Community Center

446-21

Attachments: [Resolution](#)
[Subrecipient Agreement - Forest Park CC](#)
[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Terry Morris, to adopt COUNCIL MEMO #446-21: Resolution Authorizing a Community Development Block Grant (CDBG) Subrecipient Agreement with Forest Park Community Center. (RESOLUTION NO. 7694)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk and Councilwoman Bettye Gavin

Resolution Authorizing a Community Development Block Grant (CDBG-CV) Subrecipient Agreement with Northern Illinois Food Bank

447-21

Attachments: [Resolution](#)
[Subrecipient Agreement - NIFB](#)
[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

A motion was made by Councilman Cesar Guerrero, seconded by Councilwoman Bettye Gavin, to adopt COUNCIL MEMO #447-21: Resolution Authorizing a Community Development Block Grant (CDBG-CV) Subrecipient Agreement with Northern Illinois Food Bank. (RESOLUTION NO. 7695)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

Resolution Adopting a Sub-Grantee Policy for the Bureau of Justice Assistance Grant

[448-21](#)

Attachments: [SubrecipientMonitoringPolicy](#)
[Resolution](#)
[Approver Report](#)

A motion was made by Councilman Cesar Guerrero, seconded by Councilwoman Sherri Reardon, to adopt COUNCIL MEMO #448-21: Resolution Adopting a Sub-Grantee Policy for the Bureau of Justice Assistance Grant. (RESOLUTION NO. 7696)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

CITY MANAGER:

The City Manager briefly discussed CDBG funds and the implementation of a teaching program for non-profits and a partnership with the College of St. Francis for this program.

A brief discussion was held regarding tuition being charged and a possible timeline for the implementation of the program.

NEW BUSINESS (Not for Final Action or Recommendation):

Councilman Clement briefly discussed American Rescue Plan funding and establish a list of deserving organizations.

Councilman Hug briefly discussed the review of the American Rescue Plan funding allocations must start with the city's needs.

Jim Ghedotte briefly discussed revenue replacement.

Councilman Morris and Councilwoman Quillman clarified the correlation between single-family rental discussion and tabling of Council Memo #432-21.

Councilwoman Quillman and Jim Torri, Planning Director, discussed the status of

improvements that was a condition for the approval of Council Memo #307-21: Ordinances Associated with 1101 N. Broadway. Street due to complaints from the neighbors.

PUBLIC COMMENTS:

Douglas Kasper spoke on behalf of a campaign "The Nonviolence Cities Project" focusing on the City of Joliet.

MAYOR AND COUNCIL COMMENTS:

Councilman Clement briefly discussed activity at the location for Tony's Finer Foods located on Jefferson Street.

Councilman Hug briefly spoke about the Constitution.

Councilman Mudron highlighted a ribbon cutting at the Will County Health Department and the ceremony to commemorate the 20th anniversary of 9-11 at the Will County Courthouse.

Councilwoman Quillman discussed the enforcement of the City's noise Ordinance. She requested the City Manager to check on progress at the Senor Tequila on Jefferson Street. She also paid tribute to the late Officer Joe Hernandez, III with a moment of silence.

Councilman Morris briefly discussed work being performed at the old Senor Tequila location on Jefferson Street.

Mayor O'Dekirk highlighted the 20th year anniversary 9-11 ceremony at the courthouse, New Orleans North, Latino Music and Food Fest, annual Mexican Independence Day Parade, and the closing of Chicken and Spice restaurant.

ADJOURNMENT:

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Jan Hallums Quillman, to adjourn.

The motion carried by the following vote:

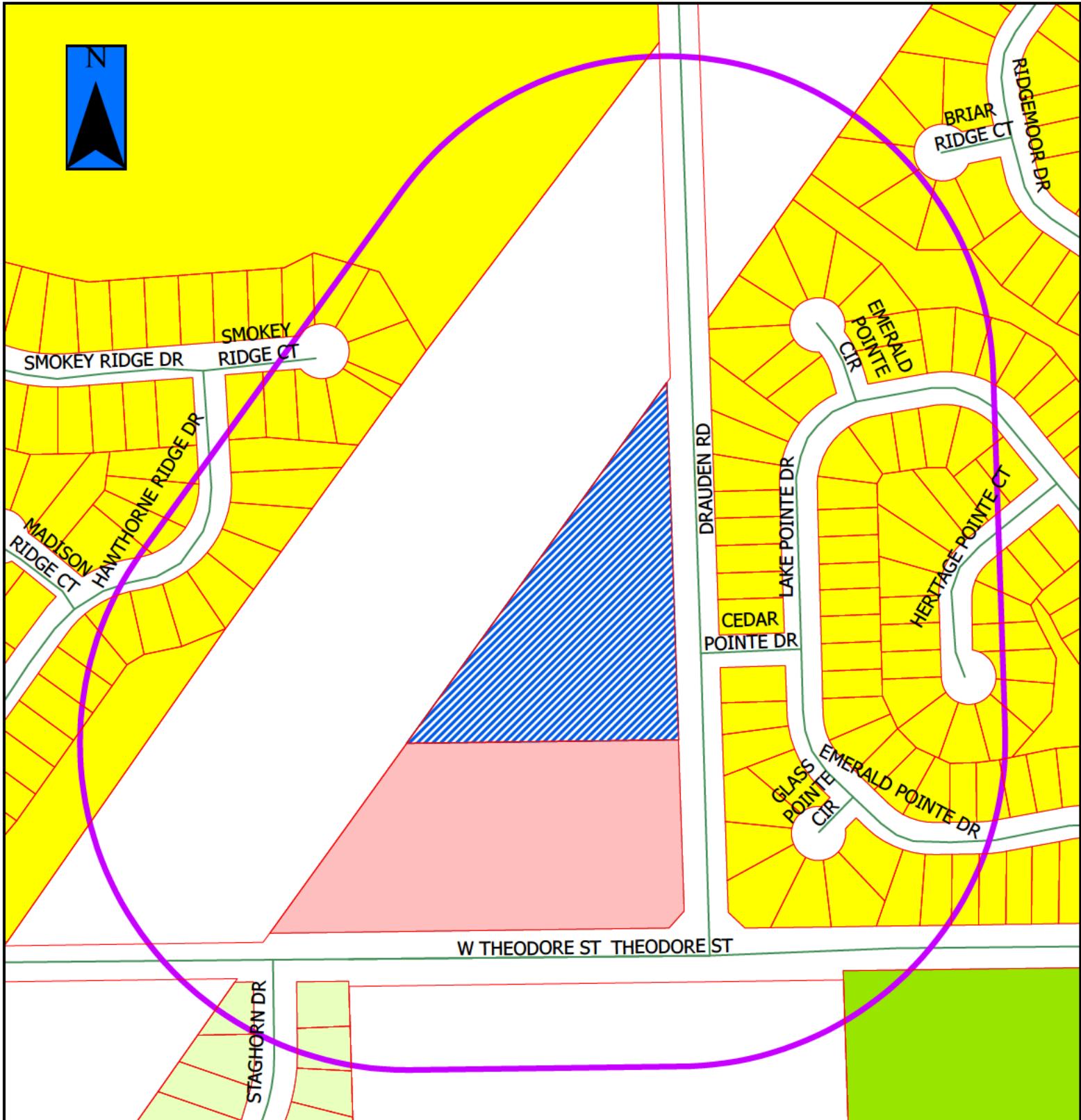
Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk





