



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, October 16, 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 9-18-25

Attachments: [Zoning Board of Appeals Meeting Minutes 9-18-25.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.

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 2025-40: A Variation on maximum fence height to allow a 6-foot fence in a corner side yard, located at 2916 Reflection Drive. (COUNCIL DISTRICT #1)

Attachments: [ZBA2025-40 \(2916 Reflection Drive\) Staff Report Packet.pdf](#)

PETITION 2025-41: A series of Variations on landscape requirements and parking lot design standards to allow the reconstruction of existing parking lots, located West of N. Eastern Avenue at Van Buren Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-41 \(Eastern and Van Buren\) Staff Report Packet.pdf](#)

PETITION 2025-42: A series of Variations on signage to allow wall and monument signs, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2)

Attachments: [ZBA 2025-42 \(2121 W Jefferson St\) Staff Report Packet.pdf](#)

PETITION 2025-43: A series of Variations to allow construction of a new commercial building, located at 103 or 105 S. Briggs Street or 1522 E. Washington Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2025-43 \(101 S Briggs St\) Staff Report Packet.pdf](#)

PETITION 2025-44: A series of Variations to allow construction of a new detached garage, located at 703 Clement Street. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-44 \(703 Clement\) Staff Report Packet.pdf](#)

PETITION 2025-45: A Special Use Permit to allow an expansion of an existing home daycare business, located at 913 Plaintain Drive. (COUNCIL DISTRICT #3) **WITHDRAWN**

Attachments: [ZBA 2025-45 \(913 Plaintain Drive\).pdf](#)

PETITION 2025-46: A Special Use Permit to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5)

PETITION 2025-47: A series of Variations to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2025-46 2025-47 \(Vera Ct\) Staff Report Packet.pdf](#)

PETITION 2025-48: A series of Variations to allow the continuation of a landscaping business, located at 18 Henderson Avenue. (COUNCIL DISTRICT #4)

Attachments: [ZBA 2025-48 \(18 Henderson Avenue\) Staff Report v2 Packet.pdf](#)

PETITION 2025-49: A Special Exception to allow a roof-mounted solar installation, located at 3300 Channahon Road. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2025-49 \(3300 Channahon Rd\) 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-9025

Agenda Date: 10/16/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, September 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 and Jesse Stiff
Absent	Ralph Bias, Brigitte Roehr and Jane McGrath Schmig

Planning Director Jayne Bernhard explained that with only four Board members present, petitions for variances and special use permits (not requiring City Council approval) needed three affirmative votes to pass and noted that petitioners may request to table their petition to the next Zoning Board of Appeals meeting.

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 8-21-25

[TMP-8912](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 8-21-25.pdf](#)

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve Zoning Board of Appeals Meeting Minutes 8-21-25. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

CITIZENS TO BE HEARD ON AGENDA ITEMS

Anthony Raminak, Rebecca Studer, and Toni Raminak spoke in opposition to Petition 2025-36. Ms. Bernhard addressed sign regulations, public notices, and public comment procedures.

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-35: A Variation of Use to allow a mixed-use structure, located at 616 Williamson Avenue. (COUNCIL DISTRICT #4)

[TMP-8913](#)

Attachments: [ZBA 2025-35 \(616 Williamson Ave\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Dennis Karr appeared on behalf of the petition. In response to Ms. Radakovich's question about what would be stored on the main level, Mr. Karr stated personal items such as files

and tools. No one from the public spoke in favor of the petition. Rebecca Studer spoke again regarding the petition. Ms. Bernhard explained the subject site was zoned R-3 (residential use).

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve PETITION 2025-35: A Variation of Use to allow a mixed-use structure, located at 616 Williamson Avenue. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

PETITION 2025-36: A Variation on signage to allow a wall sign that does not face a public way, located at 480 Houbolt Road. (COUNCIL DISTRICT #5) [TMP-8914](#)

Attachments: [ZBA 2025-36 \(480 Houbolt Rd\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Austin Davis of Integrity Sign Company appeared on behalf of the petition. In response to the Board's questions about sign lighting, Mr. Davis mentioned the possible use of a timer or dimmer switch, and Ms. Bernhard explained that the Building Division evaluates lumens through the electrical permit and that any conditions would need to be included in a motion. No one from the public spoke in favor of the petition. Anthony Raminak and Mary Adams spoke in opposition.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve PETITION 2025-36: A Variation on signage to allow a wall sign that does not face a public way, located at 480 Houbolt Road. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

PETITION 2025-37: A Variation to increase maximum fence height in a residential zoning district from 6 feet to 7 and 8 feet, located at 18 Woodlawn Avenue. (COUNCIL DISTRICT #2) [TMP-8915](#)

Attachments: [ZBA 2025-37 \(18 Woodlawn Ave\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Michael Marchio of Marchio Fence Company appeared on behalf of the petition. In response to Ms. Radakovich's question, Mr. Marchio confirmed the fence on the McDonald's side would be placed behind the existing cement wall. No one from the public spoke in favor of the petition. Mary Brown spoke in opposition. A discussion was held regarding the fence material.

A motion was made by Debbie Radakovich, seconded by Bob Nachtrieb, to approve PETITION 2025-37: A Variation to increase maximum fence height in a residential zoning district from 6 feet to 7 and 8 feet, located at 18 Woodlawn Avenue. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

PETITION 2025-38: A Variation to reduce the corner side yard setback to allow installation of a shed, located at 501 Stockton Drive. (COUNCIL DISTRICT #5)

[TMP-8916](#)

Attachments: [ZBA 2025-38 \(501 Stockton Dr\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Efrain Maldonado appeared on behalf of the petition. In response to Ms. Radakovich's question, Mr. Maldonado confirmed the shed already existed. Mr. Hennessey provided comments regarding the shed's requirements and hardship. Ms. Bradley spoke in favor of the petition. No one from the public spoke in opposition.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve PETITION 2025-38: A Variation to reduce the corner side yard setback to allow installation of a shed, located at 501 Stockton Drive. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

PETITION 2025-39: A Variation to allow 9 feet by 18 feet parking spaces, located at NEC of Gateway Boulevard and Sandstone Drive.

[TMP-8917](#)

Attachments: [ZBA 2025-39 \(NEC Gateway Sandstone\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Jack Shelton of Drury Development Corporation appeared on behalf of the petition. In response to Ms. Radakovich's question, Mr. Shelton discussed parking space size. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Jesse Stiff, seconded by Debbie Radakovich, to approve PETITION 2025-39: A Variation to allow 9 feet by 18 feet parking spaces, located at NEC of Gateway Boulevard and Sandstone Drive. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

With no public comments, Ms. Bernhard introduced City Planner Francisco Jimenez to the Board.

ADJOURNMENT

A motion was made by Ed Hennessy to approve adjournment. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Radakovich and Stiff

Absent: Bias, Roehr and McGrath Schmig

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-9027

Agenda Date:10/16/2025

STAFF REPORT

DATE: October 16, 2025
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2025-40
Applicant / Owner: Araceli Avalos
Location: 2916 Reflection Ct (COUNCIL DISTRICT #1)
Request: 2025-40: A Variation on maximum fence height to allow a 6' fence in a corner side yard.

Purpose

The applicant is requesting a Variation to allow for a 6' high fence in a corner side yard located at 2916 Reflection Ct. Per Section 47-17.6 of the City's Zoning Ordinance, fences constructed within a corner side yard shall not be higher than 4' feet in height unless the property owner obtains the written approval of the adjacent property owner. If they cannot obtain written approval, the property owner may request a variation to allow for a fence higher than 4' feet within the corner side yard.

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

Site Specific Information

The subject property sits on a corner lot within a residential zoning district. The property in question previously had a 4' high wooden privacy fence and the existing 6' high vinyl fence was permitted and installed in 2022. The existing 6' high vinyl fence is setback 10' from the southeastern property line that runs along Horizon Court.

Surrounding Zoning, Land Use and Character

The property is surrounded by other single-family homes in the Caton Ridge Subdivision, all with R-2 (single family residential) zoning.

Applicable Regulations

- Section 47-17.6 – Heights of Fences

Discussion

The applicant wishes to move the existing 6' high fence from its current location, approximately 10' from the property line to the property line. The applicant has expressed the desire to keep the fence at 6' high to allow for more privacy within the backyard for

their family. They have also stated that they do not have the financial means to remove and replace the existing fence with one that complies to standards.

The request is necessary as the Zoning Ordinance restricts fences located within a corner side yard to 4' feet high, but a provision in the Zoning Ordinance allows for a taller fence if an adjacent property owner gives written approval. However, the adjacent property owner has not given written approval. Therefore, a variance is required. While staff finds no hardship with this request, a 6' high fence in the corner side yard would not detract from the neighborhood character nor be out of place within the subdivision as there are several corner lots with 6' high privacy fences.

Conditions

None



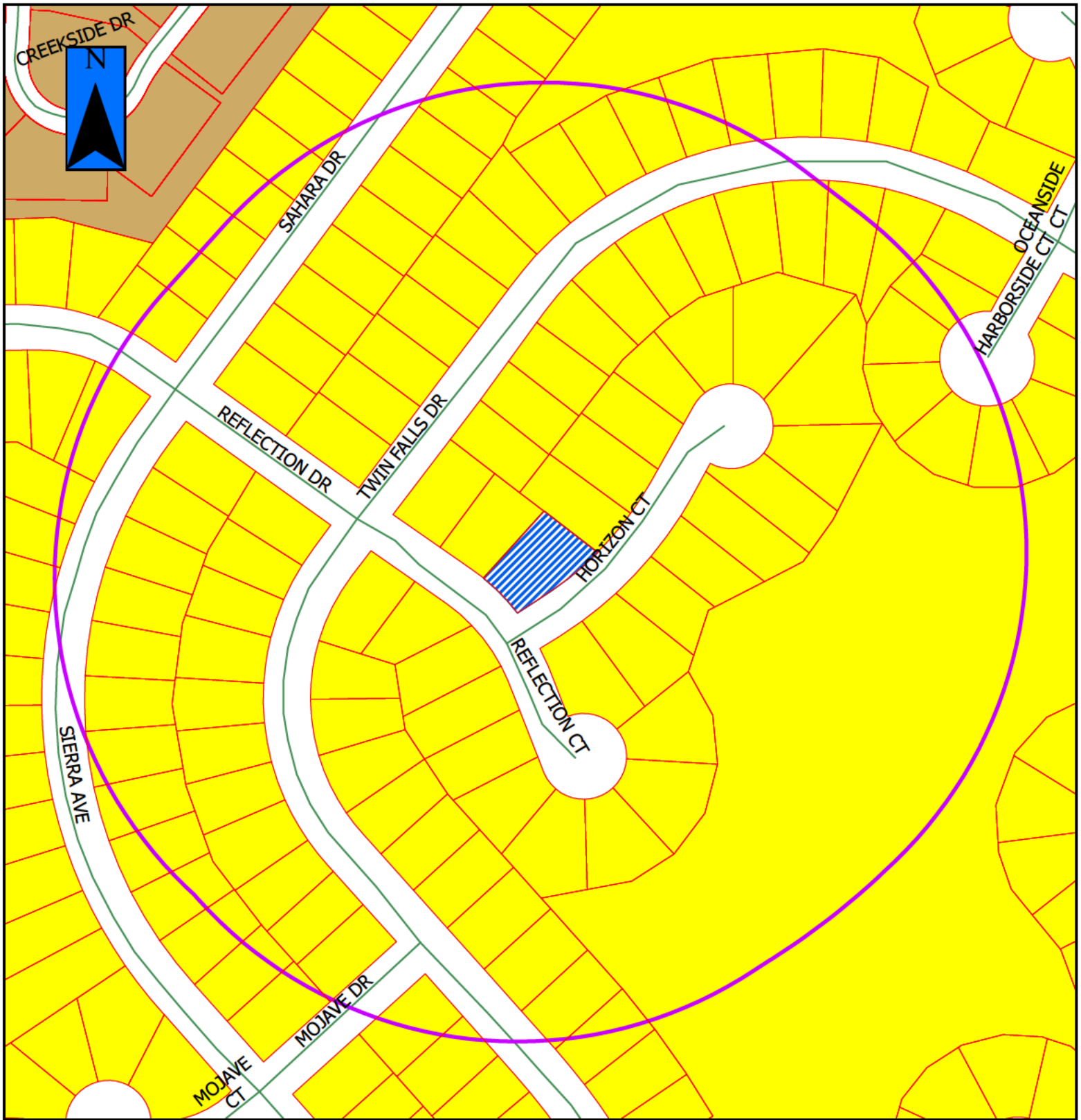
0603301040020000
2918

0603291510040000

0603301040030000



HORIZ



2025-40



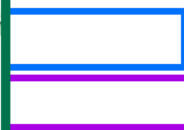
= Property in Question
= 600' Public Notification Boundary

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



2025-40a



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

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from: _____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIATION/APPEAL

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432

Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 2916 Reflection Ct

PETITIONER'S NAME: Araceli Avalos

HOME ADDRESS: 2916 Reflection Court ZIP CODE: 60586

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: 2916 Reflection Court

OWNER OF PROPERTY: Araceli Avalos, Luis Garcia

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:

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

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

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

See attached

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA: _____

PRESENT USE(S) OF PROPERTY: R-2 (single family)

PRESENT ZONING OF PROPERTY: R-2 (single family)

VARIATION/APPEAL REQUESTED: to allow a 6' fence in
the corner side yard setback

RESPONSE TO VARIATION CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

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

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

When I, Araceli, purchased the home, the previous owner had a wood fence. I requested the permit to replace the fence from wood to ~~wood~~ vinyl at 6' and the permit was granted on April 22, 2022. I was not aware that leaving the fence at 6' instead of 4' was a violation because it was not explained evidenced by my permit being granted and the company that changed the fence and had the permit did not inform me as well. I simply decided that a 6' fence would be better for privacy. ~~street~~

2. What unique circumstances exist which mandate a variance?

The fence has been replaced for the last 3 years. I've spent a total of \$12,500 to replace my fence and I do not have the financial resources to replace or move the fence.

3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.

The positive effect would be that the yard would remain the same size and I have more privacy for my family and I. The negative impacts would be that I do not have the resources to buy a new fence, there would be less privacy and it can damage my yard as I have already had landscape done inside.

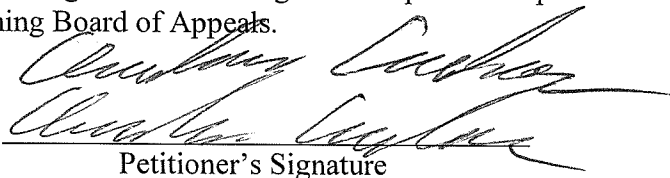
REQUIRED SUPPORTING ATTACHMENTS

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

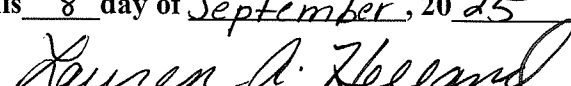
NOTARIZATION OF PETITION

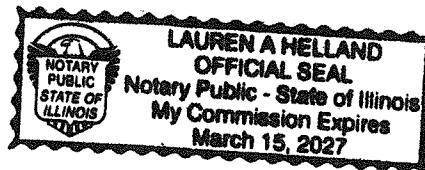
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Araceli Avalos, 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 8 day of September, 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:

2914 Reflection Court Plainfield, IL 60586

PIN(s): _____

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

E-MAIL _____ 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: 09/05/2025

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

Araceli Avalos 
Karina Vega 

PRINT

Permit # 51502
Office Use Only



CITY OF JOLIET
Building & Inspection Services
150 W Jefferson Street, Joliet, IL 60432
P: 815-724-4070 | F: 815-724-1080
Email: permitapplication@joliet.gov

Residential Building Permit Application

Roofing—Siding—Windows—Fence—Flatwork—Shed—Deck

If applications are not complete, and/or submitted without the required supporting documents, they will be returned to the applicant.
All Contractor's must submit a copy of the contract with all permit applications.

Project Address: <u>2916 REFLECTION CT. PLAINFIELD, IL 60586</u>		REQUIRED
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family: Numbers of Units <u>1</u>		
Is this property registered in the Rental Program with Neighborhood Services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		REQUIRED
Estimate Cost of Project: <u>\$12,500</u>		
Project Type		
<input type="checkbox"/> Siding <input type="checkbox"/> Vinyl <input type="checkbox"/> Other: _____	<input type="checkbox"/> Tear Off/Reroof	
<input type="checkbox"/> Window Replacement: Number of Windows: _____	<input type="checkbox"/> Window Installation: Number of Windows: _____	
<input checked="" type="checkbox"/> Fence: Height(s): <u>6'0</u> Feet Material(s): <u>VINYL</u>		
<input type="checkbox"/> Flatwork: <input type="checkbox"/> Patio <input type="checkbox"/> Driveway <input type="checkbox"/> Sidewalk <input type="checkbox"/> Slab <input type="checkbox"/> Parking Lot Dimensions: L: _____ W: _____ D: _____ Material: _____		
<input type="checkbox"/> Deck/Porch <input type="checkbox"/> Pergola <input type="checkbox"/> Gazebo <input type="checkbox"/> Covered Porch, Deck or Patio Dimensions: L: _____ W: _____ H: _____		
<input type="checkbox"/> Shed Dimensions: L: _____ W: _____ H: _____ Model No. _____ (Over 120 sq. ft. concrete required!)		
<input type="checkbox"/> Garage/Carport Dimensions: L: _____ W: _____ H: _____ <input type="checkbox"/> Attached <input type="checkbox"/> Detached		
<input type="checkbox"/> Above Ground Pool <input type="checkbox"/> In-Ground Pool (Proof of fencing is required for all pool permits!)		
<small>All pool applications require an Electric Application to be completed and in ground pools need a Plumbing Application if a heater is being installed.</small>		
<input type="checkbox"/> Other _____		
A plat of survey is required for all permits for installation of, replacement of, and additions to fences, pools, decks/patios (with or without a roof), driveways, driveway aprons, sidewalks, garages, shed, pergolas and similar structures, and additions. This includes the replacement of flatwork (driveways, aprons, sidewalks) with the same dimensions and location.		
Description of Work: <u>SWITCH FROM WOODEN FENCE TO VINYL FENCE. SIX FEET ALL AROUND</u>		
Work Being Completed By: <input type="checkbox"/> Homeowner <input checked="" type="checkbox"/> Contractor		
Owner's Name: <u>ANACELI AVALOS</u>		RECEIVED APR 22 2022
Address: <u>2916 REFLECTION CT. PLAINFIELD, IL 60586</u>		
Phone: <u>[REDACTED]</u>	Email: <u>[REDACTED]</u>	
Contractor's Name: <u>NORTHWEST</u>		
Contractor's Address: <u>15537 S. WEBER RD. ROMEOVILLE, IL 60446</u>		
Phone: <u>[REDACTED]</u>	Email: _____	
Applicant Signature: <u>[Signature]</u>		Date: <u>4/21/22</u>

Crew Luke

(815) 666-8369



Proposal Date: 4-11-22

Expiration Date:

Target Installation Date:

Name Avoceli Avails

Address 2916 Reflection Dr Ct

City State Zip Plainfield, IL 60536

Home Work

Subdivision Clear Water Spring County Will

Dig # 1 Date Called

Survey Total Footage

Survey at Estimate Y / N

Given to Salesman Y / N

Legal Survey ☐Found Pins ☐Northwest Staked Yard
(Not Official) ☐

238

Job Conditions

New Sod ☐Unfinished Grade ☐Ready to Go ☐

Please email all documents to: northwestcedarproducts@gmail.com

Customer Responsibilities

- ☐ Obtain Permit - If Needed
- ☐ Seek HOA Approval
- ☐ Provide a Legal Survey
- ☐ Clear Fence Lines
- ☐ Fitted Rule
- ☐ Dirt Removal Not Included
- ☐ Locate Private Utilities

Northwest is not liable for damage to underground items not located by J.U.L.I.E. or Digger companies (including sprinkler lines, drain tiles, electric fence and private utility lines).

Customer Acknowledges that the fence will follow the natural contours of the property unless otherwise specified.

Every Northwest Fence is installed by a professional team. You the Homeowners are not required to be present during the installation, however, in your absence any changes you may want to height and any movement of posts will be additional costs.

State law requires all contractors to dig no closer than 18" from all JULIE markers. Any digging closer shall require a signature from the homeowner assuming full liability for any damages that may occur.

Custom Initial _____ Co. Rep. Initial _____

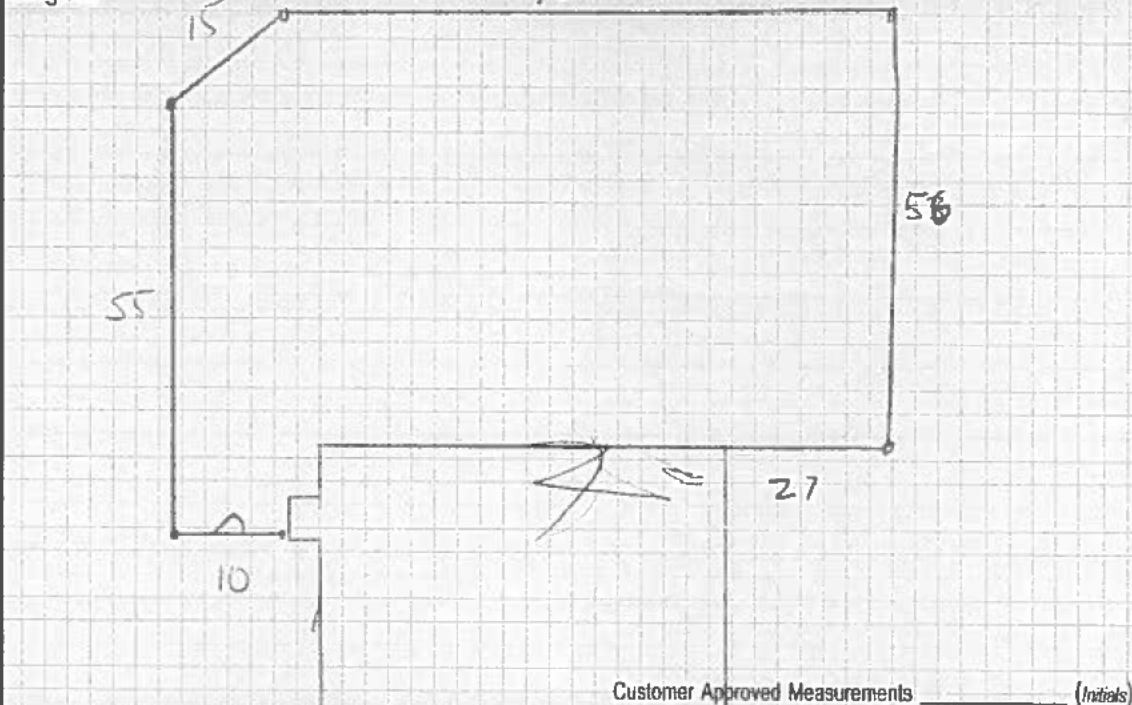
☒ Haul Dirt ☐ Leave Dirt

☐ Move Dirt to a spot in the Yard Price _____

Payment Terms

- ☒ 30 % down. Balance Due to Crew Chief or Office upon Completion
- ☐ % down Financing Terms _____

Diagram



- ☒ Take Out and Haul Existing Fence
- ☐ Take Out and Stack Existing Fence in the Yard

Wool
Chain Link
Steel / Alum

Footage
Price

Rem. Sect. Amt
Asp / Con Breaks
Core Drill Holes

Material _____

Tax _____

Labor _____

Grand Total 12,500.00

Deposit 3,750.00

Balance _____

Payment

Amount \$ _____

CK # _____ Date _____
V M D A

Exp. _____ Appr. _____

Payment

Amount \$ _____

CK # _____ Date _____
V M D A

Exp. _____ Appr. _____

Acceptance of proposal: "YOU, THE CONSUMER, MAY CANCEL THIS CONTRACT BY NOTIFYING Northwest, IN WRITING, ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION."

The signer has read each of the provisions on this page and the specifications on page 2 and the conditions of sale on the back of the contract. The above prices, specifications, and conditions of sale are hereby accepted. This proposal becomes a binding and enforceable contract when received by Northwest either (a) bearing the customer's signature or (b) without signature but accompanied by down payment from the customer as required. All materials are specified as above and all work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra charges will be executed upon (a) written order or (b) customer consent and will become an extra cost over and above the sale.

Customer _____ Date _____

Company Representative

Date

4-11-22

Performance Privacy

White ☒
 Sandstone
 Weathered/Natural Cedar
 Chestnut Brown
 Khaki

Height 6
 Two Tone ☐

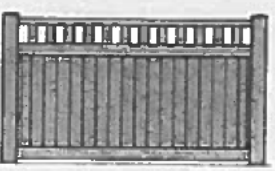


of Sections
 # End Posts
 # Gates 1
 Rack
 # of Line Posts
 # Corner Posts
 # Post Caps

Closed Spindle

White
 Sandstone
 Weathered/Natural Cedar
 Chestnut Brown
 Khaki

Height
 Two Tone ☐

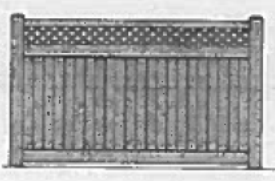


of Sections
 # End Posts
 # Gates
 Rack
 # of Line Posts
 # Corner Posts
 # Post Caps

Lattice Top

White
 Sandstone
 Khaki

Height
 Two Tone ☐

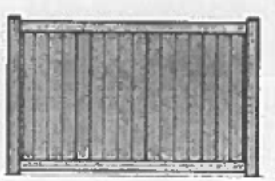


of Sections
 # End Posts
 # Gates
 Rack
 # of Line Posts
 # Corner Posts
 # Post Caps

Classic Privacy

White
 Sandstone
 Khaki

Height
 Two Tone ☐

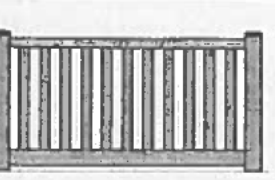


of Sections
 # End Posts
 # Gates
 Rack
 # of Line Posts
 # Corner Posts
 # Post Caps

Closed Picket

White
 Sandstone
 Khaki
 Space

Height
 Two Tone ☐

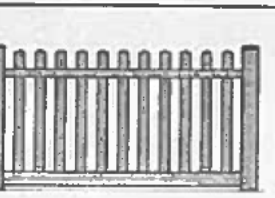


of Sections
 # End Posts
 # Gates
 Rack
 # of Line Posts
 # Corner Posts
 # Post Caps

Straight Top Picket

White
 Sandstone
 Khaki
 D.I.
 Spade
 Space

Height
 Two Tone ☐

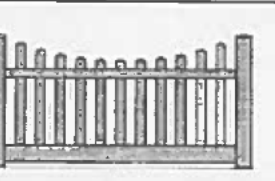


of Sections
 # End Posts
 # Gates
 Rack
 # of Line Posts
 # Corner Posts
 # Post Caps

Scalloped/Arch Picket

White
 Sandstone
 Khaki
 D.I.
 Spade
 Space

Height
 Two Tone ☐



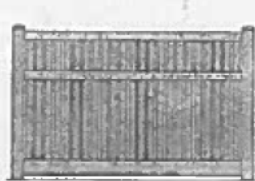
of Sections
 # End Posts
 # Gates
 Rack
 # of Line Posts
 # Corner Posts
 # Post Caps

COMMENTS:

Semi-Private 1" Sp

White
 Sandstone
 Khaki
 Space

Height
 Two Tone ☐



of Sections
 # End Posts
 # Gates
 Rack
 # of Line Posts
 # Corner Posts
 # Post Caps



Mirage Homeowners Association
c/o AMG Management Group, LLC
1429 Essington Road, Joliet IL 60435
Phone: (815)744-6822 Fax: (815)744-6872

ARC APPROVAL CONFIRMATION NOTICE

April 11, 2022

Luis Garcia & Araceli Avalos
2916 Reflection Ct
Plainfield, IL 60586

Re: 2916 Reflection Ct
Your NEW Account #: **MIR24444**

Dear Luis Garcia,

Your Request for an Architectural Modification on your property at 2916 Reflection Ct has been approved by the Architectural Request Committee of Mirage Homeowners Association. Specifically, you have approval to proceed with the following request as submitted:

Fence

Submission Number: Change cedar fence to Vinyl

Please note that the association's Board/ARC Committee reserves the right to make a final inspection to ensure that your project is compliant with the Architectural Design Standards applicable to your neighborhood.

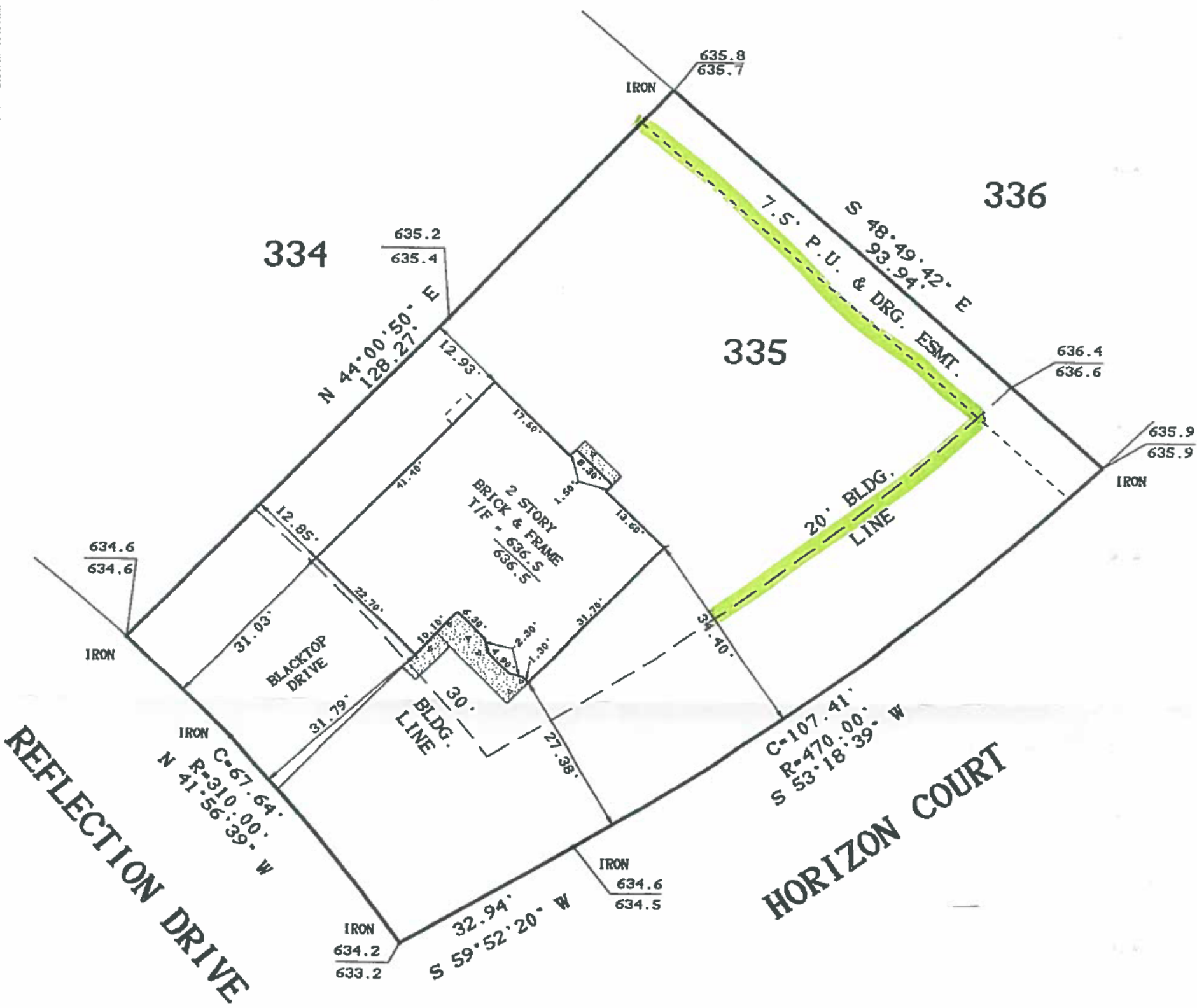
Thank you for adhering to the architectural guidelines of the community. We appreciate your patience while this information was being reviewed.

Sincerely,
Mirage Homeowners Association

This Community is Professionally Managed By:
AMG Management Group, LLC
(815) 744-6822

PLAT OF SURVEY

LOT 335 IN CLEARWATER SPRINGS AT MIRAGE UNIT 1, A SUBDIVISION OF PART OF FRACTIONAL SECTION 30, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2001, AS DOCUMENT NO. R 2001-176067, IN WILL COUNTY, ILLINOIS.



XXX.X - PROPOSED ELEVATION
XXX.X - EXISTING ELEVATION
T/F - TOP OF FOUNDATION

STATE OF ILLINOIS)
COUNTY OF WILL)

I, ROBERT A. ROGINA, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2017, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION THEREOF

DATED THIS 10th DAY OF SEPTEMBER, 2002.

ROBERT A. ROGINA

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR. REFER TO DEED OR GUARANTEE TITLE POLICY FOR BUILDING LINE RESTRICTIONS OR EASEMENTS NOT SHOWN ON PLAT OF SURVEY.

TO INSURE AUTHENTICITY OF ANY COPIES, THEY MUST BEAR THE SURVEYOR'S IMPRESSED SEAL.



LOT 335, UNIT 1
CLEARWATER SPRINGS
2916 REFLECTION COURT
PLAINFIELD, ILLINOIS
PLAN #2798 STILLWATER ELEV B

SCALE: 1"=20'

LOT 335, CLEARWATER SPRINGS AT MIRAGE UNIT 1

SCALE: 1"=20' DATE: 08/02/02 REVISED: DRAWN BY: C.M.C.

ROGINA
& ASSOCIATES, LTD.
ENGINEERS • SURVEYORS • PLANNERS

93 Caterpillar Drive • Joliet, Illinois • 815/729-0777 • FAX 815/729-0782

MONTALBANO HOMES

FILE NO:
0650.28

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 style="padding-left: 40px;">(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 style="padding-left: 40px;">(b) The plight of the owner is due to unique circumstances.</p> <p style="padding-left: 40px;">(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>		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9028

Agenda Date:10/16/2025

STAFF REPORT

DATE: October 7, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-41
Applicant: Joliet Township High School District 204
Status of Applicant: Property owner
Location: West of N. Eastern Avenue at Van Buren Street
(Council District #4)
Request: Series of Variations on landscape requirements
and parking lot design standards to allow the
reconstruction of existing parking lots

Purpose

The applicant is requesting the following Variations to allow the reconstruction of three existing parking lots for Joliet Central High School:

- Variation to reduce perimeter landscaping from 10 feet and 5 feet to 0 feet
- Variation to omit curbed landscape islands at the end of each parking row
- Variation to reduce required parking stall area from 180 square feet to 162 square feet

The Zoning Board of Appeals makes the final decision on these Variation requests.

Site Specific Information

The subject site comprises six parcels that are approximately 1 acre total and contain existing parking lots for faculty and staff of Joliet Central High School. The south and middle lots are located west of Eastern Avenue between Jefferson Street and Van Buren Street, and the north lot is located at the northwest corner of Eastern Avenue and Van Buren Street. The south and middle lots are separated by an east-west public alley that will remain. The properties are zoned B-3 (general business).

Based on aerial imagery, most of the parcels have been used as parking lots for at least 30 years. The asphalt lots are currently in disrepair and need to be reconstructed. The existing parking stalls are around 9 feet wide with varying depths. The lots do not have any existing perimeter landscaping except a strip of grass along the west side of the north lot and a small landscaped area at its southwest corner.

