



City of Joliet

Zoning Board of Appeals

Meeting Agenda

Board Members
Ralph Bias
Ed Hennessy
Bob Nachtrieb
Debbie Radakovich
Brigette Roehr
Jesse Stiff

Thursday, July 17, 2025

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 6-19-25

Attachments: [Zoning Board of Appeals Meeting Minutes 6-19-25.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.

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 2025-24: A Variation to reduce the front yard setback to allow a covered front porch, located at 217 Union Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2025-24 \(217 Union St\) Staff Report Packet.pdf](#)

PETITION 2025-25: A Special Use Permit to allow the sales, leasing, rental, and maintenance of new and used commercial vehicles including semi-trailer trucks, located at 3050 Channahon Road. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2025-25 \(3050 Channahon Rd\) Staff Report Packet.pdf](#)

PETITION 2025-26: A Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 361 Wilcox Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-26 \(361 Wilcox Street \) 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-8730

Agenda Date:7/17/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, June 19, 2025

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Ralph Bias

Ed Hennessy

Bob Nachtrieb

Debbie Radakovich

Brigette Roehr

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	Ralph Bias, Ed Hennessy, Bob Nachtrieb, Debbie Radakovich and Brigette Roehr
Absent	Jesse Stiff

ALSO PRESENT: Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Planner Raymond Heitner, Planner Helen Miller, Economic Development Specialist Kasie Nette, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

Planning Director Jayne Bernhard explained Petition 2025-16 and Petition 2025-20 were withdrawn.

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 5-15-25

[TMP-8589](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 5-15-25.pdf](#)

A motion was made by Ralph Bias, seconded by Brigette Roehr, to approve Zoning Board of Appeals Meeting Minutes 5-15-25. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Roehr

Absent: Stiff

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-16: A series of Variations to allow a covered front porch, located at 717 Richards Street. (COUNCIL DISTRICT #5) **WITHDRAWN**

[TMP-8590](#)

Attachments: [ZBA 2025-16 \(717 Richards St\) WITHDRAWN.pdf](#)

Ms. Bernhard explained Petition 2025-16 was withdrawn.

PETITION 2025-17: A Variation of Use to allow a two-unit residence in the R-2A (single-family residential) zoning district and a series of Variations to allow a two-unit residence, located at 309 Stryker Avenue. (COUNCIL DISTRICT #5)

[TMP-8591](#)

Attachments: [20250610 ZBA 2025-17 \(309 Stryker Avenue\) Staff Report v2 clean Packet.pdf](#)

Ms. Bernhard read the staff report into the record. William Passaglia appeared on behalf of the petition. There were no comments or questions from the Board. 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 2025-17: A Variation of Use to allow a two-unit residence in the R-2A (single-family residential) zoning district and a series of Variations to allow a two-unit residence, located at 309 Stryker Avenue. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Roehr

Absent: Stiff

PETITION 2025-18: A series of Variations to allow a second story addition to an existing residence, located at 407 S. Desplaines Street. (COUNCIL DISTRICT #5)

[TMP-8592](#)

Attachments: [ZBA 2025-18 \(407 S Des Plaines St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Jaime Gascon with 606 Design & Construction appeared on behalf of the petition. In response to Mr. Bias's questions, Mr. Gascon explained he was the project architect and described the property as a single-family owner-occupied residence. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to approve PETITION 2025-18: A series of Variations to allow a second story addition to an existing residence, located at 407 S. Desplaines Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Roehr

Absent: Stiff

PETITION 2025-19: A series of Variations to allow replacement of an existing carport, located at 823 Manor Court. (COUNCIL DISTRICT #5)

[TMP-8593](#)

Attachments: [ZBA 2025-19 \(823 Manor Ct\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Wayne Roman with Rijon

Manufacturing Company appeared on behalf of the petition. In response to Mr. Nachtrieb's questions, Mr. Roman explained he was the contractor and described the property as owner-occupied. 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 2025-19: A series of Variations to allow replacement of an existing carport, located at 823 Manor Court. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Roehr

Absent: Stiff

PETITION 2025-20: A Special Use Permit to allow a staffing agency, located at 18 S. Larkin Avenue. (COUNCIL DISTRICT #5) **WITHDRAWN** [TMP-8594](#)

Attachments: [ZBA 2025-20 \(18 S Larkin Ave\) WITHDRAWN.pdf](#)

Ms. Bernhard explained Petition 2025-20 was withdrawn.

PETITION 2025-21: A Variation to reduce the corner side yard setback from 20 feet to 5 feet to allow an above-ground pool, located at 1082 Cathy Drive. (COUNCIL DISTRICT #5) [TMP-8595](#)

Attachments: [Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Michelle Crowder appeared on behalf of the petition. In response to the Board's questions, there was a discussion about public utilities, pool location, petitioner's length of ownership, and petitioner's family size. 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 2025-21: A Variation to reduce the corner side yard setback from 20 feet to 5 feet to allow an above-ground pool, located at 1082 Cathy Drive. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Roehr

Absent: Stiff

PETITION 2025-22: A series of Variations to allow for the installation of eight (8) directional signs at an overall height of five (5) feet instead of three (3) feet for signage, located at 1401 Gateway Boulevard. (COUNCIL DISTRICT #5) [TMP-8596](#)

Attachments: [Staff Report Packet](#)

Ms. Bernhard read the staff report into the record. Guy Dragisic with Olympik Signs appeared on behalf of the petition. There were no comments or questions from the Board. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to approve PETITION 2025-22: A series of Variations to allow for the installation of eight (8) directional signs at an overall height of five (5) feet instead of three (3) feet for signage, located at 1401 Gateway Boulevard. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb and Roehr

Nay: Radakovich

Absent: Stiff

PETITION 2025-23: A Special Use Permit to allow a truck parking and maintenance facility, located at 1402 Spencer Road. (COUNCIL DISTRICT #5)

[TMP-8630](#)

Attachments: [ZBA 2025-23 \(1402 Spencer Rd\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Arturas Gurskas appeared on behalf of the petition. In response to the Board's questions, a discussion was held about the petitioner's number of trucking businesses, rental status of the subject site, conditions of the petition, improvements of the subject site, petitioner's use of Spencer Road in relation to no truck signs, staff's position regarding the site plan and recommended conditions of approval, clarification that the property was not brought before the Zoning Board of Appeals previously, and truck traffic.

Abraham Garcia spoke in favor of the petition.

Diane Matter, Regina Creal, Robert Smith, Debra Webb, Rich Graham, Skip Hoechbauer, Debbie Graham, Betsy Satcher, and Margie Cepen spoke in opposition to the petition.

Ms. Bernhard described the Payment In Lieu of Taxes (PILOT) Program.

Frank Cepen, Theresa Churilla, and Megan Cooper spoke in opposition to the petition.

Mr. Gurskas spoke again in response to the public's comments.

A motion was made by Bob Nachtrieb, seconded by Debbie Radakovich, to deny PETITION 2025-23: A Special Use Permit to allow a truck parking and maintenance facility, located at 1402 Spencer Road. (COUNCIL DISTRICT #5).

The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb and Radakovich

Nay: Roehr

Absent: Stiff

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

Election of Zoning Board of Appeals Vice-Chair

[TMP-8636](#)

A discussion was held regarding the Vice-Chair election process.

A motion was made by Bob Nachtrieb, seconded by Debbie Radakovich, to appoint Brigitte Roehr to Zoning Board of Appeals Vice-Chair. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Roehr

Absent: Stiff

PUBLIC COMMENT

None

In response to Ms. Roehr's inquiry, Ms. Bernhard explained the Plan Commission would receive a presentation regarding the adoption of the Downtown Joliet Equitable Transit Oriented Development (ETOD) Plan.

ADJOURNMENT

A motion was made by Brigitte Roehr, seconded by Bob Nachtrieb, to approve adjournment. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Roehr

Absent: 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-8726

Agenda Date: 7/17/2025

STAFF REPORT

DATE: July 8, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-24
Applicant: Leonel Aguilera
Status of Applicant: Owner
Location: 217 Union Street (Council District #5)
Request: Variation to reduce the front yard setback to allow a covered front porch

Purpose

The applicant is requesting the following variation to allow construction of a covered front porch on their existing residence at 217 Union Street:

- Variation to reduce the required front yard setback from 30 feet to 16.6 feet

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

Site Specific Information

The subject site is approximately 8,650 square feet and contains a two-story residence built around 1880. The house has an existing 6-foot by 5-foot covered front porch with a gable roof. The property is in the R-2 (single-family residential) zoning district, which has a required front yard setback of 30 feet. The existing porch and house have nonconforming front yard setbacks: the porch is set back around 18.7 feet and the front wall of the house is set back 23.7 feet from the front property line. Section 47-17.22 (3) *Non-conforming Structures* of the Zoning Ordinance allows pre-existing nonconformities to remain as long as the structures are not enlarged or altered in a way that increases their nonconformity.

The property is located in the East Side National Register Historic District. Properties in a national register historic district are not required to meet historic preservation standards when being renovated although staff typically works with property owners on proposed projects to ensure the most appropriate design.

Surrounding Zoning, Land Use and Character

The property is located in the Eastside neighborhood and surrounded mainly by residential uses. The area is part of the East Side National Register Historic District, which is one of the City's oldest neighborhoods and contains a variety of residential architectural styles from the later half of the 19th century. Most other homes on the 200 block of Union Street have partial or full-width covered front porches. The property across the street at 222 Union Street received approval of a front yard setback variation in 2017 to construct a full-width covered front porch.

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

- North: R-2 (single-family residential), church parking lot
- South: R-3 (one- and two-family residential), residence
- East: R-2 (single-family residential), vacant
- West: R-3 (one- and two-family residential), vacant

Applicable Regulations

- Section 47-6.4 R-2 District Yard and Lot Requirements
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

Discussion

The approval of the requested variation would allow the owner to construct a 20-foot-wide by 7-foot-deep covered front porch on their two-story residence at 217 Union Street. The new porch would replace an existing smaller porch. The petitioner needs a variation because the new porch would have a setback of 16.6 feet from the property line, and the required front yard setback in the R-2 district is 30 feet. According to the petitioner, the existing porch needs to be repaired, and they would like to rebuild it as a larger porch that will be similar to other porches on the block. A rendering of the proposed porch is shown in Figure 1. Examples of existing residences with porches on the block are shown in Figure 3. A plat of survey is included in the staff report packet.

Staff finds that the request meets the following criteria for variations: the house has an existing nonconforming setback such that the owners could not build a wider roofed porch without a variation. The existing porch is only large enough to serve as a landing; the construction of a bigger porch will create more useful space and be similar to other homes on the block. The proposed design of the porch, as shown in Figure 1, is in character with the existing home and other homes in the area.