062



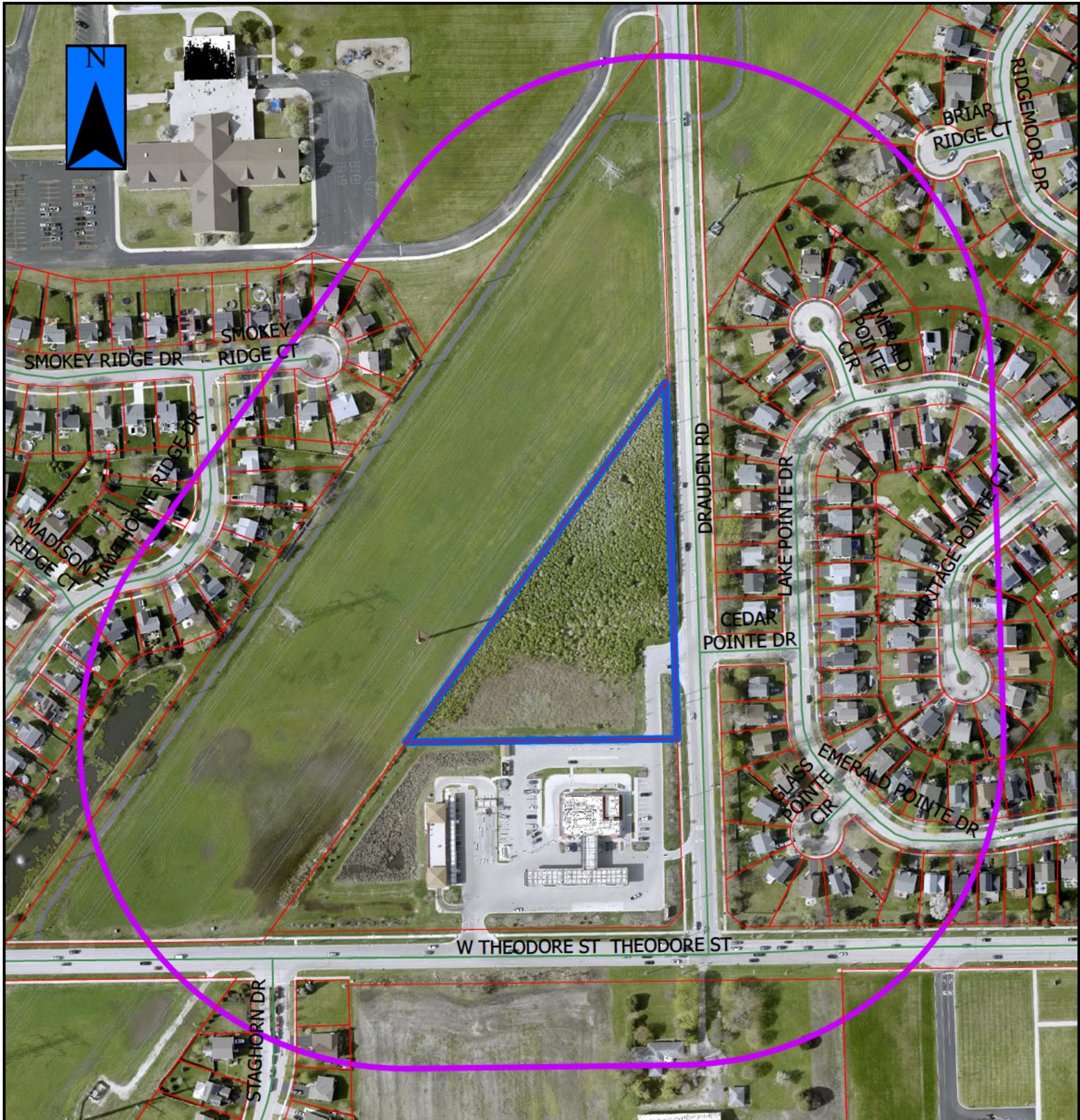
2025-51 & 2025-52



= Property in Question
 = 600' Public Notification Boundary

Legend

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



2025-51a & 2025-52a



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



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9316

Agenda Date: 1/15/2026

STAFF REPORT

DATE: January 15, 2026
TO: Zoning Board of Appeals
FROM: Ray Heitner, Planner
RE: Petition Number: 2026-01
 Applicant: Tom Flores on behalf of Imperial Workforce
 Status of Applicant: Future Tenant
 Location: 114 E. Jefferson Street, Unit B (Council District # 4)
 Request: A Special Use Permit to allow a staffing agency

Petition Withdrawn

The applicant has withdrawn this petition.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9318

Agenda Date: 1/15/2026

STAFF REPORT

DATE: January 5, 2026
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2026-02
 Applicant: IFH Properties, LLC (Octavian Gherciu)
 Status of Applicant: Property and Business Owner
 Location: 3501 Channahon Road
 Request: A Special Use Permit to allow a truck maintenance facility

Purpose

The applicant is requesting a Special Use Permit to allow a truck maintenance facility for their freight carrier company at 3501 Channahon Road. Per the City of Joliet Zoning Ordinance, carting, express, and hauling establishments may be allowed as special uses in the industrial zoning districts by the Mayor and City Council, with the advice of the Zoning Board of Appeals in accordance with Section 47-5.2.

Site Specific Information

The subject site is 4.7 acres and is zoned I-1 (light industrial). The site currently contains a vacant commercial building with surrounding parking that was occupied by a bar and restaurant business for many years until the fall of 2021. The site previously contained a residence and detached garage on the west side which were demolished in 2022. The site has not been redeveloped or occupied by any use in the last few years. The current owner purchased the property in June 2025.

The subject site was annexed in December 2011 and classified to the B-3 (general business) zoning district to allow the former bar and restaurant to have access to City fire and police services. The structure was not required to connect to City water and sewer at that time. The annexation agreement allowed the existing structures and uses to remain and prohibited the outdoor storage of cargo containers, semi-trailers, and vehicle chassis.

In September 2021, the City Council approved an ordinance to reclassify the site to the I-1 (light industrial) district. City Council also approved a corresponding amendment to the annexation agreement to allow the outdoor storage of semi-trailers in connection with an approved warehousing or similar permitted use in the I-1 district. The outdoor storage of cargo containers and vehicle chassis remains prohibited. Additional requirements from the amendment include: berthing and landscaping adjacent to the residential parcel to the

east if truck parking were located on the east side of the site; removal of the east-most curb-cut onto Route 6 if truck parking were located on the east side of the site; and that the existing land uses be terminated at the time of construction of any industrial development.

In August 2022, City Council approved a preliminary and final plat of subdivision for 3501 Industrial - Joliet to create two lots for a proposed warehouse development that was similar to the concept plan approved with the 2021 annexation agreement amendment. A recording plat for the subdivision was never approved and those plats have since expired.

Surrounding Zoning, Land Use and Character

The zoning and land use for the properties immediately adjacent are as follows:

- North: County A-1 (agricultural), Forest Preserve
- South: City I-2 (general industrial), industrial
- East: County R-2 (single-family residence), residential
- West: County A-2 (agricultural), Forest Preserve

Applicable Regulations

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

Discussion

The petitioner, IFH Properties LLC, is requesting a Special Use Permit to allow a maintenance facility with truck parking for their freight carrier business, Interstate Freights LLC. Interstate Freights is an over-the-road truck carrier that currently maintains an office in Naperville and a truck parking location in Summit, Illinois. They would like to consolidate their operations at the subject site by constructing an office and maintenance building with associated trailer parking. The site would serve a fleet of around 50 trucks that are primarily out on the road and would use this location for maintenance as needed. The petitioner estimates that there will be around four truck trips to and from the site per day most days of the week, with around seven trips per day on Fridays. Proposed hours of operation are 7 AM to 5 PM Monday through Friday. The location would initially have around five employees with the potential for up to ten employees.

The proposed site plan contains a 24,300-square-foot building, with around 18,000 square feet for the mechanic bays and associated storage and a 6,300-square-foot office area. Around ten employee parking spaces would be located at the southwest corner of the site next to the building. The remainder of the site would contain a parking area with around 61 trailer stalls. The development would be accessed by one driveway off

Channahon Road near the west end of the site. The existing billboard will be removed. The site plan notes that stormwater detention will be provided underground.

The petitioner has submitted a preliminary landscape plan that meets the City's landscape and screening requirements. There would be a 30-foot landscape area with a berm along most of the property frontage, adjacent to the trailer parking area. The east side of the site, which is adjacent to a residential property in unincorporated Will County, will have the required minimum 15-foot landscape area with a berm as well as an 8-foot solid fence along the property line. The edge of the parking area will be over 30 feet from the east property line. The west and north sides of the site, which are adjacent to the Forest Preserve property, will have the required 5-foot landscape areas. The north and south sides of the parking area will be enclosed by a 6-foot black vinyl chain link fence.

The development will be required to comply with the City's Zoning Ordinance requirements, including but not limited to the landscape and screening regulations, the non-residential design standards, and the parking standards. 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. The site will be required to connect to City water and sewer at the time of development. Water and sewer connection fees and development impact fees will be required. All public improvements will be required per the Subdivision Regulations and the requirements of the Public Works and Public Utilities Departments.

Recommended Action

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. Additionally, adequate access is provided, City utilities are available in the area, and the site will be required to provide adequate stormwater detention. The subject site is located along a major route and is across from an existing industrial subdivision with similar uses. The City zoned the property to the I-1 (light industrial) district in 2021 to allow uses such as warehouses, which typically contain trailer parking areas. While the proposed site plan has more trailer stalls than the concept plan from the 2021 annexation agreement amendment, each stall will be subject to a yearly fee per the Payment In Lieu of Taxes program. The proposed development is otherwise similar to the 2021 concept plan in terms of site layout.

