



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: 24523 Brittany St. Plainfield, IL ZIP CODE: 60586

BUSINESS ADDRESS: ████████████████████ ZIP CODE: ██████

PHONE: (Primary) ████████████████ (Secondary) ████████████████

EMAIL ADDRESS: ████████████████████ FAX: _____

PROPERTY INTEREST OF PETITIONER: LLC Member

OWNER OF PROPERTY: Timpanogas, LLC

HOME ADDRESS: 24523 Brittany Street, Plainfield, IL ZIP CODE: 60586

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, 20 25

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.