Surrounding Zoning, Land Use and Character

The property is part of the Joliet Central High School campus located east of downtown Joliet. The zoning and land use for the adjacent properties are as follows:

- North: B-3 (general business), Boys and Girls Club of Joliet
- South: B-3 (general business), Joliet Central High School parking lot
- East: R-4 (multi-family residential), Joliet Central High School
- West: B-3 (general business), Joliet Central High School athletic fields; Cornerstone Services (staff training center); and City-owned parking lot

Applicable Regulations

- Section 47-15E.5(A) Perimeter Landscaping – Non-Residential Uses
- Section 47-15E.6(A) Interior Landscaping of Off-Street Parking Areas
- Section 47-15H.11 Minimum Recommended Parking Lot Requirements – Non-Residential Design Standards
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

Discussion

The approval of the requested variations would allow existing parking lots for Joliet Central High School to be reconstructed similar to their existing conditions. The proposed redevelopment of the lots would require them to comply with the current landscaping and parking lot standards, which include: a 10-foot-wide landscaped area along the perimeter adjacent to public right-of-way; a 5-foot-wide landscaped area along the perimeter adjacent to non-residential uses; landscape islands, with barrier curb, at the end of each parking row; and a minimum parking stall area of 180 square feet. The existing lots do not currently meet these requirements. If the reconstructed lots were to comply with the regulations, the school district would lose a significant number of parking spaces for this campus.

The proposed layout will improve safety and circulation within the lots while maintaining the current number of parking spaces (see attached Concept Plan). All proposed stalls will be 9 feet by 18 feet, which meets the parking stall width requirement but requires a variation to reduce the stall area from 180 to 162 square feet. The stalls would need to be increased to 10 feet wide or 20 feet deep to meet the minimum area requirement, which would result in a reduction of the total number of parking spaces. These lots are mainly used for staff parking and will not have frequent vehicle turnover like a typical commercial parking lot, so the reduced depth will not greatly impact the flow of traffic within the lot.

The reconstructed lots will meet the requirement for perimeter curb and gutter. Stormwater will be managed within the existing storm sewer system. The existing landscaping at the site corners adjacent to Eastern Avenue will remain, and any additional land outside of the parking lot borders will be returned to grass.

Staff finds that the request meets the variation criteria for physical hardship because adherence to the current parking lot and landscaping standards would cause a significant reduction in available parking spaces. The south parcels are irregularly shaped due to the angle of Eastern Avenue and are separated by a public alley, which limits the possible arrangement of the stalls. Staff also finds that approval of the requested variations will not alter the essential character of the area. The lots are part of a larger urban school campus and have existed as parking lots for decades.

Conditions

None

Figure 1: North parking lot (2025)



Figure 2: Middle and south parking lots (2025)



Figure 3: South lot, view north from Jefferson Street (October 2025)



Figure 4: South lot, view west from Eastern Avenue (April 2025)

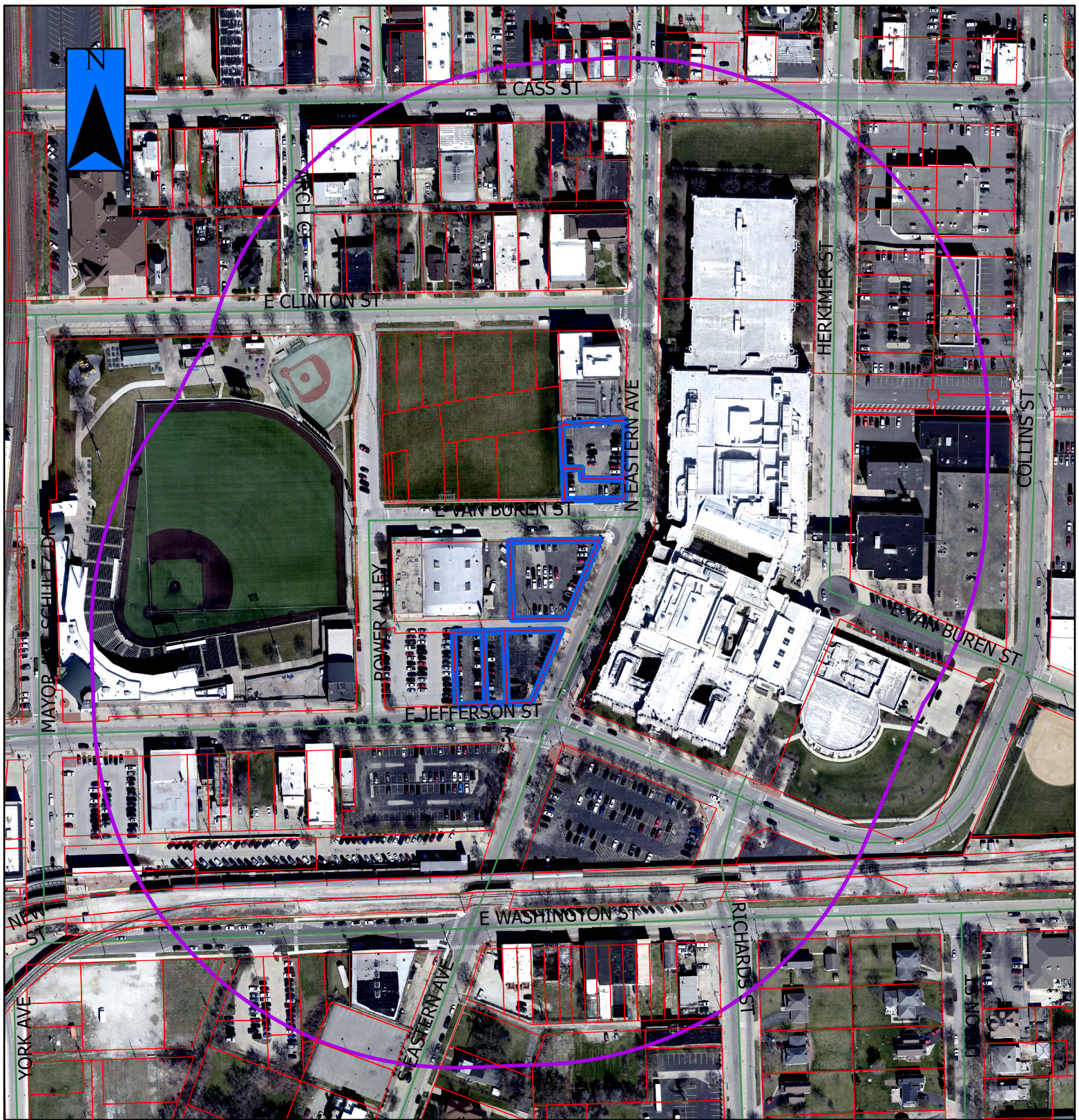


Figure 5: Middle lot, view southeast from Van Buren Street (April 2025)



Figure 6: North lot, view north from Van Buren Street (April 2025)

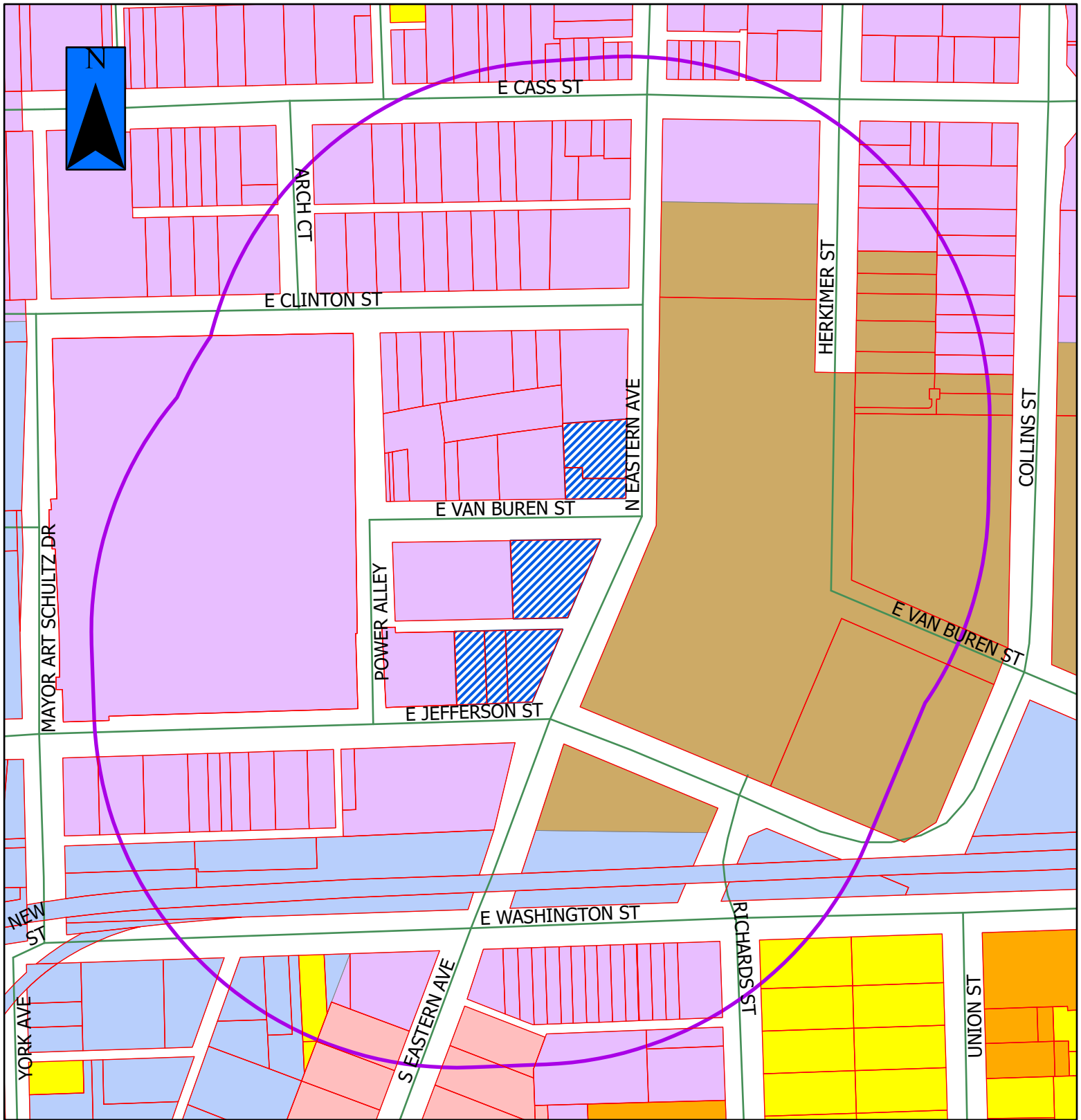




2025-41a



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



2025-41



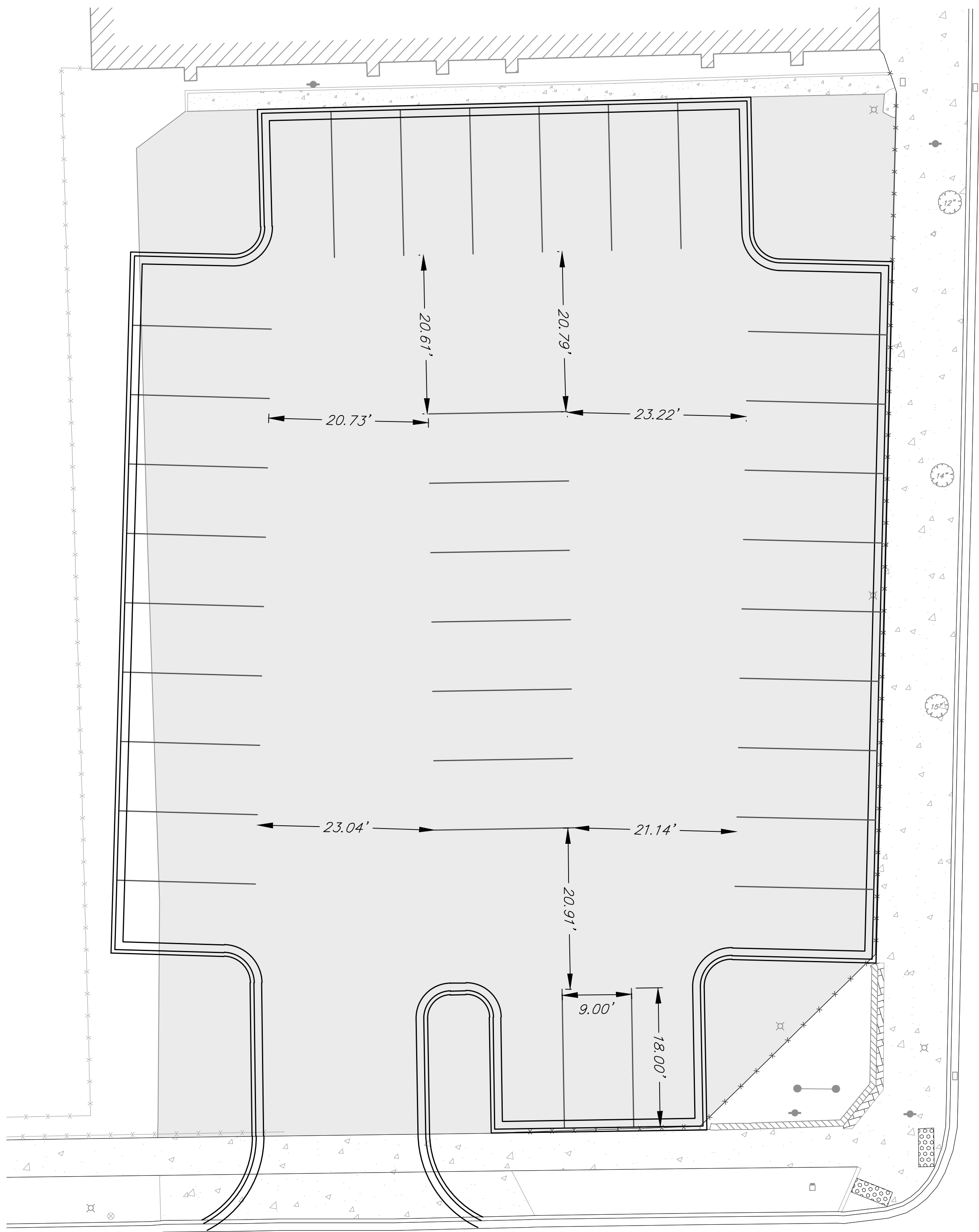
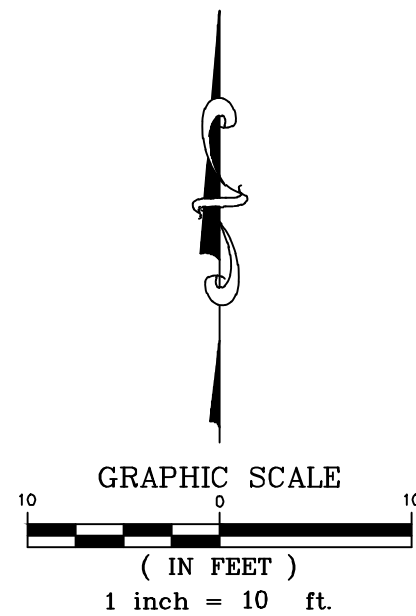
= Property in Question



= 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



EXISTING PARKING STALLS
36 STANDARD
PROPOSED PARKING STALLS
36 STANDARD (9'X18')

BENCHMARKS:
SITE BENCHMARK #1:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED ON THE EAST SIDE OF
HERPOMER STREET APPROXIMATELY 445' SOUTH OF CASS STREET.
ELEVATION = 543.58
SITE BENCHMARK #2:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF
CASSEDAY AVENUE APPROXIMATELY 40' NORTH OF KNOWLTON AVENUE.
ELEVATION = 543.30
SITE BENCHMARK #3:
BOLT THAT ARROW POINTS TO ON FIRE HYDRANT LOCATED AT THE
NORTHEAST CORNER OF EXISTING SHEET METAL BUILDING AND
APPROXIMATELY 125' NORTH OF THE NORTHWEST CORNER OF JOLIET
CENTRAL BASEBALL FIELD.
ELEVATION = 545.18

Call Before You Dig
JULIE
ILLINOIS
ONE-CALL SYSTEM
CONTACT JULIE at 811 or 800-892-0123
48 Hours (2 Working Days) BEFORE YOU DIG.
Include the following:
County, City/Township, Section &/or Section No.

REVISIONS				DOCUMENTATION:			
No.	DATE	DESCRIPTION	BY	No.	DATE	DESCRIPTION	BY
0	2-28-2025	PRELIMINARY PROGRESS SET	R.P.				

RT

&

TA

TWIG

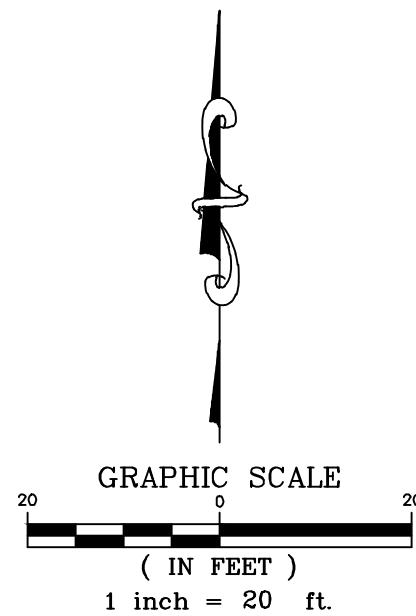
Technologies

Ruettiger, Tonelli & Associates, Inc.
& TWiG Technologies
Surveyors - Engineers - Planners - G.I.S. Consultants
129 Capista Drive - Shorewood, Illinois 60404
Ph: (815) 744-6600 Website: www.ruettigertonnelli.com

PROJECT TITLE:
PARKING LOT REHABILITATION
JOLIET TOWNSHIP HIGH SCHOOL
CENTRAL CAMPUS
201 E. JEFFERSON STREET
JOLIET, ILLINOIS 60432

DRAWING TITLE:
PO1 PARKING LOT STRIPING

DRAWING No.
324-1429-C1
SCALE:
AS NOTED
SHEET **E04**



EXISTING PARKING STALLS
89 STANDARD
PROPOSED PARKING STALLS
101 STANDARD (9'X18')

BENCHMARKS:
SITE BENCHMARK #1:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED ON THE EAST SIDE OF HERPOMER STREET APPROXIMATELY 445' SOUTH OF CASS STREET. ELEVATION = 543.58
SITE BENCHMARK #2:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF CASSEDAY AVENUE APPROXIMATELY 40' NORTH OF KNOWLTON AVENUE. ELEVATION = 543.30
SITE BENCHMARK #3:
BOLT THAT ARROW POINTS TO ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF EXISTING SHEET METAL BUILDING AND APPROXIMATELY 125' NORTH OF THE NORTHWEST CORNER OF JOLIET CENTRAL BASEBALL FIELD. ELEVATION = 545.18

Call Before You Dig
JULIE
ILLINOIS
ONE-CALL SYSTEM
CONTACT JULIE at 811 or 800-992-0123
48 Hours (2 Working Days) BEFORE YOU DIG.
Include the following:
County, City/Township, Section & Section No.

REVISIONS				DOCUMENTATION:			
No.	DATE	DESCRIPTION	BY	No.	DATE	DESCRIPTION	BY
0	2-28-2025	PRELIMINARY PROGRESS SET	R.P.				

RT

&

TA

TWIG

Technologies

Ruettiger, Tonelli & Associates, Inc.
& TWiG Technologies
Surveyors - Engineers - Planners - G.I.S. Consultants
129 Capista Drive - Shorewood, Illinois 60404
Ph: (815) 744-6600 Website: www.ruettigertonnelli.com

PROJECT TITLE:
PARKING LOT REHABILITATION
JOLIET TOWNSHIP HIGH SCHOOL
CENTRAL CAMPUS
201 E. JEFFERSON STREET
JOLIET, ILLINOIS 60432

DRAWING TITLE:
PO2 & PO3 PARKING LOT
STRIPING

DRAWING No.	324-1429-C1
SCALE:	AS NOTED
SHEET	E03



EXIST
89 S
PROP

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from: _____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIATION/APPEAL

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: Parking Lot E (Jefferson St & Van Buren St)

PETITIONER'S NAME: Joliet Twp. High School District 204

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 300 Caterpillar Drive Joliet, IL ZIP CODE: 60436

PHONE: (Primary) 815 727-6970 (Secondary) _____

EMAIL ADDRESS: [REDACTED] FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Joliet Twp. High School District 204

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 300 Caterpillar Drive Joliet, IL ZIP CODE: 60436

EMAIL ADDRESS: [REDACTED] FAX: _____

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

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

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): Please find attached _____;
_____; _____; _____.

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):

Please find attached.

LOT SIZE: WIDTH: Varies DEPTH: Varies AREA: _____

PRESENT USE(S) OF PROPERTY: Parking Lots

PRESENT ZONING OF PROPERTY: B-3 General Business

VARIATION/APPEAL REQUESTED: _____

RESPONSE TO VARIATION CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

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

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?
We are requesting the parking lot layouts to remain similar to the currently layouts to maintain parking lot counts
rather than reduce capacity to meet landscape / design codes.

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

The Joliet School District has limited space for parking on the west side of the school to accommodate school staff at the Central Campus. The current parking lots need to be reconstructed as the conditions have deteriorated and with new regulations many stalls would be lost.

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.*

It would have no impact on the area as we are requesting to maintain the current conditions that are in use today.

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, Ilandus Hampton, 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.

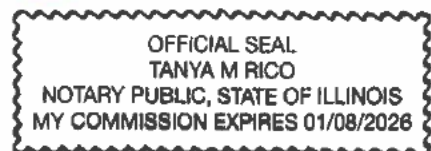
Petitioner's Signature

Owner's Signature

(If other than petitioner)

Subscribed and sworn to before me

this 8 day of Sept, 20 25



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:

See attached

PIN(s): See attached

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

Joliet Township High School District 204

Ilandus Hampton - Assistant Superintendent of Business Services

E-MAIL: [REDACTED] 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

Joliet Township High School District 204

Ilandus Hampton - Assistant Superintendent of Business Services

E-MAIL: [REDACTED] 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: [Signature]

DATE: 09/08/2025

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

Ilandus Hampton - Assistant Superintendent of Business Services

PRINT

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 style="padding-left: 40px;">(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 style="padding-left: 40px;">(b) The plight of the owner is due to unique circumstances.</p> <p style="padding-left: 40px;">(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>		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9029

Agenda Date:10/16/2025

STAFF REPORT

DATE: October 7, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-42
Applicant: Kuntal Shah
Status of Applicant: Business Owner
Property Owner: SUP Development Group LLC
Location: 2121 W. Jefferson Street (Council District #2)
Request: A series of Variations on signage to allow wall and ground signs

Purpose

The applicant is requesting the following Variations on signage for wall and ground signs at 2121 W. Jefferson Street:

- Variation to allow a wall sign that does not face a public way (east side)
- Variation to reduce the required setback for a pole sign from 15 feet to 1 foot
- Variation to increase the total permitted sign area from 200 feet to 234 feet

The Zoning Board of Appeals makes the final decision on these Variation requests.

Site Specific Information

The subject property is around 0.75 acres and contains an approximately 6,000-square-foot commercial building and adjacent surface parking lot. In April 2025, City Council approved a Special Use Permit to allow an adult-use cannabis dispensary at this location (Ordinance #18744). The building is currently being remodeled for the Bisa Lina Cannabis Dispensary, with exterior façade improvements on the south and east sides. The property is part of a two-lot commercial subdivision with the Walgreens property to the east. The two sites have access easements that provide shared use of the two driveway entrances off Jefferson Street and Hammes Avenue. The property is zoned B-3 (general business).

Surrounding Zoning, Land Use and Character

The property is located on the north side of Jefferson Street to the west of Hammes Avenue. The surrounding properties all have B-3 (general business) zoning and contain the following uses:

- North: Stormwater detention

- South: Multi-tenant Marycrest Shopping Plaza
- East: Walgreens
- West: Multi-tenant retail building

Applicable Regulations

- Section 47-17.21 Signs
- Section 47-17.21(3)(bb) Criteria for Granting a Sign Variation
(refer to attachment)

Discussion

The petitioner, Kuntal Shah with Veltiste Illinois, seeks to install two wall signs and a new pole sign for their new business at 2121 W. Jefferson Street. Both wall signs would be 82 square feet, with one located on the south wall facing Jefferson Street and the other located on the east wall facing the Walgreens lot and Hammes Avenue. The proposed pole sign would be 17 feet tall with a sign face area of 70 square feet. Sign renderings are included in the staff report packet.

The City of Joliet Zoning Ordinance does not allow wall signs that do not face a public street in the B-3 (general business) zoning district. The petitioner would like to install a wall sign on the east façade to help direct westbound traffic on Jefferson Street to the site. With the addition of a second wall sign, the total proposed sign area for the site is 234 square feet. The site is permitted to have 200 square feet of signage (based on the street frontage of 100 feet). Therefore, the petitioner requests variations to allow a wall sign that does not face a public way and to exceed the total sign allotment for the site.

Additionally, the petitioner requests a variation to reduce the setback to the pole sign from 15 feet to 1 foot. The setback is measured to the leading edge of the sign; the pole itself will be approximately 5 feet from the property line (see Figure 2). The petitioner states that the reduced setback is needed due to existing landscaping on Jefferson Street which will block the view of the sign for westbound traffic. The proposed pole sign will meet sign visibility requirements: it will be located just outside of the visibility triangle at the Jefferson Street driveway, and the bottom edge of the sign will be over 7 feet above grade. The existing monument sign on the east side of the driveway will need to be removed if the new sign is installed since only one ground sign is permitted at this site.

Staff finds that the requests for an additional wall sign and to increase total sign area for the site meet the following criteria for sign variations: the proposed use would not be detrimental to the use or development of other property in the area; ownership of the property has been demonstrated; and approval of the variation would not be contrary to the objective of improving the overall appearance of the City. Many other properties on Jefferson Street have wall signs on their side elevations. The proposed east wall sign will be integrated with the updated façade of the building.

Staff does not find a hardship for the request for a reduced setback to the pole sign. There is space within the grass area adjacent to the driveway to locate the sign farther back from the property line, closer to the required setback of 15 feet. However, there are many examples of nonconforming ground signs along Jefferson Street.

Conditions

None

Figure 1: Subject site at 2121 W. Jefferson Street (2025)



Figure 2: Visibility triangle and proposed pole sign (red) at the Jefferson Street driveway entrance

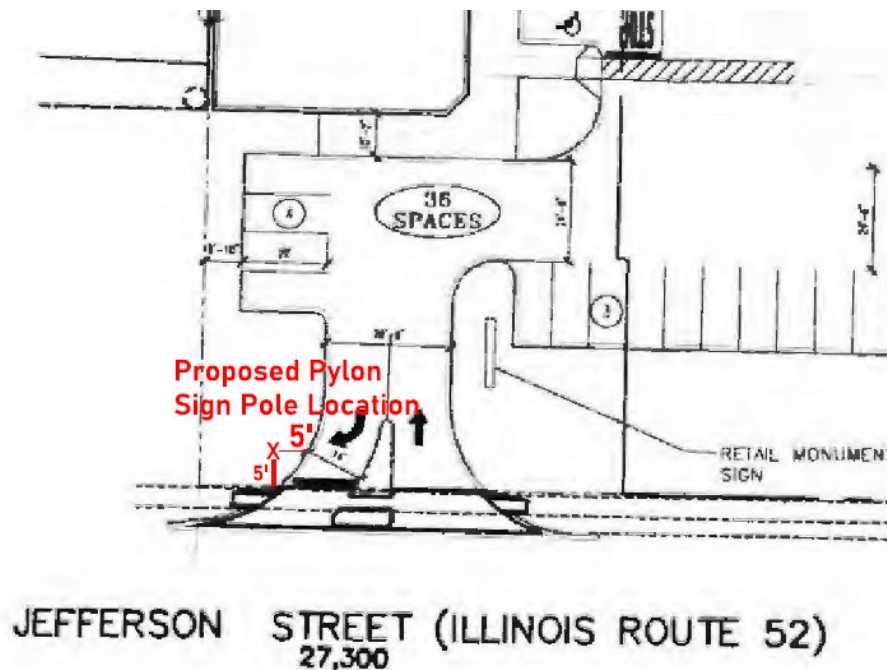
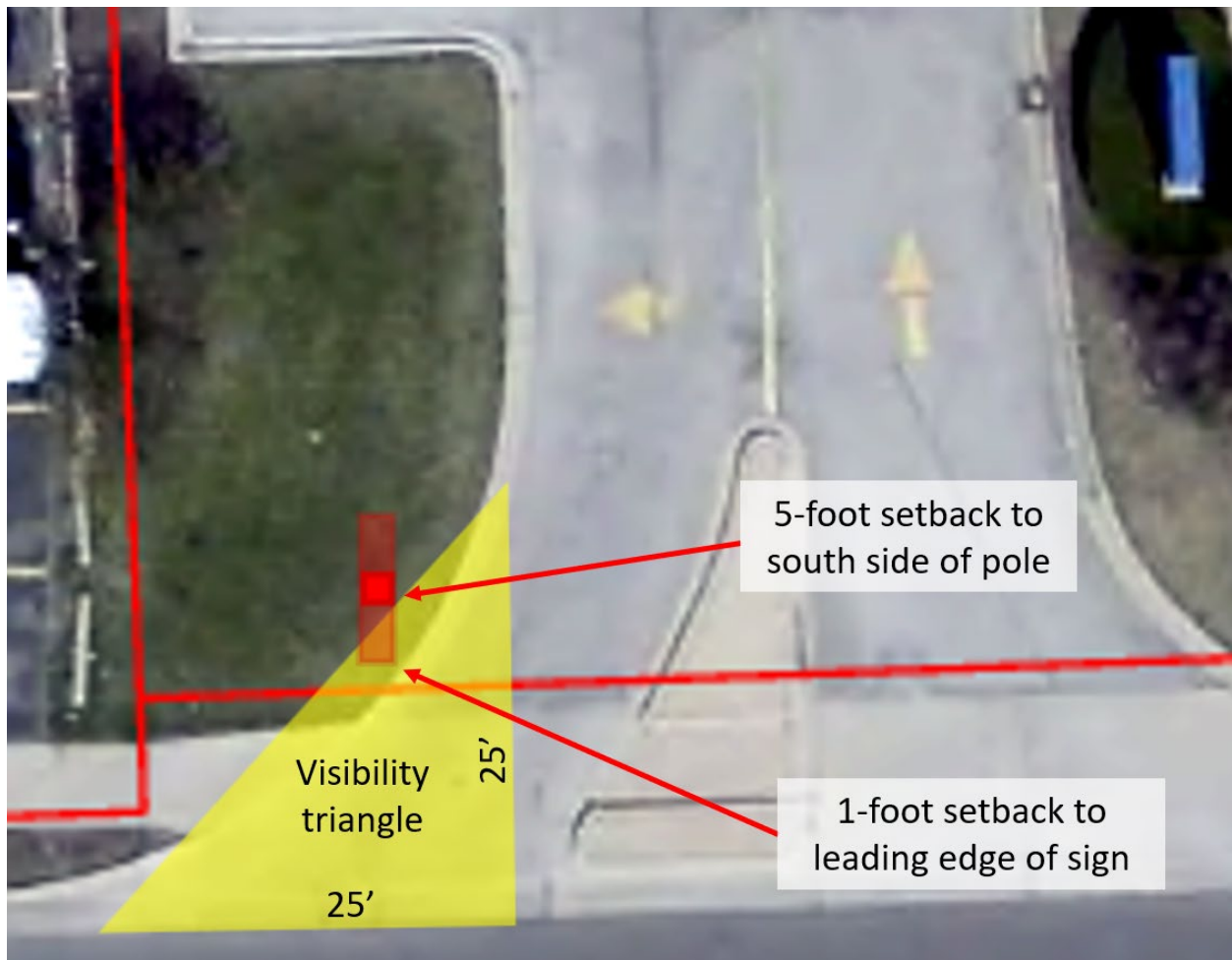


Figure 3: South and east facades of the subject site, under construction (October 2025)

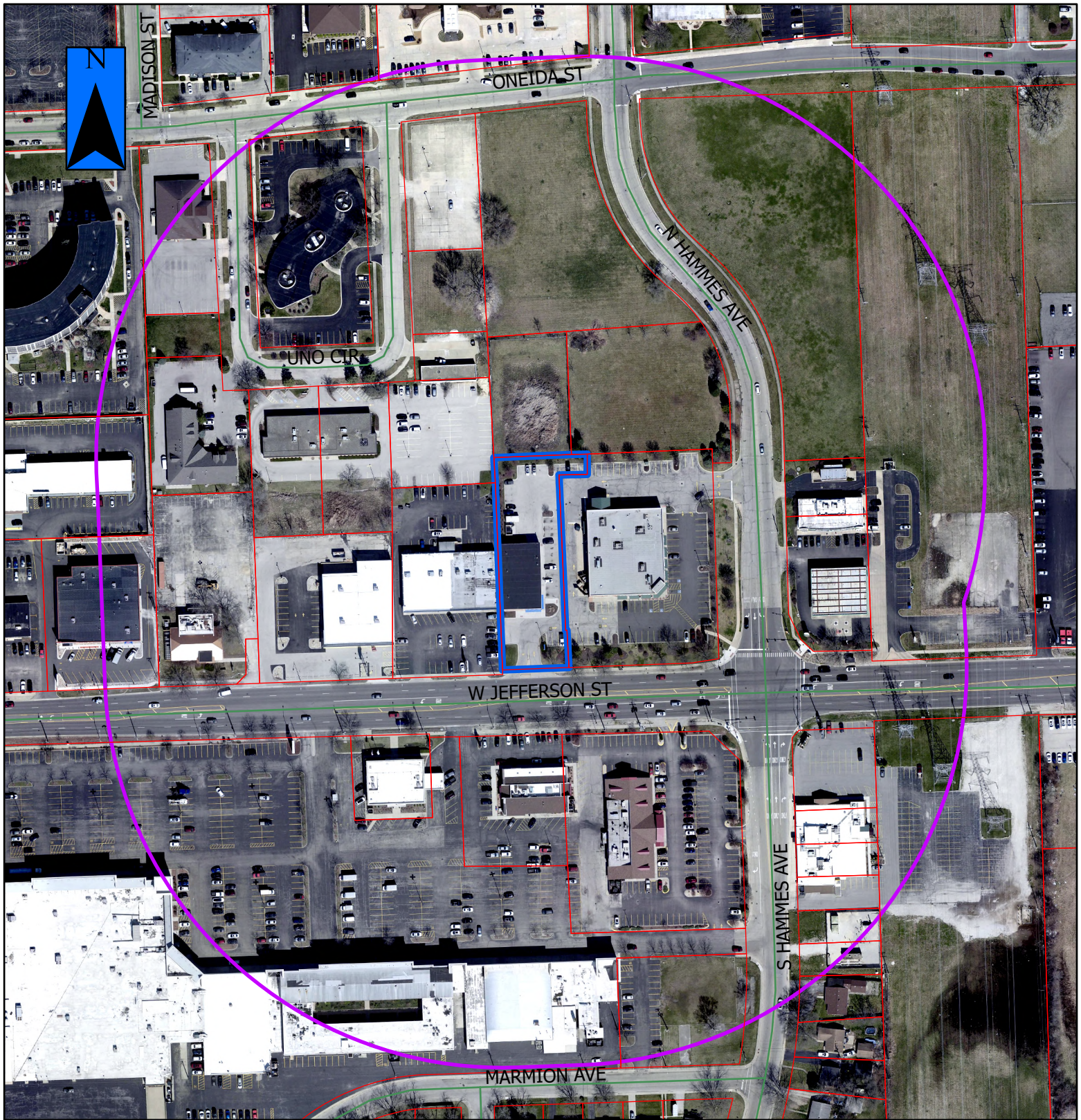


Figure 4: 2121 W. Jefferson Street, view north from Jefferson Street (April 2025)