The subject site is adjacent to an unincorporated residential use on the east side. The 2021 amendment to the annexation agreement required that any industrial development at the subject site include landscaping, a berm, and a solid fence along the east side as a buffer from the residential property. The proposed site plan includes these elements. Additionally, the amendment requires that the eastmost curb-cut onto Route 6 be eliminated if truck parking is located on the east side of the site. The petitioner has

eliminated the eastern driveway and proposes only one access point on the west side of the site.

Conditions

If the Zoning Board desires to approve the Special Use Permit to allow a truck maintenance facility, located at 3501 Channahon Road, the following conditions would be included:

1. That a landscape plan that meets City Ordinance shall be submitted as part of the building permit plan set and landscaping per the approved plan shall be installed prior to the issuance of a Certificate of Occupancy;
2. That all public improvements as required by the Department of Public Works shall be installed prior to the issuance of a Certificate of Occupancy;
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 site at 3501 Channahon Road (2025)



Figure 2: Subject site, view northwest from Channahon Road (May 2025)



Figure 3: Existing vacant commercial building at 3501 Channahon Road (January 2026)

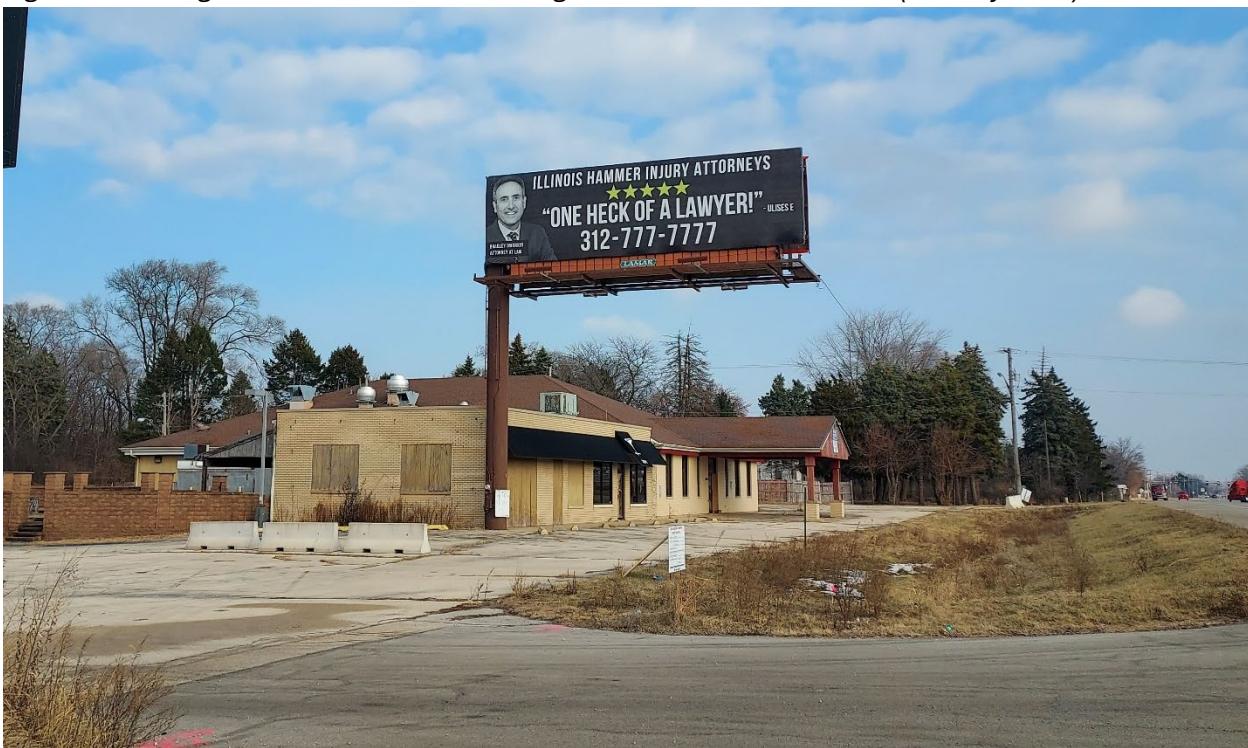


Figure 4: Subject site, view northeast from entrance at Channahon Road (January 2026)

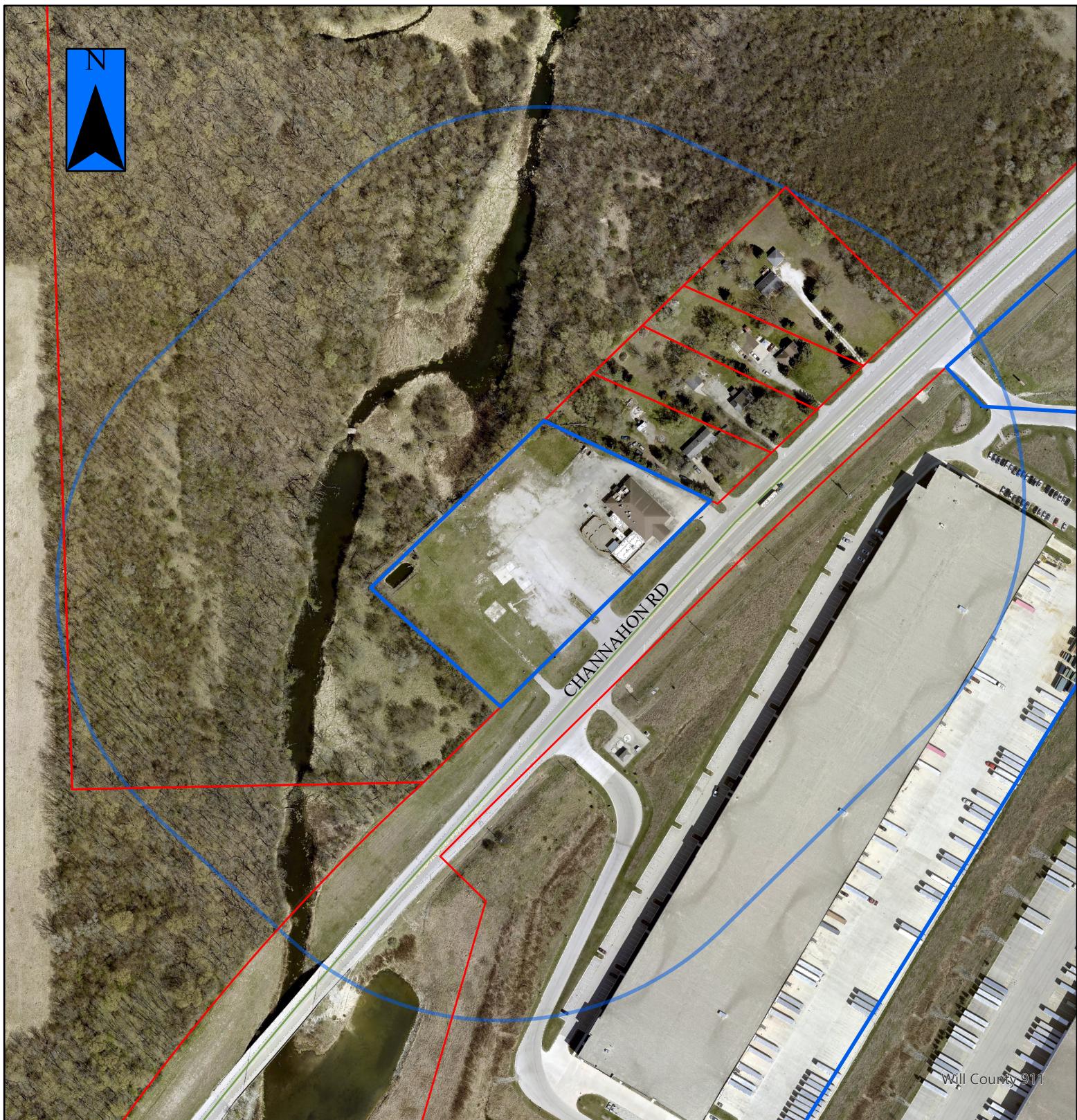


Figure 5: Subject site, view north from entrance at Channahon Road (January 2026)



Figure 6: Subject site, view northwest from entrance at Channahon Road (January 2026)