Conditions

None

Figure 1: Rendering of the proposed 20' x 7' front porch

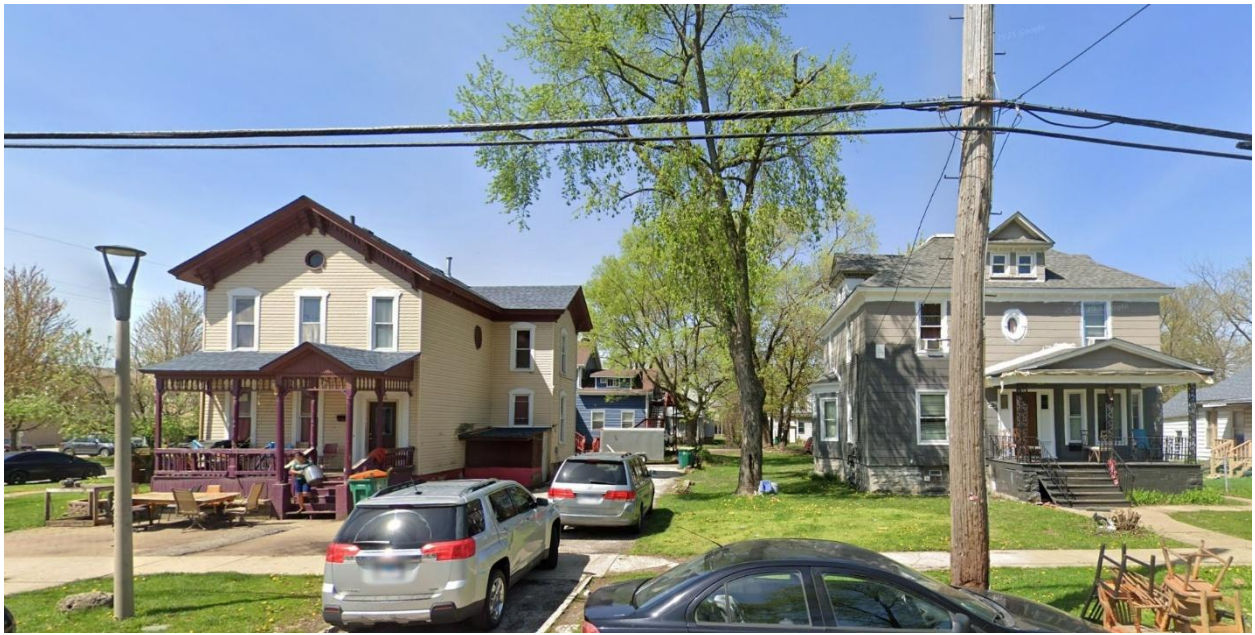


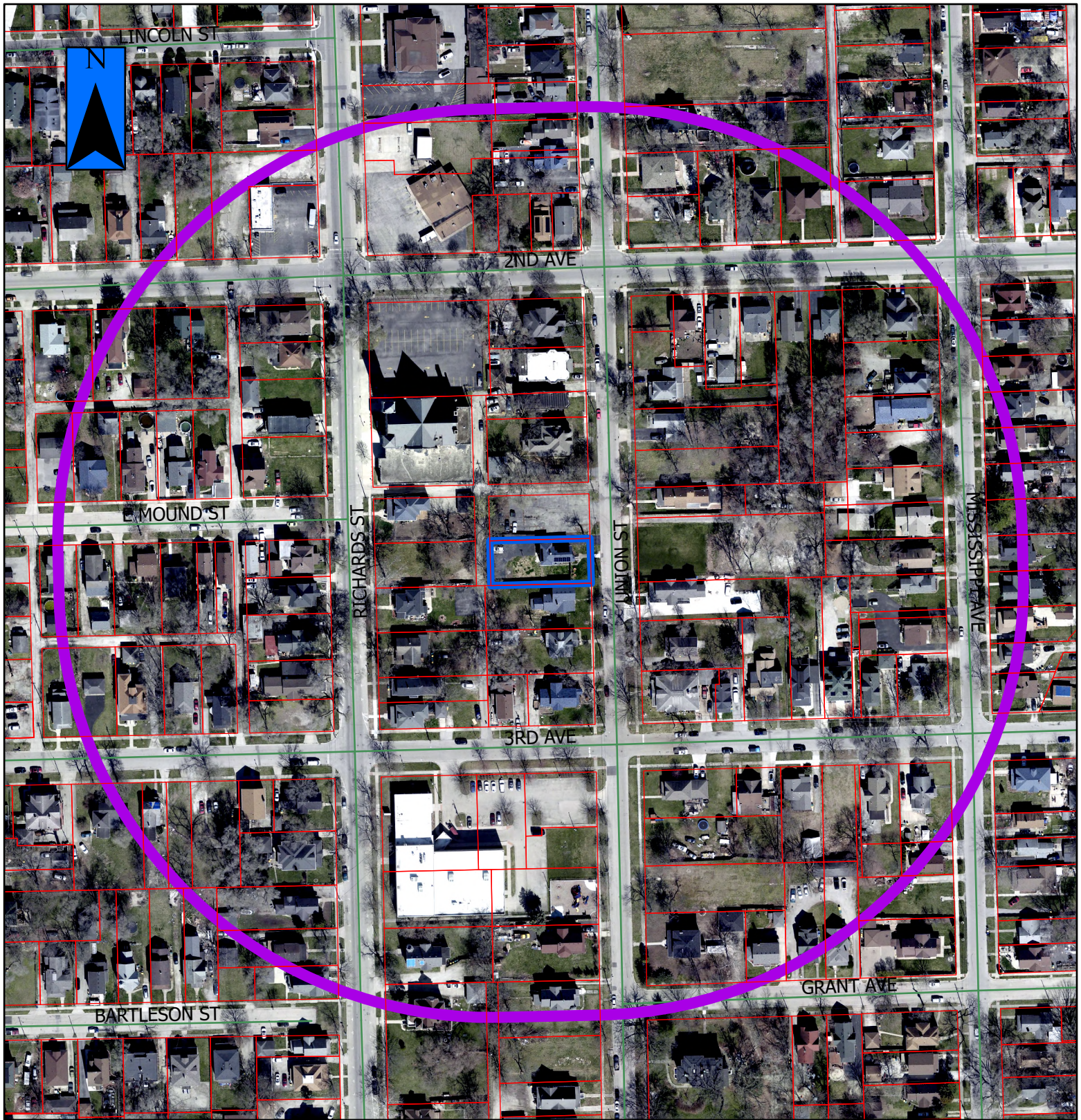
Figure 2: 217 Union Street, view west from Union Street (July 2025)



Figure 3: Existing residences with porches on the 200 block of Union Street (April 2025)





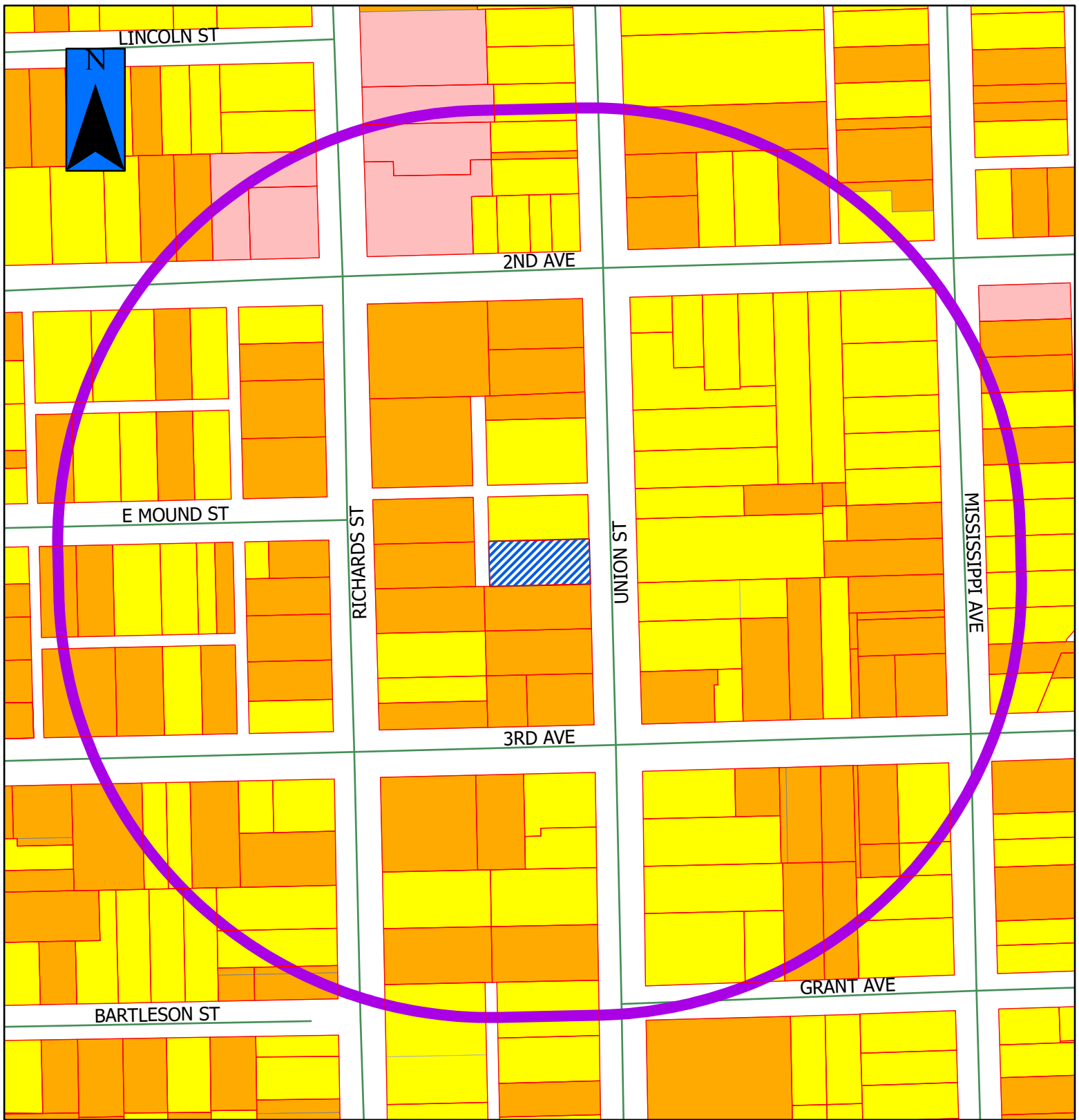




2025-24a



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



2025-24



= 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

LEGEND
A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

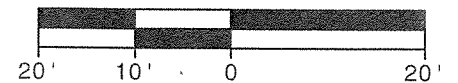
PLAT OF SURVEY

CF

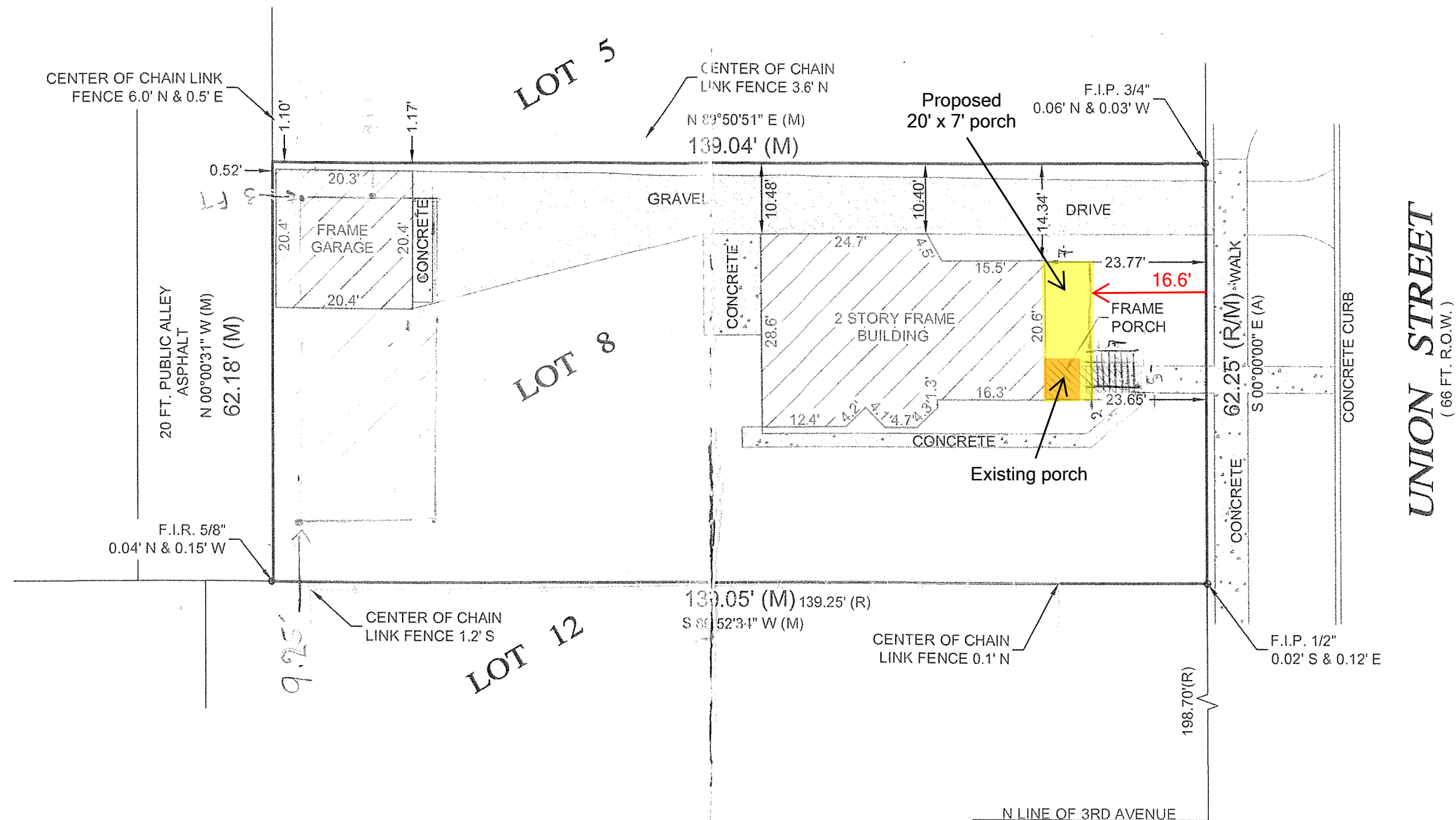
LOT 8 IN RICHARD F. BARBER'S SUBDIVISION OF LOTS 6 AND 7 OF DAVID RICHARD'S SUBDIVISION OF BLOCK 15, IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 8,650.0 SQ. FT. OR 0.20 ACRES MORE OR LESS"



BASIS OF BEARING:
WEST LINE OF UNION STREET LINE AS
FOUND MONUMENTED AND OCCUPIED PER
RECORD SUBDIVISION.
S 00°00'00" E (A)