Figure 5: 2121 W. Jefferson Street, view west from Jefferson Street (April 2025)

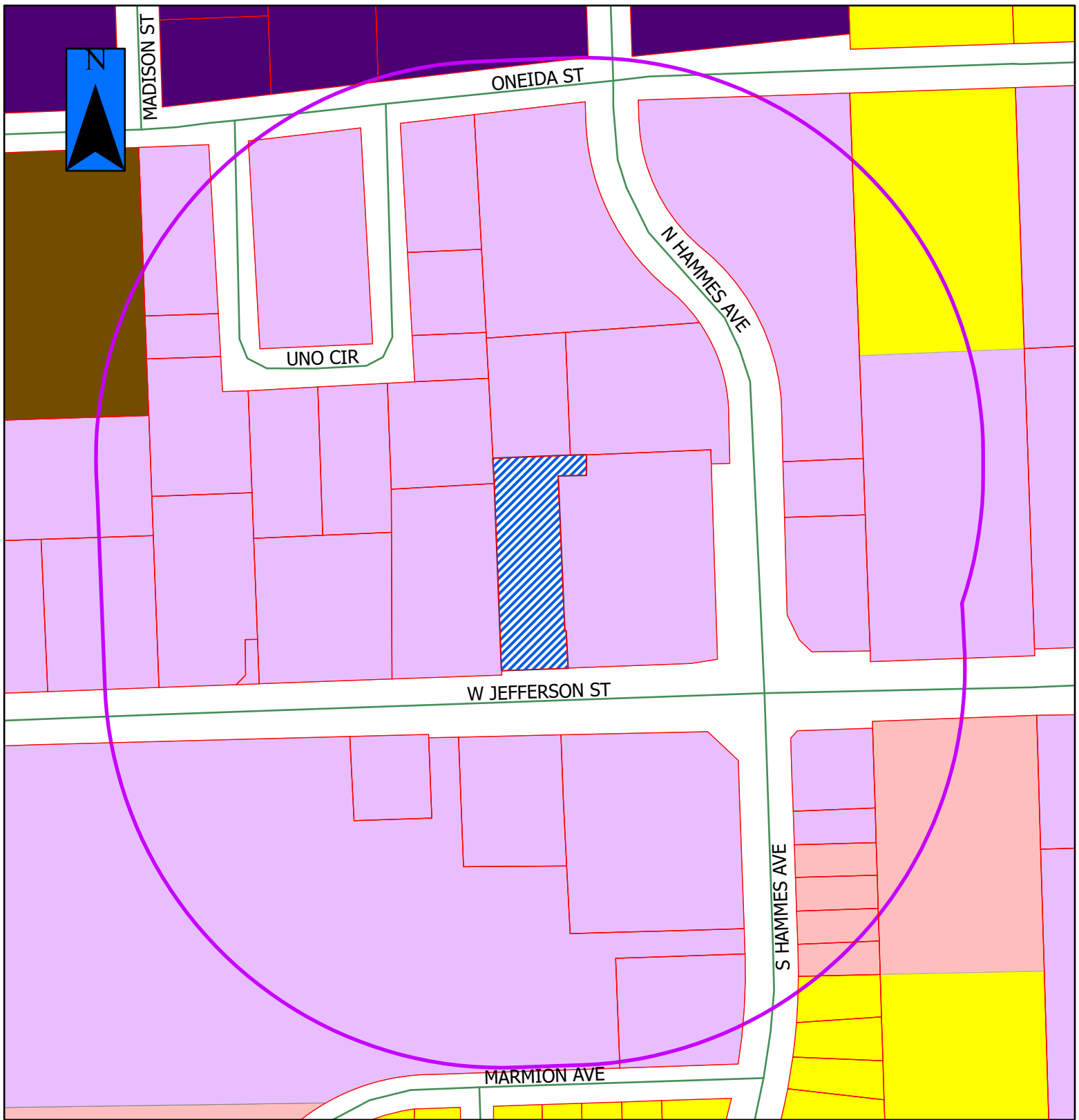




2025-42a





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



2025-42



 = 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

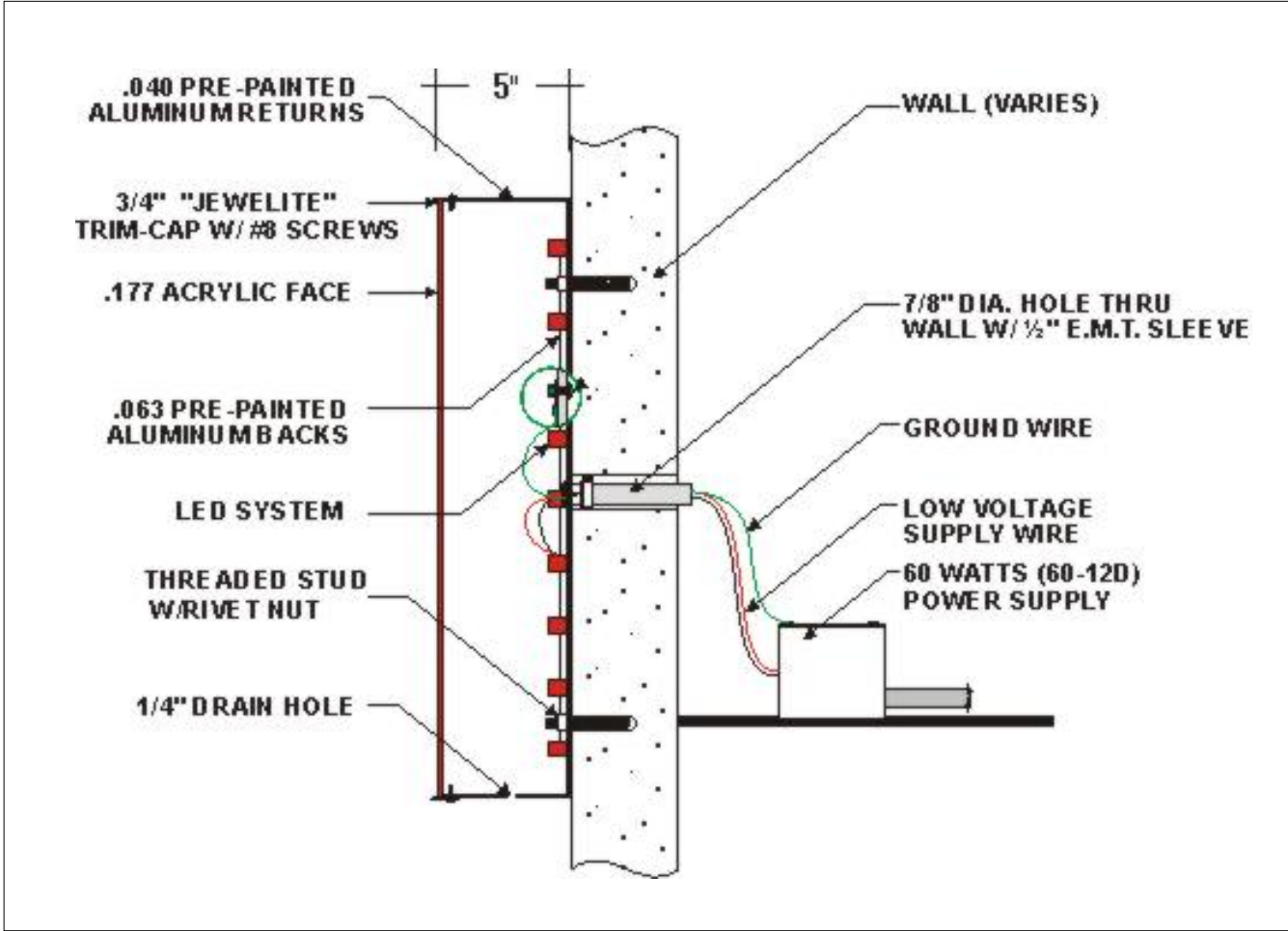
▶ 2121 W. Jefferson St. Joliet, IL.

Qty 2
13'

6.3'

Bisa Lina.
CANNABIS DISPENSARY

DISCONNECT



FLUSH MOUNT LETTERS

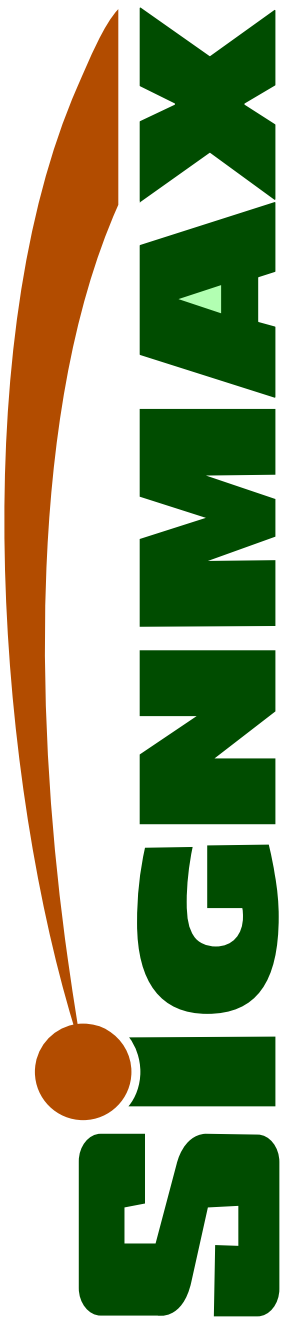
PRODUCTION/ MATERIAL DETAILS

LETTERS= White acrylic, first surface 3M translucent vinyl.
RETURNS= Black, 4" deep, 1" black trimcap (preprinted materials)
LED= White 7200K, sloan VL4

FLUSH MOUNT TYPE INSTALLATION.




FABRICATE AND INSTALL ONE SET OF FACE LIT CHANNEL LETTERS.
COPY= BISA LINA CANNABIS DISPENSARY



MANUFACTURING-SERVICE-INSTALLATION

Designed
for
110 Volts
unless noted otherwise



SRS Real Estate Partners

N.W.C. OF JEFFERSON AND HAMMES
JOLIET, IL

TOTAL SITE AREA ————— ±3.92 ACRES

LOT 2 AREA _____ .75 ACRES
RETAIL _____ 6,600 S.F.

LOT 4 AREA ————— 0.5 ACRE

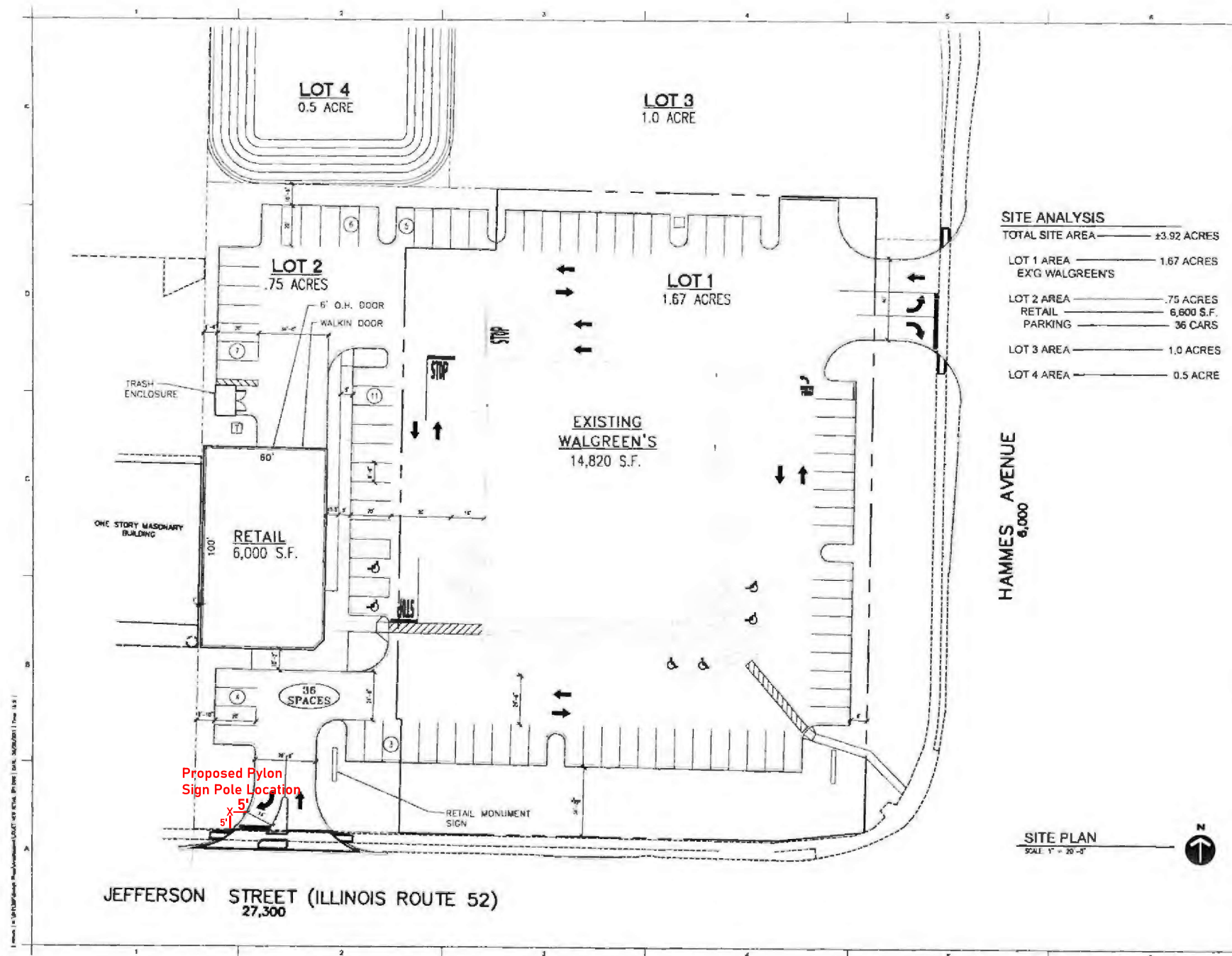
HAMMES AVENUE
\$6,000

SITE PLAN
SCALE: 1" = 20'-0"

[illegible]

SITE PLAN

SP1.0



FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from: _____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS

PETITION FOR VARIATION/APPEAL

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 2121 W. Jefferson St

PETITIONER'S NAME: Kuntal Shah

HOME ADDRESS: [REDACTED] ZIP CODE: 60527

BUSINESS ADDRESS: 2121 W. Jefferson St. ZIP CODE: 60435

PHONE: (Primary) [REDACTED] (Secondary) _____

EMAIL ADDRESS: [REDACTED] FAX: N/A

PROPERTY INTEREST OF PETITIONER: ~~Sign contractor~~ Business owner (HM 10/7/25)

OWNER OF PROPERTY: SUP Development Group LLC

HOME ADDRESS: [REDACTED] ZIP CODE: 60527

BUSINESS ADDRESS: 2121 W Jefferson St., Joliet, IL ZIP CODE: 60435

EMAIL ADDRESS: [REDACTED] FAX: _____

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

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

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 07-07-312-016-0000 ; _____ ; _____ ; _____

****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):

LOT SIZE: WIDTH: 100' DEPTH: 316' AREA: 31,600

PRESENT USE(S) OF PROPERTY: Cannabis dispensary (under construction currently)

PRESENT ZONING OF PROPERTY: _____

VARIATION/APPEAL REQUESTED: We are requesting for a decreased set back for our proposed pole sign, for an additional wall sign on our East elevation, for a directional sign by our Hammes ave. entrance, as well as for additional total area allowance for our signage.

RESPONSE TO VARIATION CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

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

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

The current zoning regulations significantly limit the visibility of the property, restricting the ability to attract customers and generate sufficient revenue. With only one wall sign, limited sign area, no entrance sign off of Hammes ave, and a pole sign with a large setback, the business struggles to compete in a high-traffic commercial area where visibility is critical. These restrictions prevent the property from yielding a reasonable return by reducing its marketability and overall customer traffic.

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

The large row of trees present along Jefferson make it very difficult for potential customers driving westbound to see the pole sign unless it were to be closer to the street. Customers driving along Hammes have no indication that there is a valid entrance to our business there. Also, westbound drivers would have better visibility of our signage if we could also have a wall sign on the east elevation. To accomodate this extra signage we would need to be able to exceed the maximum square foot allowance of 200.

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 believe that the requested variances would fit in well with the essential character of the general area. For example, Laundry World has wall signs on two elevations. NAPA has a pole sign directly next to the side walk. Pharmacy has numerous wall signs and exceeds 200 sq. ft in area. Our signage will be aesthetically pleasing, it will draw customers to a business where they seek to improve their quality of life, and it will align with the existing essential character of this commercially focused area.

REQUIRED SUPPORTING ATTACHMENTS

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

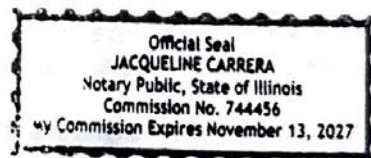
NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, KUNTAL SHAH, 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.

[Signature]
Petitioner's Signature

[Signature]
Owner's Signature
(If other than petitioner)



Subscribed and sworn to before me
this 5th day of September, 20 25

[Signature]

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:

2121 W. Jefferson St., Joliet, IL 60435

PIN(s): 07-07-312-016-0000

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

SUP Development Group LLC. 2 members:

1) Umang Patel,

2) Sheela Patel,

E-MAIL:

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:

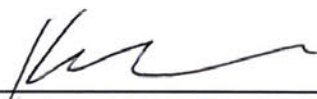
Select the type of business owner associated with this application and fill in the contact information below:

- ☐ **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: 

DATE: 9/5/2023

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

ZONING BOARD OF APPEALS
CRITERIA FOR SIGN VARIATIONS

Section 47-17.21(3)(bb) of the Zoning Ordinance states:

Any sign which is not specifically permitted in any zoning district shall require the granting of a variation, obtained from the Zoning Board of Appeals. This includes signs that have flashing or pulsating illumination, animation, rotation, or overall dimensions which exceed the maximum dimensions permitted in any district.

Variation Criteria: A variation may be granted by the Zoning Board of Appeals based on all of the following criteria:

	Does the evidence presented sustain this criteria?	Comments
(a) That strict enforcement of the ordinance would cause undue hardship to the property owner due to circumstances unique to the individual property in question.		
(b) That the proposed use would not be detrimental to the use, orderly development and enjoyment of other property in the immediate vicinity for the purposes permitted under the zoning ordinance, nor substantially diminish the property value within the neighborhood.		
(c) That ownership or lease of the property in question can be demonstrated.		
(d) That approval of the variation would not be contrary to the objective of improving the overall appearance of the City.		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9030

Agenda Date:10/16/2025

STAFF REPORT

DATE: October 7, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-43
Applicant: Amin Panjwani
Status of Applicant: Property owner
Location: 101 S. Briggs Street (Council District #5)
Request: Series of Variations to allow construction of a new commercial building

Purpose

The applicant is requesting the following Variations to allow the construction of a two-tenant commercial building and associated drive-thru at 101 S. Briggs Street:

- Variation to reduce perimeter landscaping from 10 feet to 0 feet (east side)
- Variation to reduce perimeter landscaping from 10 feet to 5.5 feet (north side)
- Variation to reduce perimeter landscaping from 5 feet to 2 feet (west side)
- Variation to reduce required parking stall area from 180 square feet to 165 square feet

The Zoning Board of Appeals makes the final decision on these Variation requests.

Site Specific Information

The subject site is around 0.84 acres and comprises four lots at the southwest corner of Briggs Street and Washington Street. The two north lots have B-1 (neighborhood business) zoning and contain a vacant multi-tenant commercial structure built around 1955 that previously contained a pharmacy and a convenience store. The remainder of the commercial property surrounding the building is paved and does not contain any landscaped areas. The two south lots are zoned R-2 (single-family residential). The east residential lot contains a two-unit residence, approved through a Variation of Use in 2001, and the west lot is vacant. The north and south parcels are separated by a 14-foot-wide public alley that runs east-west between Briggs Street and Hebbard Street. The alley is unimproved and does not provide access to any adjacent residential properties.

The petitioner is proposing to redevelop the site with a new commercial building that would contain a Dunkin restaurant and drive-thru as well as an additional retail tenant.

The proposed redevelopment requires a subdivision of land, a vacation of the public alley adjacent to the parcels, and a partial zoning reclassification. The proposed subdivision would create two lots: a larger north lot, approximately 122 feet by 203 feet, with B-1 zoning for the commercial development, and a smaller south lot with R-2 zoning for the existing residence, which will remain (see Figure 2). The subdivision, vacation, and reclassification petitions are scheduled to be heard at the October 16, 2025 Plan Commission meeting.

The proposed development also requires approval of a drive-thru permit. Joliet City Council reviewed and approved the drive-thru permit for the proposed Dunkin restaurant at their meeting on October 7, 2025.

Surrounding Zoning, Land Use and Character

The property is located at the southwest corner of Briggs Street and Washington Street. The surrounding area is a mix of residential, commercial, and institutional uses. The zoning and land use for the adjacent properties are as follows:

- North: R-2 (single-family residential), elementary school
- South: R-2 (single-family residential), residential
- East: County C-2 (local commercial), commercial (gas station); and
County R-5 (single-family residence), residential
- West: B-1 (neighborhood business), commercial (laundromat); and
R-2 (single-family residential), residential

Applicable Regulations

- | | |
|-----------------------|--|
| • Section 47-15E.5(A) | Perimeter Landscaping – Non-Residential Uses |
| • Section 47-15H.11 | Minimum Recommended Parking Lot Requirements –
Non-Residential Design Standards |
| • Section 47-19.8 | Findings of Facts Supporting a Variation
(refer to attachment) |

Discussion

The petitioner is requesting variations on landscaping and parking stall size to allow the redevelopment of an existing commercial site with a new commercial building. The proposed development will contain an approximately 3,500-square-foot commercial building with two tenant spaces. The south tenant space is planned for a Dunkin restaurant and drive-thru, and the north space is proposed for retail with no known user at this time. The commercial development will have one access driveway off Briggs Street. Surface parking is located on the south and east sides of the site, while the drive-thru lanes wrap around the west side of the site. There will be a 7-foot-wide sidewalk

along Briggs Street as required by Will County, which has jurisdiction over Briggs Street. The proposed site plan is included in the staff report packet.

In order to meet the drive-thru circulation and stacking requirements, the site plan does not include a landscape area on the east side adjacent to Briggs Street and has a reduced landscape area on the west side adjacent to the neighboring commercial property. Additionally, the drive-thru lanes encroach on part of the north landscape area. Therefore, the petitioner requests variations to reduce the perimeter landscaping on the east, north, and west (see Figure 3). There is no variation requested for landscaping adjacent to residential uses: the development will include the required 15-foot landscape area and solid fence adjacent to the residential properties along the lower west and south sides.

The site plan includes 18 parking spaces, which meets the off-street parking requirement for this proposal. Eleven of these spaces are designated for customers and seven are designated for employees. The employee stalls are around 165 square feet in area, which is less than the minimum required area of 180 square feet. Therefore, the petitioner also requests a variation to reduce the area for the seven parking stalls along the south side of the site. The customer stalls along the east will meet the width and area requirements.

Staff finds that the request meets the variation criteria: the petitioner could not develop the site for a drive-thru restaurant if they comply with the landscaping and parking stall standards. The site is small for a modern commercial development and is located on the corner of a major intersection, which limits potential access points and requires additional landscaping and sidewalks compared to an interior lot. Per Will County requirements, the petitioner must install a 7-foot sidewalk along Briggs Street, which further reduces the available area for perimeter landscaping. Staff also finds that approval of the requested variations will not alter the essential character of the area. The existing site does not have any perimeter landscaping. The proposed plan will add an adequate landscape area along the north next to Washington Street, and will also meet the requirements for landscaping and fencing adjacent to residential uses.

Conditions

None

Figure 1: Subject site - existing conditions (2025)



Figure 2: Briggs Street Subdivision: proposed site plan for the commercial redevelopment on Lot 1; Lot 2 will contain the existing residence at 113 S. Briggs Street

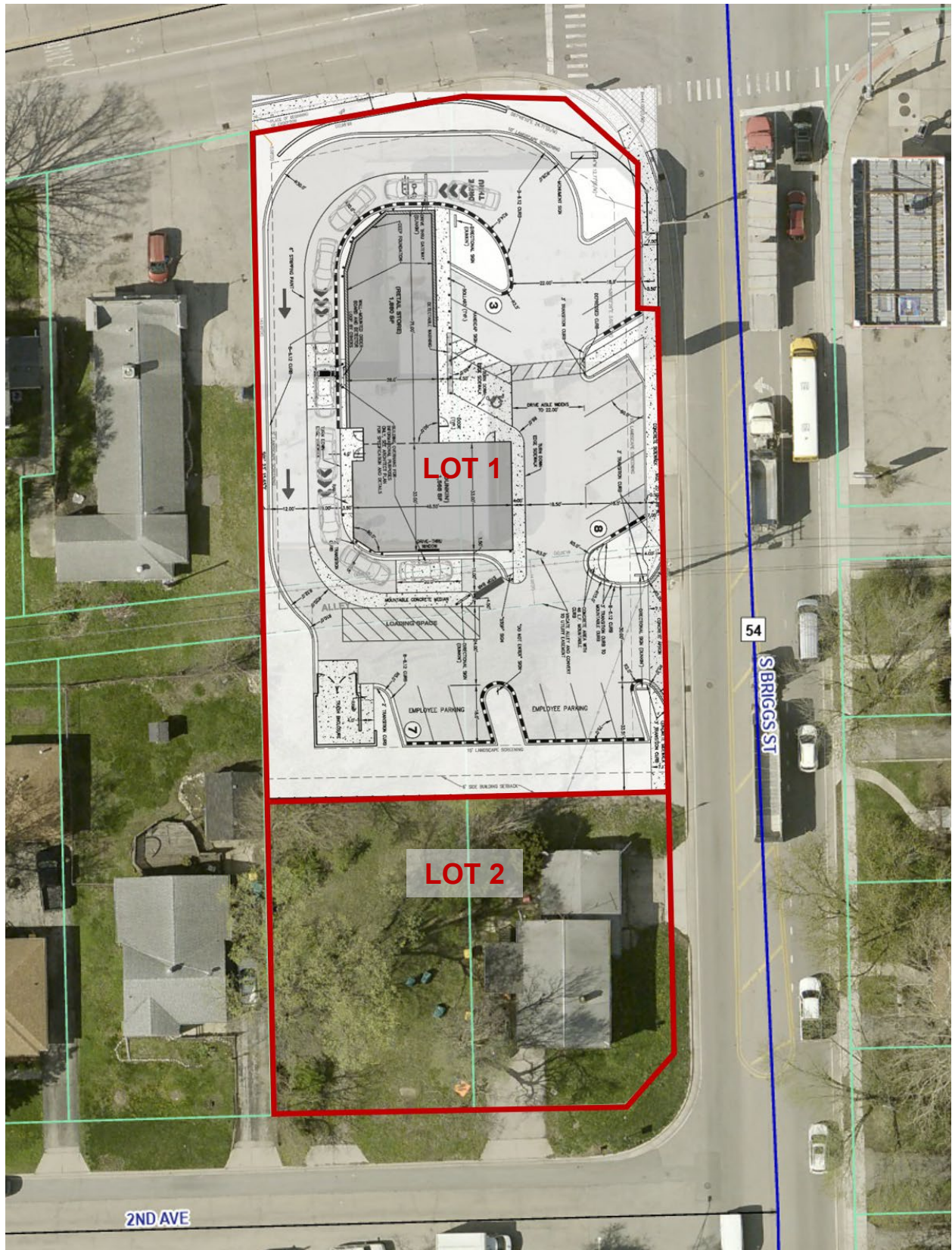


Figure 3: Requested perimeter landscape variations for the proposed development

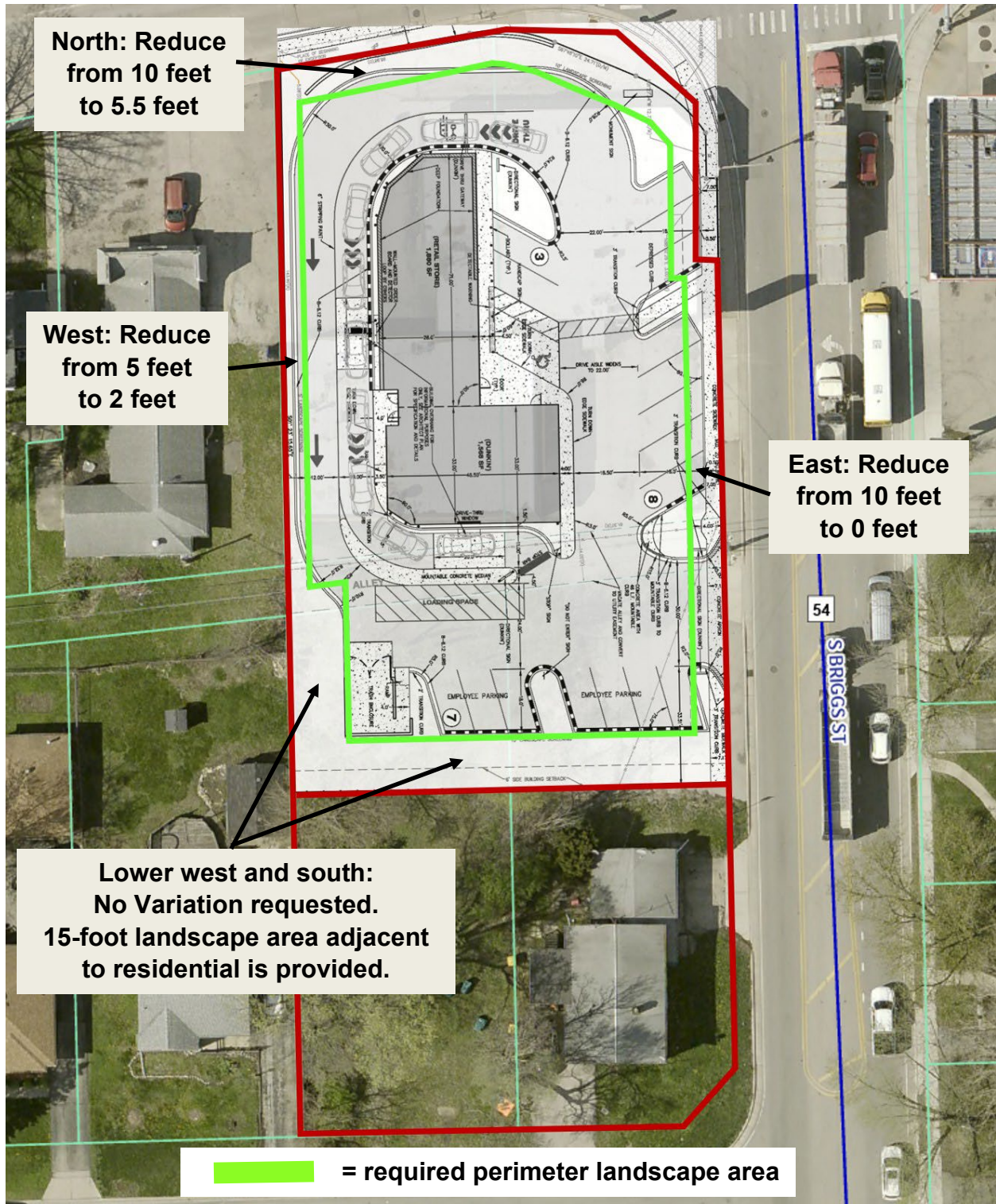


Figure 4: North side of subject site, view south from Washington Street (June 2025)



Figure 5: North and east sides of subject site, view west from Briggs Street at Washington Street (June 2025)

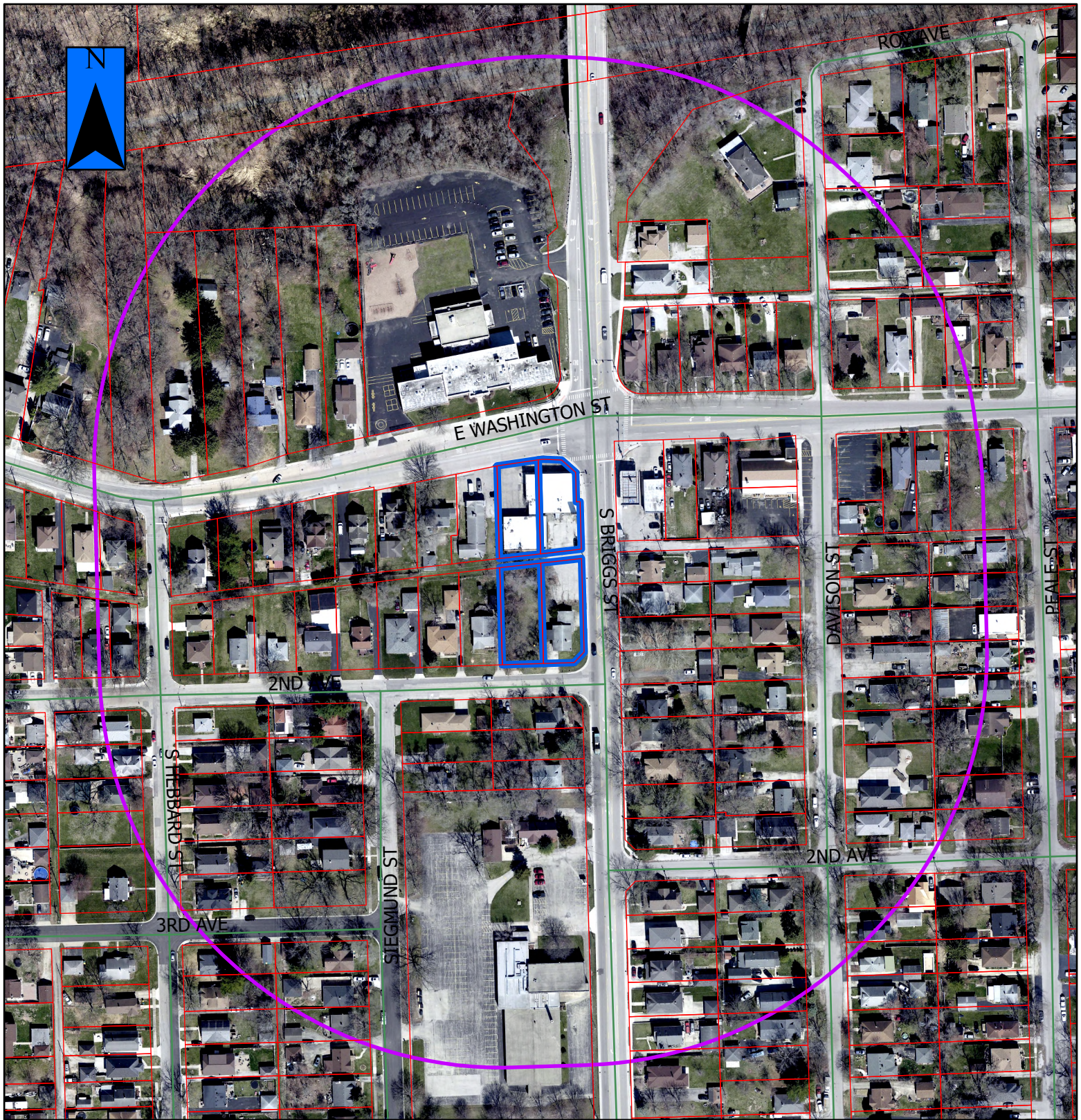


Figure 6: Existing commercial building on the site, view west from Briggs Street (October 2025)