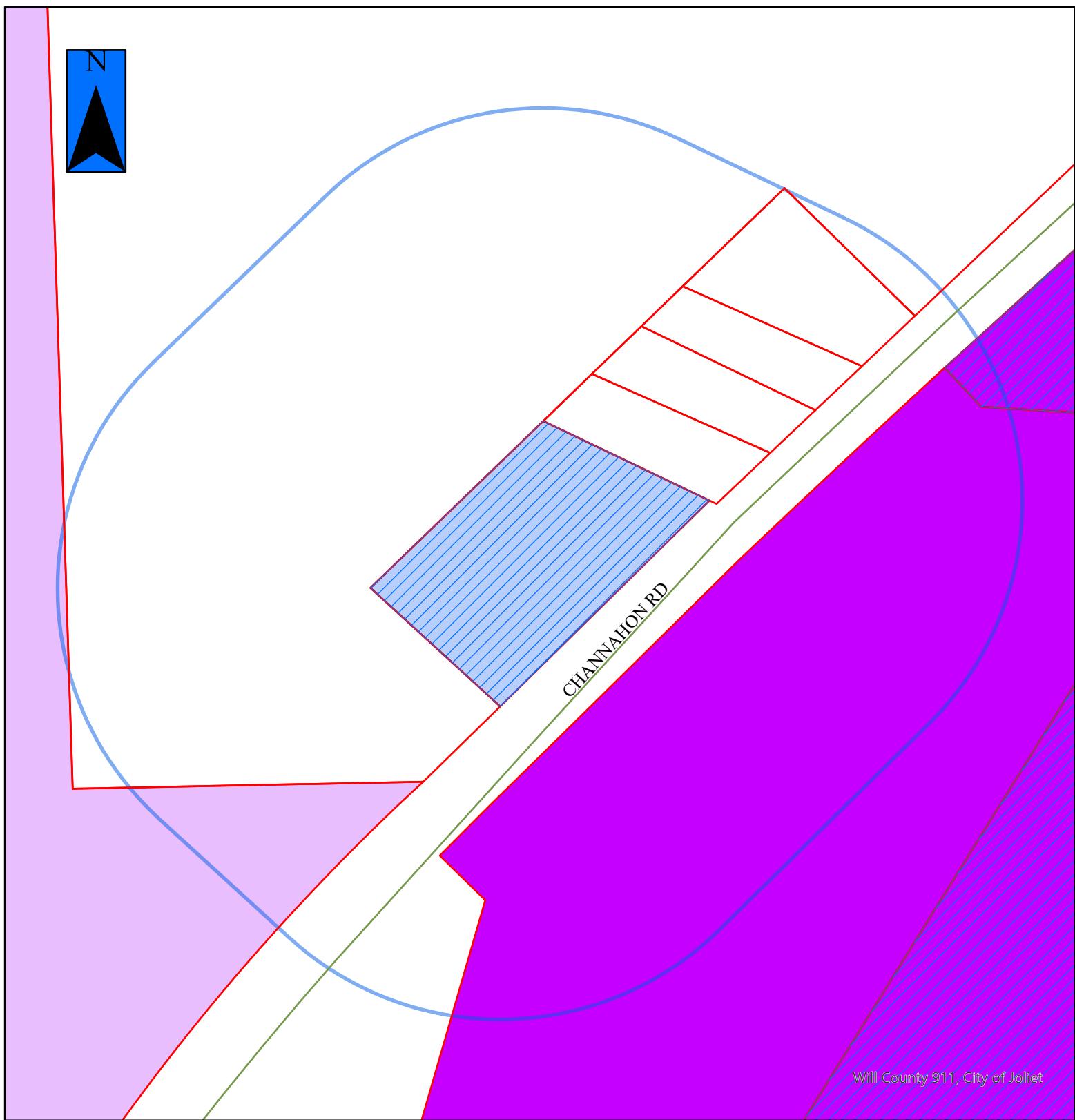




2026-02a



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



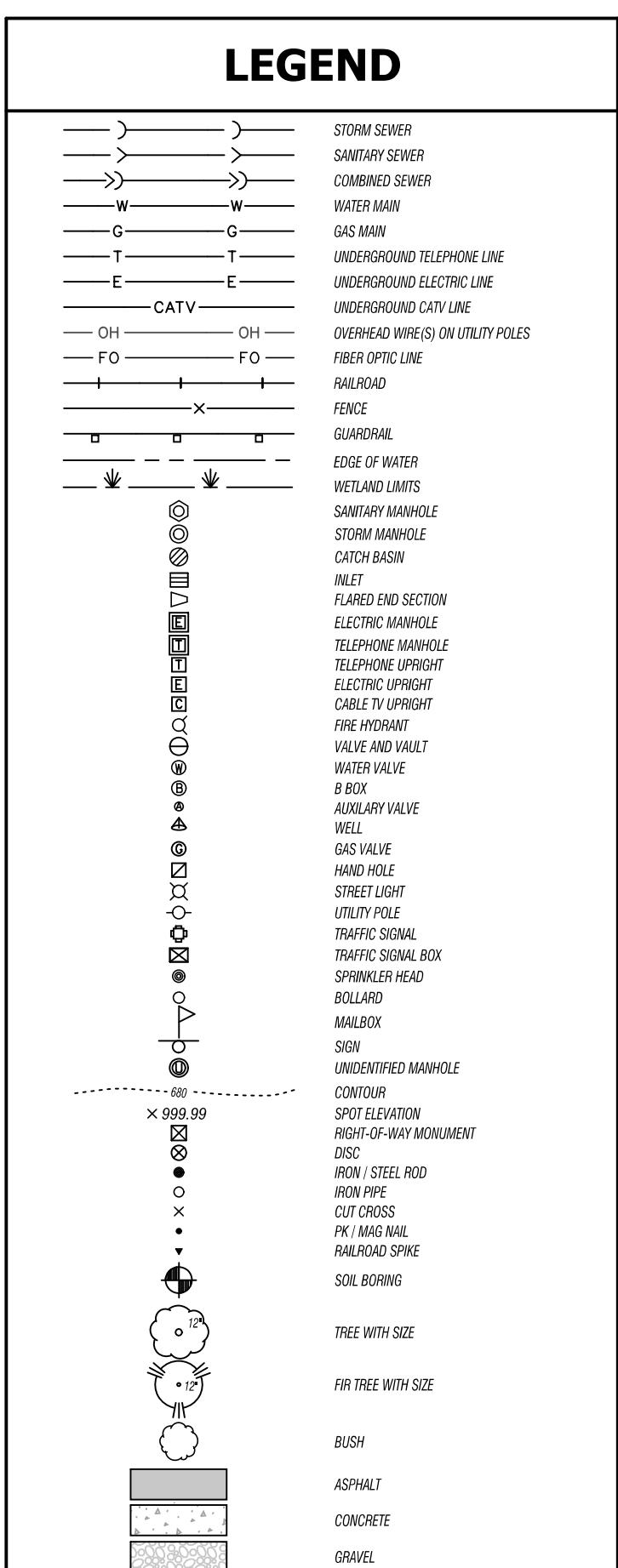
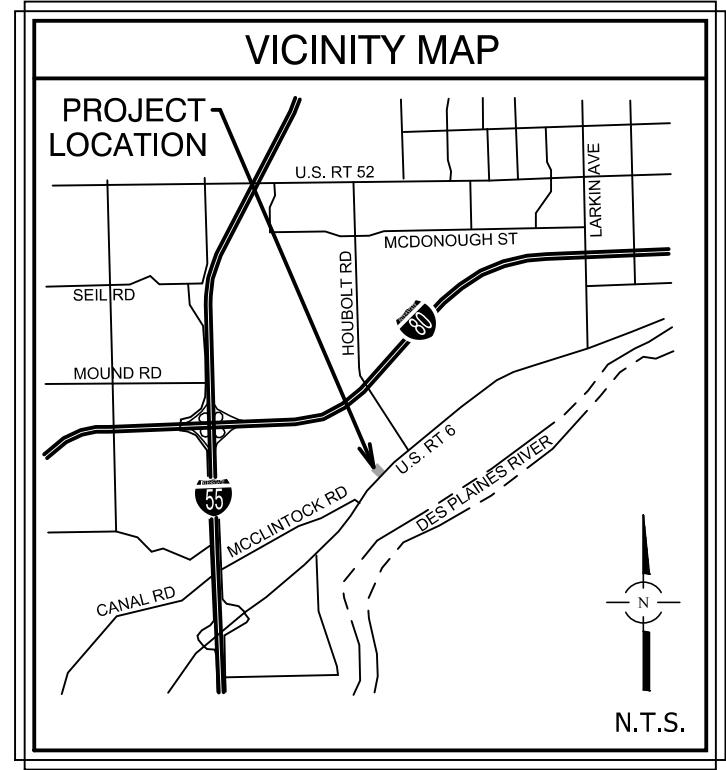
2026-02