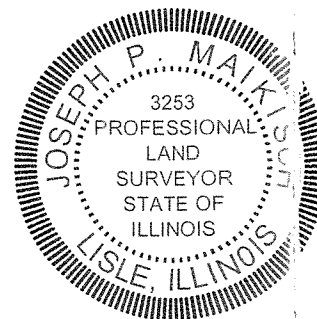
Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 11TH DAY OF OCTOBER, A.D. 2018,
AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2018
ILLINOIS BUSINESS REGISTRATION NO. 184-004245



NOTE:

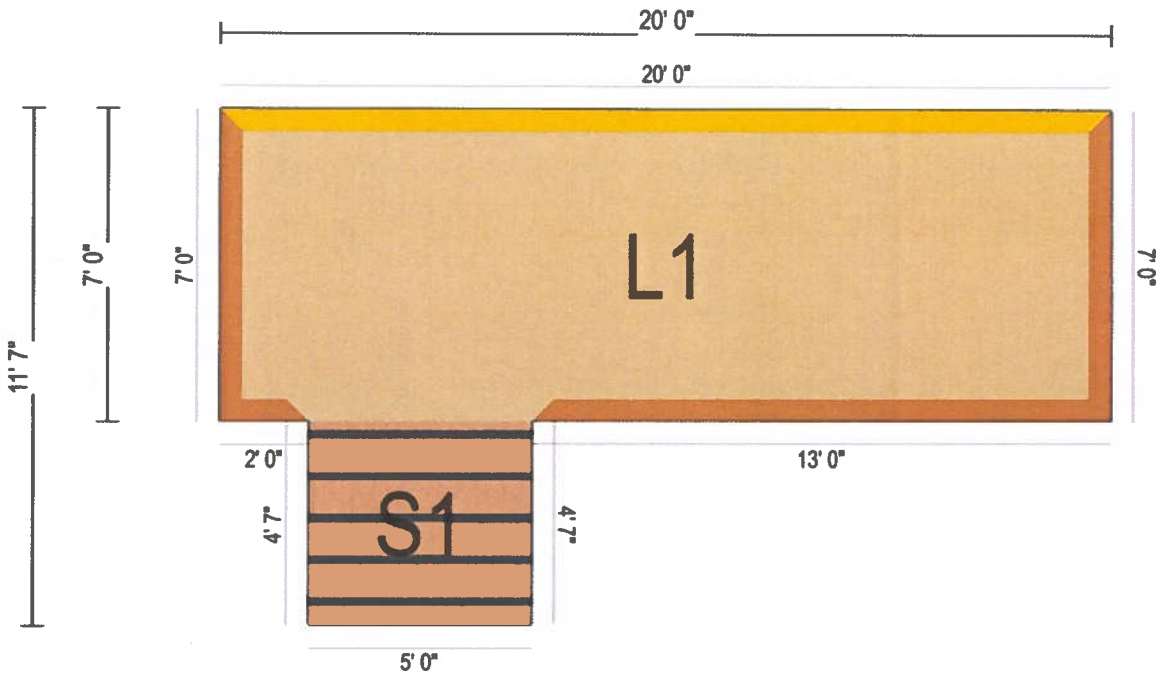
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 217 UNION STREET
JOLIET, ILLINOIS

CLIENT UNZUETA LAW GROUP, P.C.

FIELDWORK DATE (CREW) 10/11/2018 (RJ/WM)

DRAWN BY: JB REVISED: JOB NO. 18-10-0082



Deck Side Color Legend

	Open Side/No Railing		Railing
	Unattached Walls		Attached Walls

PARA USO EXCLUSIVO DE LA OFICINA

Verificado por el planificador (agregar inicial):

Pago recibido de:

Ana Sanchez
Leonel Aguilera Bedolla
217 Union St
Joliet, IL 60433

Petición n.º: 2025-

Dirección común: 217 Union St.

Fecha de solicitud: 6/3/25

Fecha de reunión asignada: 7/17/25

JUNTA DE APELACIONES DE ZONIFICACIÓN
JOLIET, ILLINOIS

PETICIÓN DE VARIACIÓN/APELACIÓN

División de Planificación de la Ciudad de Joliet, 150 W. Jefferson St., Joliet, IL 60432
Tel. (815) 724-4050 Fax (815) 724-4056

DIRECCIÓN PARA LA QUE SE SOLICITA LA VARIACIÓN: 217 Union St Joliet IL 60433

NOMBRE DEL PETICIONARIO: Leonel Aguilera

DIRECCIÓN PARTICULAR: 217 Union St Joliet IL 60433 CÓDIGO POSTAL: 60433

DIRECCIÓN COMERCIAL: CÓDIGO POSTAL:

TELÉFONO: (principal) 815 5452139 (secundario)

CORREO ELECTRÓNICO: ana-s-1109@hotmail.com FAX:

PROPIEDAD DE INTERÉS DEL PETICIONARIO:

DUEÑO DE LA PROPIEDAD: Leonel Aguilera

DIRECCIÓN PARTICULAR: CÓDIGO POSTAL:

DIRECCIÓN COMERCIAL: CÓDIGO POSTAL:

CORREO ELECTRÓNICO: FAX:

Para cualquier uso que requiera una licencia comercial se deberá solicitar simultáneamente dicha licencia y presentar una copia junto con esta petición. Además, si esta solicitud es para la operación de un negocio, debe proporcionar la siguiente información:

REFERENCIAS DEL NEGOCIO (nombre, dirección, teléfono):

OTROS PROYECTOS O DESARROLLOS:

NÚMERO DE ÍNDICE PERMANENTE (N.º FISCAL O PIN): 30-07-15-122-015-0000;
_____;

El número de índice de propiedad/PIN se puede encontrar en la factura de impuestos o en el sitio web del Supervisor de Tasaciones del Condado de Will

DESCRIPCIÓN LEGAL DE LA PROPIEDAD (preferentemente en copia adjunta):

4Hacred

TAMAÑO DEL LOTE: ANCHO 62.25' PROFUNDIDAD 139.04' ÁREA _____

USO ACTUAL DE LA PROPIEDAD: _____

ZONIFICACIÓN ACTUAL DE LA PROPIEDAD: R-2

VARIACIÓN/APELACIÓN
SOLICITADA: front yard setback variation to allow a covered front porch

RESPUESTA A CRITERIOS DE VARIACIÓN

La Junta de Apelaciones de Zonificación está autorizada a otorgar o recomendar medidas de reparación solo cuando recibe evidencias suficientes para establecer una adversidad o dificultad práctica. Las evidencias deben respaldar cada una de las siguientes tres condiciones:

- (a) La propiedad en cuestión no puede tener un rendimiento razonable por el uso permitido y sujeto a las condiciones autorizadas por los reglamentos en el distrito o zona particular.
- (b) La difícil situación del propietario se debe a circunstancias únicas.
- (c) La variación, si se concede, no alterará el carácter esencial del lugar.

Describa cómo cumple los criterios esta solicitud respondiendo a las siguientes preguntas con sus propias palabras.

1. *¿De qué manera las normas de zonificación aplicables impiden que la propiedad en cuestión tenga un rendimiento razonable?*

2. ¿Cuáles son las circunstancias únicas existentes que exigen una variación?

el porche no sirve esta muy bajo y queremos que
se mire similar a las casas vecinas y callendarse

3. ¿Qué impacto tendría la concesión de esta variación de uso sobre el carácter esencial de la zona general?
Incluya tanto los impactos positivos como los negativos.

las casas en esta vecindad se han remodelado
y queremos estar igual

DOCUMENTOS JUSTIFICATIVOS ADJUNTOS

- ☐ Plano del sitio/plano conceptual/plano de planta/plano de elevación de la edificación
- ☐ Formulario de Joliet para la divulgación de titularidad
- ☐ Solicitud de licencia comercial (si corresponde)

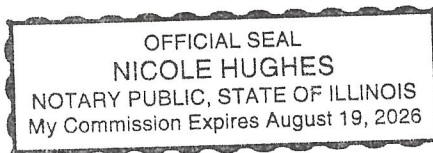
CERTIFICACIÓN NOTARIAL DE LA PETICIÓN

ESTADO DE ILLINOIS) ss
CONDADO DE WILL)

Yo, Ana Sanchez, afirmo que todas las declaraciones anteriores son verdaderas y correctas a mi leal saber y entender. Acepto comparecer en persona o por representación cuando esta petición sea escuchada por la Junta de Apelaciones de Zonificación.

Ana Sanchez
Firma del peticionario

Ana Sanchez
Firma del propietario
(si no es el peticionario)



Suscrito y jurado ante mí
este 3 de June de 2025

mafe ttg

FORMULARIO DE LA CIUDAD DE JOLIET PARA LA DIVULGACIÓN DE TITULARIDAD

La Ciudad de Joliet requiere que aquellas personas que solicitan un alivio de zonificación, una aprobación de subdivisión, permisos de construcción o licencias comerciales divulguen la identidad de todas las personas que tengan una participación propietaria en el negocio y los bienes inmuebles asociados con la solicitud. Se debe completar una copia de este formulario y enviarlo junto con los otros documentos de la solicitud. El no completar y enviar correctamente este formulario puede provocar la denegación de la solicitud.

I. INFORMACIÓN SOBRE LA SOLICITUD

Este formulario se envía como parte de una solicitud de (marque todas las opciones que correspondan):

- ☐ Rezonificación, permiso de uso especial, variación u otro alivio de zonificación (complete las secciones II y III)
- ☐ Plano catastral preliminar, plano catastral final o plano catastral de registro de subdivisión (complete las secciones II y III)
- ☒ Permiso de construcción (complete las secciones II y III)
- ☐ Licencia comercial (complete todas las secciones)

II. INFORMACIÓN SOBRE LA PROPIEDAD

La dirección y PIN(s) de los bienes inmuebles asociados con esta solicitud son:

217 Union St Joliet IL 60433

PIN(s): 30-07-15-122-015-0000

III. TITULARIDAD DE LA PROPIEDAD

Seleccione el tipo de propietario del inmueble asociado con esta solicitud y complete la información de contacto correspondiente a continuación:

- ☒ **Individuos:** Indique los nombres, direcciones y números de teléfono del propietario o los propietarios individuales
- ☐ **Corporación:** Indique los nombres, direcciones y números de teléfono de todas las personas que posean el 3 % o más de las acciones de la corporación y detalle el porcentaje de acciones en poder de dichos accionistas
- ☐ **Sociedad de responsabilidad limitada:** Indique los nombres, direcciones y números de teléfono de todos los miembros de la empresa, junto con el porcentaje de propiedad de cada miembro
- ☐ **Fideicomiso de tierras:** Indique los nombres, direcciones y números de teléfono de los fideicomisarios y todos los beneficiarios
- ☐ **Asociación:** Indique los nombres, direcciones y números de teléfono de todos los socios
- ☐ **Otro tipo de organización:** Indique los nombres, direcciones y números de teléfono de todas las personas pertenecientes a la organización o con el derecho de dirigir los asuntos de la organización y que tengan una participación propietaria legal o equitativa

Ronni Aguilera

Ana Sanchez

CORREO ELECTRÓNICO: ana-5-1109@hotmail.com

FAX:

IV. TITULARIDAD DEL NEGOCIO

Si el propietario del negocio no es el propietario del inmueble asociado a la solicitud, se deberá proporcionar la siguiente información:

Seleccione el tipo de propietario de negocio asociado con esta aplicación y complete la información de contacto a continuación:

- ☐ **Individuos:** Indique los nombres, direcciones y números de teléfono del propietario o los propietarios individuales
- ☐ **Corporación:** Indique los nombres, direcciones y números de teléfono de todas las personas que posean el 3 % o más de las acciones de la corporación y detalle el porcentaje de acciones en poder de dichos accionistas
- ☐ **Sociedad de responsabilidad limitada:** Indique los nombres, direcciones y números de teléfono de todos los miembros de la empresa, junto con el porcentaje de propiedad de cada miembro
- ☐ **Asociación:** Indique los nombres, direcciones y números de teléfono de todos los socios
- ☐ **Otro tipo de organización:** Indique los nombres, direcciones y números de teléfono de todas las personas de la organización que tengan una participación propietaria legal o equitativa

CORREO ELECTRÓNICO: _____ FAX: _____

NOTA:

Si un accionista, miembro, beneficiario o socio mencionado en la Sección III o la Sección IV no es un individuo, también se deberá revelar la información relativa a las personas que tienen el título legal o equitativo de los bienes inmuebles o negocios asociados con la solicitud. Por ejemplo, si los bienes inmuebles asociados con una solicitud son propiedad de un fideicomiso de tierras y el beneficiario de dicho fideicomiso es una sociedad de responsabilidad limitada, se deberá revelar la información de los miembros de la sociedad de responsabilidad limitada. Si uno de los miembros de la sociedad de responsabilidad limitada es una asociación, se deberá revelar la identidad de los socios. Si uno de los socios es una corporación, se deberá revelar la información de todas las personas que posean el 3 % o más de las acciones emitidas.