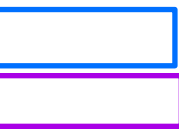


Figure 7: Existing residence at southeast corner of subject site, view southwest from Briggs Street (October 2025)

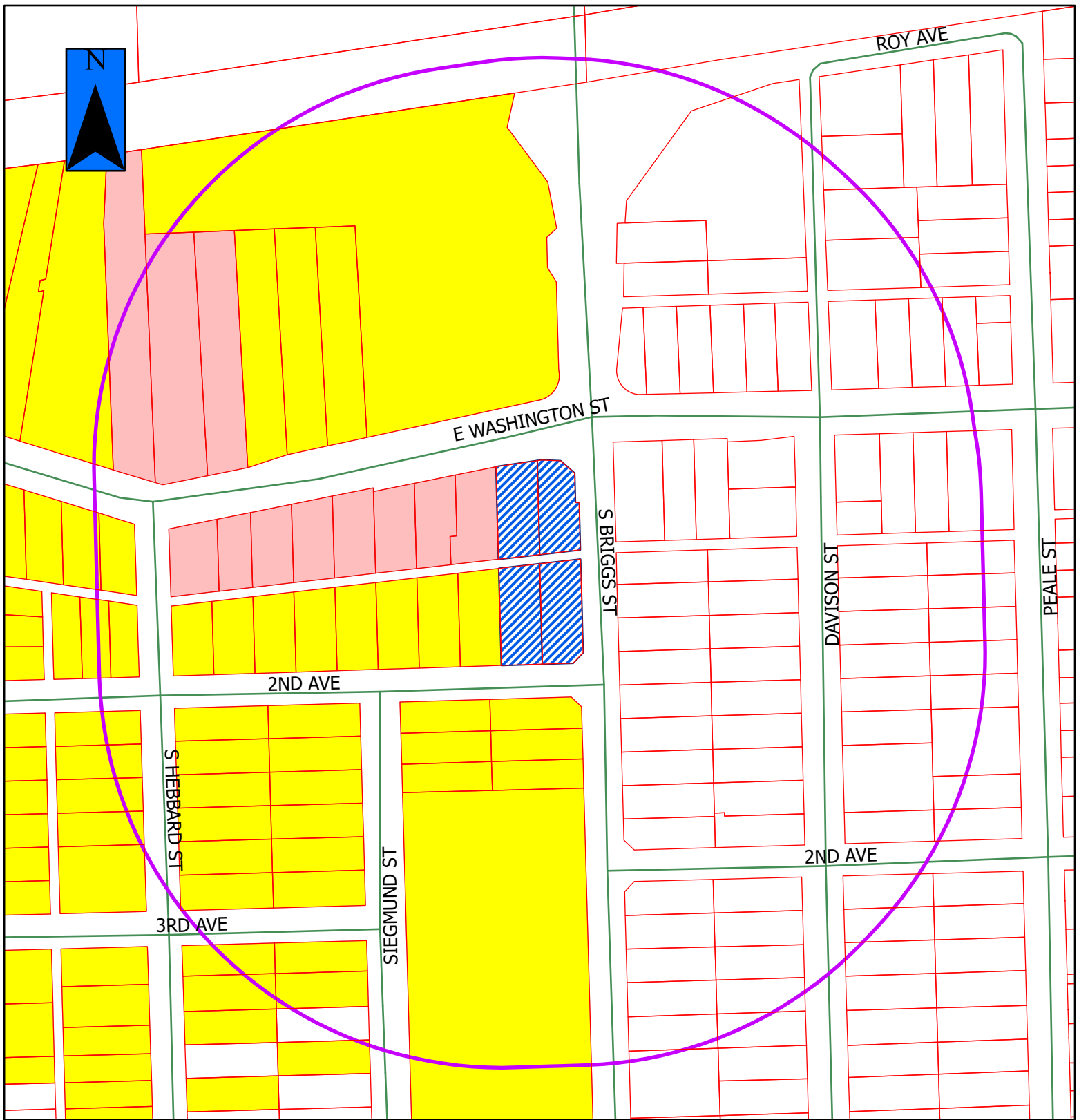




2025-43a










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

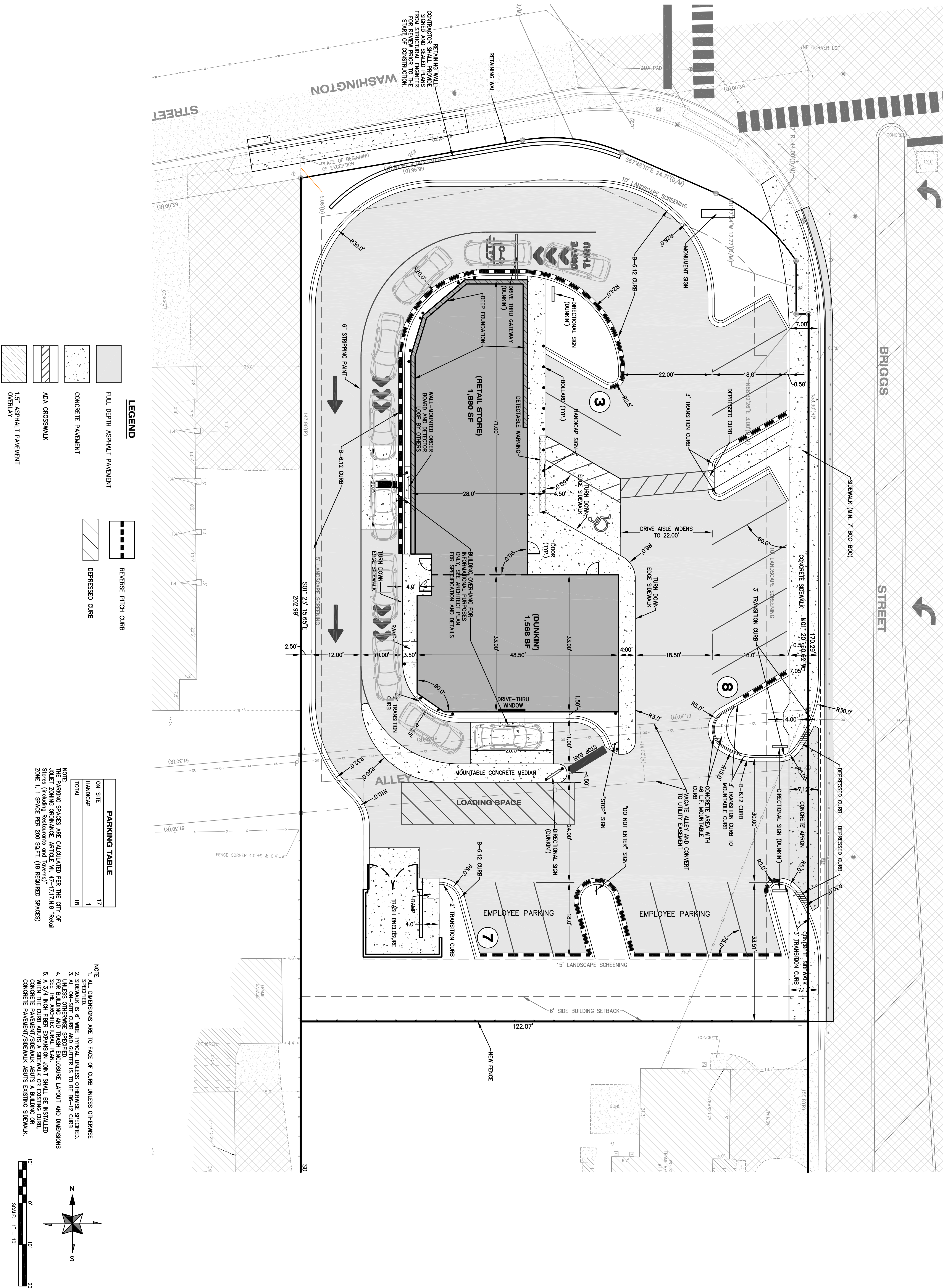


2025-43



 = 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

[illegible]

**SITE IMPROVEMENTS
DUNKIN' & RETAIL PROJECT
101-107 S. BRIGGS ST., JOLIET, IL**

GEOMETRIC PLAN

CELTD

Caldwell Engineering, Ltd.
1316 North Madison Street, Woodstock, Illinois
(815) 502-5504 www.caldwellengineering.com

Designed By MJC/TBS	Drawn By SAH	Checked By MJC	Date 08/13/2025	Job Number E25.014	Sheet Number
------------------------	-----------------	-------------------	--------------------	------------------------------	--------------

FOR OFFICE USE ONLY

Verified by Planner (please initial):

Payment received from:

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIATION/APPEAL

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 105 S. Briggs St./101 S. Briggs St./113 S. Briggs St.

PETITIONER'S NAME: Amin Panjwani

HOME ADDRESS: 1420 Sheridan Rd #8B ZIP CODE: 60091

BUSINESS ADDRESS: 105 S. Briggs St./101 S. Briggs St./113 S. Briggs St. ZIP CODE: 60433

PHONE: (Primary) [REDACTED] (Secondary) N/A

EMAIL ADDRESS: [REDACTED] FAX: N/A

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: same as above

HOME ADDRESS: same as above ZIP CODE: _____

BUSINESS ADDRESS: same as above ZIP CODE: _____

EMAIL ADDRESS: same as above FAX: _____

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

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

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-14-207-009 ;
30-07-14-207-010 ; 30-07-14-207-019 ; 30-07-14-207-020 .

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 Exhibit "A"

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA: 24,984 S.F.

PRESENT USE(S) OF PROPERTY: Commercial

PRESENT ZONING OF PROPERTY: B-1

VARIATION/APPEAL REQUESTED: A variation is requested to Section 47-15E.5.A.1 to allow a
5.5' wide landscaped area on the north side of the property and to allow a 0' wide landscape area on the east side of the property.

A variation is requested to Section 47-15E.5.A.4 to allow a 2' wide landscaped area on the on the west side of the property.

RESPONSE TO VARIATION CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

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

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

The current conditions on the existing property do not meet the City of Joliet Zoning ordinance landscape setback requirements.

The current site consist of two unoccupied buildings and pavement in poor condition. The applicable zoning regulations prevent the subject property from yielding a reasonable return by preventing the property from being improved and redeveloped.

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

The proposed site plan for the proposed development has been adjusted to meet the Will County Department of Transportation requirements and the City of Joliet Traffic and Dunkin' criteria. The 7' sidewalk located parallel and adjacent to Briggs St. was a requirement of the Will County DOT. The drive thru and by-pass drive aisle widths are a requirement by the City of Joliet Traffic Engineer. The parking dimensions within the site are specified at the minimum requirements of the City of Joliet Standards.

3. *What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.*

The granting of these variances would impact the essential character of the general area positively by adding landscaping (there are currently no landscaping setbacks to the north and the west) and connectivity (providing ADA accessibility to the project site from the public sidewalks and replacing existing sidewalks that do not meet ADA requirements). Per our discussion with City Staff, negative impacts (if any) are minimal.

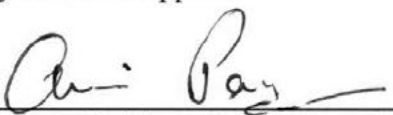
REQUIRED SUPPORTING ATTACHMENTS

- ☒ 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, AMIN PANJWANI, 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 4th day of September, 20 25

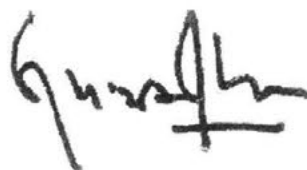




Exhibit “A”

Parcel 1:

Lots 1 and 2 in Mary Hupperich's Subdivision, of part of East Half of East Half of Northeast Quarter of Section 14, Township 35 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded April 20, 1905 in Plat Book 15 page 28 as Document No. 232366, excepting therefrom that part of Lots 1 and 2 conveyed to the People of the County of Will by Warranty Deed recorded as Document No. R82-3792, 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:

105 S. Briggs St./101 S. Briggs St./113 S. Briggs St., Joliet, IL 60433

PIN(s): 30-07-14-207-009-0000, 30-07-14-207-010-0000, 30-07-14-207-019-0000, 30-07-14-207-020-0000

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

Amin Panjwani

E-MAIL:

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

Amin Panjwani

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: 09/03/2025

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

PRINT

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-9031

Agenda Date:10/16/2025

STAFF REPORT

DATE: October 16, 2025
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2025-44
Applicant / Owner: Saul Rodriguez Garcia
Location: 703 Clement
Request: A series of Variations to allow construction of a new detached garage, located at 703 Clement Street

Purpose

The applicant is requesting a series of Variations to allow for the construction of a detached garage in the rear, at the property located at 703 Clement. The Zoning Board of Appeals makes the final decision in this matter.

Requested variations from the Zoning Board of Appeals include

- A variation to reduce the rear garage setback requirement from 10' to 5'.
- A variation from required lot coverage. Lot coverage is not to exceed 30% in residential districts. The existing coverage is 46%, and this would increase to 49% with the new proposed garage.

Site Specific Information

The subject property is approximately 4,700 square feet in size and is zoned R-2 (Single-family Residential). The property includes a 1 story detached garage in the rear with alley access.

Surrounding Zoning, Land Use and Character

All properties in this vicinity are zoned R-2 (Single-family Residential). Most properties have detached garages, with alley access or front yard driveway access.

Applicable Regulations

- Section 47-6.4 R-2 Single-family Residential Yard and Lot Requirements
- Section 47-19.8 Criteria for Granting a Variation (refer to attachment)

Discussion

The applicant seeks to replace a 1 story detached garage in the rear of the property with a larger 1 story detached garage. The existing garage is 247 square feet in size and large enough for a single car. The proposed garage will be 400 square feet, which will allow for two cars to be parked inside. The property has an existing non-conforming lot coverage

of 46%. Lot coverage is not to exceed 30% in residential districts. Therefore, the applicant seeks a variation on lot coverage to increase to 49% to allow for a larger garage.

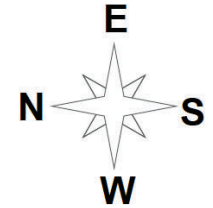
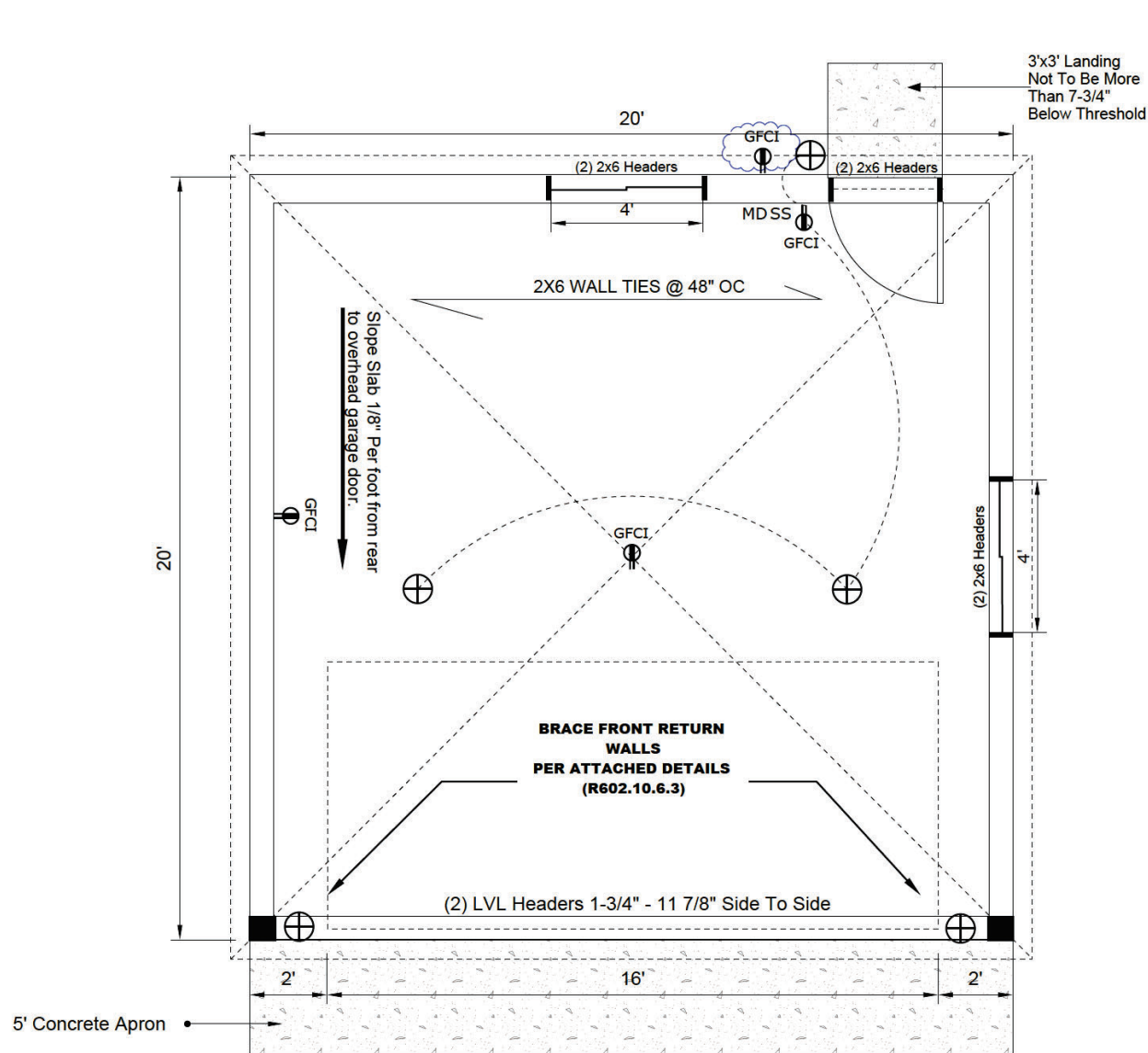
The existing garage is located on the property line in the rear as well as the side property line to the north. The applicant would like the new garage to be in this same general area. The Zoning Ordinance requires a 10' setback when the garage access is from the alley. The Zoning Ordinance also requires a 3' setback from the side yard property line. The proposed garage will exit to the alley to allow for easier ingress and egress of vehicles and will be set back 5' from the property line and 6' from the side property line to the north. Therefore, the applicant must obtain a setback variance because the proposed garage will not conform to the required 10' setback. Floor plans and building elevations for the proposed project are included in the staff report packet.

Staff finds that the hardship for this petition stems from the non-conforming lot size, created by a blanket rezoning by the city, that does not meet current standards and does not allow for the practical use of the property without requiring a variation.

Conditions

If the Zoning Board desires to approve these Variation requests to allow a 20' X 20', 400 square foot detached garage, the following conditions should be included:

1. That a building permit shall be obtained prior to construction.



KEY

- GFCI
- Outlet
- Light
- SS
- Switch
- MD
- Master Disconnect Switch
- Door
- Window
- Overhead Garage Door
- Header
- DS
- Down Spout

ALL LUMBER USED IS SPF #2 OR BETTER

ANY ELECTRICAL COMPONENTS EXPOSED TO ELEMENTS SHALL BE WEATHER RESISTANT

TOTAL: 400 Sq.Ft.

Electrical Details

CIRCUITS:

(1) 20 AMP, #12 GAUGE WIRE

BURIAL DEPTH: 1/2" STEEL RIGID METAL CONDUIT, 6" DEEP

WIRING - SEPERATE CIRCUIT TO SERVICE PANEL

Drawing not to scale - Reproduction prohibited without the express written consent of Danley's Garages



Danley's Garages
6300 N River Rd Suite 615,
Rosemont, IL 60018
847-849-5477

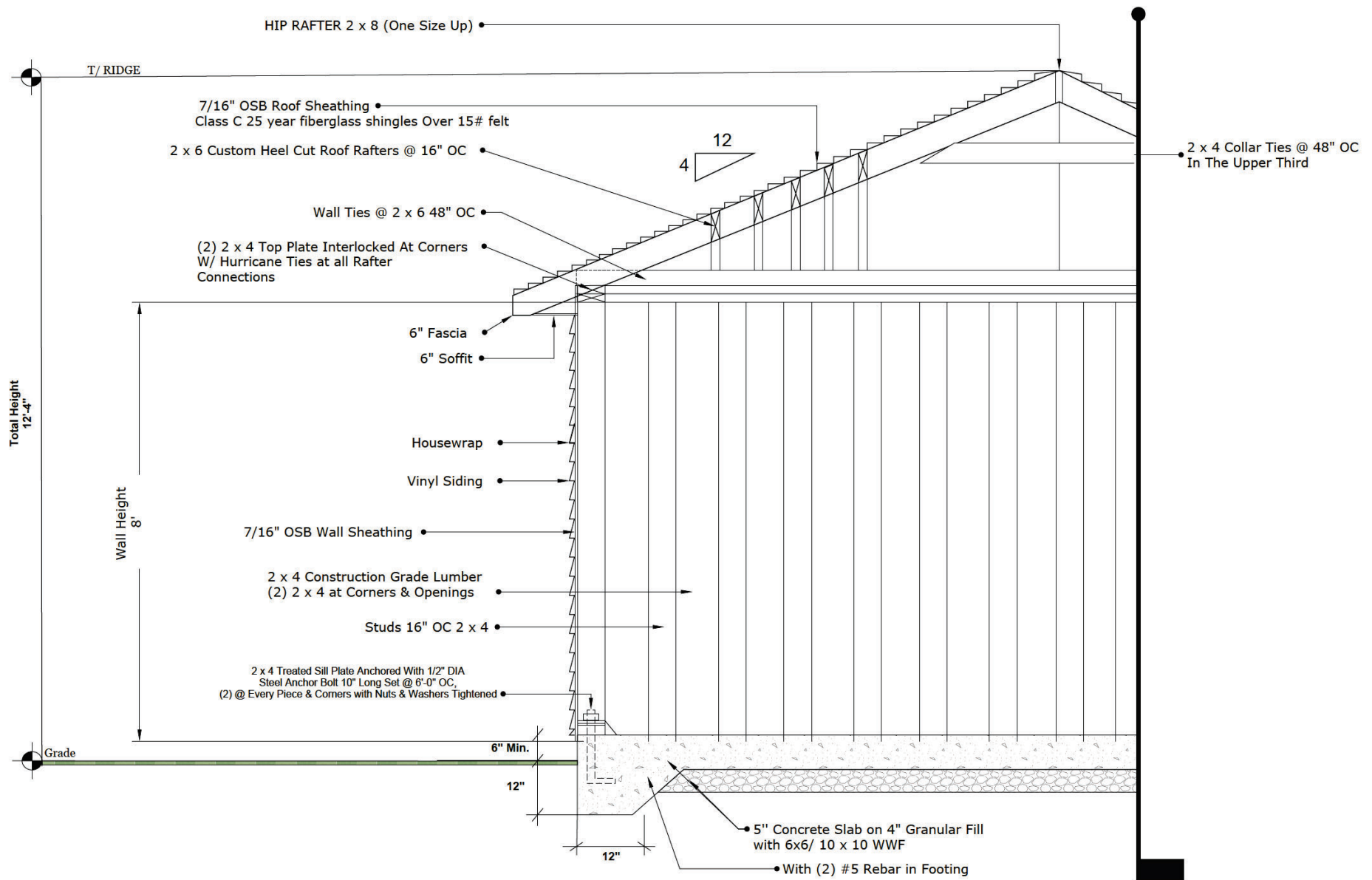
Jobsite Address: 703 Clement St, Joliet, IL 60435

Customer Name: Saul Rodriguez

PAGE 1

Floor Plan

Detached Garage - Hip Roof



Drawing not to scale - Reproduction prohibited without the express written consent of Danley's Garages



Danley's Garages
6300 N River Rd Suite 615,
Rosemont, IL 60018
847-849-5477

Jobsite Address: 703 Clement St, Joliet, IL 60435

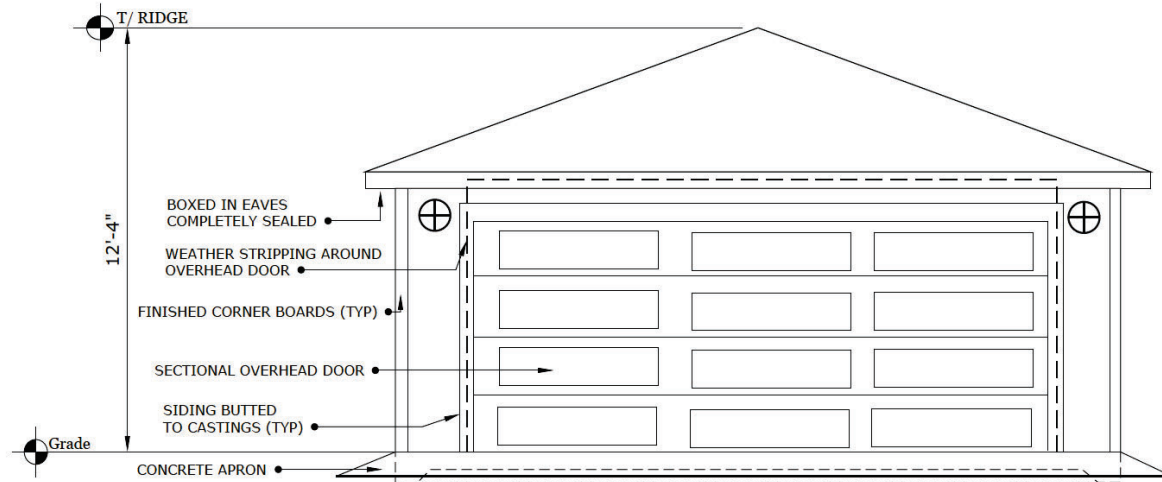
Customer Name: Saul Rodriguez

PAGE 2

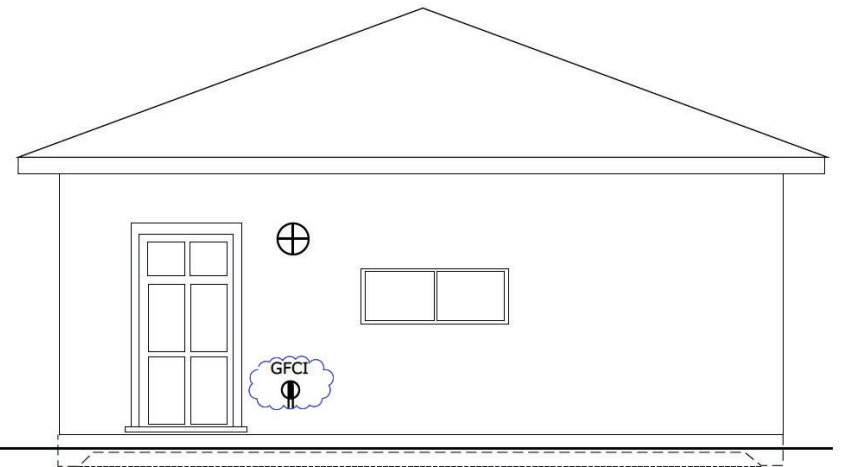
Building Plan

Detached Garage - Hip Roof

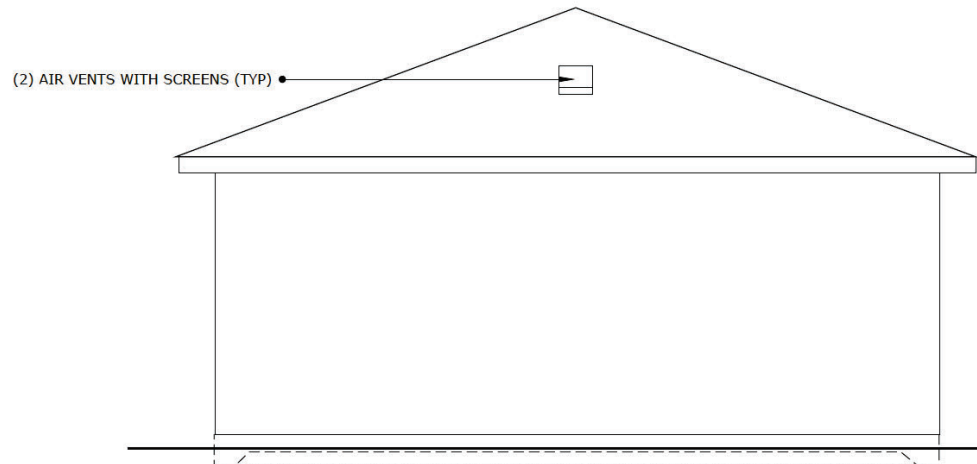
West View



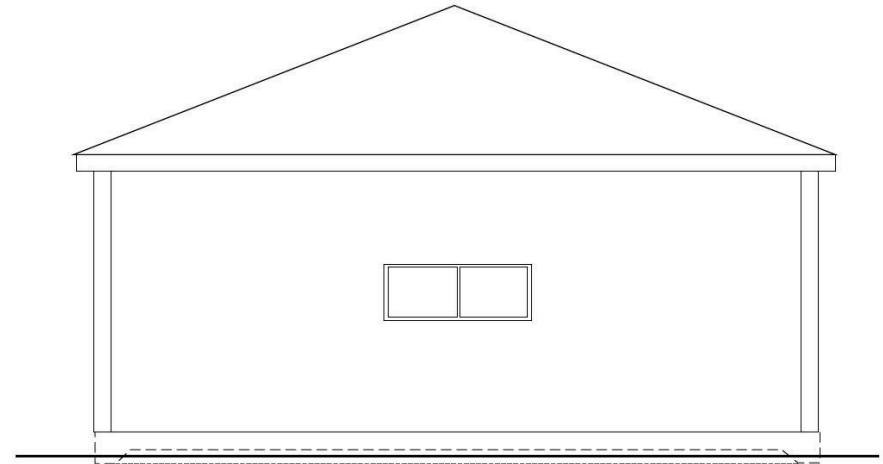
East View



North View



South View



Drawing not to scale - Reproduction prohibited without the express written consent of Danley's Garages



Danley's Garages
6300 N River Rd Suite 615,
Rosemont, IL 60018
847-849-5477

Jobsite Address: 703 Clement St, Joliet, IL 60435

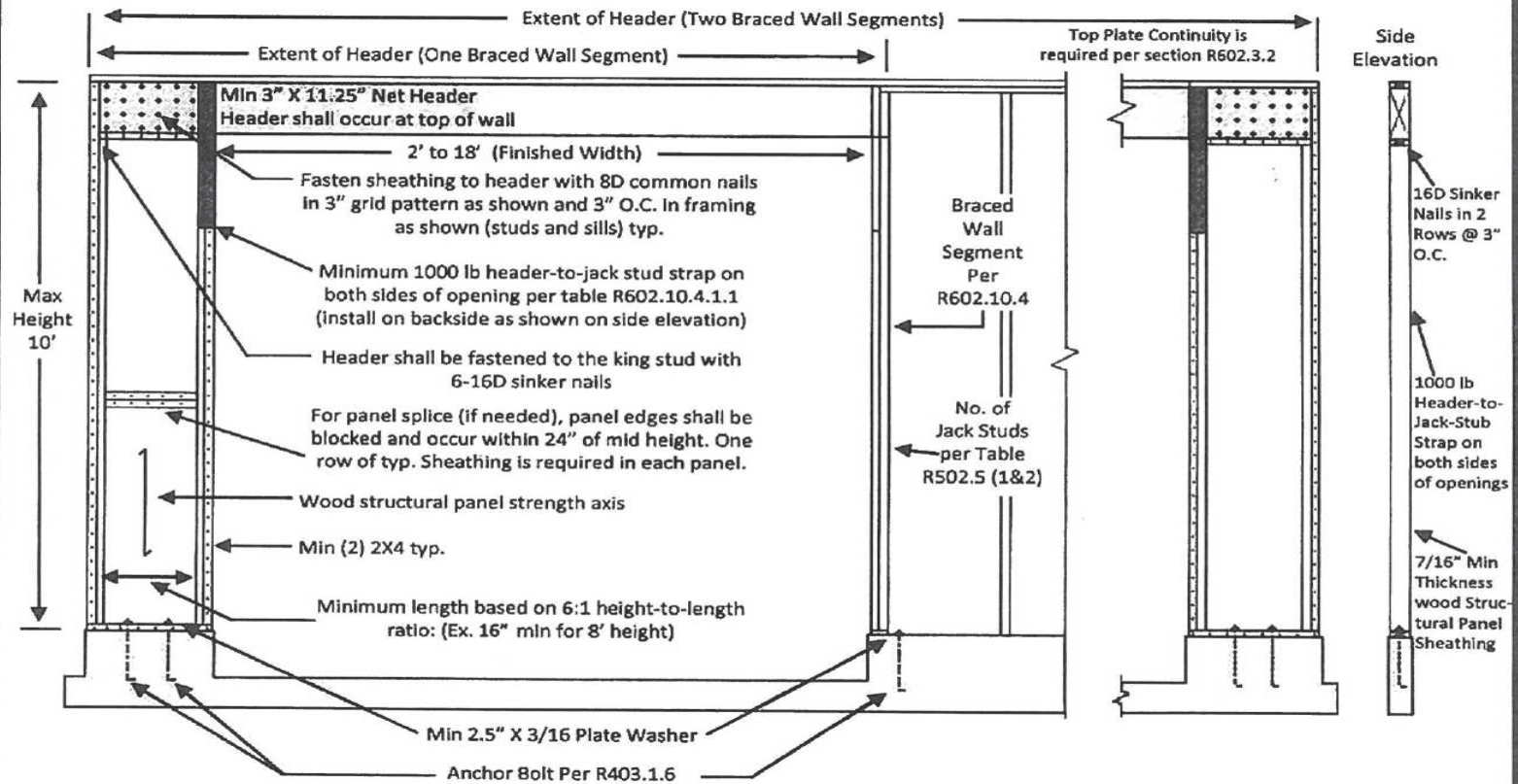
Customer Name: Saul Rodriguez

PAGE 3

Elevations

Detached Garage - Hip Roof

Braced Wall Panel Detail



IRC FIGURE R602.10.6.3

EXISTING CONDITIONS DRAWING

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 43 (EXCEPT THE SOUTH 6 INCHES THEREOF), IN P.R. BANNON'S SUBDIVISION OF BLOCK 3 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 1906, IN PLAT BOOK 15, PAGE 50, AS DOCUMENT NO. 240915, IN WILL COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:

703 CLEMENT STREET
JOLIET, ILLINOIS

BUYER: LOPEZ
SELLER: LASINIS, JR.

PIN# 07-09-103-029

LEGEND

- med. MEASURED
- rec. RECORDED
- calc. CALCULATED
- FOUND SURVEY MONUMENT
- SET 5/8" REBAR UNLESS OTHERWISE NOTED

LOT 42

LOT 43

LOT 44

CLEMENT STREET

66' R.O.W.

LOT AREA = 0.113 ACRES more or less

REVISIONS

No.	DATE	DESCRIPTION	BY

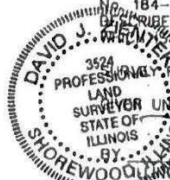
RT & A Ruettiger, Tonelli & Associates, Inc.
 Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
 129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404
 PH. (815) 744-6600 FAX (815) 744-0101
 website: www.ruettigertonnelli.com

DATE: 1-14-2021	SCALE: 1" = 20'	DRAWN BY: ESM	CHECKED BY: DJZ
PREPARED FOR:	MICHAEL J. KORST, ATTY 2720 CATON FARM ROAD JOLIET, ILLINOIS 60431	FIELD BOOK: 7-198 PAGE: 21-22	DRAWING NO.: 121-0008-LS

DRAWING TITLE: PLAT OF SURVEY

STATE OF ILLINOIS }
COUNTY OF WILL }

RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM 184-001251, HEREBY CERTIFIES THAT IT HAS SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, AND THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.