= Property in Question
 = 600' Public Notification Boundary

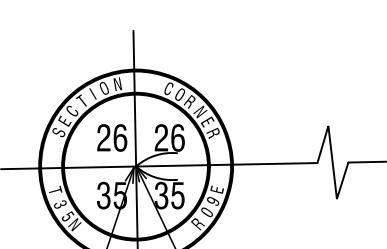
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B-2	I-TB	R-2A
B-3	I-TC	R-3
I-1	R-1	R-4
I-2	R-1A	R-5
I-T	R-1B	R-B

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY



(M) = MEASURED DIMENSIONS
(D) = DEED DIMENSIONS
(W) = IDOT DIMENSIONS
R=1' IP
IP = IRON PIPE
FNC = FENCE CORNER
FNC END = FENCE END
EP = EDGE OF PAVEMENT
WALLX = WALL CORNER

PREPARED FOR:
FLEX CAPITAL, LLC
106 STEPHEN ST
SUITE 202
LEMONT, IL 60439



FOUND 1/2" IP
0.08' S 0.18' W

FOUND 1" IP
AT CORNER
PERMANENT
RECORD

R90-45700

FOUND CONC.
ROW MONUMENT
0.47' NW & 1.25' NE

FOUND 5/8" IP
AT CORNER

N46°36'17"E

741.95'(I)
731.94'(D)
N88°52'17"(E)

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FOUND 1" IP
AT CORNER
PERMANENT
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R90-45700

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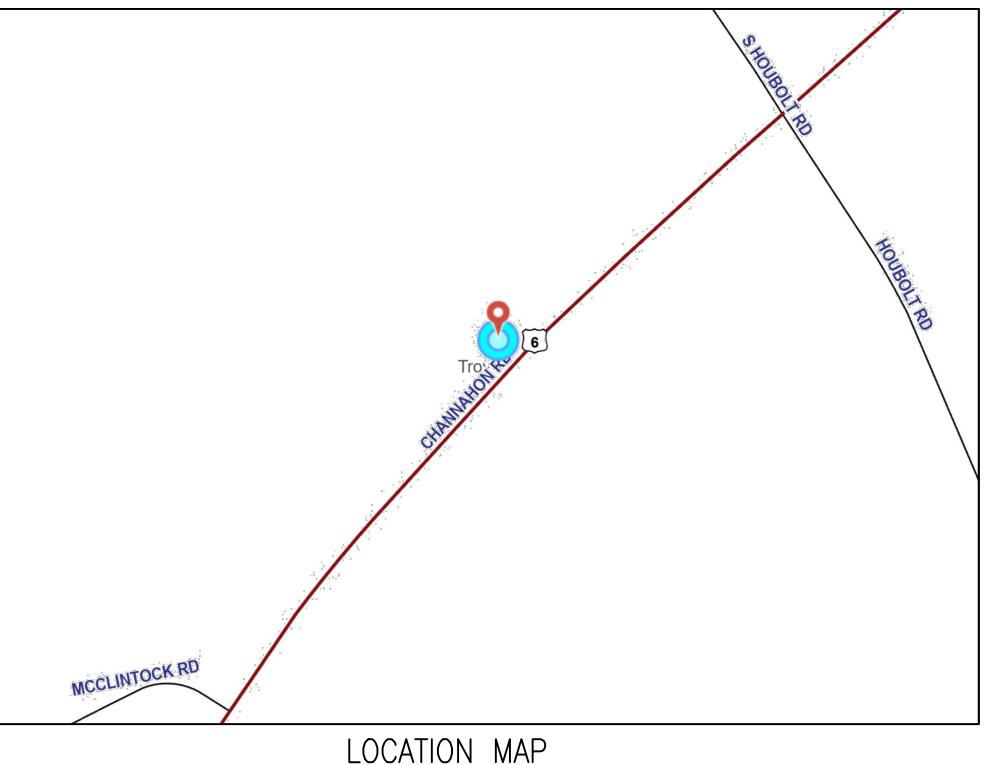
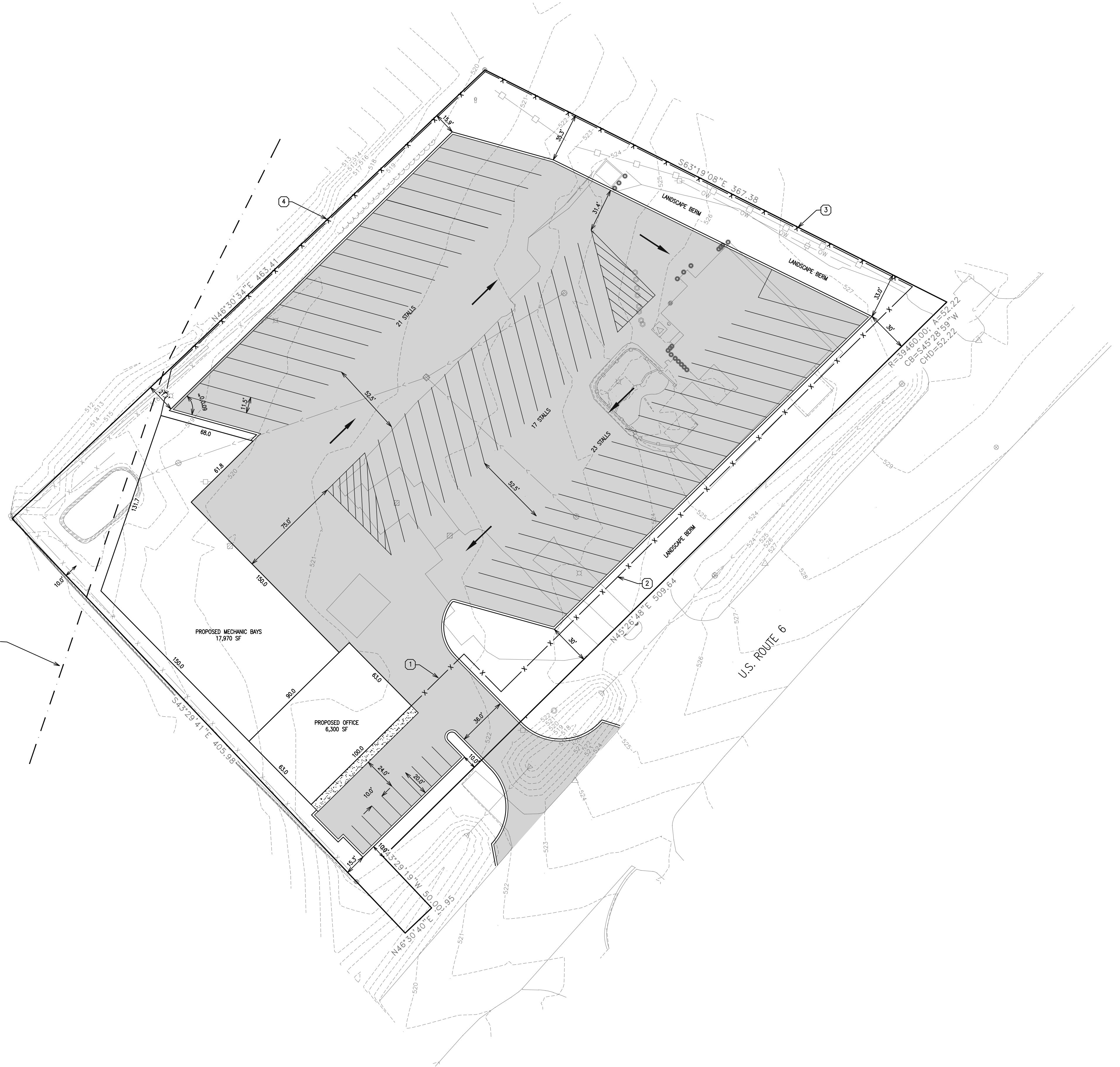
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AT CORNER
PERMANENT
RECORD

R90-45700

PROPOSED CONCEPT PLAN

A graphic scale bar with a total length of 80 units. The first 40 units are divided into two 20-unit segments, each marked with a black and white checkerboard pattern. The remaining 40 units are solid black. Below the scale bar, numerical markings are present at 0, 20, 40, and 80.