FIRMADO: Ana Sanchez

FECHA: 6-3-25

Nombre, cargo y números de teléfono de la persona que completa y envía este formulario:

ZONING BOARD OF APPEALS
CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

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

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



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8727

Agenda Date: 7/17/2025

STAFF REPORT

DATE: July 8, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-25
Applicant: Ketone Acquisitions, LLC
Status of Applicant: Property owner
Location: 3050 Channahon Road (Council District #5)
Request: A Special Use Permit to allow the sales, leasing, rental, and maintenance of new and used commercial vehicles including semi-trailer trucks

Purpose

The applicant is requesting a special use permit to allow the sales and maintenance of new and used commercial vehicles, including semi-trailer trucks, in the I-2 (general industrial) zoning district at 3050 Channahon Road.

Truck, trailer, and vehicle sales are a special use in the B-3 (general business) zoning district. The City of Joliet Zoning Ordinance allows B-3 uses as special uses in the I-2 (general industrial) zoning district when authorized by two-thirds majority vote of the City Council. Per Section 47-14.3 (D), the uses shall be granted only when they will not be adversely affected by their location within industrial districts and when they will not interfere with the orderly and economic development of the remaining portions of the industrial districts.

Site Specific Information

The subject site is Lot 11 in the Ketone Business Center Resubdivision of Lot 3, which was recorded in 2023. Ketone Business Center is an industrial subdivision located south of Channahon Road at Houbolt Road that was initially approved in 2016. The entire subdivision has I-2 (general industrial) zoning and mainly contains logistics and transportation uses. The subject site is at the southeast corner of the intersection of Channahon Road and Houbolt Road and is currently undeveloped. The lot is 18.5 acres but only has around 5 acres of buildable area due to the stormwater easements on the north and south portions of the site. The lot also contains the private access road that serves the Ketone lots east of Houbolt Road. The interior road has two access points, one on Channahon Road and one on Houbolt Road, and will not be modified with the proposed development.

In May 2019, City Council approved a special use permit (Ordinance #17956) to allow a truck and travel fueling center at 3100 Channahon Road, which at the time was Lot 3 in Ketone Business Center Unit 2 Subdivision. In June 2021, City Council approved a special use permit (Ordinance #18240) to allow a tire repair and sales center for Cassidy Tire on Lot 3 in addition to the fueling center. Following this approval, in 2022 the property owner subdivided Lot 3 to separate the Cassidy Tire development (now Lot 10) from the subject site (Lot 11). The owner has continued to market Lot 11 for a travel and fueling center but does not believe they will find a suitable user for this type of development.

Surrounding Zoning, Land Use and Character

The property is located within the Ketone Business Center industrial park, which is zoned I-2 (general industrial). The east side of the subdivision, where the subject site is located, contains a tire repair and sales facility, a trucking company, and a trailer rental facility. The west side of the subdivision contains distributions centers, a truck equipment rental business, and a ready-mix concrete plant and aggregate yard. The subject site is adjacent to industrial uses within Ketone subdivision on the east and south, and is adjacent to the Houbolt Road right-of-way on the west. To the north across Channahon Road are a transportation company zoned I-2 (general industrial) and a residential lot within unincorporated Will County zoned County R-2 (single-family residence).

Applicable Regulations

- | | |
|------------------------|--|
| • Section 47-13.2A (G) | Special Uses – B-3 (General Business) District |
| • Section 47-14.3 (D) | B-3 Uses within the I-2 District |
| • Section 47-5.2 (C) | Criteria for issuance of a Special Use Permit
(refer to attachment) |

Discussion

The petitioner and property owner, Ketone Acquisitions LLC, is requesting a special use permit to allow the sales of new and used commercial vehicles including trucks within an existing industrial subdivision. The proposed development would occupy 5.4 acres on Lot 11. The conceptual site plan shows that the development would contain a 24,750-square-foot office and repair building with 8 dock doors on each side. The surrounding paved parking area would contain employee parking, around 14 trailer spaces, and around 27 tractor spaces. The specific user is unknown at this time but the petitioner states they have had interest from several groups. The main sales product would be semi-tractors but sales could also include semi-trailers, construction equipment, and other commercial vehicles. The onsite repair services would be limited to the fleet-owned trucks and would not be open to the public.

Access to the site would be from the existing private driveway along the east side of the subject site. This existing access road would not be changed or expanded as part of this request. No additional access points to Channahon Road (Route 6) or Houbolt Road are requested. There are no additional public improvements required with the development of this lot. Staff is not requiring a traffic impact study for the proposed use.

The development would be required to comply with the City's Zoning Ordinance requirements, including but not limited to the Landscape and Screening Regulations and the Non-Residential Design Standards. The existing stormwater areas within the onsite easements will remain and will not be modified.

Staff finds that the request meets the following special use criteria: the establishment and operation of the special use will not be detrimental to public health and safety nor will it impede the normal and orderly development and improvement of the surrounding property. The proposed use will be similar to the existing transportation-related uses within the subdivision. Adequate utilities, access roads, and drainage are provided within the subdivision. The site has ingress and egress via the existing private access road.

Conditions

If the Zoning Board desires to approve the Special Use Permit to allow the sales, leasing, rental, and maintenance of new and used commercial vehicles including semi-trailer trucks, located at 3050 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;
2. That the development shall comply with the City's Non-Residential Design Standards;
3. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.

Figure 1: Lot 11 in Ketone Business Center Resubdivision of Lot 3, view southeast from the intersection of Channahon Road and Houbolt Road (June 2023)

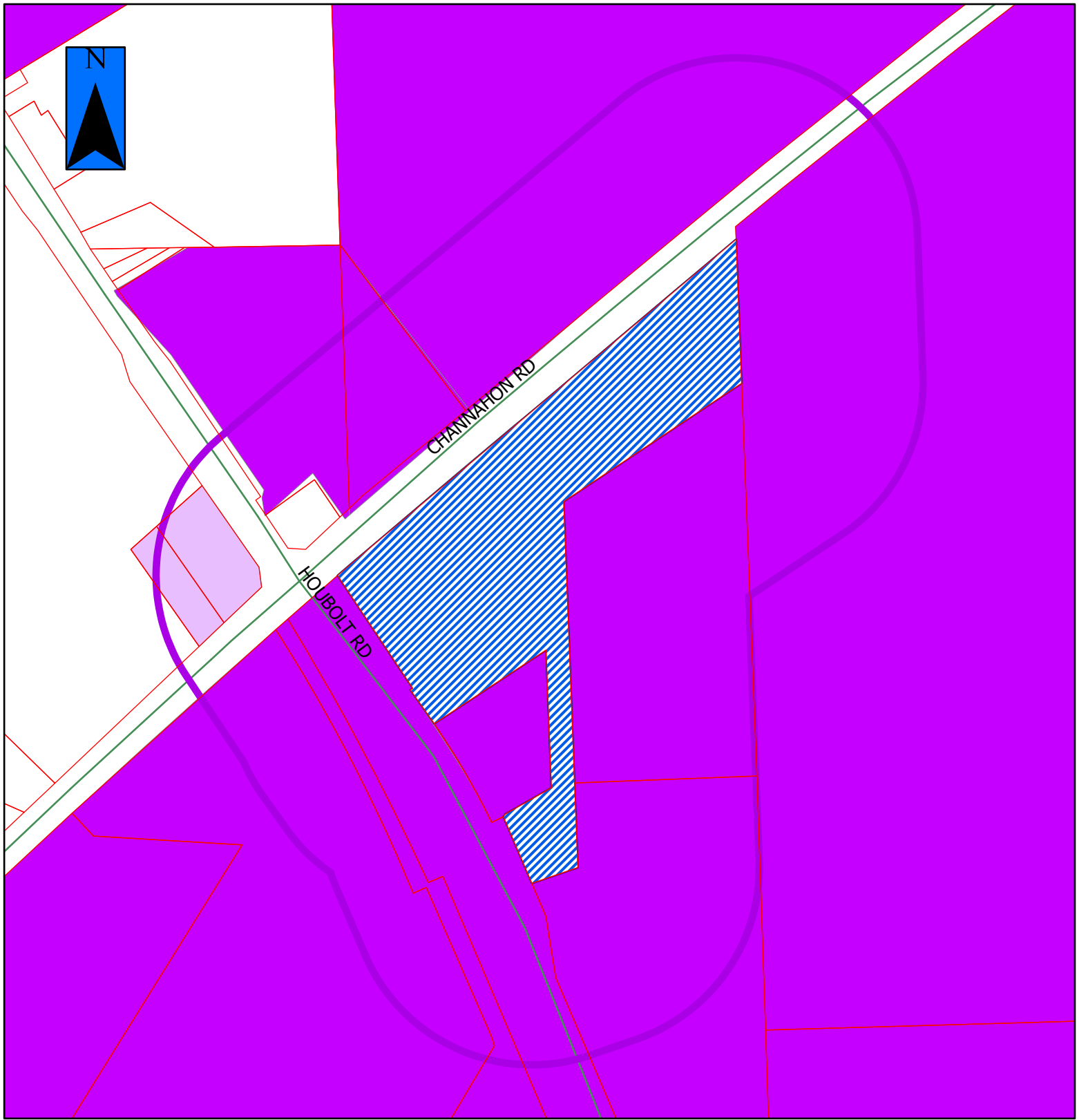


Figure 2: Entrance off Channahon Road on the east side of Lot 11, view south from Channahon Road (October 2022)





Figure 3: Subject lot within the Ketone Business Center subdivision (2025)



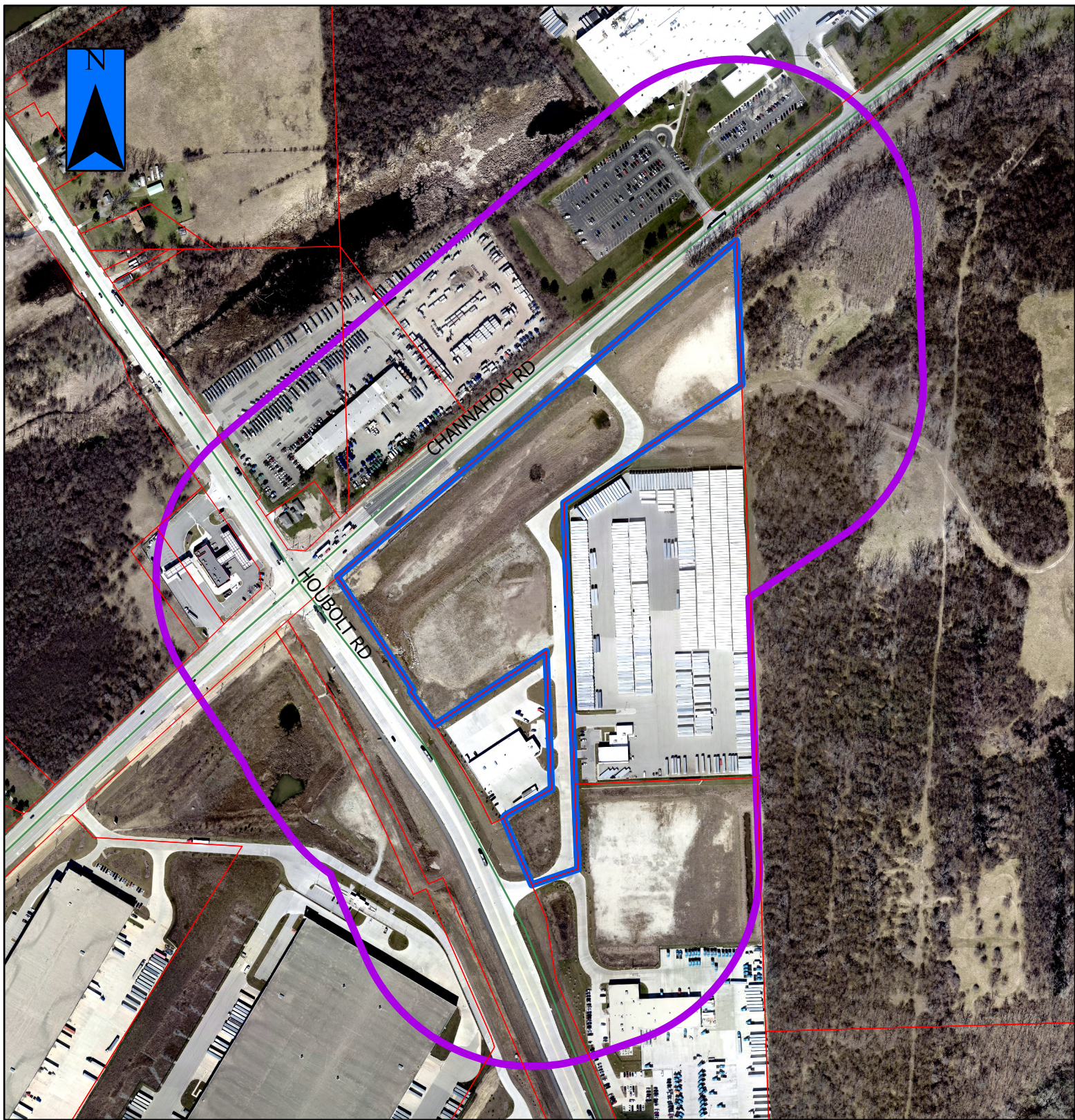


2025-25



 = 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



2025-25a



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

Conceptual Site Plan



DATA:

SITE AREA:	± 236,018	SQ.FT.
	5.41	ACRES
BUILDING AREA (GROSS):	24,750	SQ.FT.
TRACTOR POSITIONS:	27	TRACTORS
TRAILER POSITIONS:	30	TRAILERS
CAR PARKING:	47	CARS
DRIVE IN DOORS:	16	DOORS

1 SITE PLAN
SCALE: 1" = 40'



1 SITE PLAN
SCALE: 1" = 100'



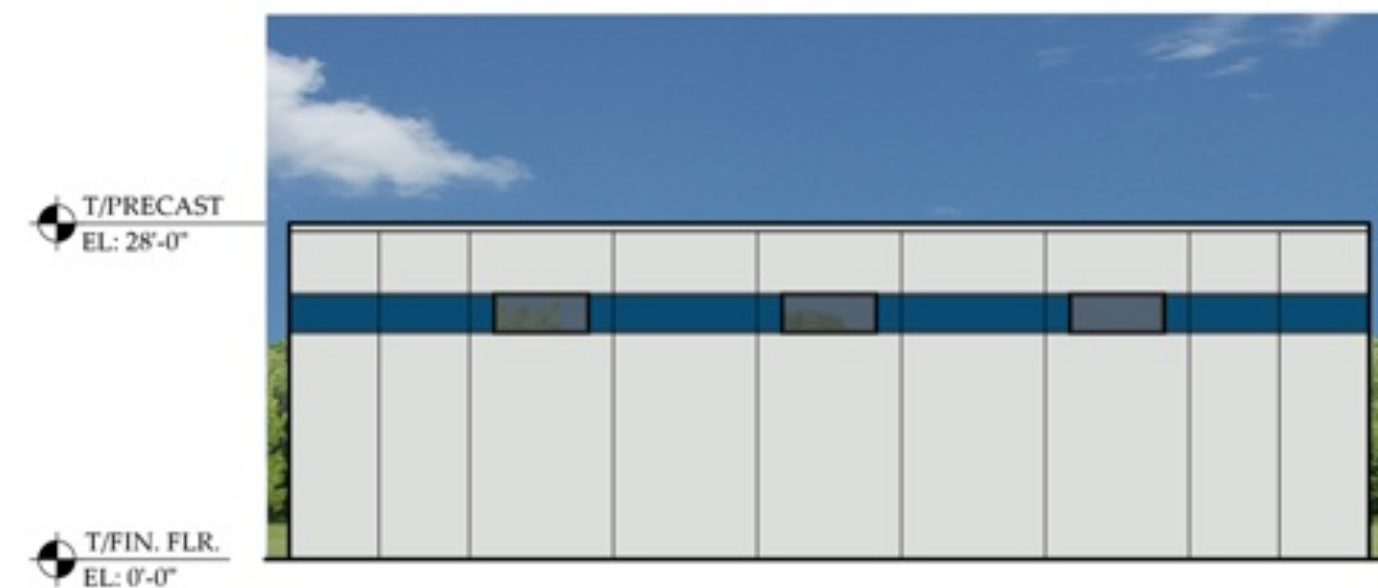
4 NORTH ELEVATION
SCALE: 1/16" = 1'







2 WEST ELEVATION
SCALE: 1/16" = 1'



3 SOUTH ELEVATION
SCALE: 1/16" = 1'



1 EAST ELEVATION
SCALE: 1/16" = 1'

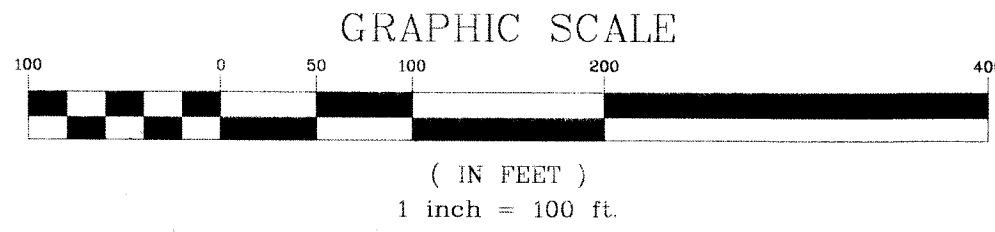
	ACCENT COLOR: SHERWIN WILLIAMS DIGNITY BLUE SW6804
	DARK FIELD COLOR: SHERWIN WILLIAMS WEB GRAY SW 7075
	MEDIUM FIELD COLOR: SHERWIN WILLIAMS ONLINE SW7072
	LIGHT FIELD COLOR: SHERWIN WILLIAMS SITE WHITE SW7070

Record Plat from 2023

RECORDING PLAT
OF
**KETONE BUSINESS CENTER
RESUBDIVISION OF LOT 3**

BEING A RESUBDIVISION OF LOT 3 IN KETONE BUSINESS CENTER UNIT 2 SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 11, 12, 13 & THAT PART OF LOT 14 LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10 IN CHICAGO GRAVEL COMPANY SUBDIVISION OF PART OF THE SECTIONS 25, 26, 35 AND 36, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 2018 AS DOCUMENT R2018070932, IN WILL COUNTY, ILLINOIS.

R2023005355
KAREN A. STUKEL
WILL COUNTY RECORDER
RECORDED ON
02/01/2023 02:59:39 PM
REC FEE: \$8.00
IL RENTAL HSNG: 9.00
PAGES: 3
LEH



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

LEGEND

PROPERTY LINE	———
LOT LINE	———
EASEMENT LINE	———
SETBACK LINE	———
B.S.L.	BUILDING SETBACK LINE
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION
L.S.E.	LANDSCAPING EASEMENT

OWNER
KETONE ACQUISITIONS, LLC
44 S VAIL AVENUE, SUITE 200
ARLINGTON HEIGHTS, ILLINOIS 60005
PHONE: 847-440-4850

DEVELOPER
KETONE ACQUISITIONS, LLC
44 S VAIL AVENUE, SUITE 200
ARLINGTON HEIGHTS, ILLINOIS 60005
PHONE: 847-440-4850

MUNICIPALITY
CITY OF JOLIET
150 WEST WASHINGTON STREET
JOLIET, IL 60432

ENGINEER
JACOB & HEFNER ASSOCIATES, INC.
5030 38TH AVENUE
MOLINE, ILLINOIS 61265

LAND SURVEYOR
MANHARD CONSULTING, LTD.
700 SPRINGER DRIVE
LOMBARD, ILLINOIS 60148

AREA TABLE

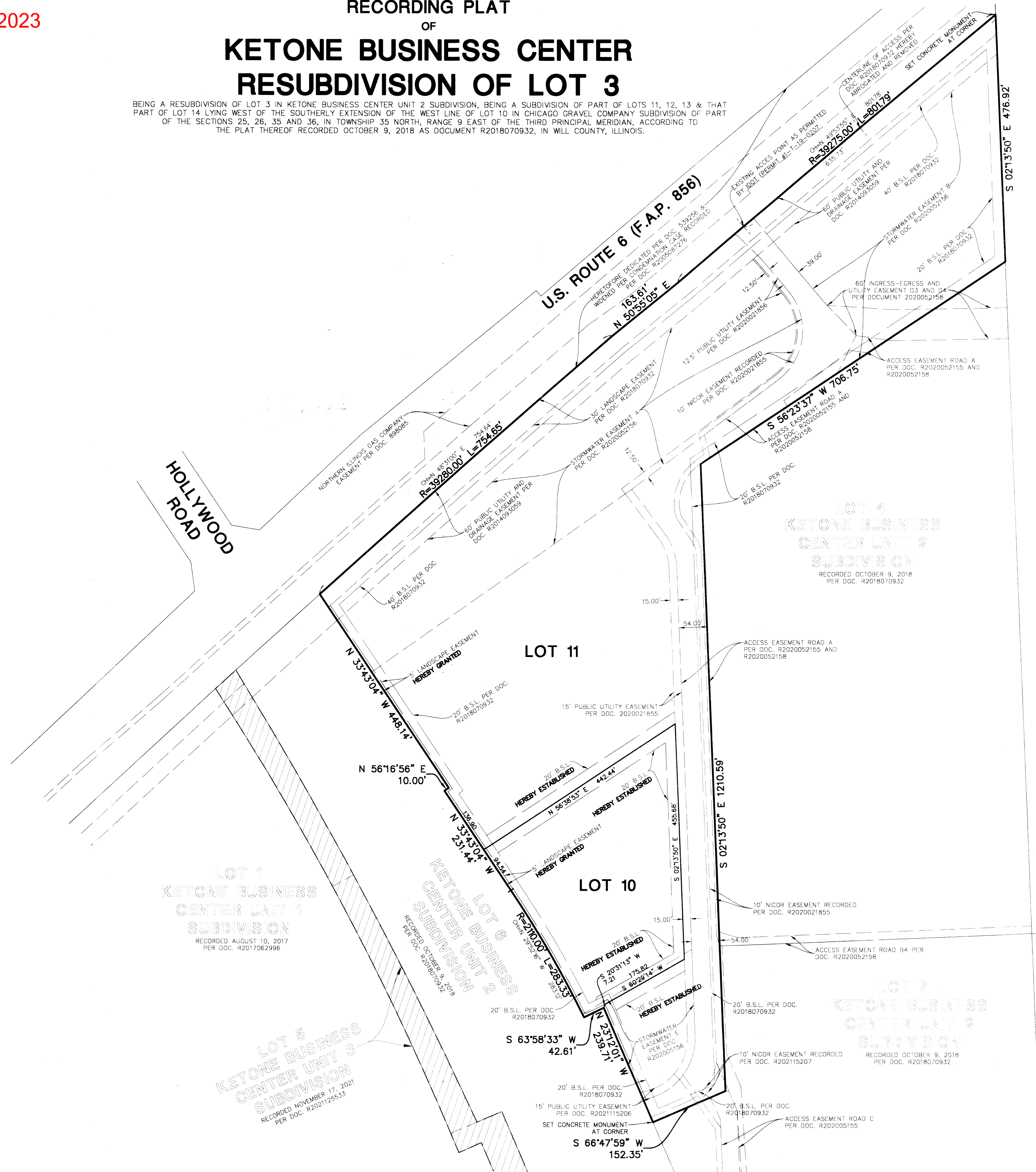
LOT 10 = 126,682 SQUARE FEET	(2.908 ACRES ±)
LOT 11 = 807,328 SQUARE FEET	(18.534 ACRES ±)
TOTAL = 934,010 SQUARE FEET	(21.442 ACRES ±)

EXISTING P.I.N.

05-06-25-301-005

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- EXISTING OFF-SITE MONUMENTATION (SECTION CORNERS) HAS BEEN SHOWN HEREON BASED ON PRIOR SURVEYS AND RECORDED PLATS AND HAS NOT BEEN VERIFIED FOR THIS SUBDIVISION.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- THIS SUBDIVISION MAY BE SUBJECT TO CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY FROM THIS PLAT.
- MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDED OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.



KETONE BUSINESS CENTER RESUBDIVISION OF LOT 3

CITY OF JOLIET, ILLINOIS

RECORDING FINAL PLAT OF SUBDIVISION

PROJ. MGR. TJM
PROJ. ASSOC. TJM
DRAWN BY. MGS
DATE: 06/16/22
SCALE: 1"=100'

SHEET

1 OF 2

FIDJ03

Manhard
CONSULTING, LTD.
1000 N. WASHINGTON STREET, SUITE 200
JOLIET, ILLINOIS 60432
PH: 815-741-1111
WWW.MANHARDCONSULTING.COM
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

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: 3080 Channahon Road

PETITIONER'S NAME: Ketone Acquisitions, LLC

HOME ADDRESS: N/A ZIP CODE: N/A

BUSINESS ADDRESS: 44 S Vail Avenue, Suite 106, Arlington Heights, IL ZIP CODE: 60005

PHONE: (Primary) 847-924-0485 (Secondary) N/A

EMAIL ADDRESS: kschuhmacher@ketonepartners.com FAX: N/A

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Ketone Acquisitions, LLC

HOME ADDRESS: N/A ZIP CODE: N/A

BUSINESS ADDRESS: 44 S Vail Avenue, Suite 106, Arlington Heights, IL ZIP CODE: 60005

EMAIL ADDRESS: kschuhmacher@ketonepartners.com FAX: N/A

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

BUSINESS REFERENCES (*name, address, phone*):

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 05-06-25-301-008-0000 ;
_____; _____; _____.