FIELD WORK COMPLETED 1-08-2021

BY MY HAND AND SEAL THIS 18th DAY OF January 2021

DAVID J. RUETTIGER
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
NO. 3524
EXPIRES 11-30-2022

ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2022)
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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

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

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

PROPOSED SITE PLAN

LOT 42

LOT 43

LOT 44

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 43 (EXCEPT THE SOUTH 6 INCHES THEREOF), IN P.R. BANNON'S SUBDIVISION OF BLOCK 3 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 1906, IN PLAT BOOK 15, PAGE 50, AS DOCUMENT NO. 240915, IN WILL COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:
703 CLEMENT STREET

66' R.O.W. JOLIET, ILLINOIS

BUYER: LOPEZ
SELLER: LASINIS, JR.

PIN# 07-09-103-029

LEGEND

- med. MEASURED
- rec. RECORDED
- calc. CALCULATED
- FOUND SURVEY MONUMENT
- SET 5/8" REBAR UNLESS OTHERWISE NOTED

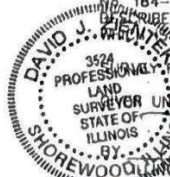
66' R.O.W.

LOT AREA = 0.113 ACRES more or less

Homeowner applying for a variance for alley setback and impervious

STATE OF ILLINOIS }
COUNTY OF WILL } SS

RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM 184-001251, HEREBY CERTIFIES THAT IT HAS SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.



FIELD WORK COMPLETED 1-08-2021

BY MY HAND AND SEAL THIS 18th DAY OF January 2021

DAVID J. RUETTIGER, ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2022)

TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

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

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

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

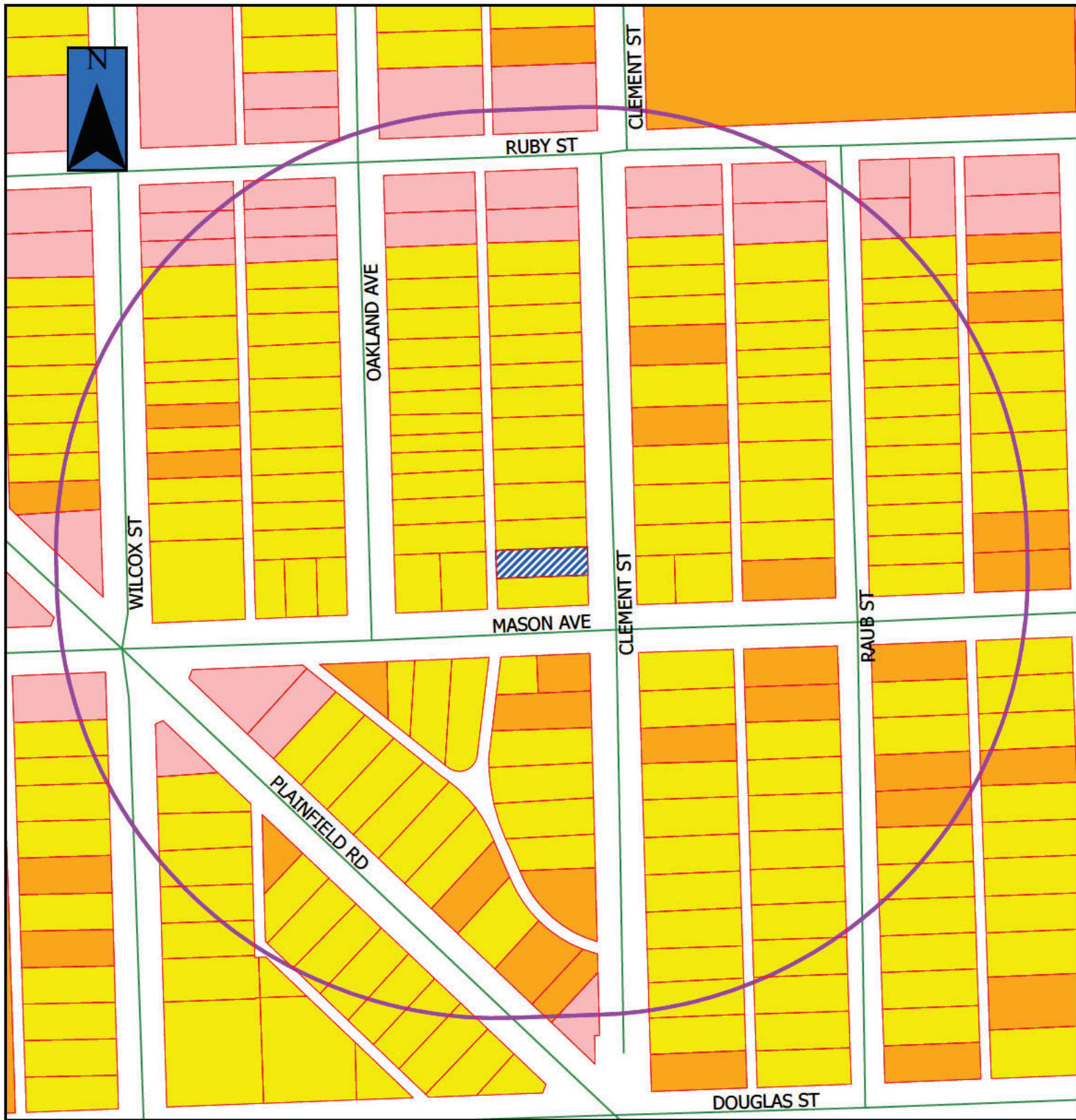
REVISIONS			
No.	DATE	DESCRIPTION	BY

RT & A Ruettiger, Tonelli & Associates, Inc. Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants 129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404 PH. (815) 744-6600 FAX (815) 744-0101 website: www.ruettigertonnelli.com	DATE: 1-14-2021	SCALE: 1" = 20'	DRAWN BY: ESM	CHECKED BY: DJZ
	PREPARED FOR: MICHAEL J. KORST, ATTY 2720 CATON FARM ROAD JOLIET, ILLINOIS 60431		FIELD BOOK: 7-198 PAGE: 21-22	
	DRAWING TITLE: PLAT OF SURVEY		DRAWING No.: 121-0008-LS	









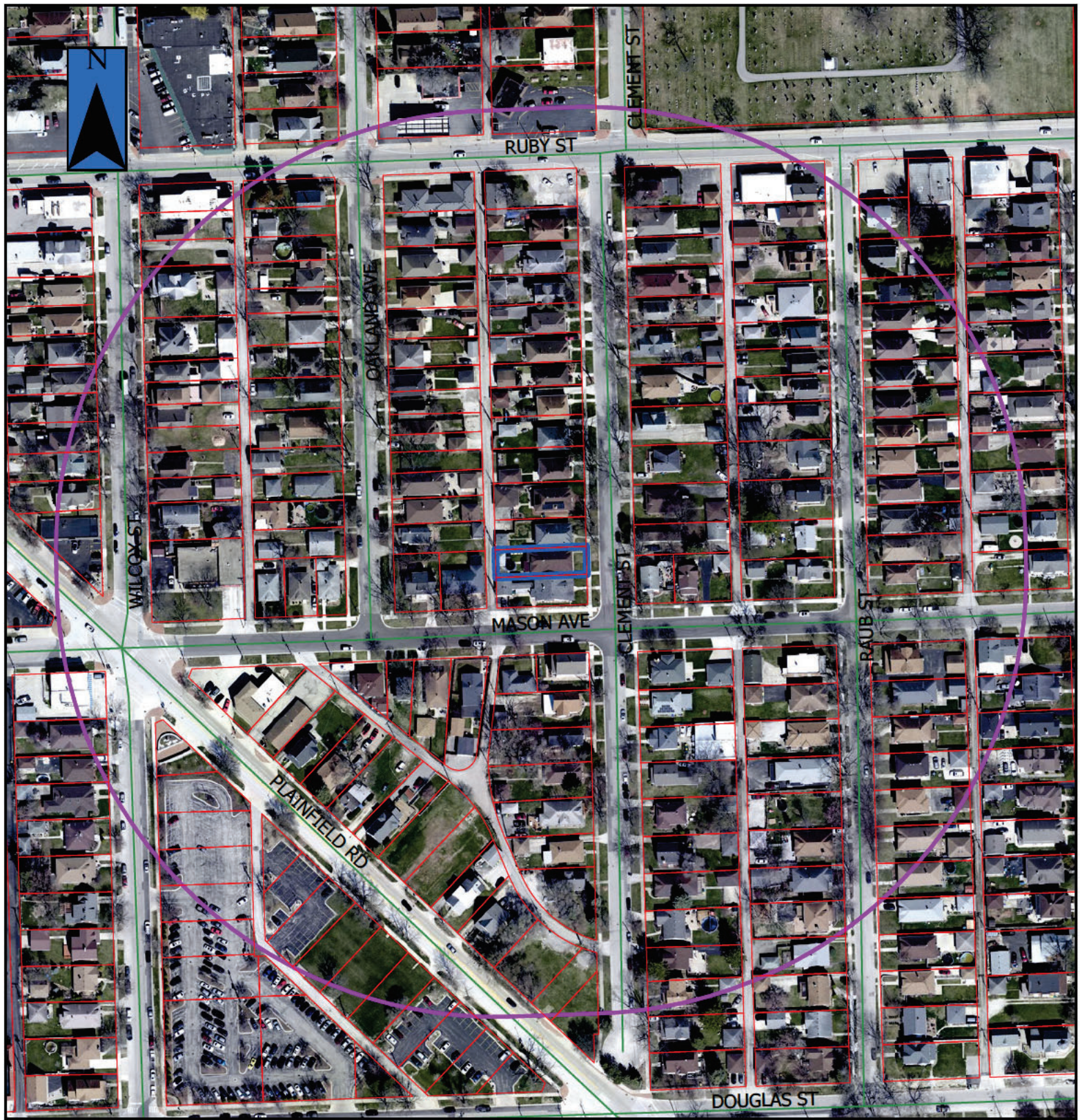
2025-44



= 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



2025-44a



= Property in Question / Propiedad en cuestión

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

JOLIET PLANNING DIVISION

Zoning Board of Appeals Application Packet

Variation

This packet si

09/08 Film
Dropped off 08/28

ocuments:

703 Clement

- Public notice

A series of Variations to allow
construction of a new detached
garage at 703 Clement Street.

n template

If you have any qu

g 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

PETITION APPLICATION FOR VARIATION/APPEAL

Variation petitions are only reviewed by the Zoning Board of Appeals. The regular meetings of the Zoning Board of Appeals are held on the third Thursday of each month at 2:00 P.M. in the City Council Chambers, 150 West Jefferson Street. The applicant or his agent must appear and testify under oath at the scheduled meeting. Applications *must be notarized* and filed with the Planning Department a minimum of 27 days before the scheduled meeting of the Zoning Board of Appeals.

During the Zoning Board of Appeals meeting decisions for variations and/or appeals are made by the Board. The decision of the board is final on variations and/or appeals.

Petition Submittal Requirements:

- Notarized Variation/Appeal Application
- Joliet Ownership Disclosure form
- Site Plan (Concept Plan) / Floor Plan / Building Elevations
- A Plat of Survey may be required in some cases

Filing a Petition:

All new petitioners must speak with a Planning Staff member before applying for a Variation. Further information on how to pay fees and sign requirements will be provided once the petition is placed on the agenda. If the Variation is for a business use that requires a business license from the City of Joliet's Business Services Division, the applicant shall concurrently apply for a business license and submit a copy of the application with their petition. The failure to apply for and provide a copy of a Business License may result in the rejection of the petition as an agenda item for the Zoning Board.

Detailed information on zoning requirements are described in the Zoning Ordinance (No. 5285) which can be accessed on-line at <https://www.joliet.gov/government/departments/community-development/planning-division/zoning>.

Site Plans / Plat of Survey / Building Elevation Plans:

A detailed site plan (concept plan), floor plans (if applicable) and building elevations plans (if applicable) will be required to consider a Variation petition. A plat of survey may also be required. The failure to submit a detailed site plan (concept plan), floor plans and building elevation plans with the application may result in the rejection of the petition as an agenda item for the Zoning Board.

The site plan (concept plan) must include the correct address; show all proposed structures with dimensions, proposed parking spaces and areas with dimensions, and other proposed improvements; and show the distance from structures to each other, to the parking areas, and to the property lines. Floor plans must include room dimensions and show the locations of all entrances and exists. Building elevation plans should show all planned improvements and note the exterior material being proposed. Please refer to the attached example of a plat of survey & floor plan for reference.

Filing Fees:

The following fees **will be invoiced** once the petition is accepted:

Filing Fee Type	Amount
Variation for a Single-Family Home	\$200.00
Variation for a Mutli-Family Property	\$500.00
Variation for a Non-Residential Property	\$500.00
Additional Variations	\$50.00 each
Sign Deposit Fees (properties that are less than one (1) acre)	\$100.00 (\$50.00 for an English sign & \$50.00 for a Spanish sign)

Notice of Petition Request:

In accordance with Resolution No. 1694 of the City of Joliet, all persons residing within 600 ft. of the property referred to in this application must be notified of the proposed re-zoning. The Planning Division will notify these residents 10 days prior to the meeting of the Zoning Board of Appeals.

Sign Deposits:

At least one sign shall be posted no later than 15 days, but not more than 30 days before, the hearing date. The sign shall contain the time and place of the public hearing and the nature of the request. It shall be placed in a conspicuous location on the property so it may be observed and read from the street. If the property is less than one (1) acre, the sign shall be provided by the City of Joliet Planning Staff upon the applicant's payment of the \$50.00 deposit for each sign. It shall be the applicant's responsibility to post the sign. If the property is larger than one (1) acre, the applicant shall be responsible for creating and erecting the sign. **For properties larger than one (1) acre, please refer to the "*Requirements For Posting Land Use Change Informational Signs*" sheet in this packet.**

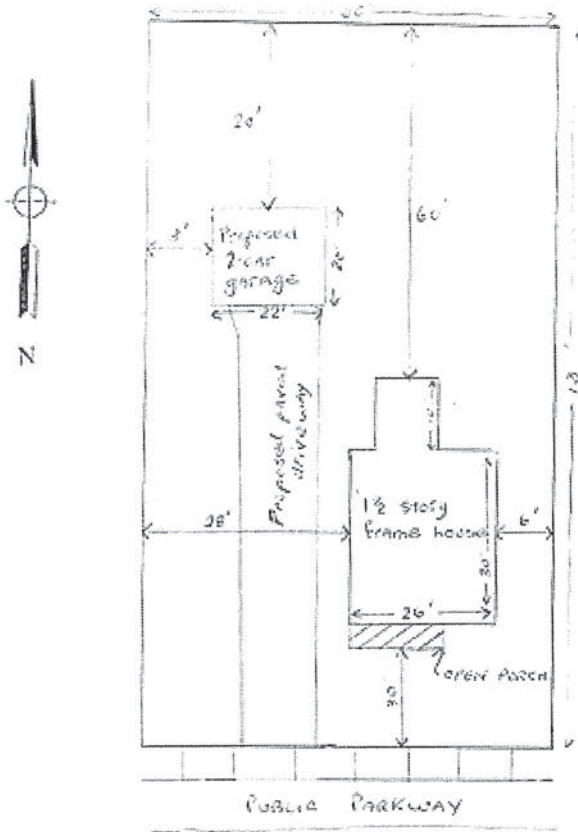
Upon completion of the public hearing, the sign(s) shall be removed and returned to the City of Joliet within ten (10) days. If the applicant fails to remove the sign within ten days, the City of Joliet may remove the sign, and the cost of the removal shall be deducted from the applicant's sign deposit. Please allow approximately 10-15 days for sign deposit refund processing.

Failure to post the notice sign as required may result in the deferral of action on, or the denial of the applicant's petition.

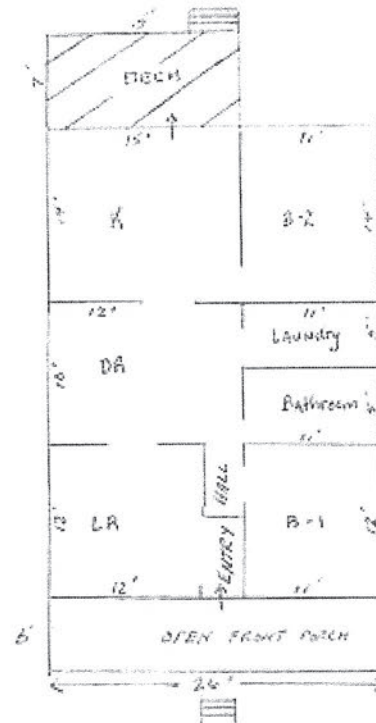
EXAMPLES:

PLAT OF SURVEY

LOT 1, EXCEPT THE NORTH 30 FEET THEREOF, IN KATHERINE S. NICHOLSON'S SUBDIVISION OF THE SOUTHWEST PART OF BLOCK 45, OF THE CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 9, IN TOWNSHIP 35 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1901, IN PLAT BOOK 11, PAGE 66, SITUATED IN THE CITY OF JOLIET, WILL COUNTY, ILLINOIS.



Sample Site Plan
(For illustrative purposes only)



Sample Floor Plan
(For illustrative purposes only)

FOR OFFICE USE ONLY

Verified by Planner (please initial):

Payment received from:

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIATION/APPEAL

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

6043

ADDRESS FOR WHICH VARIATION IS REQUESTED: 703 CLEMENT ST JOLIET IL

PETITIONER'S NAME: SAUL RODRIGUEZ GARCIA

HOME ADDRESS: 703 CLEMENT ST JOLIET IL ZIP CODE: 60435

BUSINESS ADDRESS: N/A ZIP CODE: N/A

PHONE: (Primary) [REDACTED] (Secondary) N/A

EMAIL ADDRESS: [REDACTED] FAX: N/A

PROPERTY INTEREST OF PETITIONER: 703 CLEMENT ST JOLIET IL 60435

OWNER OF PROPERTY: SAUL RODRIGUEZ GARCIA

HOME ADDRESS: 703 CLEMENT ST JOLIET IL 60435 ZIP CODE: 60435

BUSINESS ADDRESS: N/A ZIP CODE: N/A

EMAIL ADDRESS: N/A 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 or email):

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-09-103-029-0000

_____; _____; _____.
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):

RESIDENTIAL 0040
LOT 43 (EX THE S 6 IN THROF) IN P R BANNON'S SUB OF
BLK 3 OF THE CANAL TRUSTEE'S SUB OF THE W 1/2 OF SEC 9
T35 N - R10 E

LOT SIZE: WIDTH: 1869 DEPTH: _____ AREA: _____

PRESENT USE(S) OF PROPERTY: HOME

PRESENT ZONING OF PROPERTY: WEST

VARIATION/APPEAL REQUESTED: DEMOLITION OF A GARAGE

BUILD A GARAGE FOR TWO CARS

RESPONSE TO VARIATION CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

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

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

Replacement is important and necessary
• avoid an accident; it will be useful for the family;
it will be safer, I will generate employment, I will promote
the economy.

2. What unique circumstances exist which mandate a variance?

the security

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.

- POSITIVE: My safest family; safer heritage; the aesthetic is very important.
- NEGATIVE: the old design will no exist. neither the material nor the electrical system.

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)

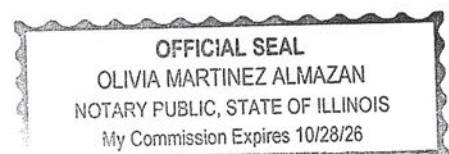
I, Saul Rodriguez Garcia depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

SAUL RODRIGUEZ

Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 27th day of August, 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:

703 CLEMENT ST
PIN(s): 30-07-09-103-029-0000

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

E-MAIL

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: _____

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

PRINT

How to Post a Sign for any Land Use Change

In an effort to increase the awareness of neighborhoods of potential land use changes in their areas, the City of Joliet requires posting of a sign giving notice of a hearing on a proposed land use change. All petitions filed for review by the Zoning Board of Appeals and Plan Commission must follow these procedures:

1. At least one sign for every 500 feet of street frontage, with a minimum of one sign on each street abutting the property shall be posted. If the property in question is more than 1 acre please refer to page 2 for information.
2. The sign shall be posted at least 15 days but not more than 30 days before the hearing date.
3. The sign shall contain the time and place of the public hearing and the nature of the land use change being requested. It shall be placed in a conspicuous location on the property so it may be observed and read from the street.
4. The sign shall be provided by the City of Joliet Planning Division upon the applicant's payment of a \$50.00 deposit for each sign.
5. It shall be the applicant's responsibility to post the sign. Written certification of the posting of the sign shall be provided by the applicant to the City with the date and location of the posting of the sign.
6. Upon completion of the public hearing, the sign shall be removed and returned to the City within ten days. The applicant's deposit shall be refunded upon return of the sign.
7. Failure to post the sign as required may result in the deferral of action on, or the denial of, the applicant's petition.

Requirements For Posting Land Use Change Informational Signs

(6) Land Use Change Informational Signs: In addition to the publication of newspaper notice for a public hearing on any request for a land use change (such as a petition for a variation, special exception, variation of use, or zoning reclassification) and any request for subdivision approval (preliminary plat), notice of a public hearing on such land use change shall be given by posting one or more land use change informational signs on the subject property in accordance with the following provisions:

(A) For parcels comprising 1 acre or more:

- (1) The applicant or the applicant's agent shall erect a sign or signs with minimum dimensions of three (3) by four (4) feet. The number and location of the sign(s) shall be determined by the City Manager or his designee.
- (2) The sign(s) shall conform to the format provided by the City Manager or his designee and shall contain the time and place of public hearing and the nature of the application (SEE BELOW)
- (3) The sign(s) shall be posted at least 15 days but not more than 30 days before the public hearing date.
- (4) It shall be the responsibility of the applicant to prepare and create such signs and to erect whatever framework that may be necessary to display the signage.
- (5) Upon completion of the public hearing, the sign(s) shall be removed within 10 days. If the applicant fails to remove the sign, the City of Joliet may remove the sign, and the cost of such removal shall be billed to the applicant and shall constitute a debt payable to the City.

**NOTICE OF PUBLIC MEETING
CITY OF JOLIET, IL**

DATE/TIME: _____

LOCATION: _____

150 W. Jefferson St., Joliet

DESCRIPTION OF REQUEST:

Replace the garage and expand it

FOR MORE INFORMATION CALL: _____ 815-724-4040 OR

_____ 815-724-4050

**COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF JOLIET**

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-9032

Agenda Date:10/16/2025

DATE: October 16, 2025
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2025-45
Location: 913 Plaintain Drive
Request: A Special Use Permit to allow an expansion of an existing home daycare business

PETITION WITHDRAWN

Staff has withdrawn this petition, as requested by the applicant.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9033

Agenda Date:10/16/2025

STAFF REPORT

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

Purpose

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

The applicant is also requesting the following Variations:

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

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

Site Specific Information

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

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

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

Surrounding Zoning, Land Use and Character

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

Applicable Regulations

- | | |
|-----------------------|--|
| • Section 47-14.2A(D) | Special Uses – All Industrial Districts |
| • Section 47-15E.5(A) | Perimeter Landscaping – Non-Residential Uses |
| • Section 47-15E.6 | Landscaping of Off-Street Parking Areas |
| • Section 47-5.2 (C) | Criteria for issuance of a Special Use Permit
(refer to attachment) |
| • Section 47-19.8 | Findings of Facts Supporting a Variation
(refer to attachment) |

Discussion

The petitioner and property owner, Montana Investments, LLC, is requesting a special use permit to allow a parking and storage lot for trucks and semi-trailers. The parking lot would be located on 2.1 acres in the center of an industrial subdivision and would also contain passenger vehicle parking. The owner plans to use the site primarily for overflow parking for nearby industrial properties also under their ownership, such as the adjacent warehouses at 540 - 600 Joyce Road. According to the petitioner, there is limited parking at the Joyce Road site and at other sites within the vicinity.

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

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

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

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

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

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

Conditions

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

1. That an engineering review application shall be submitted, reviewed, and approved prior to occupancy of the site;
2. That the lots shall be consolidated into one lot through the Will County land consolidation process prior to occupancy of the site;
3. That the property shall be enrolled in the Payment In Lieu Of Taxes (PILOT) program as per the terms of the PILOT Program Ordinance;
4. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained; and
5. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.

Figure 1: Subject parcels on the west side of Vera Court in Oak Leaf Center subdivision (2025)



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



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

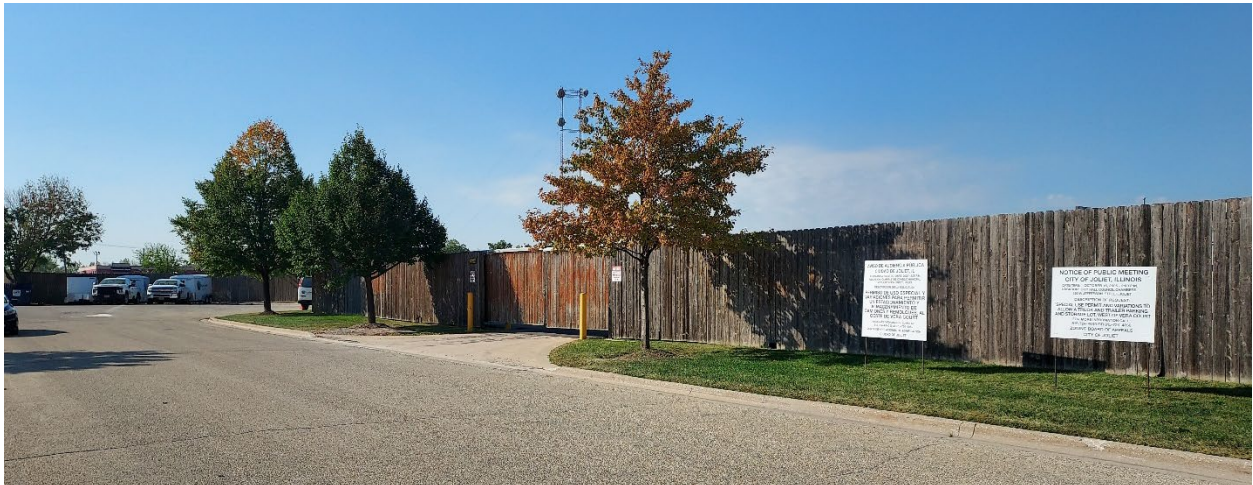
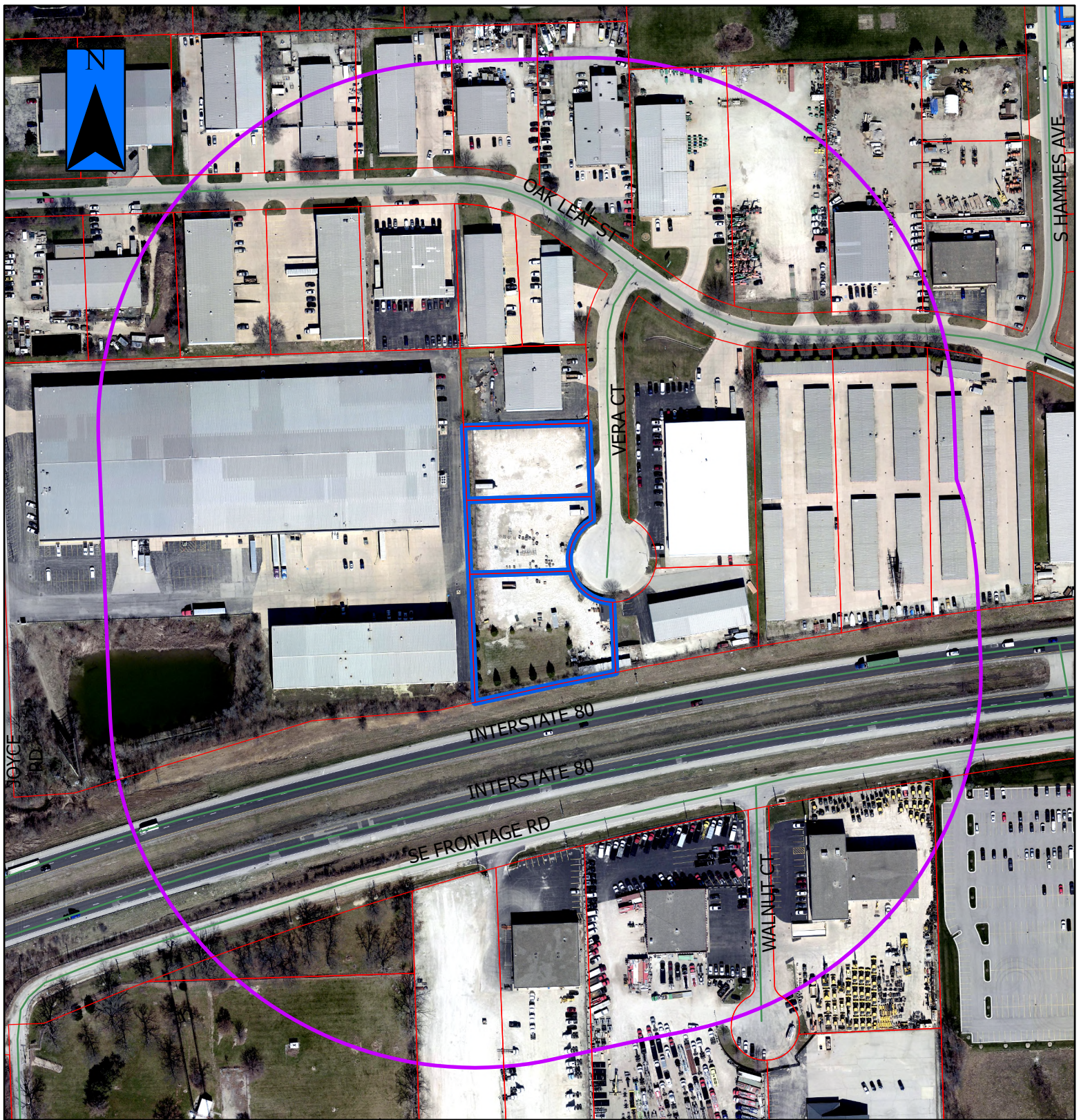


Figure 4: View southwest from Vera Court cul-de-sac (October 2025)

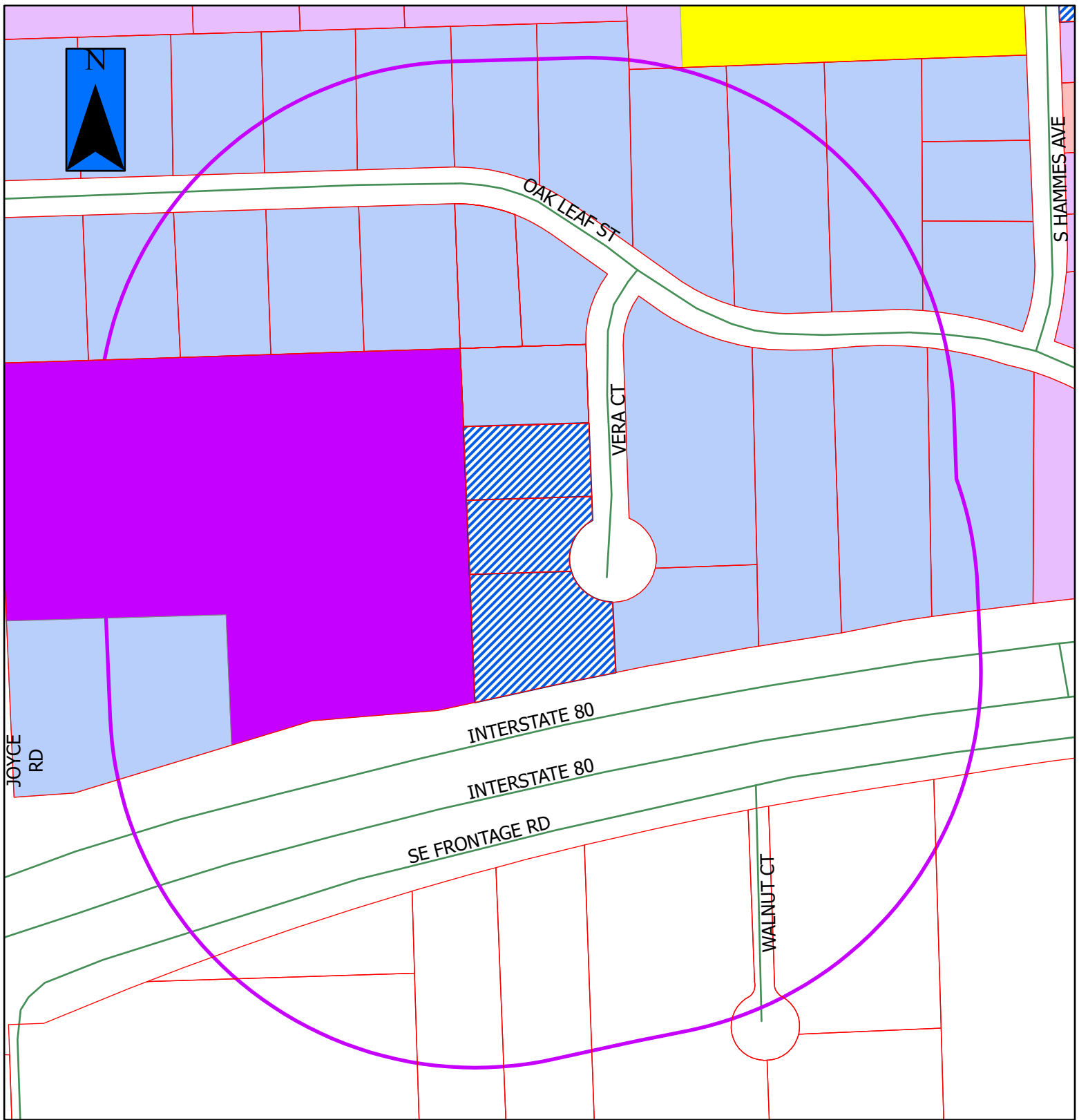




2025-46a & 2025-47a



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



2025-46 & 2025-47



= Property in Question



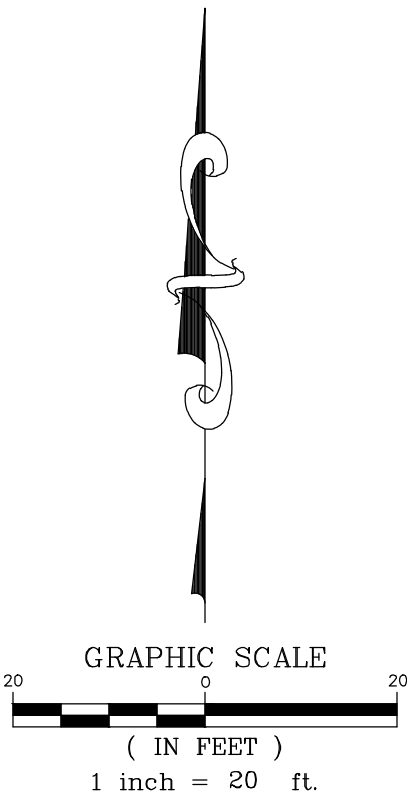
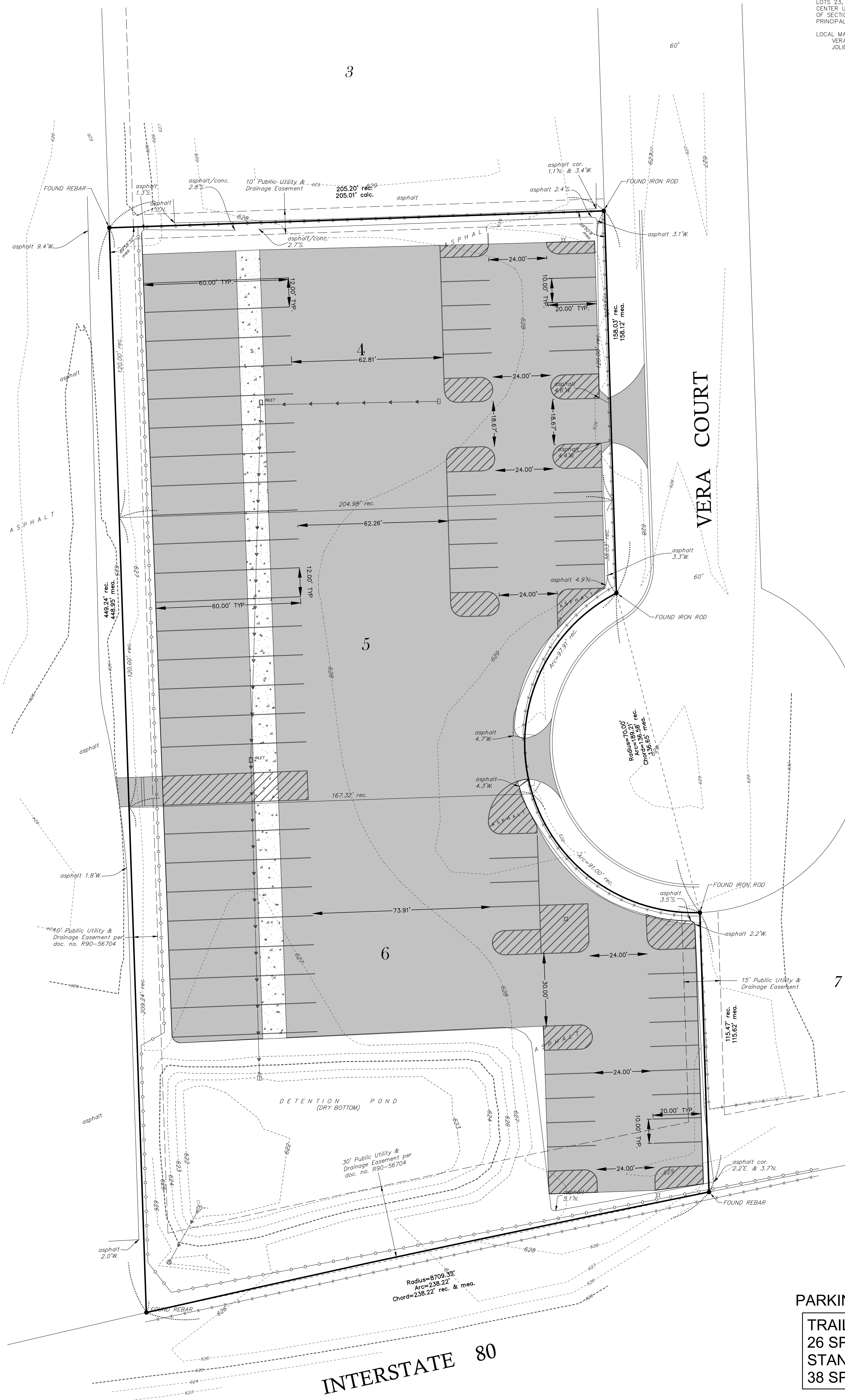
= 600' Public Notification Boundary