OF SE QUARTER OF SECTION 25-35-9
PROPERTY IDENTIFICATION NUMBER: 05-06-26-400-018
PROPERTY ADDRESS: 3501 CHANNAHON RD
JOLIET, IL 60436
BT: OCTAVIAN GHERCIU

<u>DATA TABLE</u>	
AREA:	186,145 SF
ING AREA:	24,270 SF
MENT AREA:	117,180 SF
NG PROVIDED:	
CAR:	10
TRAILER:	61

DETENTION SHALL BE PROVIDED UNDERGROUND AND SHALL BE DESIGNED DURING FINAL ENGINEERING.
LANDSCAPING SHALL BE PROVIDED PER THE CITY OF JOLIET LANDSCAPE ORDINANCE.
FINAL ENGINEERING PLANS, LANDSCAPE PLANS, AND ARCHITECTURAL PLANS WILL BE REQUIRED TO BE SUBMITTED FOR REVIEW AS PART OF THE BUILDING AND SITE DEVELOPMENT PERMIT APPROVAL PROCESS.

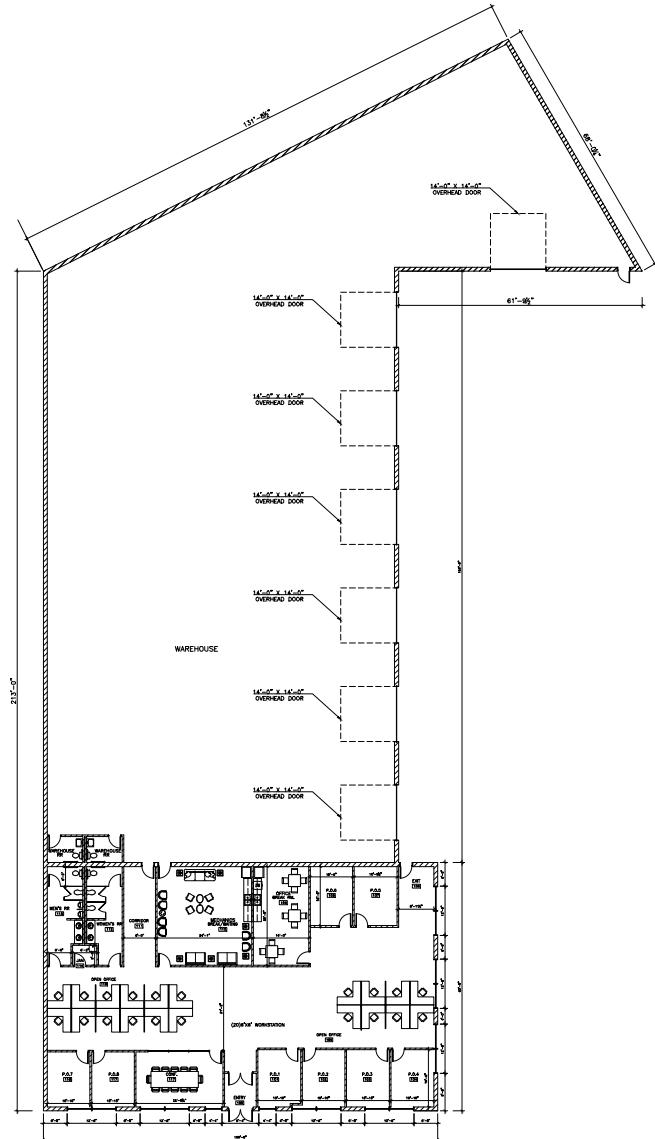
CONSTRUCTION NOTES:

- 6' BLACK VINYL CHAIN LINK FENCE WITH GATE AT ENTRANCE
- 6' BLACK VINYL CHAIN LINK FENCE ACROSS SOUTH PROPERTY LINE
- 8' VINYL PRIVACY FENCE ALONG EAST PROPERTY LINE
- 6' BLACK VINYL CHAIN LINK FENCE ACROSS SOUTH PROPERTY LINE

GEOTECH INC.

PROJECT NO. 21909
DATE: 6.30.25
DRAWN BY: TC
CHECKED BY: CP

SHEET NO. 1



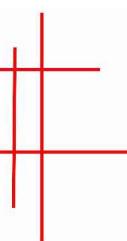
10/22/25

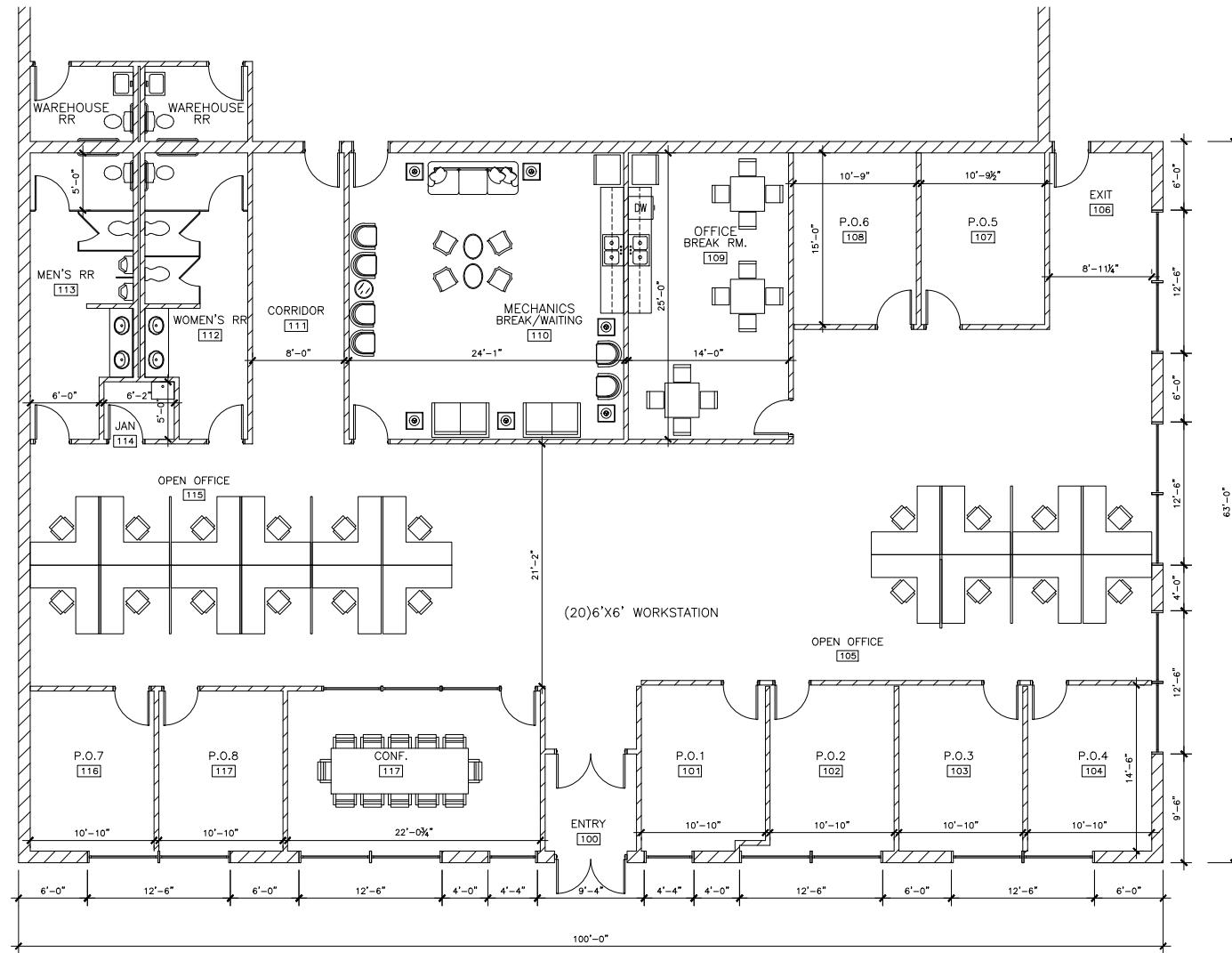


3501 Channahon Rd.
Joliet, Illinois 60436

IFH Properties, Inc.
Scheme A

DD MR
PLANNING





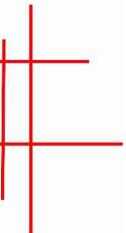
10/22/25



3501 Channahon Rd.
Joliet, Illinois 60436

IFH Properties, Inc.
Scheme A

DD MR
PLANNING



© 2025 Heritage Oak Studios, LLC
The drawings, specifications, design ideas and
other information contained within as prepared
by the Landscape Architect and/or Land
Planner for this project are instruments of the
Landscape Architect and/or Land Planner
and shall be deemed the author of these documents and
shall retain all common law, statutory, and
other rights, including copyright. This drawing
is the property of the Landscape Architect and
shall be returned to the owner upon written
consent of Heritage Oak Studios, LLC.