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: N/A DEPTH: N/A AREA : 18.534 acres

PRESENT USE(S) OF PROPERTY: Vacant land

PRESENT ZONING OF PROPERTY: I-2

SPECIAL USE REQUESTED: To allow for the sales, leasing, rental and maintenance of new and

used commerical vehicles and equipment, including outdoor display and storage of vehicles

(which shall include, but not be limited to, semi-trucks, tractors and trailers)

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

- (1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- (4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and
- (7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

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

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

This will be an amenity for the transportation and logistics users in the area. We do not anticipate that the establishment, maintenance or operation of the special use will negatively affect the public health, safety, morals, comfort or general welfare.

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

The special use will have little to no negative impact to properties in the immediate area as it is consistent with other surrounding uses.

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

No, the use does not impede the normal/orderly development/improvement of surrounding property.

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

Yes, the plan has been prepared according to City of Joliet requirements and includes adequate utilities, access roads and drainage.

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

Yes, an interior connector road between Route 6 and the Houbolt Road extension was constructed to provide access to the site.

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. No, it does 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)?

There has not been any denial of any prior application for a SUP for the site. A SUP for a truck & travel fueling center was approved on 5/21/19.

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, KYLE SCHUMACHER, 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.

Kyle Schumacher

Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me

this 5th day of June, 2025

Kathleen Dawn Colias



Legal Description:

Lot 11 in Ketone Business Center Resubdivision of Lot 3, according to the plat thereof recorded February 1, 2023, as Document No. R2023005355, in Will County, Illinois, being a resubdivision of Lot 3 in Ketone Business Center Unit 2 Subdivision, being a subdivision of part of Lots 11, 12, 13, and that part of Lot 14 lying west of the southerly extension of the west line of Lot 10 in Chicago Gravel Company Subdivision of part of Sections 25, 26, 35, and 36, in Township 35 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded October 9, 2018, as Document No. R2018070932, in Will County, Illinois.

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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

I. INFORMATION ABOUT THE APPLICATION

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

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

II. INFORMATION ABOUT THE PROPERTY

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

3080 Channahon Road

PIN(s): 05-06-25-301-008-0000

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

Ketone Partners, LLC, 44 S Vail Avenue, Suite 106, Arlington Heights, IL 60005

(100% Member of Ketone Acquisitions, LLC)

Kyle Schuhmacher (Manager) Cell phone: 847-924-0485

E-MAIL: kschuhmacher@ketonepartners.com FAX: N/A

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

N/A

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: Kyle Schuhmacher

DATE: JUNE 5, 2025

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

Kyle Schuhmacher, Manager, Ketone Acquisitions, LLC, 847-924-0485

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.		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8728

Agenda Date: 7/17/2025

STAFF REPORT

DATE: July 17, 2025
TO: Zoning Board of Appeals
FROM: Ray Heitner, Planner
RE: Petition Number: 2025-26
Applicant / Owner: Gregg Vershay and Jodi Wartenberg
Location: 361 Wilcox Street (COUNCIL DISTRICT #4)
Request: 2025-26: A Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district.

Purpose

The applicant is requesting a Variation of Use to allow the continuation of a two-unit residence, an R-3 (one-and two-family residential) use, in an R-2 (single-family residential) zoning district located at 361 Wilcox Street. The requested Variation of Use petition will require City Council approval, with a recommendation from the Zoning Board of Appeals.

Site Specific Information

The subject property is approximately 6,400 square feet in size and contains a two-story, 3,600 square-foot building with a 385 square-foot detached garage. The two-story brick building was built prior to 1925 with the first level functioning as a neighborhood store and the second level as a dwelling unit. The building then operated with 2-3 dwelling units throughout much of its history. The ground floor of the building has had varied uses as a school supply store, general store, and efficiency apartment throughout its history. The building has two separate entrances to an apartment unit on each floor. Both units have an enclosed porch to the rear of the building that leads to a shared patio in the back yard. Floor plans of the subject structure have been included in the staff report packet, that show the interior layout for the current two-unit use.

The subject property was downzoned to its current zoning designation of R-2 (single-family residential) zoning in 1975 along with numerous other properties in this area of the City. A Variation of Use to allow two dwelling units was applied for but ultimately withdrawn in 1986. According to City directories, one household lived here from 1995 – 2015, presumably the other unit was vacant. City Directory records show that two households have resided here since 2016. The Zoning Board of Appeals granted variations to reduce the lot area per family from 7,000 to 3,200 square feet and to reduce the required amount of off-street parking from three spaces to two spaces in 1985. The

requested Variation of Use petition to allow the continued use of two dwelling units on the subject property is needed to allow the property to operate in a legal conforming manner.

Surrounding Zoning, Land Use and Character

The property is located at the southwest corner of Wilcox Street and Glenwood Avenue. The surrounding neighborhood is largely comprised of single-family homes; however, some two-units and multi-family dwelling buildings with three or more units can be found in the vicinity, including across the street at the intersection of Glenwood and Wilcox and at the intersection of Glenwood Avenue and Raynor Avenue.

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

- North: R-2 (Single-Family Residential), school (Farragut Elementary School)
- South: R-2 (Single-Family Residential), single-family residence
- East: R-2 (Single-Family Residential), single-family residence
- West: R-2 (Single-Family Residential), single-family residence

Applicable Regulations

- Section 47-17.28 – Variation of Use
- Section 47-19.8 - Criteria for granting a Variation (refer to attachment)
- Section 47-6 – R-2 (Single-Family Residential) Zoning District

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.*

Discussion

The petitioner wishes to continue the existing two-dwelling unit use at the subject property. The property was purchased in 1986 with the understanding that the correct zoning to allow two dwelling units was already in place at the time the property was purchased. Variations to approve a reduction in lot area per family and to reduce the required amount of off-street parking to two parking spaces have been previously approved. Since the subject property was built to have two uses, visually appears as two-unit, and has a history of operating with two units, staff does not believe the requested Variation of Use will alter the essential character of the neighborhood.

Conditions

If the Zoning Board desires to approve this Variation of Use to allow the continuation of a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family

residential) zoning district, located at 361 Wilcox Street, staff recommends the following conditions be included:

1. That the property shall comply with the City's Rental Inspection Program.
2. Should the property be declared a public nuisance by the City Council, the Variation of Use shall be subject to a rehearing and possible revocation of the Variation of Use.

ZONING BOARD OF APPEALS

CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

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

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

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: 361 Wilcox St.

PETITIONER'S NAME: Gregg Vershay and Jodi Wartenberg

HOME ADDRESS: 361 Wilcox St. Joliet IL 6043 ZIP CODE: 60435

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) 815-514-8125 (Secondary) _____

EMAIL ADDRESS: JodiKay@aol.com FAX: _____

PROPERTY INTEREST OF PETITIONER: owner

OWNER OF PROPERTY: Gregg Vershay and Jodi K Wartenberg

HOME ADDRESS: 361 Wilcox St. Joliet IL ZIP CODE: 60435

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: JodiKay@aol.com FAX: _____

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

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

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): # 07-09-301-008 ;
; ;

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

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

Lot 1 in block 1 in Sarah H. Whittier's Subdivision of Lot 4 of C.A. Strong's
subdivision of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 and part of the
North 1/2 of the Southwest 1/4 of Section 9, Township 35 North, Range 10 East of the
third Principal Meridian per Plat record Aug. 8, page 28, in Will County as Doc No. 169621

LOT SIZE: WIDTH: 50' DEPTH: 128' AREA: 6400 sq ft

PRESENT USE(S) OF PROPERTY: owner occupied

PRESENT ZONING OF PROPERTY: R2

VARIATION OF USE REQUESTED: R3

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?

Building is currently zoned as single unit. Research indicates
that in 1975 the property was downzoned from R3 to R2, as was
the entire Cathedral Area at that time. However, buildings constructed
as two-unit and owner would like to use as two-unit.

2. What unique circumstances exist which mandate a variance?

Bringing buildings proper use back to its original intent of two-units. As noted on provided floor plan, building has two entrances for each spacious unit. Building sits on corner lot and brings character to neighborhood as it is very well-maintained.

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.

Within a one block area there are numerous multifamily units, a grade school, university, and one 6-unit apartment building. A variation of use would have no impact on neighborhood. Original intent was not for single family but instead two-units.

REQUIRED SUPPORTING ATTACHMENTS

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

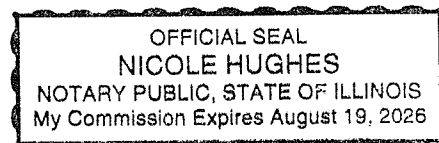
NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Jodi Wartenberg, 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.

Jodi Wartenberg
Petitioner's Signature

Owner's Signature
(If other than petitioner)



Subscribed and sworn to before me
this 13 day of JUNE, 2025
Nicole Hughes

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:

361 Wilcox Street Joliet IL 60435
PIN(s): # 07-09-301-008

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

Joint owners. married couple: gregg vershay and Jodi Wartenberg
361 Wilcox Street
Joliet, IL 60435
815-514-8125 (Jodi)
E-MAIL: Jodikay@aol.com FAX: n/a

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:

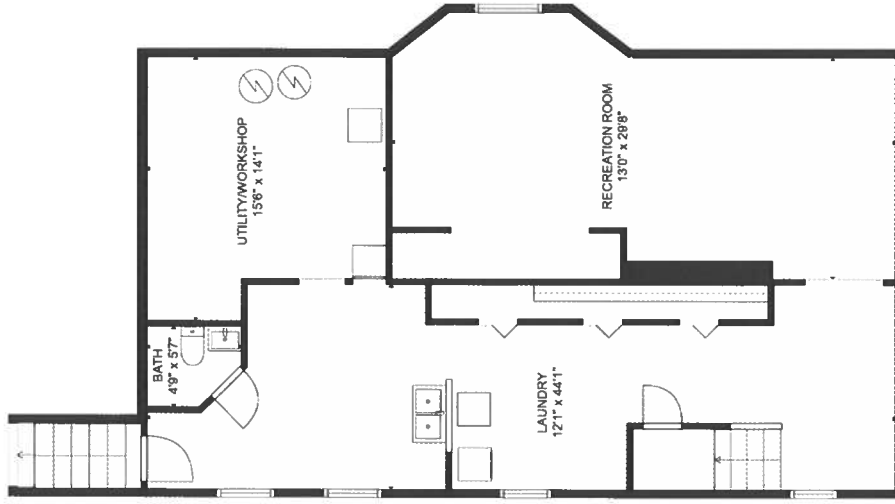
If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated 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: Jodi Wartenberg

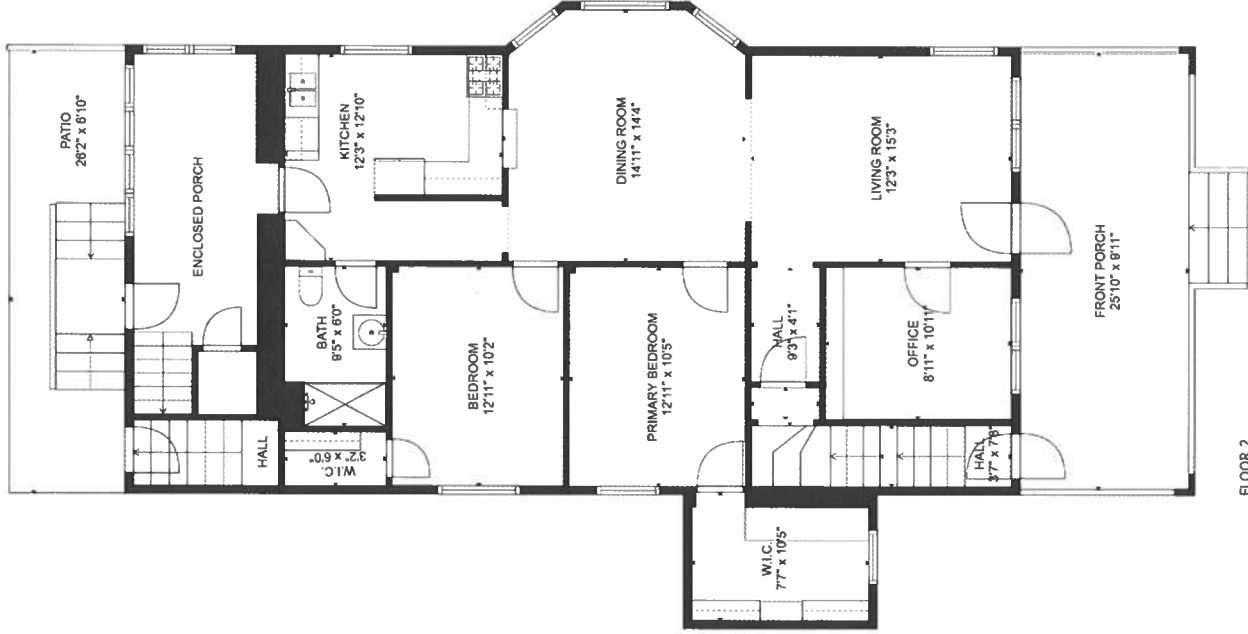
DATE: June 5, 2025

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

Jodi Wartenberg, owner. 815-514-8125



FLOOR 1



FLOOR 2



FLOOR 3

TOTAL: 3609 sq. ft
 BELOW GROUND: 983 sq. ft, FLOOR 2: 1428 sq. ft, FLOOR 3: 1198 sq. ft
 EXCLUDED AREAS: UTILITY/WORKSHOP: 198 sq. ft, FRONT PORCH: 256 sq. ft, PATIO: 178 sq. ft,
 ENCLOSED PORCH: 147 sq. ft
 WALLS: 245 sq. ft

ADDRESS:
361 WILCOX ST.
JOLIET IL 60435

FIELD WORK COMPLETED ON: 06/13/2025

CLIENT:
O'Dekirk, Allred & Rhodes, LLC

Area: 6,399.96 Sq. Feet

PLAT OF SURVEY

LOT 1 IN BLOCK 1 IN SARAH H. WHITTIER'S SUBDIVISION OF LOT 4 OF C.A. STRONG'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 1892, IN PLAT BOOK 8, PAGE 28, IN WILL COUNTY, ILLINOIS.