Legend

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

CONCEPT PLAN

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



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

PARKING SPACES SUMMARY

TRAILER STALL (60x12)
26 SPACES
STANDARD STALL (20x10)
38 SPACES

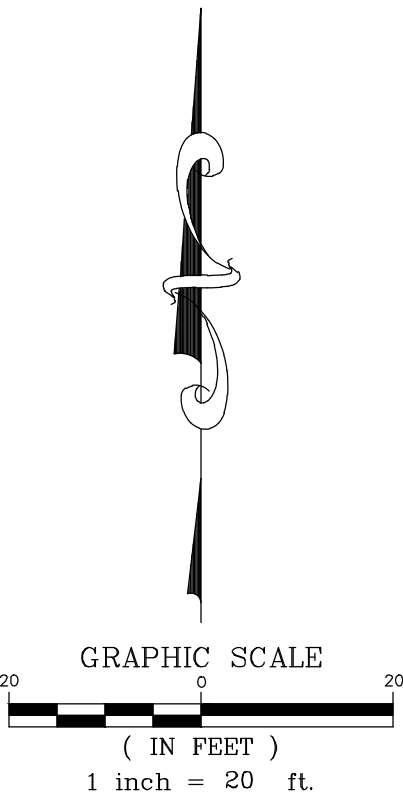
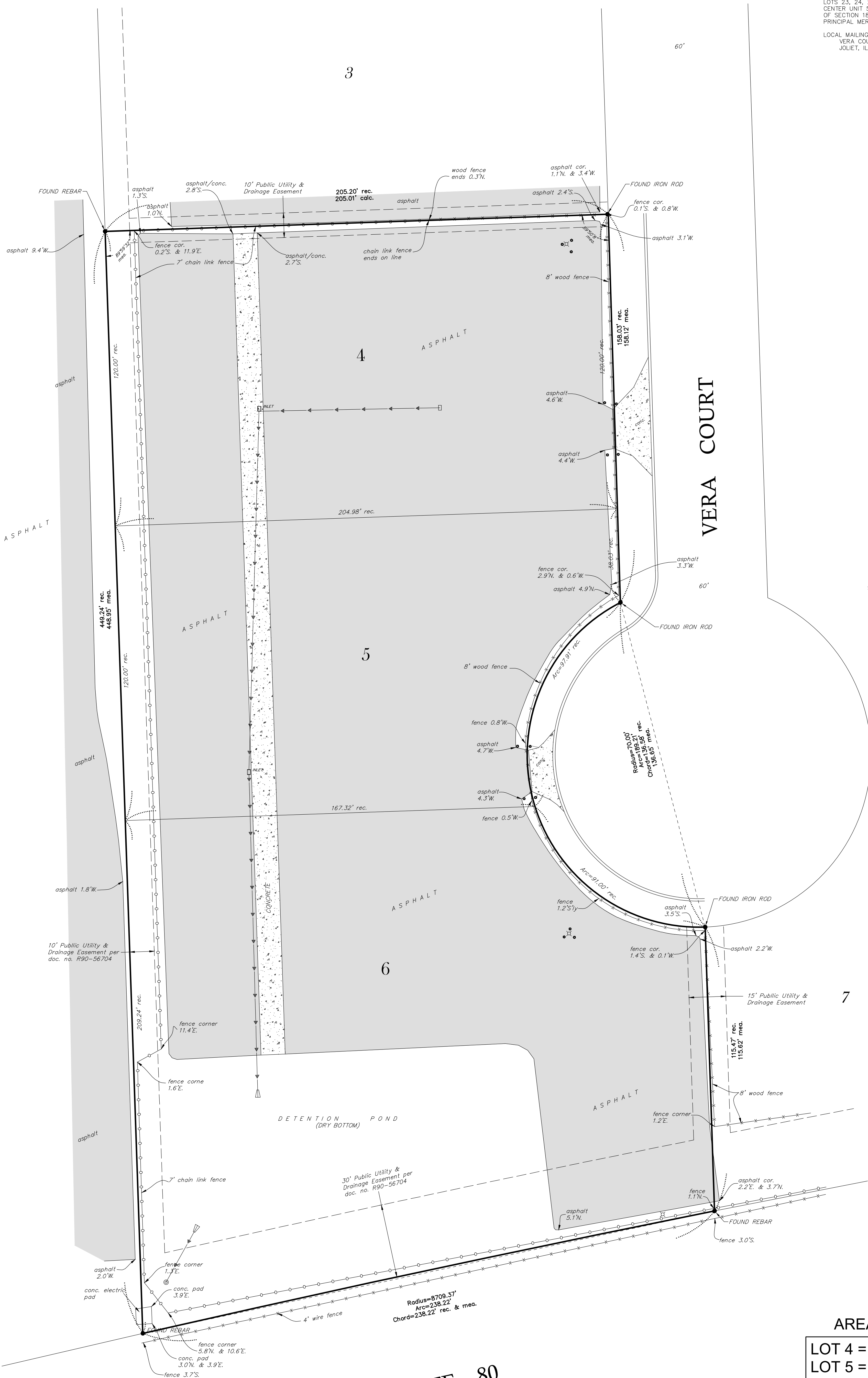
REVISIONS			
No.	DATE	DESCRIPTION	BY
<div> <div>RT & TWiG</div> <div>Ruettiger, Tonelli & Associates, Inc. & TWiG Technologies</div> <div>Surveyors - Engineers - Planners - G.I.S. Consultants</div> <div>129 Capista Drive - Shorewood, Illinois 60404</div> <div>Ph: (815) 744-6600 Website: www.ruettigertonnelli.com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

PLAT OF SURVEY

LEGAL DESCRIPTION

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

LOCAL MAILING ADDRESS:
VERA COURT
JOLIET, IL



LEGEND

- mea. MEASURED
rec. RECORDED
calc. CALCULATED
● FOUND SURVEY MONUMENT
■ SET 5/8" REBAR UNLESS OTHERWISE NOTED
□ STORM INLET
• CONCRETE BOLLARD
X STREET LIGHT
⊙ STORM MANHOLE
▷ FLARED END SECTION

AREA TABLE

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

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

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.
FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.



STATE OF ILLINOIS }
COUNTY OF WILL }SS

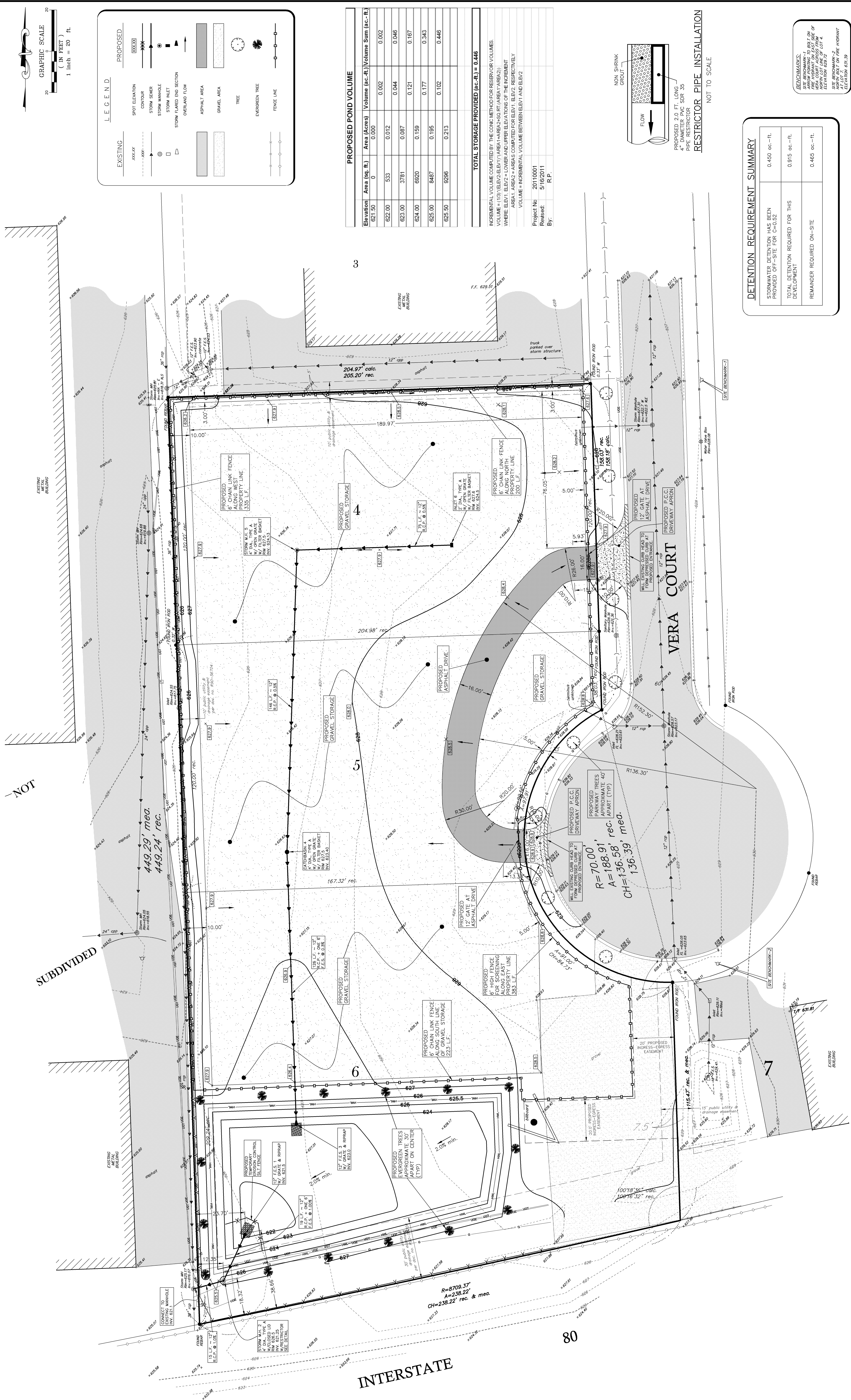
RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-001251, HEREBY CERTIFIES THAT IT HAS SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

SURVEY FIELD WORK COMPLETED 08/12/2025

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

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

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



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

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

<div><div><div><div>R</div><div>T</div></div><div><div>&</div><div>A</div></div></div><div><div>Ruettiger, Tonelli & Associates, Inc.</div><div><div>Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants</div><div>2174 ONEIDA STREET - JOLIET, ILLINOIS 60435</div><div>PH. (815) 744-6600 FAX (815) 744-0101</div><div>Website: www.ruettigertonnelli.com</div></div></div></div>										PROJECT TITLE:	DRAWING TITLE:	DRAWING No. 311-00001-C1	SCALE: AS NOTED	ENGINEERING DEPARTMENT	SHEET 3 OF 4
										ATLANTIC PLANT SERVICES	SITE PLAN				
										SITE PLAN					

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from: _____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date requested: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR SPECIAL USE PERMIT

City of Joliet Planning Division, 150 W. Jefferson St., First Floor, South Wing, Joliet, IL 60432
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 541 Vera Court

PETITIONER'S NAME: Montana Investments, LLC

HOME ADDRESS: _____ ZIP CODE: _____

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

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: [REDACTED] FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Montana Investments, LLC

HOME ADDRESS: _____ ZIP CODE: _____

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

EMAIL ADDRESS: [REDACTED] FAX: _____

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

BUSINESS REFERENCES (name, address, phone):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-18-301-025-0000 ;
30-07-18-301-026-0000 ; 30-07-18-301-027-0000 ; _____.

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

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

SEE ATTACHED

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

PRESENT USE(S) OF PROPERTY: Vacant

PRESENT ZONING OF PROPERTY: I-1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

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

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

N/A

REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

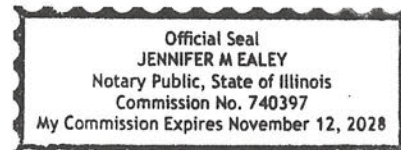
STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

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

Owner's Signature
(If other than petitioner)

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



LEGAL DESCRIPTION

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

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from: _____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIATION/APPEAL

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 541 Vera Court

PETITIONER'S NAME: Montana Investments LLC

HOME ADDRESS: _____ ZIP CODE: _____

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

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Montana Investments LLC

HOME ADDRESS: _____ ZIP CODE: _____

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

EMAIL ADDRESS: _____ FAX: _____

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

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

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-18-301-025-0000 ;
30-07-18-301-026-0000 ; 30-07-18-301-027-0000 ; _____.

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

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

SEE ATTACHED

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

PRESENT USE(S) OF PROPERTY: Vacant

PRESENT ZONING OF PROPERTY: I-1

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

RESPONSE TO VARIATION CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

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

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

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

2. What unique circumstances exist which mandate a variance?

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

3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.

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

REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

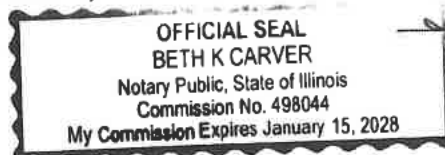
STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

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

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 3RD day of OCTOBER, 2025



CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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

I. INFORMATION ABOUT THE APPLICATION

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

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

II. INFORMATION ABOUT THE PROPERTY

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

541 Vera Court, Joliet, Illinois

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

III. PROPERTY OWNERSHIP

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

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☒ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

Montana Investments LLC

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

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

E-MAIL: [REDACTED]

FAX: [REDACTED]

IV. BUSINESS OWNERSHIP

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

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

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☐ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

E-MAIL: _____ FAX: _____

NOTE:

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

SIGNED:  _____

DATE: 9/8/2025

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

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

PRINT

ZONING BOARD OF APPEALS

CRITERIA FOR SPECIAL USES

Section 47-5.2 (C) of the Zoning Ordinance states:

A special use permit shall not be granted unless the applicant establishes by clear and convincing evidence:

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

ZONING BOARD OF APPEALS
CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

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

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



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9034

Agenda Date:10/16/2025

STAFF REPORT

DATE: October 16, 2025
TO: Zoning Board of Appeals
FROM: Ray Heitner, Planner
RE: Petition Number: 2025-48
Applicant: Anastacio Lopez
Status of Applicant: Property owner
Location: 18 Henderson Avenue (Council District #4)
Request: A series of Variations to allow the continuation of a landscaping business

Purpose

The applicant is requesting the following Variations to allow the continuation of a landscaping business that has operated at the subject location since 2012:

- Variation to reduce the required landscape easement for the screening of outdoor storage areas that are adjacent to a public street from 30 ft. to 0 ft.
- Variation to reduce the perimeter landscaping of the lot adjacent to a public right-of-way from 10 ft. to 0 ft.
- Variation to allow an existing parking lot with a gravel surface in lieu of a Portland Cement Concrete or bituminous concrete surface.

The Zoning Board of Appeals makes the final decision on these Variation requests.

Site Specific Information

The subject property is approximately 2.9 acres in size and contains an historic industrial warehouse building with a limestone façade that was built in the 1920's. When the applicant purchased the property in 2012, he converted the building into an office for his landscaping business. The remaining excess acreage on the property has been used for storage of landscaping materials and cars and trucks.

The property contains a dense line of trees along its southern border, which is directly adjacent to the Rock Island Line railroad right-of-way. Additional industrial uses border the property to the north and east. The property's frontage along Henderson Avenue is directly across from residentially zoned properties, with several detached single-family residences in the nearby vicinity.

Surrounding Zoning, Land Use and Character

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

- North: I-1 (light industrial), Warehouse
- South: County I-2 (general industrial), Railroad right-of-way
- East: I-1 (light industrial), Warehouse/Manufacturing
- West: R-2 (single-family residential), Parking lots

Applicable Regulations

- Section 47-15E.12 - Landscaping of Outdoor Storage Areas Within Industrial Districts
- Section 47-15E.5(A)(1) – Perimeter Landscaping – Renovations and Rehabs
- Section 47-17.17(J) – Off-Street Parking Regulations (Pavement)
- Section 47-19.8 - Findings of Facts Supporting a Variation (refer to attachment)

Discussion

City staff was alerted of several zoning code violations pertaining to the storage of vehicles on this site. Staff views the existing landscaping business as an allowable contractor's shop use within the I-1 (light industrial) zoning district. However, the manner in which the use operates at this location is not in compliance. The requested Variations that would allow the applicant to continue to operate his business at the subject property in an orderly and compliant manner.

The attached site plan shows the extent of the proposed outdoor storage yard for the landscaping business. Storage of materials will not be allowed outside of this area, which shall be fenced, per the requested conditions. The surplus area on the property's west side that will not include outdoor storage, or parking, will be required to be returned to grass. The driveway approach leading into the property from Henderson Avenue will also need to be paved with either concrete or asphalt. The main building also contains several windows that need to be enclosed with a neutral color plywood to secure the building. Lastly, storage of trucks that are unrelated to the business on the subject property will not be allowed.

Conditions

1. That the applicant shall install a solid 6-foot-tall to 12-foot-tall fence around the proposed material storage area within six months of the effective date of the requested Variations.
2. That all items kept for storage shall be located within the material storage area.
3. That all items intended for storage shall be stored in an orderly manner, not to exceed the height of the solid fence.
4. That the driveway apron leading out to Henderson Avenue and extending into the

main parking area, as indicated on the attached site plan exhibit, shall be paved with Portland Cement Concrete or bituminous concrete within six months of the effective date of the requested Variations.

5. That non-parking areas, as indicated on the attached site plan exhibit, shall be returned to grass within six months of the effective date of the requested Variations.
6. That the property owner shall board up all window openings on the main building with a neutral color plywood to secure the building within two months of the effective date of the requested Variations.
7. That the property shall not retain semi-trucks or truck trailers that are unrelated to the business.

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).		

KGG LLC

Attorneys at Law

Nathaniel P. Washburn

ATTORNEY
nwashburn@kggllc.com

Website:

www.kggllc.com

Main Office:

111 N. Ottawa Street
Joliet, IL 60432
(815) 727-4511 T
(815) 727-1586 F

Wheaton Office:

2100 Manchester Rd.
Bldg. B Suite 906
Wheaton, IL 60187
(630) 547-2590 T
(815) 727-1586 F

Morris Office:

Old Natl Bank Bldg.
220 W. Main Street
Suite 302
Morris, IL 60450
(815) 942-1881 T
(815) 942-6444 F

August 11, 2025

Via Hand Delivery

Attention: Jayne M. Bernhard
Planner II
City of Joliet
150 W. Jefferson Street
Joliet, IL 60432

RE: Anastacio Lopez
18 Henderson Avenue, Joliet
PIN#30-07-10-427-013-0000

Dear Jayne:

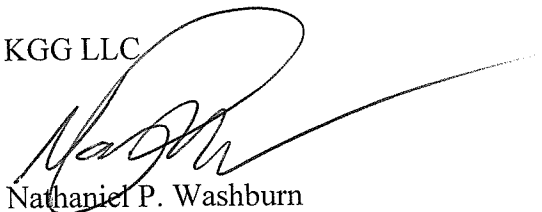
Enclosed please find the following documents in connection with the above-referenced property:

1. Petition for Special Use Permit;
2. Concept Plan;
3. Plat of Survey;
4. Ownership Disclosure Form; and
5. Check in the amount of \$500.00 for the necessary filing fee.

If you have any questions, please contact me.

Sincerely,

KGG LLC



Nathaniel P. Washburn
NPW:bjh
Enclosures

1340147

FOR OFFICE USE ONLY

Verified by Planner (please initial):

Payment received from:

Petition #: _____

KGG LLC

Common Address: _____

111 N. Ottawa Street

Date filed: _____

Joliet, IL 60432

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: 18 Henderson Ave.

PETITIONER'S NAME: Anastacio Lopez

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 18 Henderson Ave., Joliet, Illinois ZIP CODE: 60432

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Anastacio Lopez

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 18 Henderson Ave., Joliet, Illinois ZIP CODE: 60432

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):

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-10-427-013-0000 ;
_____ ; _____ ; _____ .

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

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

SEE ATTACHED

LOT SIZE: WIDTH: ----- DEPTH: ----- AREA : 2.868 Acres

PRESENT USE(S) OF PROPERTY: Landscape Company and Automotive Repair

PRESENT ZONING OF PROPERTY: I-1

SPECIAL USE REQUESTED: Operation of a Landscape Business with outside storage and an auto
repair shop.

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 property is zoned I-1 light industrial and has been since the 1970s. The property had fallen into disrepair under prior ownership and the current owner has substantially cleaned up and improved the property. The requested special use will allow the owner to complete the rehabilitation of the property and improve site and public safety.

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

The surrounding area is a mix of industrial and residential uses with rail lines adjacent to the south. The requested use should have a de minimis impact on the surrounding area.

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

No. The property is light industrial with existing structures that had fallen into disrepair. The approval will allow the site to be redeveloped with a lower intensity light industrial use.

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

The site has access to all necessary utilities, roads, and other facilities and to the extent the facilities do not presently exist on site they will be provided as a part of the redevelopment process.

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

Yes, the proposed plan will account for access.

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 property is zoned I-1 light industrial and the landscape business with outdoor storage and repair uses are permissible as special uses under the code.

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

N/A

REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

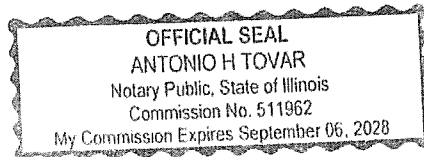
I, ANASTACIO LOPEZ, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Anastacio Lopez
Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 7 day of August, 2025

[Signature]



LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 4 IN WILLIAM E. PRATT'S SUBDIVISION OF PART OF HICKORY VALLEY IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 10 AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1905, AS DOCUMENT NUMBER 231637; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 17 MINUTES 25 SECONDS WEST ON THE EAST LINE OF SAID SOUTHEAST QUARTER 157.77 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 18 MINUTES 40 SECONDS WEST 211.41 FEET TO THE WEST LINE OF THE PARCEL OF LAND CONVEYED TO UNION NATIONAL BANK AND TRUST COMPANY OF JOLIET, AS TRUSTEE, BY THE DEED RECORDED MARCH 24, 1972 AS DOCUMENT NO. R72-7735; THENCE SOUTH 26 DEGREES 48 MINUTES 17 SECONDS WEST ON SAID WEST LINE, 19.94 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE SOUTH 22 DEGREES 31 MINUTES 17 SECONDS WEST ON SAID WEST LINE 50.00 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE SOUTH 14 DEGREES 45 MINUTES 58 SECONDS WEST ON SAID WEST LINE 45.07 FEET (50.00 FEET RECORD) TO AN ANGLE POINT IN SAID WEST LINE AND TO A POINT ON THE NORTH LINE OF SUB LOT 2 IN MUNROE'S SUBDIVISION OF LOTS 5 AND 6 IN SAID HICKORY VALLEY THAT IS 190.29 FEET EAST OF THE NORTHWEST CORNER OF SAID SUB LOT 2; THENCE NORTH 87 DEGREES 48 MINUTES 35 SECONDS WEST ON THE NORTH LINE OF SAID SUB LOT 2 A DISTANCE OF 11.49 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND CONVEYED TO UNION NATIONAL BANK AND TRUST COMPANY OF JOLIET, AS TRUSTEE, BY THE DEED RECORDED DECEMBER 12, 1975, AS DOCUMENT NO. R75-34602; THENCE SOUTH 00 DEGREES 30 MINUTES 55 SECONDS WEST ON THE EAST LINE OF SAID PARCEL CONVEYED BY DOCUMENT NO. R75-34602 A DISTANCE OF 90.36 FEET (90.48 FEET RECORD) TO THE SOUTHEAST CORNER OF SAID PARCEL CONVEYED BY DOCUMENT NO. R75-34602 AND TO A SOUTHWEST CORNER OF SAID PARCEL CONVEYED BY DOCUMENT NO. R72-7735; THENCE NORTH 85 DEGREES 56 MINUTES 32 SECONDS EAST ON THE SOUTH LINE OF SAID PARCEL CONVEYED BY DOCUMENT NO. R72-7735 A DISTANCE OF 110.59 FEET TO AN ANGLE POINT IN SAID SOUTH LINE THAT IS 289.75 FEET (288.32 FEET RECORD) NORTHEASTERLY OF THE SOUTHWEST CORNER OF SAID SUB LOT 2; THENCE SOUTH 05 DEGREES 57 MINUTES 43 SECONDS EAST ON SAID SOUTH LINE 19.60 FEET TO ANGLE POINT IN SAID SOUTH LINE; THENCE NORTH 86 DEGREES 18 MINUTES 38 SECONDS EAST ON SAID SOUTH LINE 150.22 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 00 DEGREES 17 MINUTES 25 SECONDS EAST ON SAID EAST LINE 193.25 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF SUB LOT 2 AND SUB LOT 4 IN MUNROE'S SUBDIVISION OF LOTS 5 AND 6 OF HICKORY VALLEY, A SUBDIVISION OF PART OF LOT 10 IN ASSESSOR'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUB LOT 2; THENCE EAST ALONG THE NORTH LINE OF SAID SUB LOT WHICH IS THE SOUTH LINE OF GODFREY PLACE, 178.80 FEET; THENCE SOUTHERLY 90.48 FEET TO AN IRON STAKE; THENCE IN A SOUTHWESTERLY DIRECTION TO THE SOUTHWEST CORNER OF SAID SUB LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID SUB LOT 2, WHICH IS THE EAST LINE OF HENDERSON AVENUE, 110.00 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THAT PART OF LOT 4 IN WILLIAM E. PRATT'S SUBDIVISION OF PART OF HICKORY VALLEY IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11 IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1905 AS DOCUMENT NO. 231637, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID NORTHWEST CORNER BEING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 17 MINUTES 25 SECONDS WEST ON THE WEST LINE OF SAID SOUTHWEST QUARTER AND ON THE WEST LINE OF SAID LOT 4 A DISTANCE OF 157.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 18 MINUTES 40 SECONDS EAST 188.91 FEET TO A POINT 10.00 FEET WESTERLY OF, AS MEASURED PERPENDICULAR TO, THE WEST WALL OF A ONE AND TWO STORY BUILDING; THENCE SOUTH 02 DEGREES 43 MINUTES 25 SECONDS WEST PARALLEL WITH SAID WEST WALL 176.18 FEET TO THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED TO UNION NATIONAL BANK AND TRUST COMPANY OF JOLIET, AS TRUSTEE, BY THE DEED RECORDED MARCH 24, 1972 AS DOCUMENT NUMBER R72-7735; THENCE SOUTH 86 DEGREES 18 MINUTES 38 SECONDS WEST ON SAID SOUTH LINE 181.81 FEET TO THE WEST LINE OF SAID LOT 4 AND TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 17 MINUTES 25 SECONDS EAST ON THE WEST LINE OF SAID LOT 4 AND ON THE WEST LINE OF SAID SOUTHWEST QUARTER 193.25 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF VACATED NORTON AVENUE IN WILLIAM E. PRATT'S SUBDIVISION OF PART OF HICKORY VALLEY, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1905 AS DOCUMENT NO. 231637, AND SUBDIVISION LOT 1, SUBDIVISION LOT 4, AND GODFREY PLACE IN MUNROE'S SUBDIVISION OF LOTS 5 AND 5 OF HICKORY VALLEY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD THAT IS 7.17 FEET NORTH OF THE NORTHEAST CORNER OF LOT 3 IN WILLIAM E. PRATT'S SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY RAILROAD RIGHT OF WAY LINE (PER DELLING SURVEY NO. 17557 DATED NOVEMBER 14, 1960) A DISTANCE OF 43.70 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 27 DEGREES 46 MINUTES 30 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, 54.26 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 9 DEGREES 37 MINUTES 30 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE 50.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 9 DEGREES 51 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE 50.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 10 DEGREES 45 MINUTES, TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE 50.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 8 DEGREES 09 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBE LINE, 29.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE 20.75 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 4 DEGREES 17 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE 50.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 4 DEGREES 32 MINUTES 30 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE 50.00 FEET TO A POINT ON THE NORTH LINE OF SUBDIVISION LOT 2, IN SAID MUNROE'S SUBDIVISION, THAT IS 190.29 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST ALONG THE SAID NORTH LINE OF SUBDIVISION OF LOT 2, IN MUNROE'S SUBDIVISION, 190.89 FEET TO THE NORTHWEST CORNER OF SUBDIVISION LOT 2, SAID POINT BEING THE EAST LINE OF HENDERSON AVENUE; THENCE NORTH ALONG THE

EAST LINE OF HENDERSON AVENUE 115.00 FEET TO A POINT 160.66 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 1 IN AFORESAID WILLIAM E. PRATT'S SUBDIVISION; THENCE SOUTHEASTERLY 231.94 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN SECTION 10, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:
18 HENDERSON AVENUE
JOLIET, IL

PIN: 30-07-10-427-013-0000

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:

18 Henderson Ave, Joliet, Illinois 60432

PIN(s): 30-07-10-427-013-0000

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

Anastacio Lopez - 416 Miami St., Joliet, IL 60432

E-MAIL: anastacio7lopez@yahoo.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: Anastacio Lopez

DATE: 08/07/2025

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

PRINT

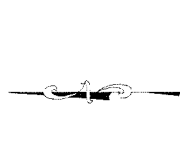
NOV 07 2005 J2 1451

[illegible][illegible][illegible]

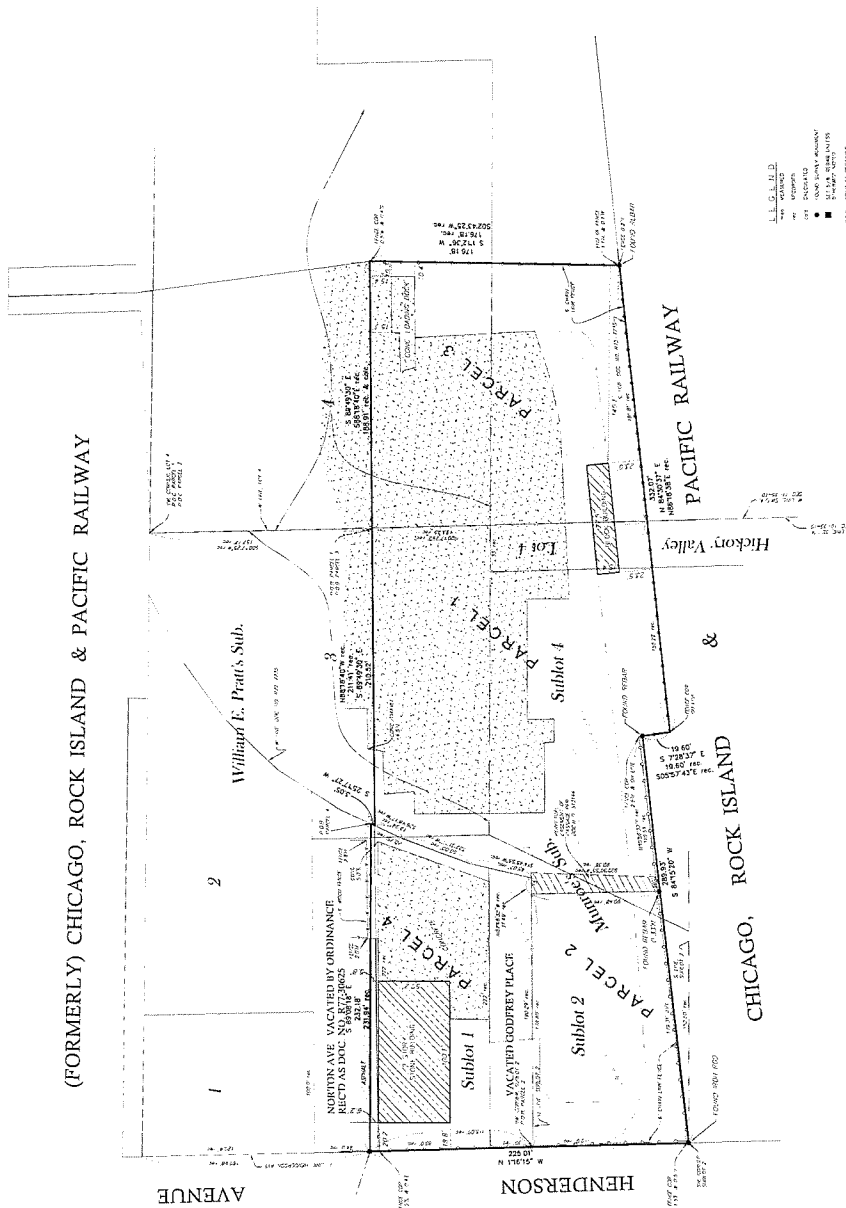
ANALYSIS OF THE RESEARCH DESIGN AND THE RESEARCH DESIGN. The research design is a critical component of the research process, and it is essential to understand the research design in order to interpret the results of the study. The research design is a plan or blueprint that outlines the steps that will be taken to collect and analyze data. It is a critical component of the research process, and it is essential to understand the research design in order to interpret the results of the study. The research design is a plan or blueprint that outlines the steps that will be taken to collect and analyze data. It is a critical component of the research process, and it is essential to understand the research design in order to interpret the results of the study.