LEGEND

-  DECIDUOUS SHADE TREE - 2.0"
-  ORNAMENTAL TREE - 6'BB/Clump/2"BB
-  EVERGREEN TREE - 6'BB
-  LARGE DECIDUOUS SHRUB- 5 Gal/24" Min.
-  EVERGREEN SHRUBS - 5 Gal.
-  DWARF DECIDUOUS SHRUB- 3 Gal/24" Min.
-  PERENNIALS & ORNAMENTAL GRASSES- 1 Gal./1 Qt.

REVISIONS

TRUCKING FACILITY

3501 Channahon Road
Joliet, Illinois



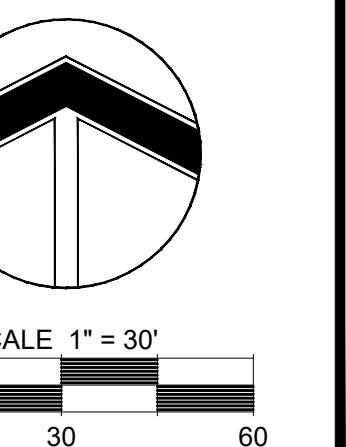
HERITAGE OAK STUDIOS, LLC

Landscape Architects

24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

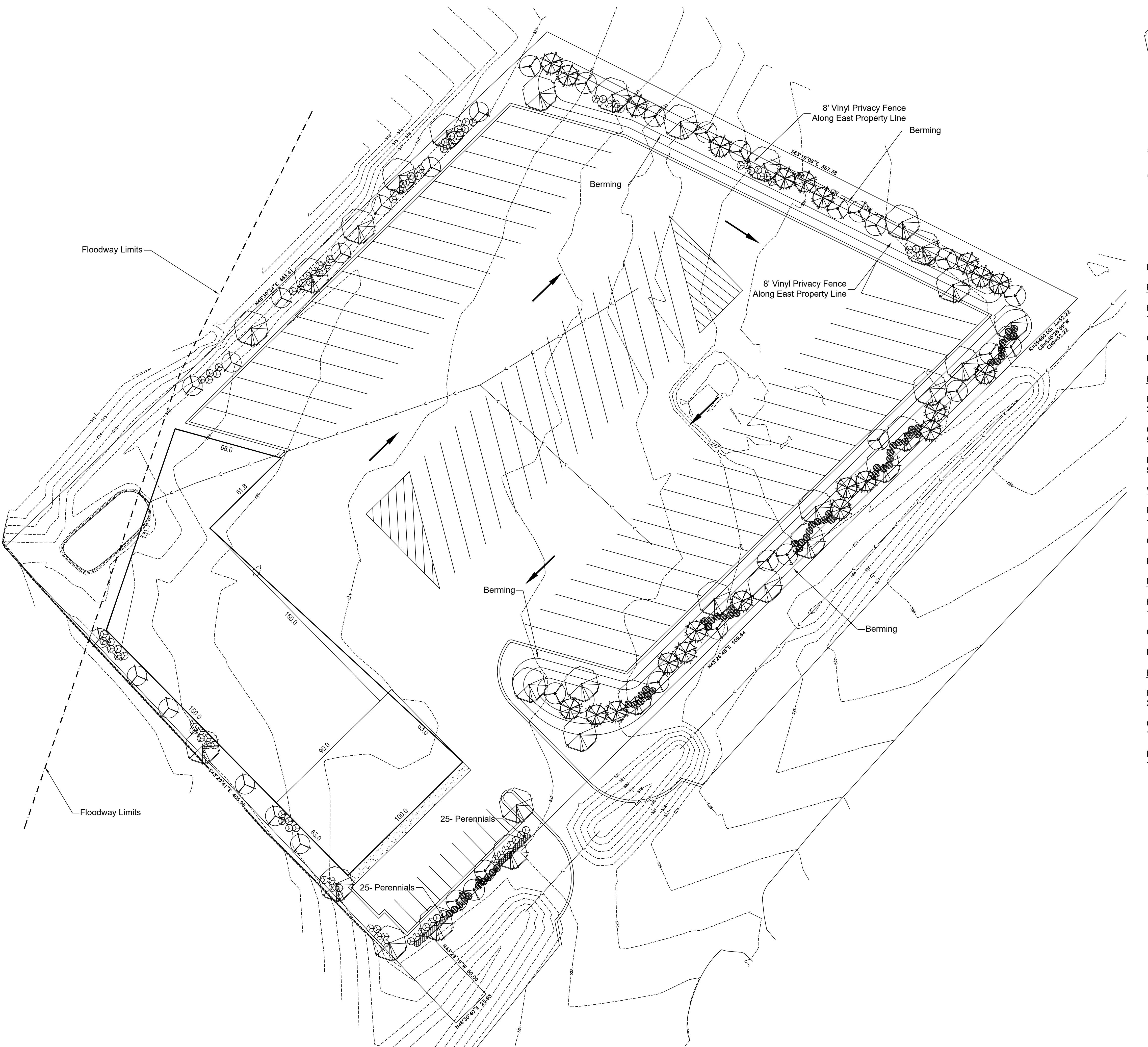
PRELIMINARY LANDSCAPE PLAN

DATE: 2025-12-03
SCALE: 1"=30'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____



SHEET
L-1

PROJECT NO.: 3225 - 2472



LANDSCAPE CALCULATIONS:

Route 6 Storage Frontage (30' Wide): 425 LF

Requirement: 30' Wide Buffer, 5- Evergreen or Ornamental Trees, 3- Shade Trees, 10- Shrubs/100 LF

Calculation: 22- Evergreen or Ornamental Trees, 13- Shade Trees & 43- Shrubs

Provided: 22- Evergreen or Ornamental Trees, 13- Shade Trees & 43- Shrubs

Route 6 Parking Frontage (10' Wide): 125 LF

Requirement: 10' Wide Buffer, 2- Evergreen or Ornamental Trees, 1- Shade Trees, 20- Shrubs & 40- Perennials/100 LF

Calculation: 3- Evergreen or Ornamental Trees, 2- Shade Trees, 25- Shrubs & 50- Perennials

Provided: 3- Evergreen or Ornamental Trees, 2- Shade Trees, 25- Shrubs & 50- Perennials

West Property Line Perimeter (5' Wide): 278 LF (Minus Floodway)

Requirement: 5' Wide Buffer, 2- Evergreen or Ornamental Trees + 1- Shade Trees + 10 Shrubs/100 LF

Calculation: 6- Evergreen or Ornamental Trees, 3- Shade Trees & 28 Shrubs

Provided: 6- Evergreen or Ornamental Trees, 3- Shade Trees & 28 Shrubs

North Property Line Perimeter (5' Wide): 317 LF (Minus Floodway)

Requirement: 5' Wide Buffer, 2- Evergreen or Ornamental Trees + 1- Shade Trees + 10 Shrubs/100 LF

Calculation: 7- Evergreen or Ornamental Trees, 5- Shade Trees & 32 Shrubs

Provided: 7- Evergreen or Ornamental Trees, 5- Shade Trees & 32 Shrubs

East Property Line Perimeter (15' Wide): 335 LF

Requirement: 15' Wide Buffer, 3- Evergreen Trees + 3- Ornamental Trees + 2- Shade Trees + 5- Shrubs/100 LF

Calculation: 10- Evergreen Trees + 10- Ornamental Trees + 7- Shade Trees + 17- Shrubs

Provided: 10- Evergreen Trees + 10- Ornamental Trees + 7- Shade Trees + 17- Shrubs

Notes:

1. For information pertaining to grading, utilities, easements, boundaries, etc., see Civil Engineering plan set.
2. Plant locations are preliminary in nature and may vary pending final grading, utilities, site geometry, etc.
3. Berming is representative only. Final berm locations and heights may vary pending final grading, utilities, site geometry, etc.
4. Privacy Fencing is representative only. Final fence location may vary pending final grading, utilities, site geometry, etc.