SCALE 1"=15'

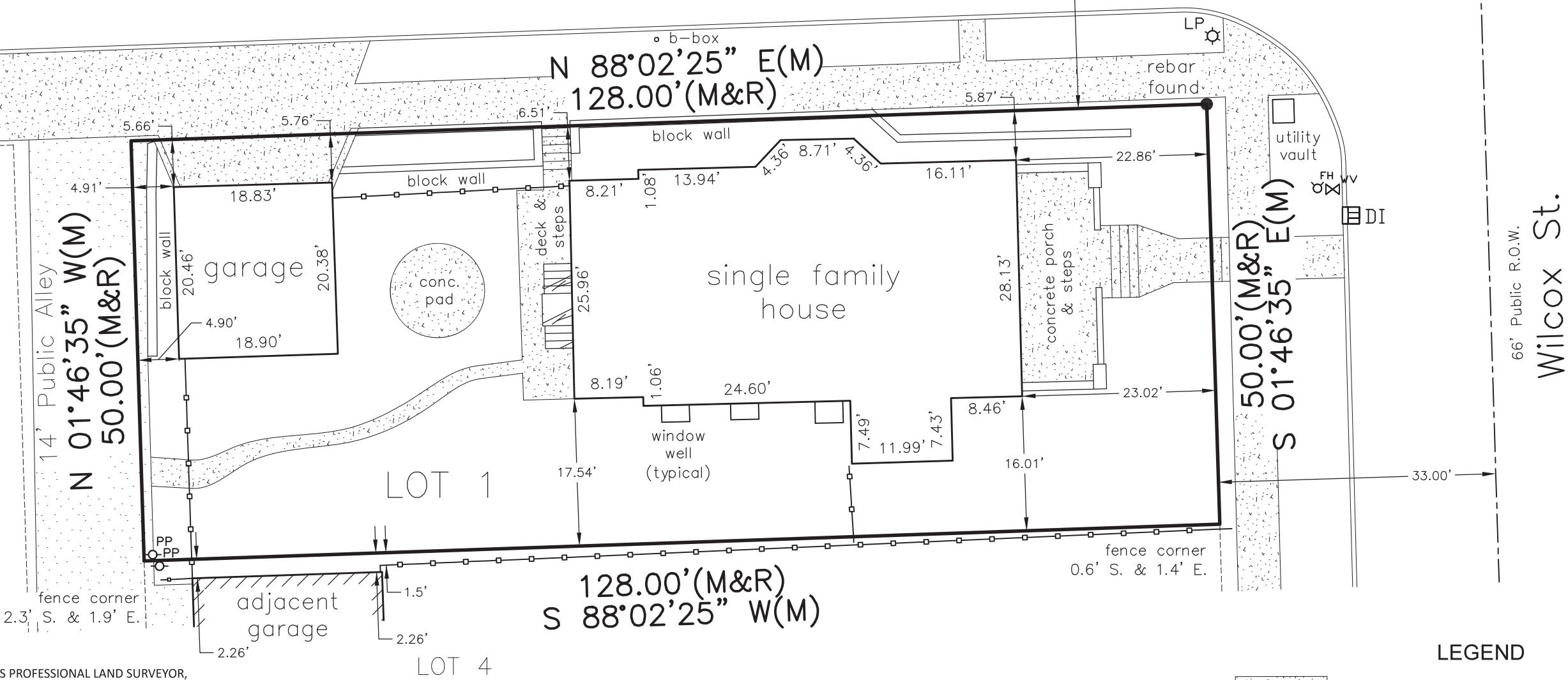
Basis of Bearing

STATE PLANE COORDINATES



Glenwood Ave.

50' Public R.O.W.



STATE OF ILLINOIS
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE DRAWN PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT MINOOKA, ILLINOIS,
THIS 16TH DAY OF JUNE OF 2025.

[Signature]

JOSE RAFAEL SALAS
ILLINOIS LICENSE NO. 035.003933, EXPIRES NOVEMBER 30TH, 2026.

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



LEGEND

	Concrete Surface		Fence Line
	Wood Surface		Center Line
	Asphalt Surface		Boundary Line
			Adjacent Line
	water valve		(M) Measured or Calculated
	light post		(R) Recorded
	utility pole		Monument Found
	b-box		Monument Set
	utility vault		
	fire hydrant		

Notes:
Compare this Plat with your records and immediately report any discrepancies.



SALAS LAND SURVEYING
P.O. BOX 661
Minooka, IL 60447
(815) 521-6354
salaslandsurveying.com

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(91-92)