CCAL MAILING ADDRESS

0000-516-01 42-013-0000

[illegible]

ALICE DU PLANTAIN 15 HIG. CLAYTONS ST. FLA.
CONSUMERS GASTRO. POST TO ME AND ME
(2011 ADDRESS)

[illegible]

STATE OF TEXAS,

[illegible]

THIS STUDY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT LIFE INSURANCE POLICY AND DOES NOT PURPORT TO SHOW AN EXISTENCE OF A CAUSAL RELATIONSHIP BETWEEN THE STUDY AND PROPERTY.

SUBMITTED APRIL 11, 1980

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

NOV 07 2005 145



[illegible][illegible]

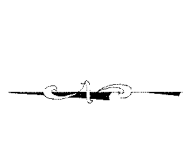
SHOULD BE KEPT ON HAND FOR THE FIRST 24 HOURS AFTER THE ONSET OF SYMPTOMS. THE FOLLOWING INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT INTENDED TO BE USED AS A GUIDE FOR TREATMENT. THE INFORMATION IS NOT INTENDED TO BE USED AS A GUIDE FOR TREATMENT. THE INFORMATION IS NOT INTENDED TO BE USED AS A GUIDE FOR TREATMENT.

[illegible]

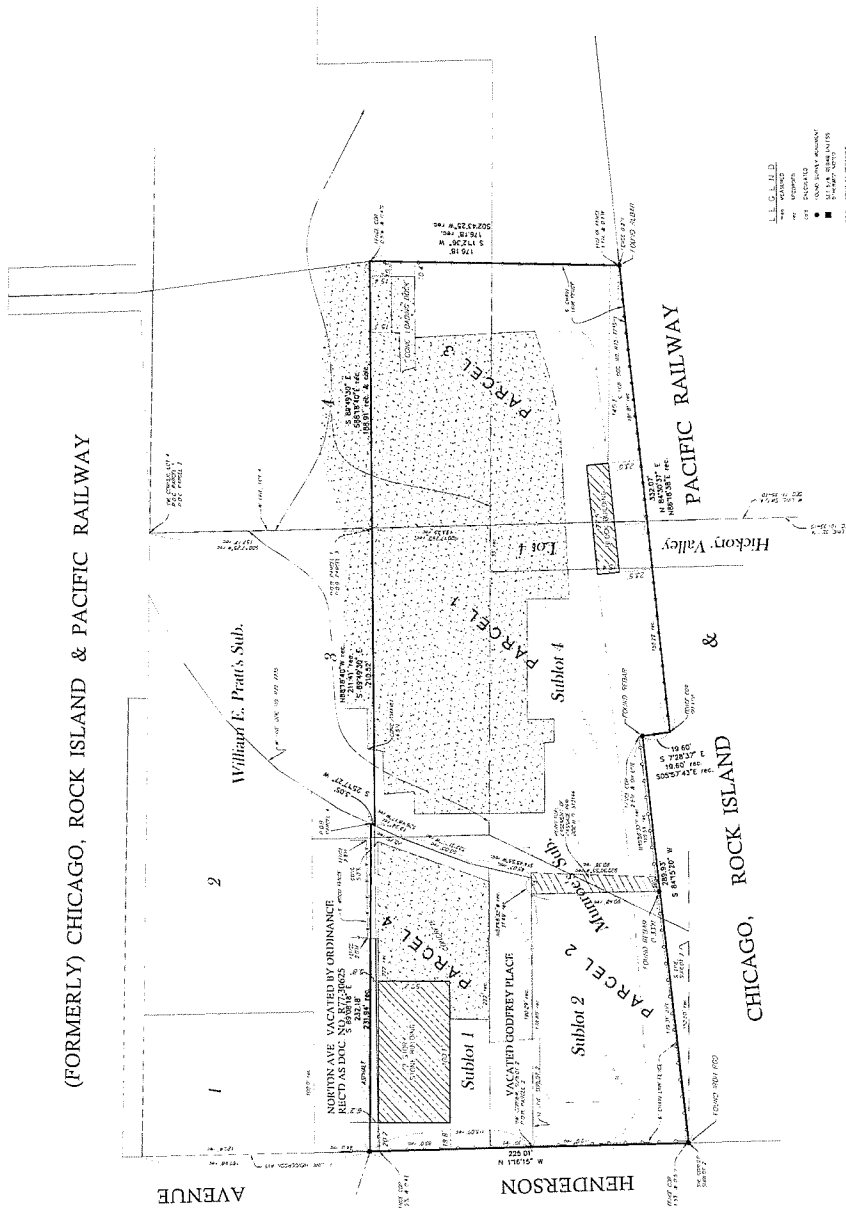
CCAL MAILING ADDRESS

0000-5167/06/42-01-0000

REVISED	DATE	BY
DESCRIPTION		
 RT & TWIG. Ruedtger, Tonelli & Associates, Inc. & TWIG Technologies SYSTEMS CONSULTANTS 4250 Highway 101, Suite 200, San Jose, CA 95128 Tel: 415/941-1010 Fax: 415/941-1011 Telex: 980000 RT & A TWIG TWIG 1010		
NO. 1	DATE	BY
DESCRIPTION		
 RT & TWIG. Ruedtger, Tonelli & Associates, Inc. & TWIG Technologies SYSTEMS CONSULTANTS 4250 Highway 101, Suite 200, San Jose, CA 95128 Tel: 415/941-1010 Fax: 415/941-1011 Telex: 980000 RT & A TWIG TWIG 1010		



ALICE DU PLANTAIN 15 HIG. CLAYTONS ST. FLA.
CONSUMERS GASTRO. POST TO ME AND ME
(2011 ADDRESS)

[illegible]

STATE OF TEXAS,

TO : DIRECTOR, FBI (100-388610) FROM : SAC, NEW YORK (100-10544) (P)
SUBJECT: JAMES EARL RAY, AKA; ALLEGED ATTEMPT TO OBTAIN PASSPORT FOR TRIP TO AFRICA; NEW YORK, NEW YORK, 10/10/68.
RE: NEW YORK TELETYPE TO BUREAU, 10/10/68.
ON 10/10/68, NEW YORK ADVISED THAT JAMES EARL RAY, AKA, HAD BEEN ADVISED BY A PERSON WHO OFFERS HIMSELF AS AN INTERMEDIARY, THAT HE COULD OBTAIN A PASSPORT FOR TRIP TO AFRICA. NEW YORK IS ATTEMPTING TO LOCATE THIS PERSON AND DETERMINE HIS IDENTITY AND WHERE HE IS CURRENTLY LOCATED. NEW YORK IS ATTEMPTING TO LOCATE THIS PERSON AND DETERMINE HIS IDENTITY AND WHERE HE IS CURRENTLY LOCATED. NEW YORK IS ATTEMPTING TO LOCATE THIS PERSON AND DETERMINE HIS IDENTITY AND WHERE HE IS CURRENTLY LOCATED.

THIS STUDY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT LIFE INSURANCE POLICY AND DOES NOT PURPORT TO SHOW AN EXISTENCE OF A CAUSAL RELATIONSHIP BETWEEN THE STUDY AND PROPERTY.

SUBMITTED APRIL 11, 1984

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

LEGAL DESCRIPTION

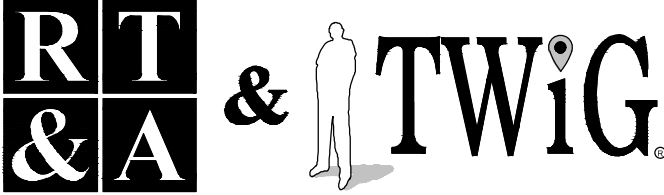
PARCEL 2: THAT PART OF SUB LOT 2 AND SUB LOT 4 IN MUNROE'S SUBDIVISION OF LOTS 5 AND 6 OF HICKORY VALLEY, A SUBDIVISION OF PART OF LOT 10 IN ASSESSOR'S PARCEL 1 OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUB LOT 2; THENCE EAST ALONG THE NORTH LINE OF SAID SUB LOT WHICH IS THE SOUTH LINE OF GODFREY PLACE, 178.80 FEET; THENCE SOUTHERLY 90.48 FEET TO AN IRON STAKE; THENCE IN A NORTHWESTERLY DIRECTION TO THE SOUTHWEST CORNER OF SAID SUB LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID SUB LOT 2, WHICH IS THE EAST LINE OF HENDERSON AVENUE, 110.00 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

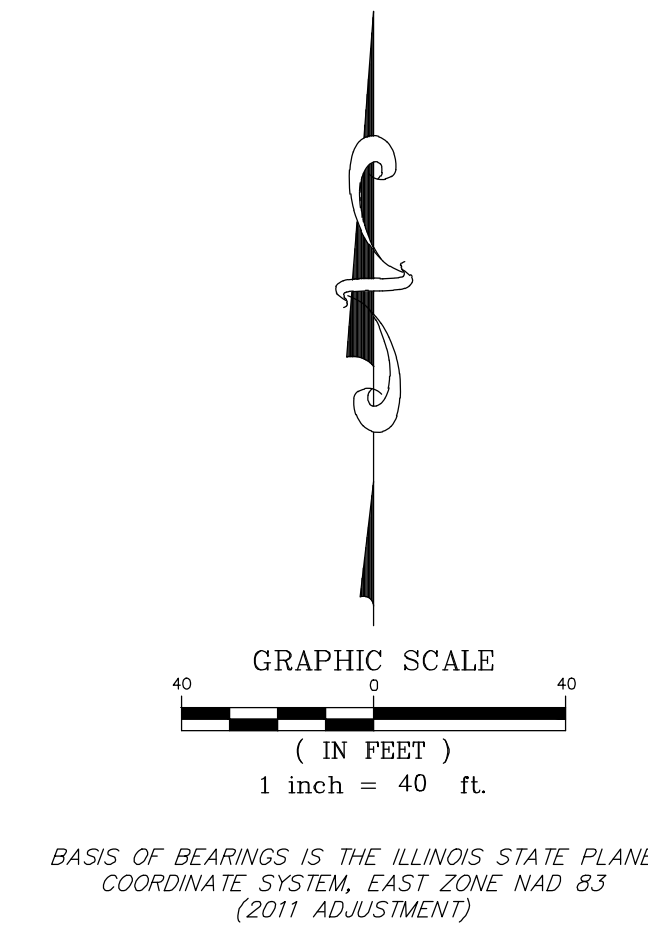
PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 12 EAST, OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THAT PART OF LOT 4 IN WILLIAM E. PRATT'S SUBDIVISION OF PART OF HICKORY VALLEY IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11 IN TOWNSHIP 35 NORTH, RANGE 12 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE FLAT THEREOF RECORDED MARCH 7, 1905 AS DOCUMENT NO. 231637, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID CORNER BEING THE INTERSECTION OF THE WEST LINE OF SAID LOT 4 AND THE WEST LINE OF SAID SECTION 11; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 17 MINUTES 25 SECONDS WEST ON THE WEST LINE OF SAID SOUTHWEST QUARTER AND THE WEST LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 18 MINUTES 40 SECONDS EAST 188.91 FEET TO A POINT 10.00 FEET WESTERLY OF, AS MEASURED PERPENDICULAR TO, THE WEST WALL OF A ONE AND TWO STORY BUILDING, THENCE SOUTH 02 DEGREES 43 MINUTES 15 SECONDS EAST 188.91 FEET TO THE POINT OF BEGINNING, THE WEST LINE OF THE PARCEL OF LAND CONVEYED TO UNION NATIONAL BANK AND TRUST COMPANY OF JOLIET, AS TRUSTEE, BY THE DEED RECORDED MARCH 24, 1972 AS DOCUMENT NO. 277777, BEING THE WEST LINE OF SAID SECTION 11, THENCE 18 SECONDS WEST ON SAID SOUTH LINE 181.81 FEET TO THE WEST LINE OF SAID LOT 4, AND TO THE WEST LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH 00 DEGREES 17 MINUTES 25 SECONDS EAST 188.91 FEET TO THE POINT OF BEGINNING, THE WEST LINE OF SAID SOUTHWEST QUARTER 193.25 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PART 4:
THAT PART OF VACATED CORNER OF THE WILLIAM E. PRATT'S SUBDIVISION OF
SECTION 10, TOWNSHIP 3 NORTH, RANGE 10 EAST, THE LATER RECORDED MARCH 7,
1905 AS DOCUMENT NO. 231637, AND SUBDIVISION LOT 1, SUBDIVISION LOT 4, AND
GODFREY PLACE IN MUNROE'S SUBDIVISION OF LOTS 5 AND 6 OF HICKORY VALLEY
SUBDIVISION, TOWNSHIP 3 NORTH, RANGE 10 EAST, BEING THE EASTERN CORNER
OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD THAT IS 7.17 FEET
NORTH OF THE NORTHEAST CORNER OF LOT 3 IN WILLIAM E. PRATT'S SUBDIVISION;
THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3, 10.00 FEET (PER
DEED NO. 1960) TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN
ANGLE OF 9 DEGREES 37 MINUTES 30 SECONDS TO THE LEFT WITH THE
PROLONGATION OF THE LAST DESCRIBED LINE 50.00 FEET; THENCE SOUTHWESTERLY
ALONG A LINE FORMING AN ANGLE OF 10 DEGREES 45 MINUTES, TO A POINT;
THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 8 DEGREES 09
MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBE LINE, 29.25
FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED
LINE, 11.00 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN
ANGLE OF 17 DEGREES 10 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE
LAST DESCRIBED LINE 50.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN
ANGLE OF 10 DEGREES 45 MINUTES, TO A POINT; THENCE SOUTHWESTERLY ALONG
THE PROLONGATION OF THE LAST DESCRIBED LINE 50.00 FEET TO A POINT ON THE
NORTH LINE OF SUBDIVISION LOT 2, IN SAID MUNROE'S SUBDIVISION, THAT IS 190.29
FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED
NORTH LINE OF SUBDIVISION OF LOT 2, IN MUNROE'S SUBDIVISION, 190.89 FEET TO
THE NORTHEAST CORNER OF SUBDIVISION LOT 2, SAID POINT BEING THE EAST LINE
BORDERING SAID LOT 2, THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID
LOT 2, 10.00 FEET TO A POINT 50.66 FEET SOUTH OF THE NORTHEAST CORNER OF
LOT 1 IN AFORESAID WILLIAM E. PRATT'S SUBDIVISION; THENCE SOUTHEASTERLY
231.94 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN SECTION 10, TOWNSHIP
3 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WABASH COUNTY,
ILLINOIS.

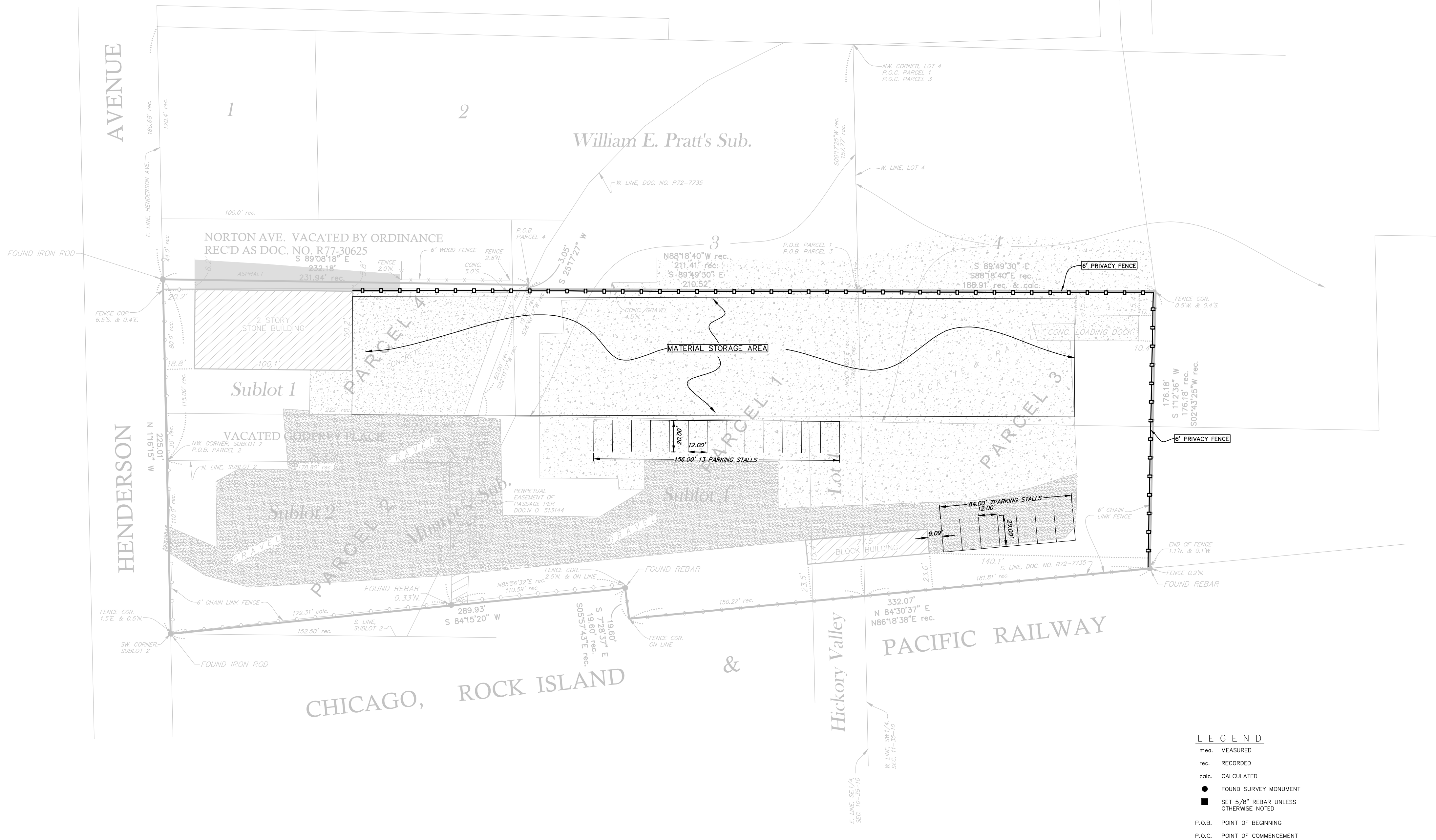
LOCAL MAILING ADDRESS:
18 HENDERSON AVENUE
JOLIET, IL

PIN: 30-07-10-427-013-0000

REV IS I O N S			
No.	DATE	DESCRIPTION	BY
			
Ruettiger, Tonelli & Associates, Inc. & TwiG Technologies Surveyors - Engineers - Planners - G.I.S. Consultants 129 Capita Drive - Shorewood, Illinois 60484 Ph. (815) 744-6600 Website: www.ruettigertoni.com			
DATE: 08-04-2025	SCALE: 1" = 40'	DRAWN BY: ESM	CHECKED BY: JPH
PREPARED FOR:	DAVID LOPEZ 18 HENDERSON AVENUE JOULET, ILLINOIS 60432		FIELD BOOK: 7-209 PAGE: 3
DRAWING TITLE:	CONCEPT PLAN		DRAWING No.: 325-0266-CP



(FORMERLY) CHICAGO, ROCK ISLAND & PACIFIC RAILWAY



NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY.
2. SURVEYED AREA = 2.868 ACRES, MORE OR LESS

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

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

[illegible]





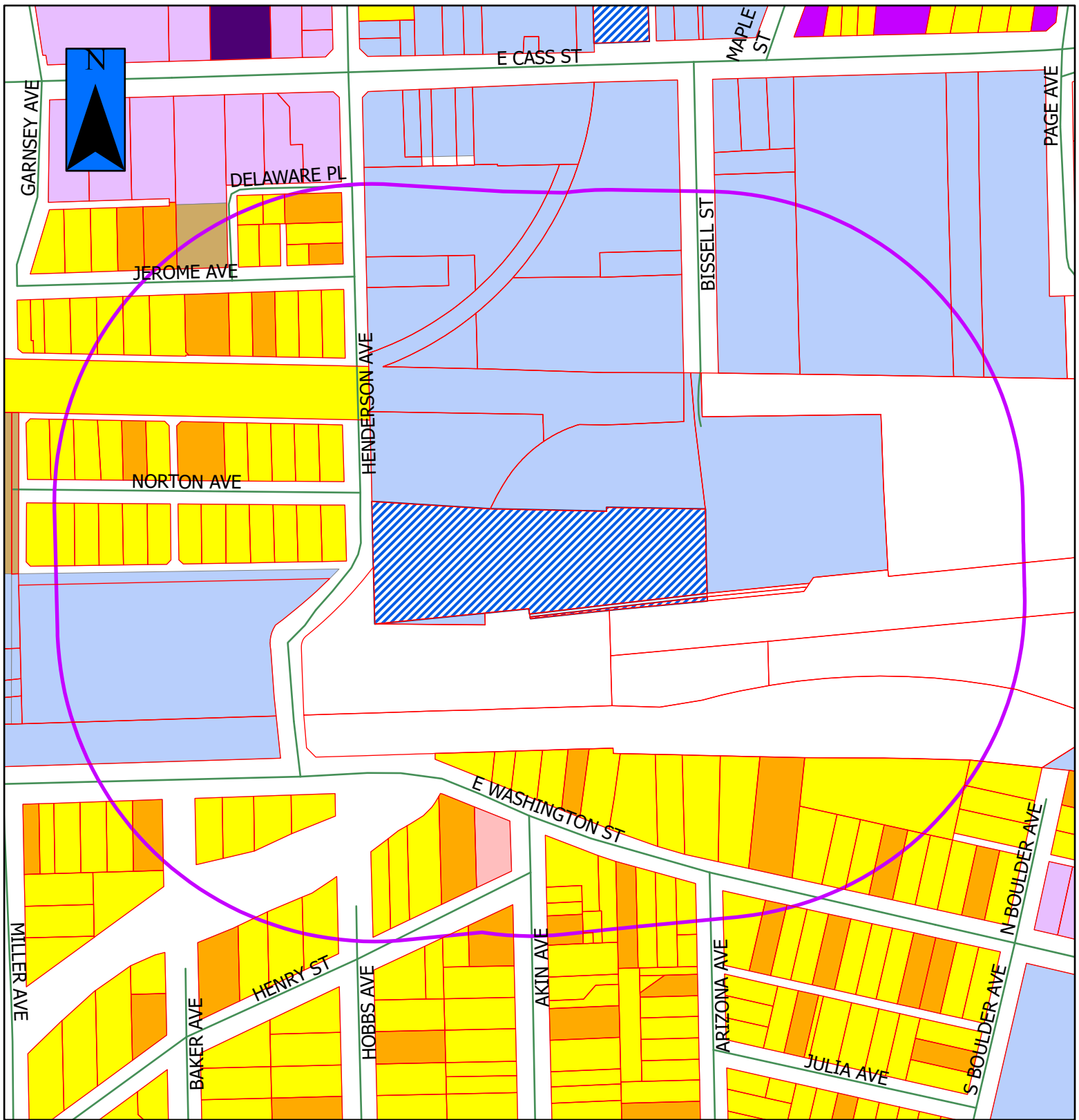












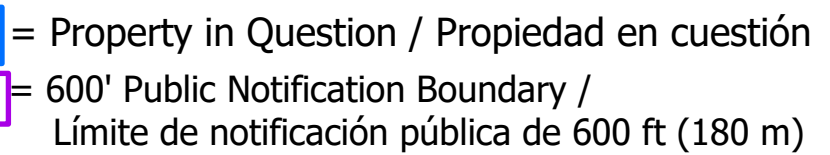
2025-48



= 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





City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9039

Agenda Date:10/16/2025

STAFF REPORT

DATE: October 7, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-49
Applicant: Dimension Energy (Joliet CSG 1 LLC and Joliet CSG 2 LLC)
Status of Applicant: Lessee
Property Owner: Channahon Owner LLC
Location: 3300 Channahon Road (Council District #5)
Request: Special Exception to allow a roof-mounted solar installation

Purpose

The applicant is requesting a Special Exception to allow a roof-mounted solar installation for community supply on the existing industrial building at 3300 Channahon Road. Community solar is generally defined as a solar project where the benefits from an off-site solar array are shared by multiple customers, including individuals, businesses, and other groups. Customers typically receive monetary credits on their electric bill based on their subscription to the project. Because a community solar installation supplies power back to the utility grid and not solely to onsite facilities, it is considered a principal use and not an accessory use. The Zoning Ordinance does not include provisions for solar installations as a principal use. Therefore, this request must be considered as a Special Exception.

The City Council makes the final decision on this Special Exception request, with a recommendation from the Zoning Board of Appeals.

Site Specific Information

The subject site is Lot 1 in Ketone Business Center Unit 1 Subdivision, located southwest of the intersection of Houbolt Road and Channahon Road. The property contains a 1.2-million-square-foot warehouse and surrounding parking area for a Target distribution center. The property is zoned I-2 (general industrial).

Surrounding Zoning, Land Use and Character

The property is located in the Ketone Business Center industrial subdivision and is surrounded by other properties within the subdivision with I-2 (general industrial) zoning.

Adjacent uses include a warehouse and logistics building and a commercial equipment sales facility.

Applicable Regulations

- Section 47-3.9(BB) Miscellaneous Terms – Zoning Exceptions and Variances

Section 47-3.9(BB)(1) Exception: *An exception is a use permitted only after review of an application by the Board of Appeals or Commission other than the Administrative Official (Building Inspector), such review being necessary because the provisions of this Ordinance covering conditions, precedent or subsequent, are not precise enough to all applications without interpretation and such review is required by the Ordinance.*

The “exception” differs from the “variance” in several respects. An exception does not require “undue hardship” in order to be allowable. The exceptions that are found in this Ordinance appear as “special approval” or review by Plan Commission, Legislative Body, or Board of Appeals. These land uses could not be conveniently allocated to one zone or another or the effects of such uses could not be definitely foreseen as of a given time. The general characteristics of these uses include one or more of the following:

- a. They require large areas;*
- b. They are infrequent;*
- c. They sometimes create an unusual amount of traffic;*
- d. They are sometimes obnoxious or hazardous; and*
- e. They are required for public safety and convenience.*

Discussion

The petitioner, Dimension Energy, is a national company that develops, owns, and operates community solar and other clean energy projects across 14 states, including Illinois. They are requesting approval of a special exception to allow a roof-mounted solar installation and associated ground equipment for a community solar project at 3300 Channahon Road. The solar array would be located on the roof of an existing warehouse building within an industrial subdivision. The solar installation would be owned and operated by Dimension Energy, who would lease the roof and ground space from the property owner. Dimension Energy would be responsible for the installation, maintenance, and removal of the solar panels. The expected life cycle of the installation is around 25 years.

The proposed solar installation would be for community supply, not a behind-the-meter system that generates electricity for onsite use. The installation would be connected to ComEd equipment and would supply power back to the utility grid for use by properties served by that system. A community solar project is supported by subscribers who receive credits on their energy bill for their share of the program; they do not receive electricity

directly from the solar installation. Subscribers can be individuals, businesses, municipalities, nonprofits, and other groups. For this project, subscribers would need to be located in ComEd's Illinois utility territory.

The physical arrangement and appearance of the installation would be very similar to an accessory solar installation that serves the building. The rooftop panels would not be visible from the ground, as they would be set back from the edge of the building and only rise about one foot above the roof surface. The ground equipment is similar to the equipment used for a building's electrical service. Dimension Energy proposes two installations on this building, one on each half of the roof, to be owned by two separate LLCs. Each installation would have an enclosed equipment area on the side of the building. There will also be an equipment area for ComEd's ground equipment at the north corner of the parking area near the access driveway. The ComEd equipment would not be enclosed but would be painted dark green for minimum visibility. Examples of recently completed Dimension Energy roof-mounted solar projects and their equipment are shown in Figures 3 through 7.

Staff does not believe that the proposed solar installation will have a negative effect on the area. The physical appearance is similar to a permitted accessory installation and is not out of character with an industrial site. The petitioner will have a lease and an agreement with the property owner that addresses maintenance, installation, and removal of the installation. The petitioner will be required to obtain all necessary building permits for the proposed project.

Conditions

If the Zoning Board desires to approve the Special Exception to allow a roof-mounted solar installation at 3300 Channahon Road, the following conditions would be included:

1. That a building permit shall be obtained.

Figure 1: Target distribution facility at 3300 Channahon Road (2025)



Figure 2: View of 3300 Channahon Road from Channahon Road (Route 6), looking south (May and June 2025)



Figure 3: Other Dimension Energy roof-mounted solar projects (Franklin, New Jersey and Moorestown, New Jersey)



Figure 4: Equipment example: MV Disconnect



Figure 5: Equipment example: Transformer

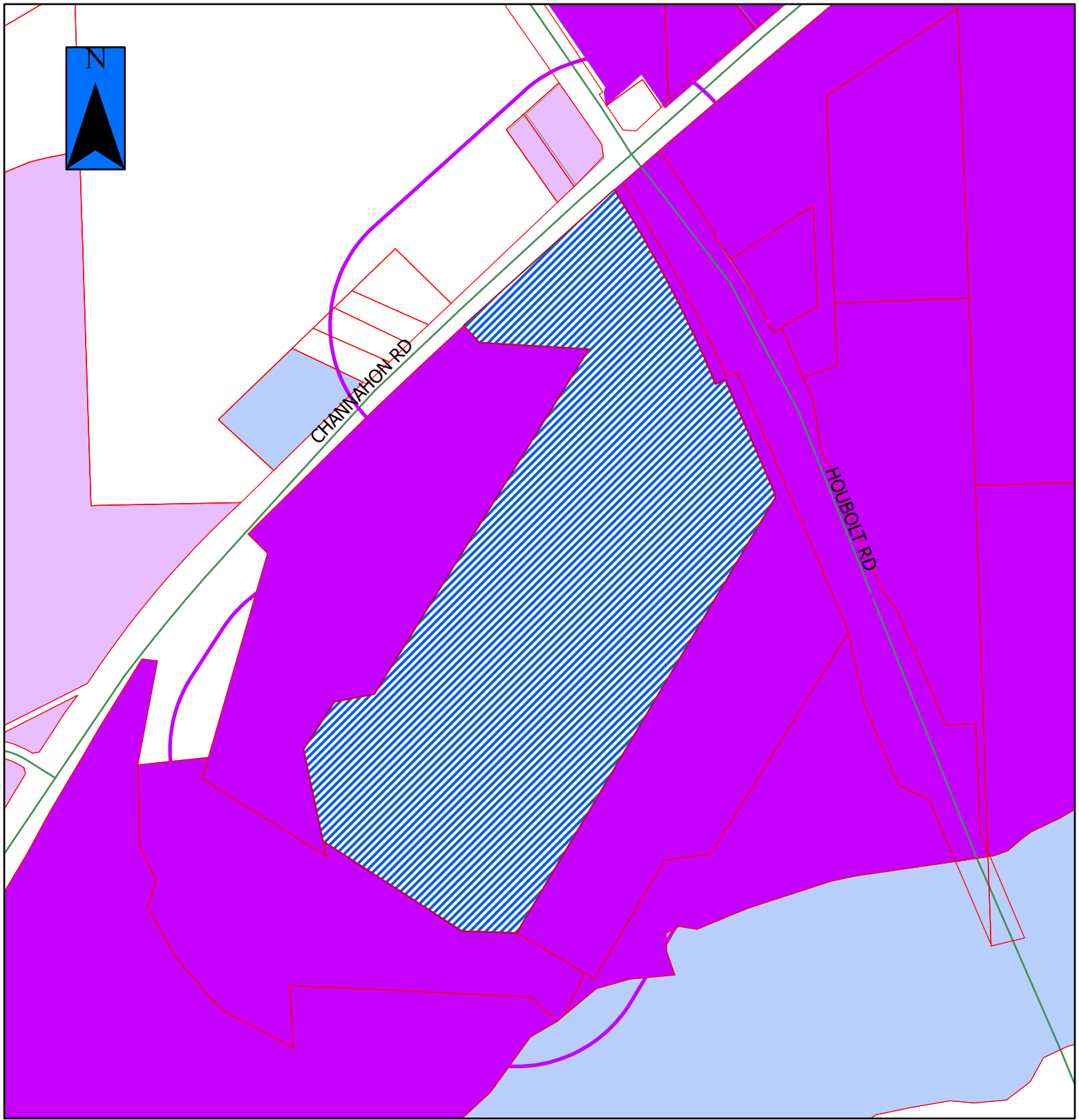


Figure 6: Equipment example: Switchgear





Figure 7: Building equipment enclosure example: chain-link fence with slats






2025-49





 = 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

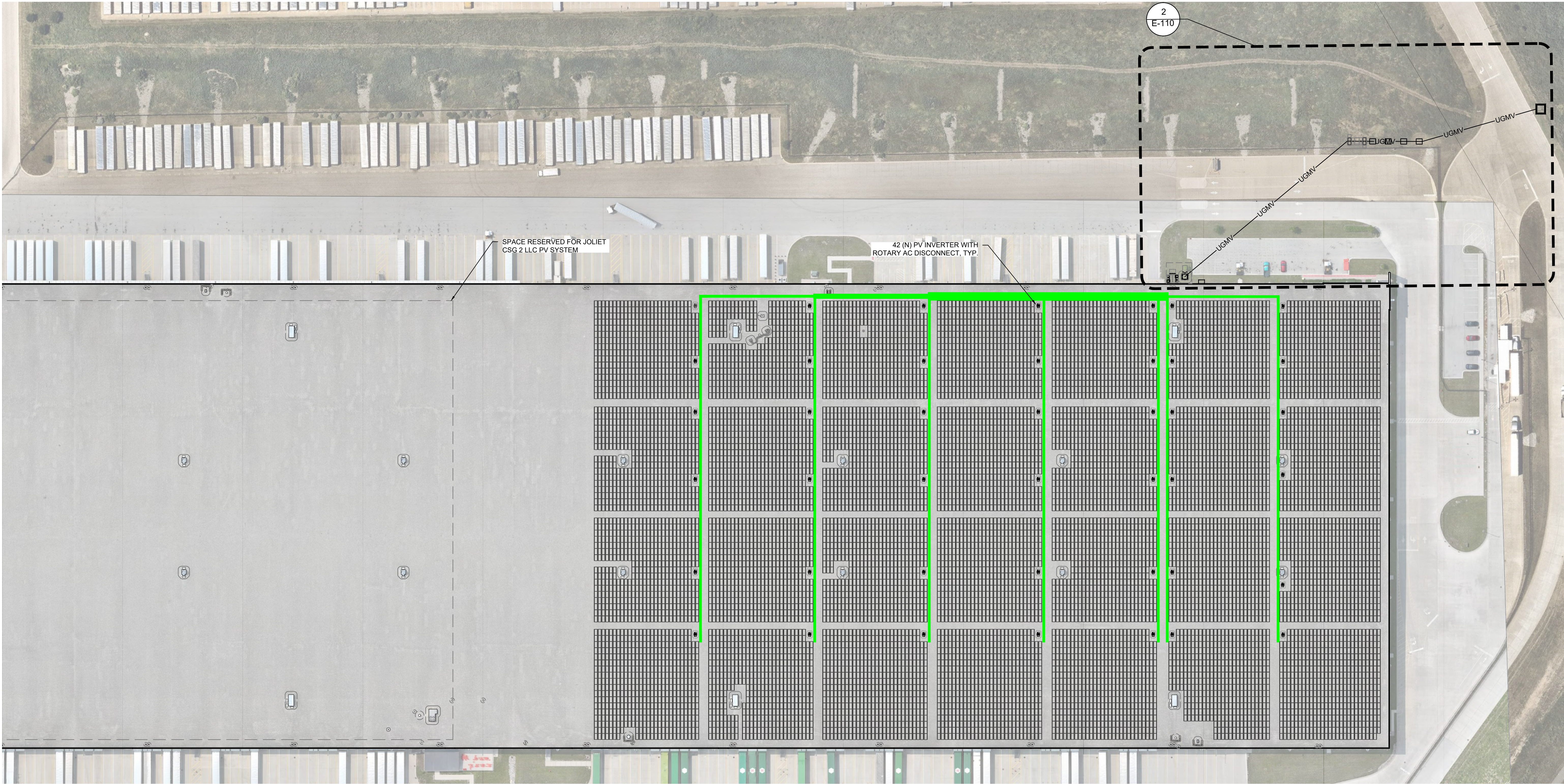


2025-49a



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

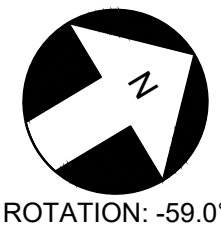
PRINTED: 08/09/25 FILE LOCATION: G:\Shared drives\SR\Clients\Dimension\RE\Projects - DRE\Joliet CSG 1 LLC\CADE-110 ELECTRICAL SITE PLAN.dwg