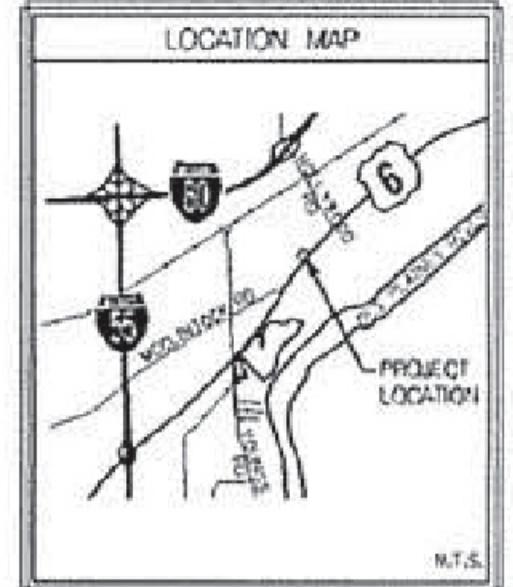






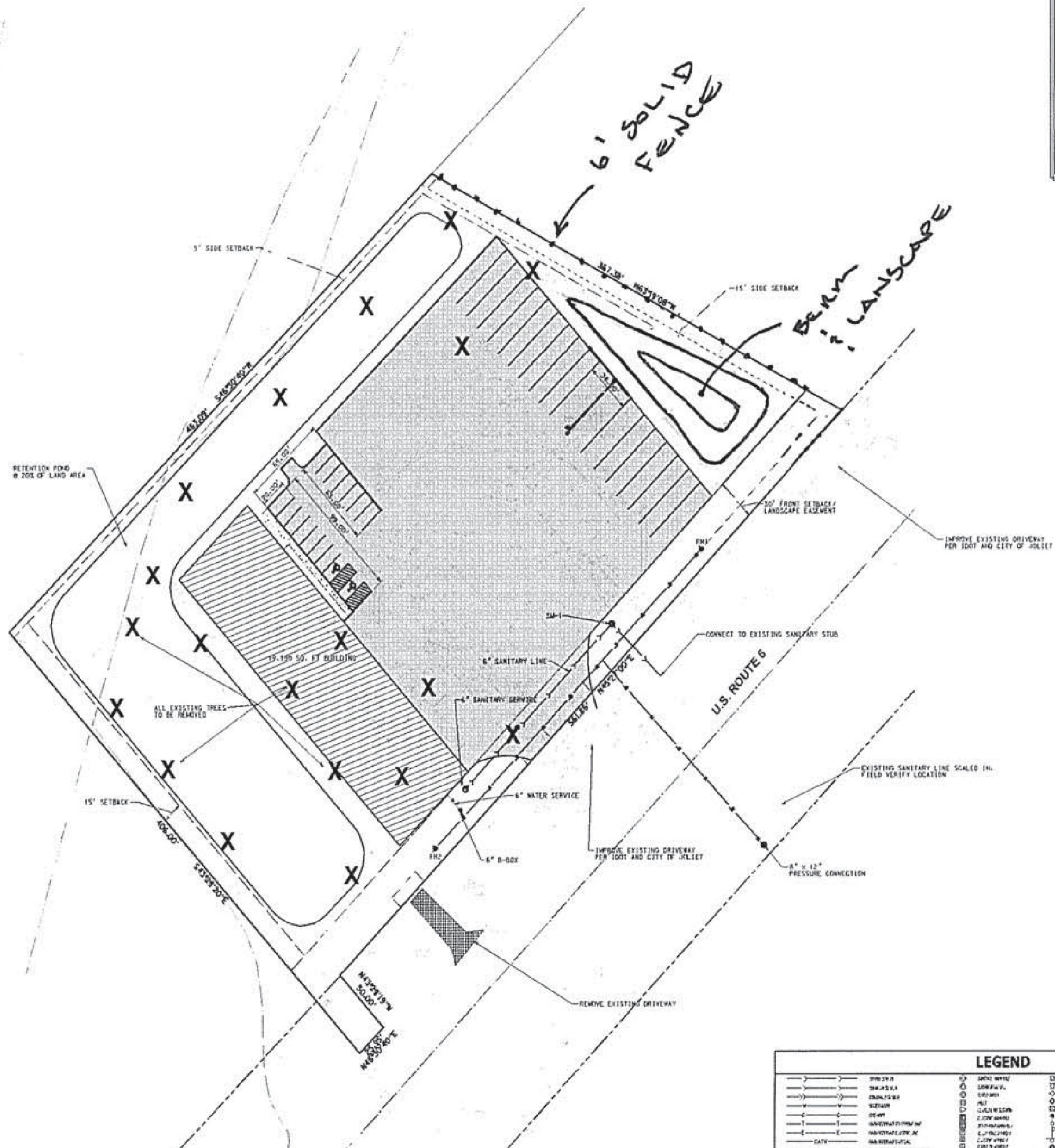


CONCEPT PLAN FROM 2021 ANNEXATION AGREEMENT AMENDMENT AND RECLASSIFICATION



LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER, THENCE NORTH 50°00'00" EAST 10144 FEET, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, TO THE CENTER LINE OF U.S. HIGHWAY ROUTE 6, THENCE NORTH 47°07'00" EAST 10080 FEET, ALONG THE SAID CENTER LINE OF U.S. HIGHWAY ROUTE 6, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 47°07'00" EAST 412.58 FEET, ALONG SAID CENTER LINE OF U.S. HIGHWAY ROUTE 6, THENCE NORTH 42°10'00" WEST 431.69 FEET, THENCE, SOUTH 43°17'00" WEST 461.00 FEET, PARALLEL TO THE SAID CENTER LINE OF U.S. HIGHWAY ROUTE 6, THENCE SOUTH 42°10'00" WEST 461.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART TAKEN BY CONDEMNATION CASE NUMBER 2000 IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, IN WILL COUNTY, ILLINOIS.



**FOR REVIEW
PURPOSES ONLY**



SPACECO INC.

THE END

19560214

1000

5/18/2021

101-102

11565-38

ANSWER

FVII

EXH

PREPARED FOR:
PATRICK COMMERCIAL, INC.

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: 3501 Channahon Rd, Joliet, IL 60436

PETITIONER'S NAME: IFH Properties, LLC, by Octavian Gherciu, Manager

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 3380 Lacrosse Lane, Suite 115, Naperville, IL ZIP CODE: 60564

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: IFH Properties, LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 3380 Lacrosse Lane, Suite 115, Naperville, IL ZIP CODE: 60564

EMAIL ADDRESS: _____ FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (name, address, phone):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 05-06-26-400-018-0000 ;

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 EXHIBIT A

LOT SIZE: WIDTH: 509.64' / 463.09' DEPTH: 406' / 367.38' AREA : 4.271 acres

PRESENT USE(S) OF PROPERTY: Vacant

PRESENT ZONING OF PROPERTY: I-1

SPECIAL USE REQUESTED: Approval for the operation of a truck maintenance facility for applicant's own fleet of trucks, including the long-term parking of semi-trailers, and office space.

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 truck maintenance facility and outdoor long-term parking of semi-trailers will be designed, maintained, and operated in a manner that protects and supports the public health, safety, comfort, and general welfare.

Applicant will comply with all City regulations.

2. How will the special use impact properties in the immediate area? The proposed truck maintenance facility and outdoor long-term parking of semi-trailer will be consistent with surrounding uses of warehouse and industrial.

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

The use will not impede normal/orderly development/improvement of surrounding property.

The primary use of surrounding properties are warehouse and/or industrial uses.

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

Yes, adequate utilities, access roads, drainage, and other necessary facilities are provided. Petitioner will use a civil engineer to ensure any public improvements needed are addressed.

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

Yes, Petitioner will use a civil engineer to ensure adequate measures are taken to provide ingress/egress design to minimize traffic congestion in public streets.

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 use conforms to the applicable land use regulations of the district in which it is located and does not violate any other applicable law, ordinance or regulation. Further this use is consistent with the annexation agreement recorded 12/14/21.

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)?

There have been no prior applications to the best of Petitioner's knowledge.

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)

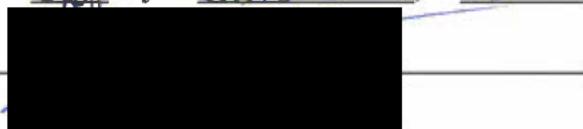
I, Octavian Gherciu, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.



Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 20 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:

3501 Channahon Rd, Joliet, IL 60436

PIN(s): 05-06-26-400-018-0000

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

OCTAVIAN GHERCIU, 100%

3380 LACROSSE LANE, SUITE 115, NAPERVILLE, IL 60564

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

OCTAVIAN GHERCIU

2507 ACCOLADE AVE, NAPERVILLE, IL 60564

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

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: [REDACTED]

DATE: 10/20/25

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

OCTAVIAN GHERCIU, OWNER, [REDACTED]

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.		