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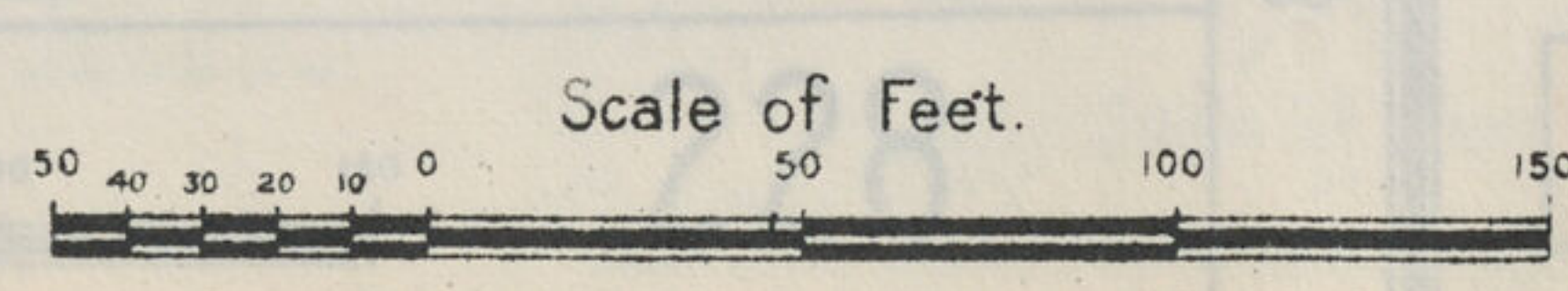
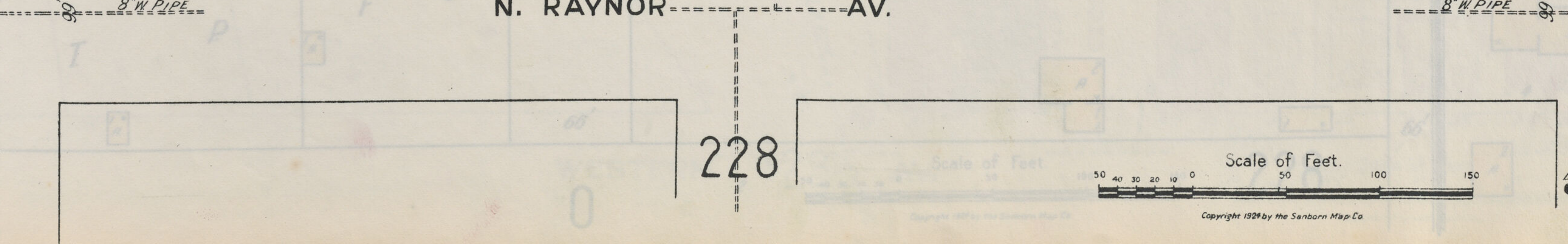
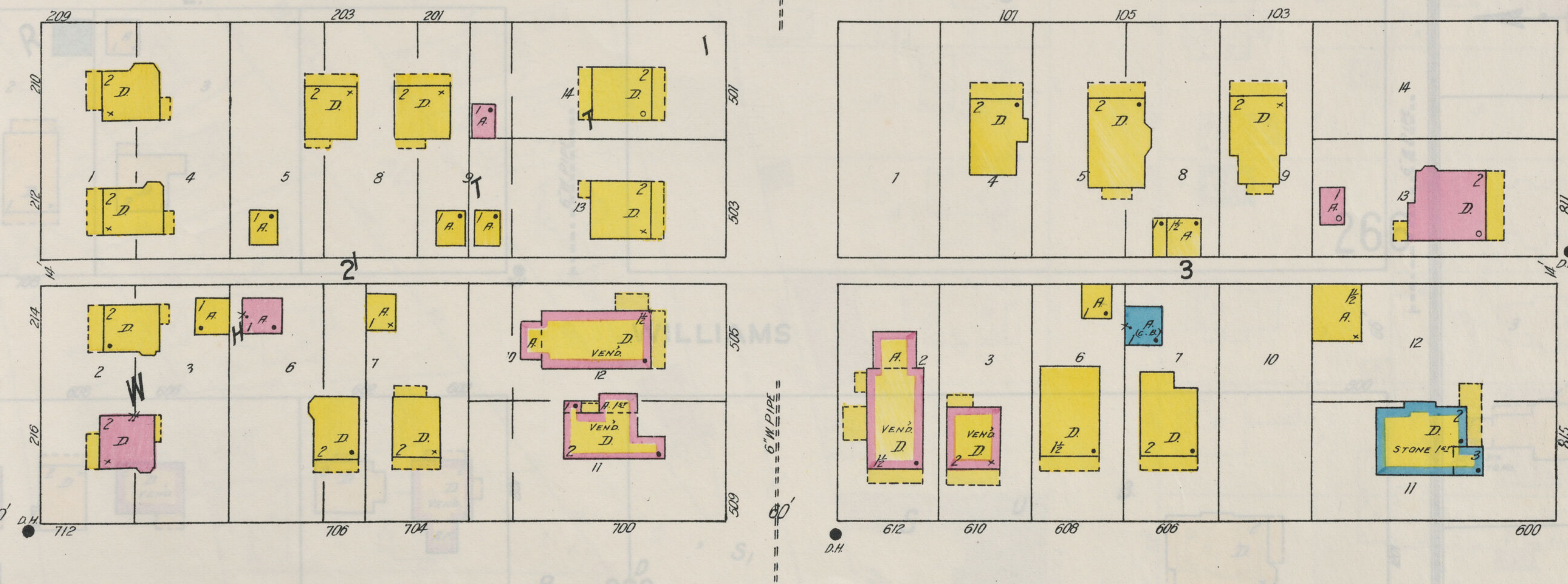
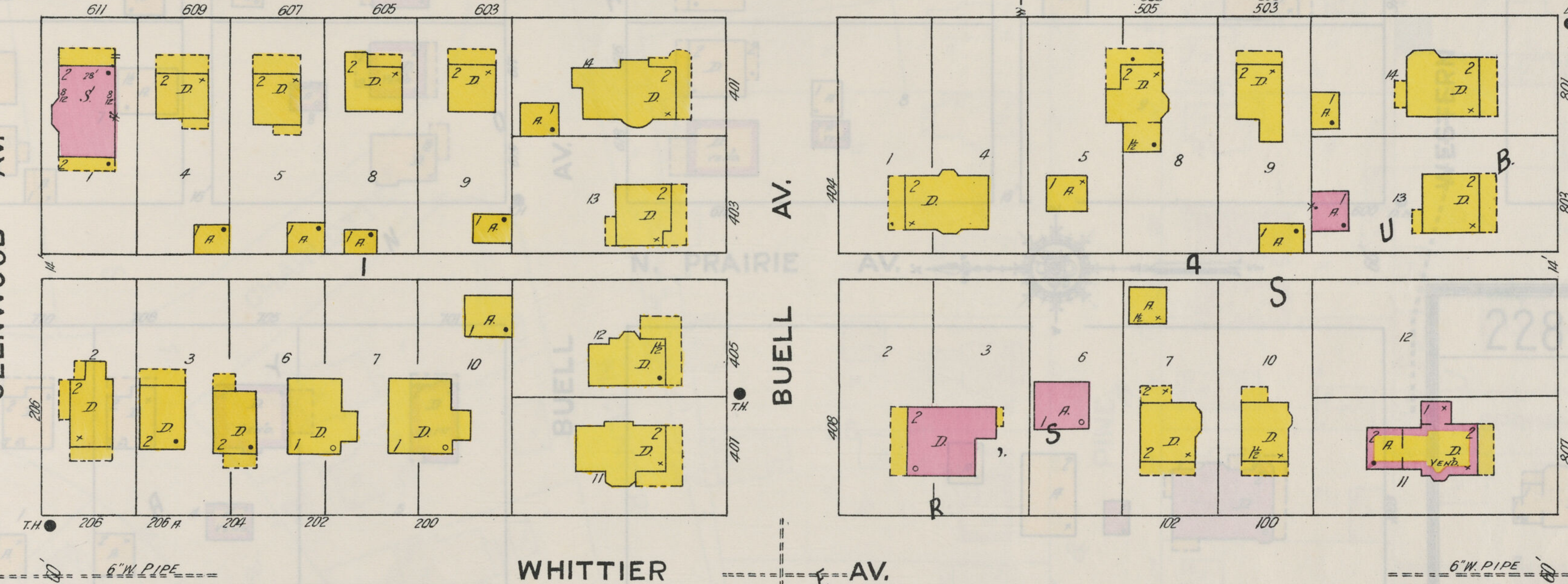
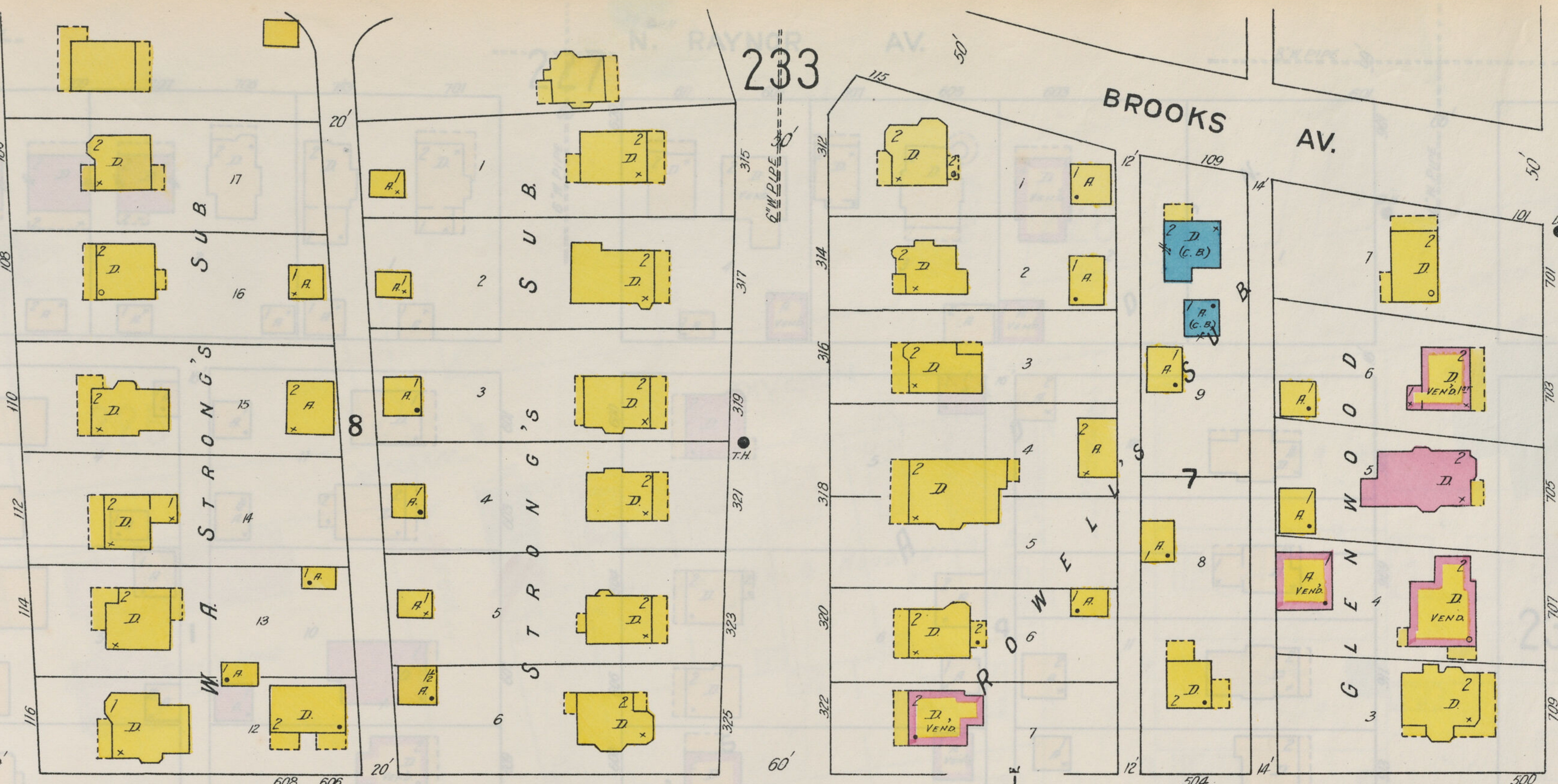
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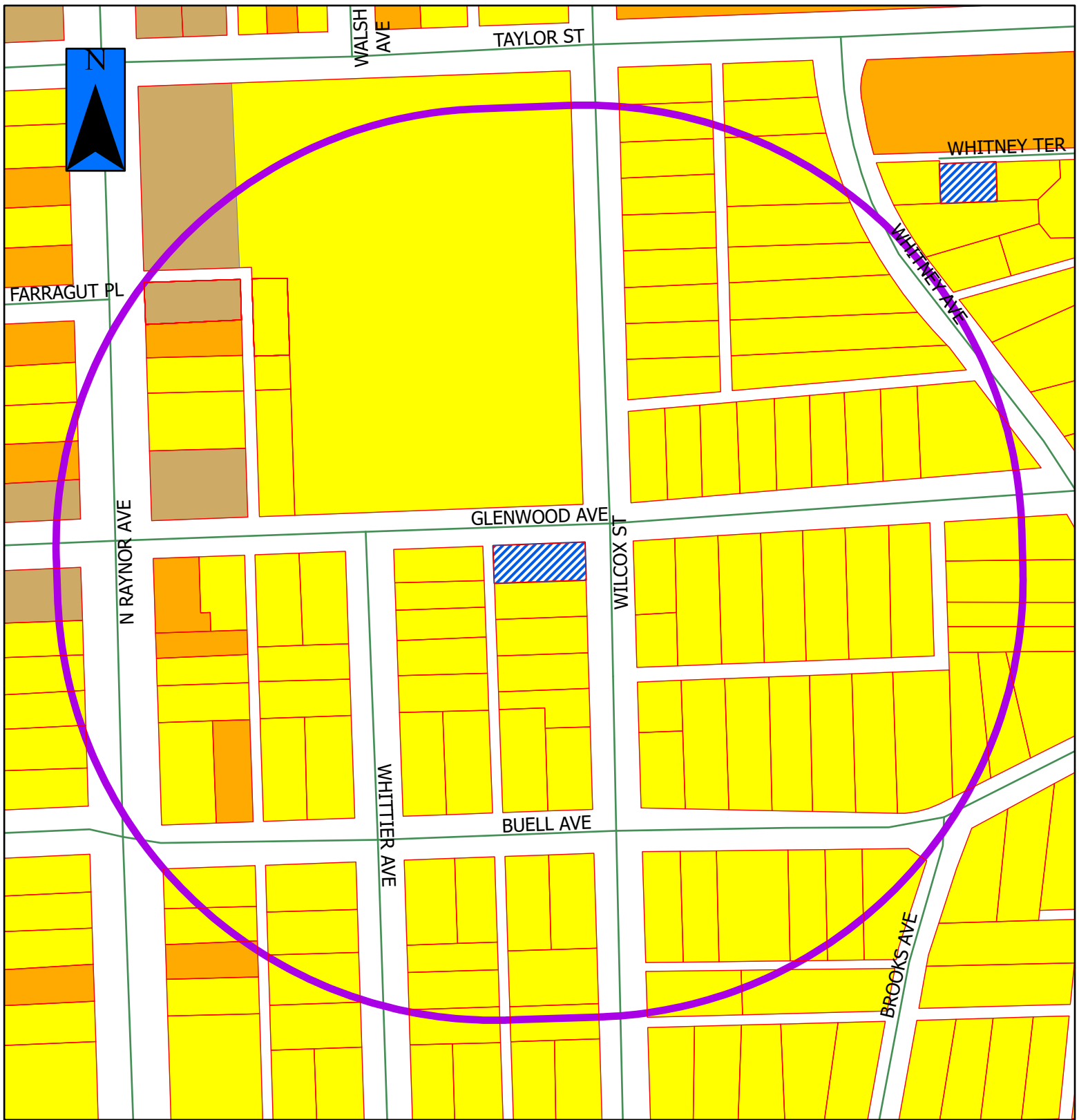








NO
PARKING
BUSES
ONLY
7-9:30AM
1-2:30PM
←



2025-26



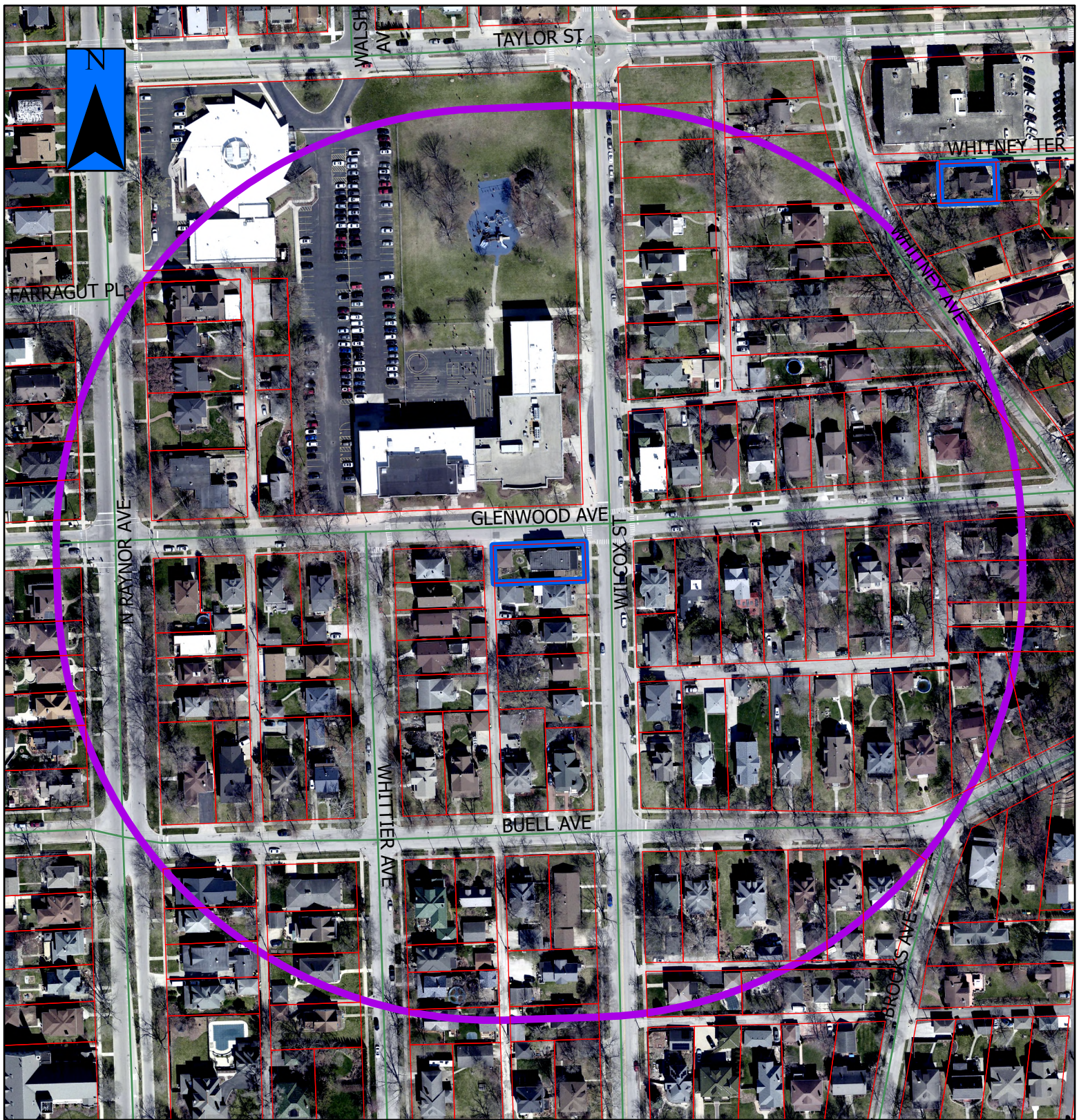
= Property in Question



= 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



2025-26a



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