EQUIPMENT AREA DETAIL	
EQUIPMENT AREA #1	~1995 SF

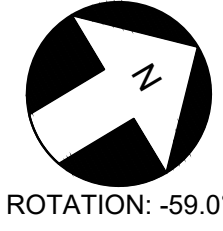
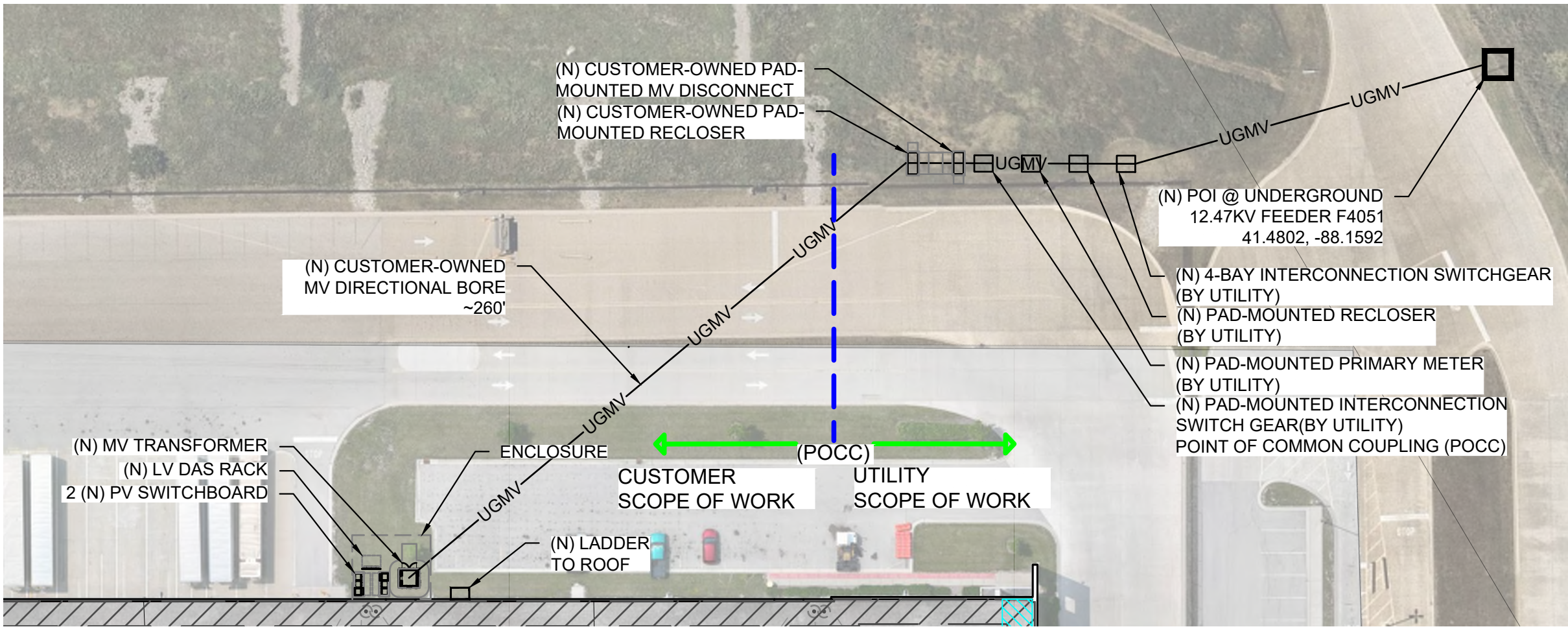
LEGEND	
	PV MODULE
	FIRE SETBACK/ACCESS PATHWAY
	ROOF OBSTRUCTION
	SKYLIGHT (GRAVITY-OPERATED SMOKE AND HEAT VENT)
	OFFSET FROM OBSTRUCTION
	AC CONDUIT/CABLE TRAY PATH
	STRUCTURAL EXCLUSION ZONE

SHEET NOTES	
1	CONDUIT ROUTING IS DIAGRAMMATIC. CONTRACTOR SHALL DETERMINE BEST CONDUIT ROUTE.
2	LOCATE PULL BOXES AND EXPANSION JOINTS AS REQUIRED BY CODE AND THE SPECIFICATIONS. LFMC MAY BE USED WHERE APPROPRIATE TO ACCOUNT FOR THERMAL EXPANSION OF STEEL CONDUIT IN LIEU OF EXPANSION JOINTS.
3	KEEP PATHWAYS FREE OF OBSTRUCTIONS BY RUNNING CONDUIT AS CLOSE AS PRACTICAL TO PV ARRAY. LOCATE SERVICEABLE EQUIPMENT MORE THAN 10' FROM THE ROOF EDGE IF PARAPET IS NOT GREATER THAN 42" TALL, PER CBC 2022 ARTICLE 1015.6.
4	ENVIRONMENTAL SENSORS SHALL BE FIELD LOCATED UNLESS DRAWN EXPLICITLY.
5	INVERTERS SHALL BE LOCATED, AS SHOWN ON PLANS, TO MINIMIZE SHADING IMPACT ON PV MODULES WHEREVER POSSIBLE.



1 ELECTRICAL SITE PLAN

Scale: 1"=60'



2 EQUIPMENT AREA PLAN VIEW

Scale: 1"=50'

2315 LINCOLN AVE.
ALAMEDA, CA 94501
WWW.SOLREBEL.COM

THE INFORMATION CONTAINED IS INTENDED TO BE USED SOLELY FOR THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT. ALL INFORMATION IS CONFIDENTIAL AND SHALL NOT BE REPRODUCED, DISCLOSED TO THIRD PARTIES, OR USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF SOL REBEL AND ITS CLIENTS.

ATL (HQ)-3050 PEACHTREE RD.,
SUITE 350, ATLANTA, GA 80305
WWW.DIMENSION-ENERGY.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

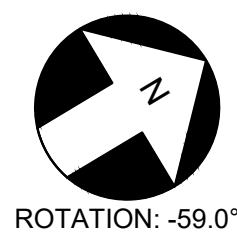
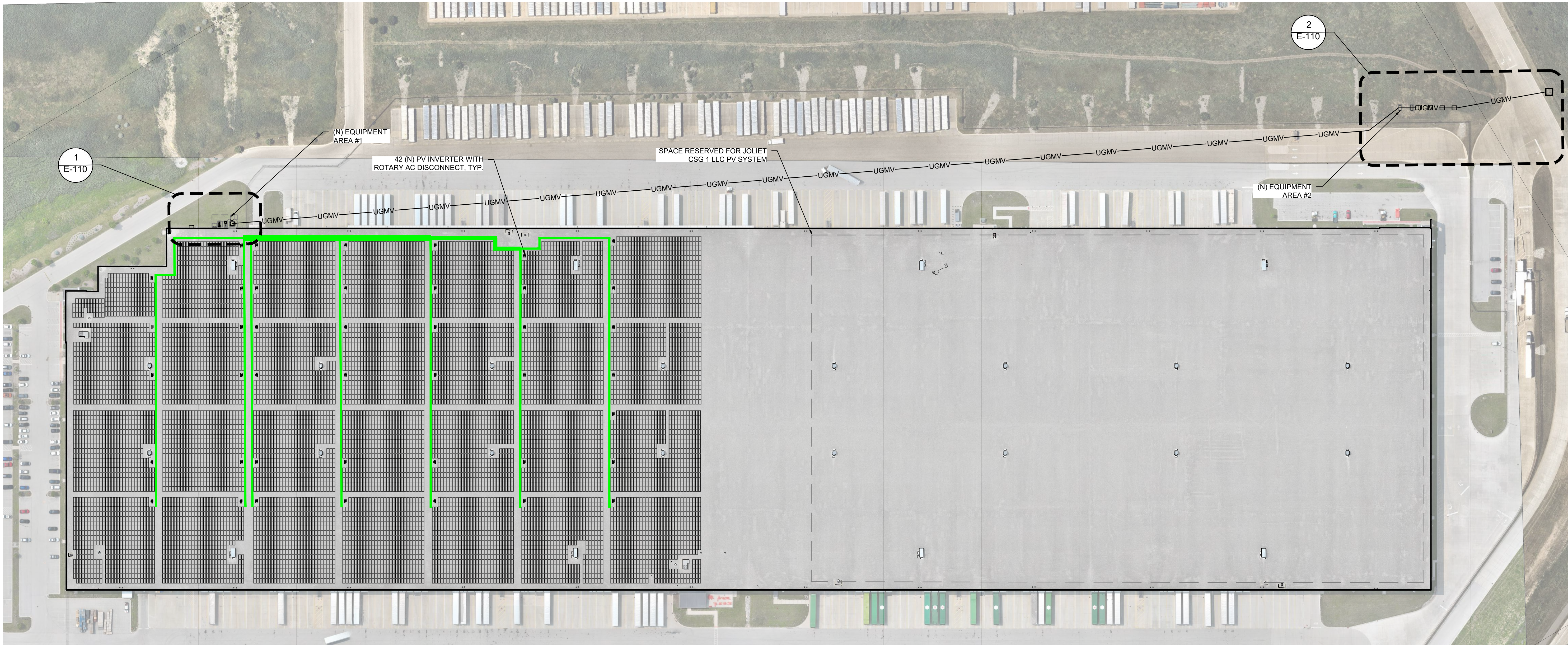
JOLIET CSG 1 LLC
PV PROJECT
3300 CHANNAHON ROAD
JOLIET, IL 60436

POCC/POI COORDINATES:
41.4802, -88.1592

REV.#	DESCRIPTION	DATE	DRAWN BY	CHECKED BY
A	30% SET	8/9/2025	KHI	APB

LINE IS 1" AT FULL SIZE IF NOT 1" SCALE ACCORDINGLY
SHEET SIZE: 24" x 36"
SCALE:
SHEET TITLE: ELECTRICAL SITE PLAN
DRAWING NO. E-110

PRINTED: 06/09/25 FILE LOCATION: G:\Shared drives\SR-Clients\Dimension\RE\Projects - DRE\Joliet CSG 2 LLC\CAD\110 ELECTRICAL SITE PLAN.dwg



ELECTRICAL SITE PLAN

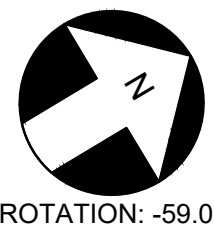
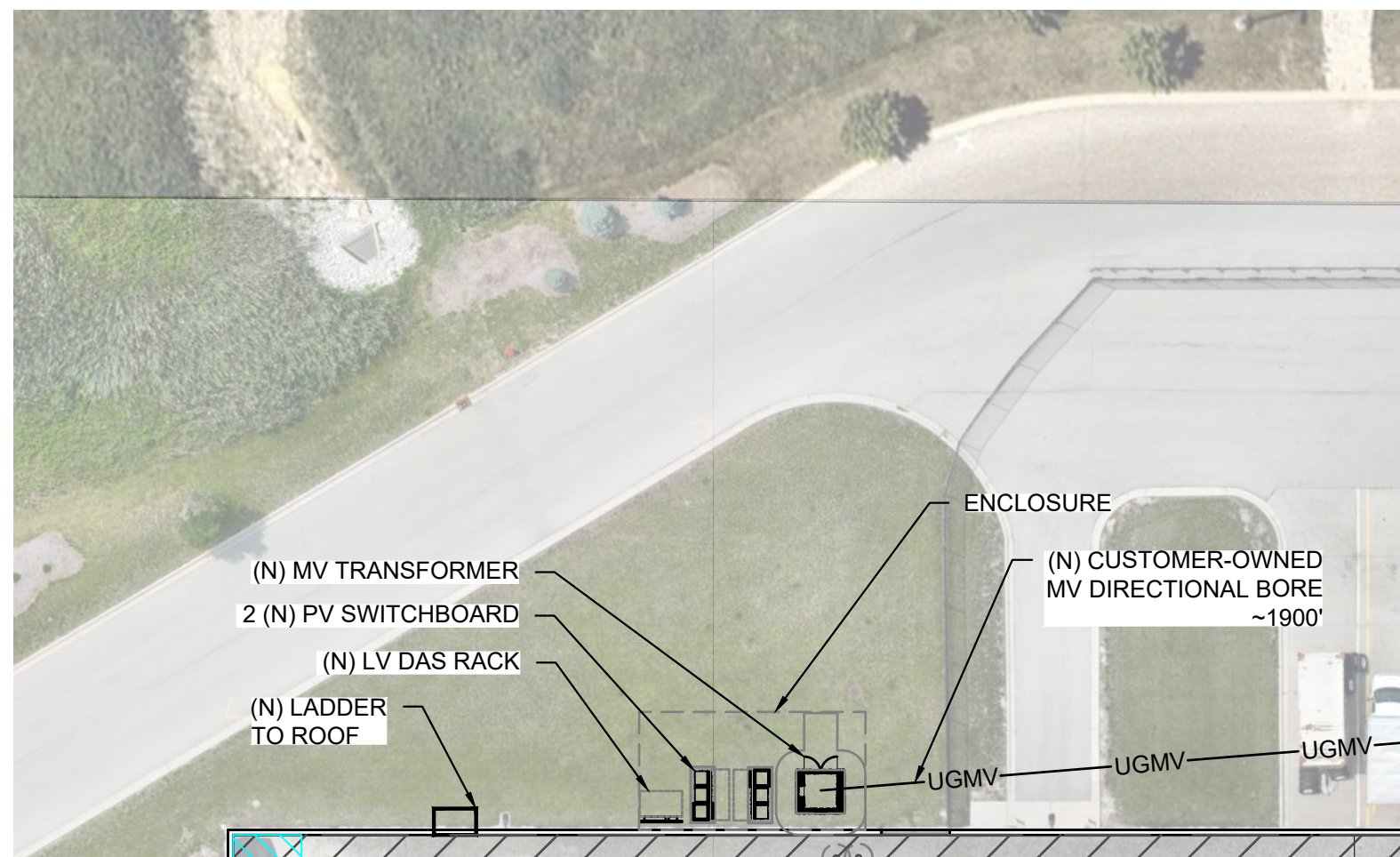
Scale: 1"=80'

EQUIPMENT AREA DETAIL	
EQUIPMENT AREA #1	~800 SF
EQUIPMENT AREA #2	~900 SF

LEGEND	
	PV MODULE
	FIRE SETBACK/ACCESS PATHWAY
	ROOF OBSTRUCTION
	SKYLIGHT (GRAVITY-OPERATED SMOKE AND HEAT VENT)
	OFFSET FROM OBSTRUCTION
	AC CONDUIT/CABLE TRAY PATH
	STRUCTURAL EXCLUSION ZONE

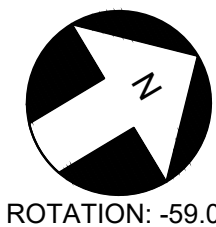
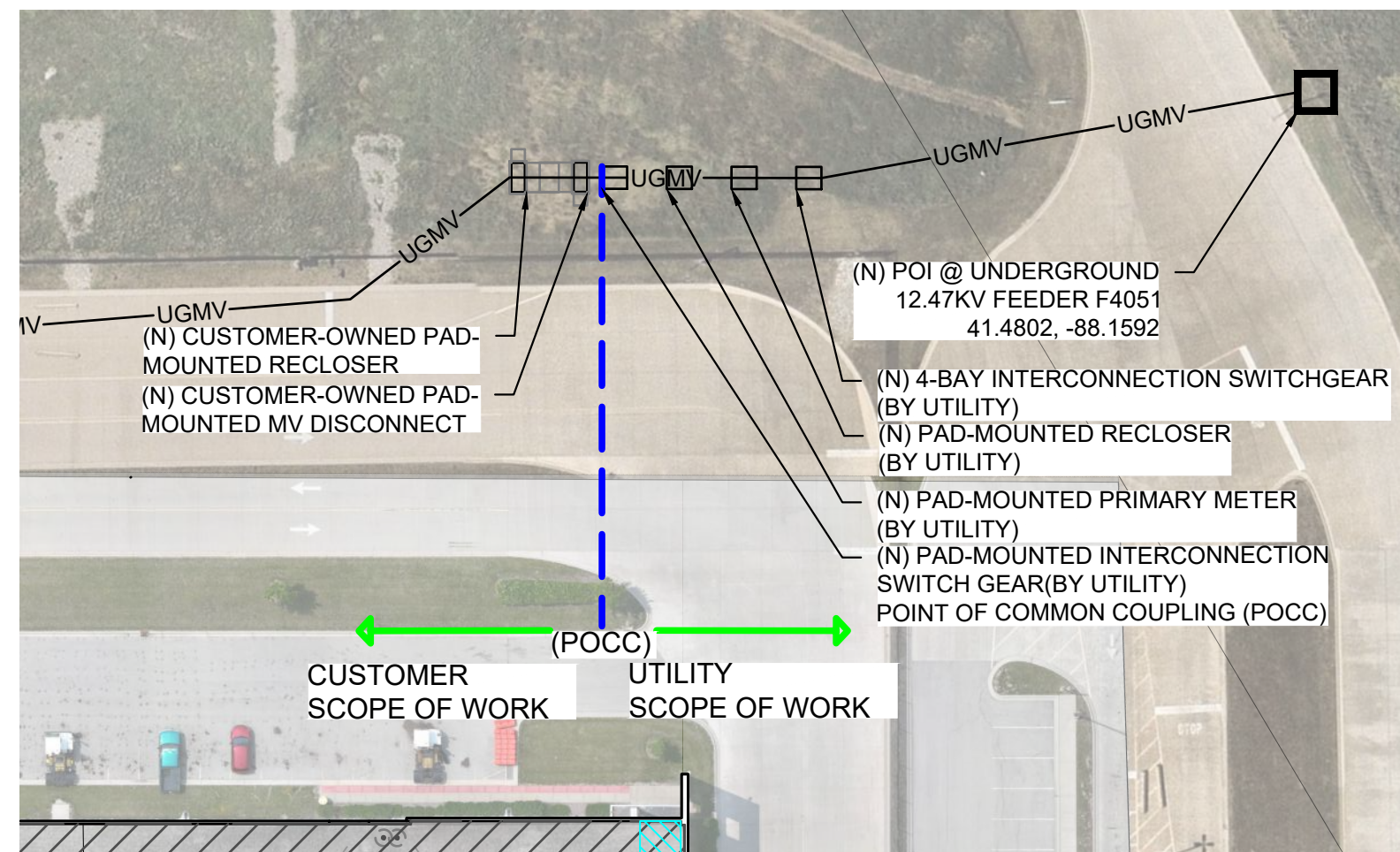
SHEET NOTES

- CONDUIT ROUTING IS DIAGRAMMATIC, CONTRACTOR SHALL DETERMINE BEST CONDUIT ROUTE.
- LOCATE PULL BOXES AND EXPANSION JOINTS AS REQUIRED BY CODE AND THE SPECIFICATIONS. LFMC MAY BE USED WHERE APPROPRIATE TO ACCOUNT FOR THERMAL EXPANSION OF STEEL CONDUIT IN LIEU OF EXPANSION JOINTS.
- KEEP PATHWAYS FREE OF OBSTRUCTIONS BY RUNNING CONDUIT AS CLOSE AS PRACTICAL TO PV ARRAY. LOCATE SERVICEABLE EQUIPMENT MORE THAN 10' FROM THE ROOF EDGE IF PARAPET IS NOT GREATER THAN 42" TALL, PER CBC 2022 ARTICLE 1015.6.
- ENVIRONMENTAL SENSORS SHALL BE FIELD LOCATED UNLESS DRAWN EXPLICITLY.
- INVERTERS SHALL BE LOCATED, AS SHOWN ON PLANS, TO MINIMIZE SHADING IMPACT ON PV MODULES WHEREVER POSSIBLE.



1 EQUIPMENT AREA PLAN VIEW

Scale: 1"=30'



2 EQUIPMENT AREA PLAN VIEW

Scale: 1"=50'

2315 LINCOLN AVE.
ALAMEDA, CA 94501
WWW.SOLREBEL.COM

THE INFORMATION CONTAINED IS INTENDED TO BE USED SOLELY FOR THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT. ALL INFORMATION IS CONFIDENTIAL AND SHALL NOT BE REPRODUCED, DISCLOSED TO THIRD PARTIES, OR USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF SOL REBEL AND ITS CLIENTS.

ATL (HQ): 3050 PEACHTREE RD., SUITE 350, ATLANTA, GA 30305
WWW.DIMENSION-ENERGY.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

JOLIET CSG 2 LLC
PV PROJECT
3300 CHANNAHON ROAD
JOLIET, IL 60436

POCC/POI COORDINATES:
41.4802, -88.1592

REV.#	DESCRIPTION	DATE	DRAWN BY	CHECKED BY
A	30% SET	8/8/2025	KHI	APB

LINE IS 1"
AT FULL SIZE
IF NOT 1"
SCALE ACCORDINGLY

SHEET SIZE:
24" x 36"

SCALE:
SHEET TITLE:
ELECTRICAL SITE
PLAN

DRAWING NO.
E-110

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 EXCEPTION

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 VARIATION IS REQUESTED: 3300 Channahon Rd, Joliet IL 60436

PETITIONER'S NAME: Cale Skagen - representative of Joliet CSG 1 LLC

HOME ADDRESS: 3050 Peachtree Rd NW Suite 350, Atlanta, GA ZIP CODE: 30305

BUSINESS ADDRESS: 3050 Peachtree Rd NW Suite 350, Atlanta, GA ZIP CODE: 30305

PHONE: (Primary) 253.720.3720 (Secondary) _____

EMAIL ADDRESS: [REDACTED] FAX: _____

PROPERTY INTEREST OF PETITIONER: Lessee of roof and ground space for solar project

OWNER OF PROPERTY: CHANNAHON OWNER LLC (100% owner of property) c/o Alpha Industrial Properties

HOME ADDRESS: [REDACTED] Chicago, IL ZIP CODE: 60607

BUSINESS ADDRESS: [REDACTED], Chicago, IL ZIP CODE: 60607

EMAIL ADDRESS: [REDACTED] FAX: _____

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

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

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 05-06-35-201-006 ;
_____; _____; _____.

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: ~1,100 FT DEPTH: ~3,350 FT AREA: 75.3 AC

PRESENT USE(S) OF PROPERTY: Logistics facility

PRESENT ZONING OF PROPERTY: I-2 (General Industrial Districts)

VARIATION/APPEAL REQUESTED: Special Exception to install a roof-mounted solar photovoltaic system for community supply.

RESPONSE TO SPECIAL EXCEPTION CRITERIA

An exception is a use permitted only after review of an application by the Board of Appeals or Commission other than the Administrative Official (Building Inspector), such review being necessary because the provisions of this Ordinance covering conditions, precedent or subsequent, are not precise enough to all applications without interpretation and such review is required by the Ordinance.

The “exception” differs from the “variance” in several respects. An exception does not require “undue hardship” in order to be allowable. The exceptions that are found in this Ordinance appear as “special approval” or review by Plan Commission, Legislative Body, or Board of Appeals. These land uses could not be conveniently allocated to one zone or another or the effects of such uses could not be definitely foreseen as of a given time. The general characteristics of these uses include one or more of the following:

- (a) They require large areas;
- (b) They are infrequent;
- (c) They sometimes create an unusual amount of traffic;
- (d) They are sometimes obnoxious or hazardous; and
- (e) They are required for public safety and convenience.

In addition to permitting the special exceptions otherwise specified in the Zoning Ordinance, the Board shall have authority to permit the following:

- (a) The temporary use of a building or premises in any district for a purpose of use that does not conform to the regulations prescribed by this chapter, provided that such use be of a true temporary nature and does not involve the erection of substantial buildings. Such permit shall be granted in the form of a temporary and revocable permit for not more than a 12-month period, subject to such conditions as will safeguard the public health, safety, convenience, and general welfare.

- (b) The temporary use of a building or premises in undeveloped sections for a purpose that does not conform to the regulations prescribed by this chapter, provided that such structure or use is of a true temporary nature, is promotive of or incidental to the development of such undeveloped sections, and does not involve the erection of substantial buildings. Such permit shall be granted in the form specified under sub-section (a) above.

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

1. Briefly describe/explain the purpose of the request for an exception, including a timeframe for the use if applicable.

In discussing the proposed roof-mounted solar project with Planning staff, the existing ordinance was deemed to not have provisions for a roof-mounted community solar project such as this one. The installation is substantially located on the roof of the existing building, and will require a relatively small amount of ground-mounted electrical equipment which is able to be screened from view should the City determine its location requires screening. All efforts are made in the design phase to locate ground-level electrical equipment in appropriate locations. The design life of the project is approximately 25 years. The roof-mounted equipment will not be visible from ground level. The project will generate clean, reliable electricity locally, as well as tax revenue and energy savings for the City.

2. Identify the section of the Zoning Ordinance for which an exception is being requested.

N/A - community solar not specifically mentioned in ordinance

3. What impact would the granting of this special exception have upon the essential character of the general area?
Please include both positive and negative impacts.

The project will have no negative impact on the essential character of the general area, given its minimal visual impact and location of ground-level equipment set back substantially from the main road. Positive impacts include clean energy generation, tax revenue.

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, Rafael Dobrzynski, 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 19th day of August, 20 25
Mireu Guenther



REQUIRED SUPPORTING ATTACHMENTS

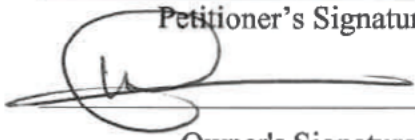
- ☒ Site plan / concept plan / floor plan / building elevation plan
- ☒ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, MATTHEW SINGLETON, 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.

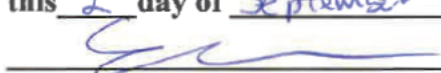
Petitioner's Signature



Owner's Signature

(If other than petitioner)

Subscribed and sworn to before me

this 2 day of September, 2025


SEAN HORNBACK
NOTARY PUBLIC #22035132
STATE OF WASHINGTON
MY COMMISSION EXPIRES
11-16-26

PARCEL DESCRIPTION

Parcel ID No.: 05-06-35-201-006

The real property located in the City of Joliet, County of Will, State of Illinois, and more particularly described hereto:

LOT 1 IN KETONE BUSINESS CENTER UNIT 1 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 AUGUST 10, 2017 AS [DOCUMENT R2017-062996](#), 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:

3300 Channahon Rd, Joliet, IL 60436

PIN(s): 0506352010060000

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

CHANNAHON OWNER LLC (100% owner of property) c/o Alpha Industrial Properties

Contact: Matt Singleton

Address: [REDACTED] Chicago, IL 60607

Phone: 2 [REDACTED]

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

Joliet CSG 1 LLC - 100% owned by Dimension IL 1 LLC

Contact: Cale Skagen

Address: 3050 Peachtree Rd NW, Suite 350, Atlanta, GA 30305

Phone: 253-720-3720

E-MAIL: [REDACTED]

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: Rafael Dobrzynski

DATE: 9/3/2025

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

Cale Skagen - Project Development Manager - 253.720.3720

PRINT

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 EXCEPTION

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 VARIATION IS REQUESTED: 3300 Channahon Rd, Joliet IL 60436

PETITIONER'S NAME: Cale Skagen - representative of Joliet CSG 2 LLC

HOME ADDRESS: 3050 Peachtree Rd NW Suite 350, Atlanta, GA ZIP CODE: 30305

BUSINESS ADDRESS: 3050 Peachtree Rd NW Suite 350, Atlanta, GA ZIP CODE: 30305

PHONE: (Primary) 253.720.3720 (Secondary) _____

EMAIL ADDRESS: [REDACTED] FAX: _____

PROPERTY INTEREST OF PETITIONER: Lessee of roof and ground space for solar project

OWNER OF PROPERTY: CHANNAHON OWNER LLC (100% owner of property) c/o Alpha Industrial Properties

HOME ADDRESS: [REDACTED] Chicago, IL ZIP CODE: 60607

BUSINESS ADDRESS: [REDACTED] Chicago, IL ZIP CODE: 60607

EMAIL ADDRESS: [REDACTED] FAX: _____

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

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

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 05-06-35-201-006 ;
_____; _____; _____.

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: ~1,100 FT DEPTH: ~3,350 FT AREA: 75.3 AC

PRESENT USE(S) OF PROPERTY: Logistics facility

PRESENT ZONING OF PROPERTY: I-2 (General Industrial Districts)

VARIATION/APPEAL REQUESTED: Special Exception to install a roof-mounted solar photovoltaic system for community supply.

RESPONSE TO SPECIAL EXCEPTION CRITERIA

An exception is a use permitted only after review of an application by the Board of Appeals or Commission other than the Administrative Official (Building Inspector), such review being necessary because the provisions of this Ordinance covering conditions, precedent or subsequent, are not precise enough to all applications without interpretation and such review is required by the Ordinance.

The “exception” differs from the “variance” in several respects. An exception does not require “undue hardship” in order to be allowable. The exceptions that are found in this Ordinance appear as “special approval” or review by Plan Commission, Legislative Body, or Board of Appeals. These land uses could not be conveniently allocated to one zone or another or the effects of such uses could not be definitely foreseen as of a given time. The general characteristics of these uses include one or more of the following:

- (a) They require large areas;
- (b) They are infrequent;
- (c) They sometimes create an unusual amount of traffic;
- (d) They are sometimes obnoxious or hazardous; and
- (e) They are required for public safety and convenience.

In addition to permitting the special exceptions otherwise specified in the Zoning Ordinance, the Board shall have authority to permit the following:

- (a) The temporary use of a building or premises in any district for a purpose of use that does not conform to the regulations prescribed by this chapter, provided that such use be of a true temporary nature and does not involve the erection of substantial buildings. Such permit shall be granted in the form of a temporary and revocable permit for not more than a 12-month period, subject to such conditions as will safeguard the public health, safety, convenience, and general welfare.

- (b) The temporary use of a building or premises in undeveloped sections for a purpose that does not conform to the regulations prescribed by this chapter, provided that such structure or use is of a true temporary nature, is promotive of or incidental to the development of such undeveloped sections, and does not involve the erection of substantial buildings. Such permit shall be granted in the form specified under sub-section (a) above.

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

1. Briefly describe/explain the purpose of the request for an exception, including a timeframe for the use if applicable.

In discussing the proposed roof-mounted solar project with Planning staff, the existing ordinance was deemed to not have provisions for a roof-mounted community solar project such as this one. The installation is substantially located on the roof of the existing building, and will require a relatively small amount of ground-mounted electrical equipment which is able to be screened from view should the City determine its location requires screening. All efforts are made in the design phase to locate ground-level electrical equipment in appropriate locations. The design life of the project is approximately 25 years. The roof-mounted equipment will not be visible from ground level. The project will generate clean, reliable electricity locally, as well as tax revenue and energy savings for the City.

2. Identify the section of the Zoning Ordinance for which an exception is being requested.

N/A - community solar not specifically mentioned in ordinance

3. What impact would the granting of this special exception have upon the essential character of the general area?
Please include both positive and negative impacts.

The project will have no negative impact on the essential character of the general area, given its minimal visual impact and location of ground-level equipment set back substantially from the main road. Positive impacts include clean energy generation, tax revenue.

REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

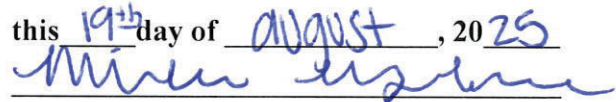
STATE OF ILLINOIS) ss
COUNTY OF WILL)

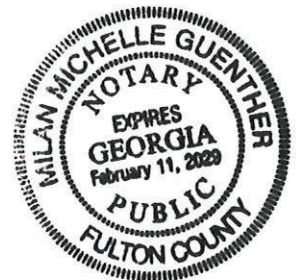
I, Rafael Dobrzynski, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.


Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me

this 19th day of August, 2025





REQUIRED SUPPORTING ATTACHMENTS

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

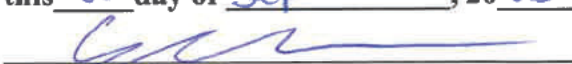
NOTARIZATION OF PETITION

STATE OF ^{Washington} ~~ILLINOIS~~ ss
COUNTY OF ~~WILL~~ ^{Thurston}

I, MATTHEW SINGLETON, 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 2 day of Sep, 2025


SEAN HORNBACK
NOTARY PUBLIC #22035132
STATE OF WASHINGTON
MY COMMISSION EXPIRES
11-16-26

PARCEL DESCRIPTION

Parcel ID No.: 05-06-35-201-006

The real property located in the City of Joliet, County of Will, State of Illinois, and more particularly described hereto:

LOT 1 IN KETONE BUSINESS CENTER UNIT 1 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 AUGUST 10, 2017 AS [DOCUMENT R2017-062996](#), 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:

3300 Channahon Rd, Joliet, IL 60436

PIN(s): 0506352010060000

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

CHANNAHON OWNER LLC (100% owner of property) c/o Alpha Industrial Properties

Contact: Matt Singleton

Address: [REDACTED] Chicago, IL 60607

Phone: 2 [REDACTED]

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

Joliet CSG 2 LLC - 100% owned by Dimension IL 1 LLC

Contact: Cale Skagen

Address: 3050 Peachtree Rd NW, Suite 350, Atlanta, GA 30305

Phone: 253-720-3720

E-MAIL: [REDACTED] **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: Rafael Dobrzynski

DATE: 9/3/2025

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

Cale Skagen - Project Development Manager - 253.720.3720

PRINT