

## **STAFF REPORT**

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

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### **Purpose**

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

### **Site Specific Information**

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

### **Surrounding Zoning, Land Use and Character**

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

### **Applicable Regulations**

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

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

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

### **Case History**

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

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

### **Discussion**

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

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

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

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

### **Recommended Action**

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

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

**Conditions**

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

1. That no outside storage be allowed on site;
2. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained;
3. Failure to comply with any of the above conditions could result in a rehearing and a possible revocation of the special use permit; and
4. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

## CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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

### I. INFORMATION ABOUT THE APPLICATION

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

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

### II. INFORMATION ABOUT THE PROPERTY

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

1701 Drauden Road, Plainfield, IL 60586

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

### III. PROPERTY OWNERSHIP

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

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

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

Lori Schelling, [REDACTED] [REDACTED] 50%

E-MAIL: schelling\_devlpr@msn.com

FAX: \_\_\_\_\_

**IV. BUSINESS OWNERSHIP**

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

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

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

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E-MAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

**NOTE:**

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

**SIGNED** \_\_\_\_\_

**DATE:** 11/14/25 \_\_\_\_\_

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

Ron Schelling, property owner

**PRINT**



# Zoning Board of Appeals Application Packet

## Special Use Permit

This packet should contain all of the following documents:

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

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

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

**Phone Number:** (815) 724-4050

**Email Address:** [zoning@joliet.gov](mailto:zoning@joliet.gov)

FOR OFFICE USE ONLY

\*\*\*Verified by Planner (please initial): \_\_\_\_\_ \*\*\*

Payment received from:

Petition #: \_\_\_\_\_

Common Address: \_\_\_\_\_

Date filed: \_\_\_\_\_

Meeting date requested: \_\_\_\_\_

ZONING BOARD OF APPEALS  
JOLIET, ILLINOIS

**PETITION FOR SPECIAL USE PERMIT**

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

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 1701 Drauden Road, Plainfield, IL 60586

PETITIONER'S NAME: Ronald Schelling

HOME ADDRESS: [REDACTED] ZIP CODE: [REDACTED]

BUSINESS ADDRESS: [REDACTED] ZIP CODE: [REDACTED]

PHONE: (Primary) [REDACTED] (Secondary) 815-823-9202

EMAIL ADDRESS: [REDACTED] FAX: \_\_\_\_\_

PROPERTY INTEREST OF PETITIONER: LLC member

OWNER OF PROPERTY: Timpanogas, LLC

HOME ADDRESS: [REDACTED] ZIP CODE [REDACTED]

BUSINESS ADDRESS: [REDACTED] ZIP CODE [REDACTED]

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:

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

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

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

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

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

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

See attached

LOT SIZE: WIDTH: 667.54 DEPTH: 503.09 AREA : 3.86 acres

PRESENT USE(S) OF PROPERTY: Vacant

PRESENT ZONING OF PROPERTY: City of Joliet B-1

SPECIAL USE REQUESTED: Construction of a Self-Storage facility

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Yes

**REQUIRED SUPPORTING ATTACHMENTS**

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

**NOTARIZATION OF PETITION**

STATE OF ILLINOIS) ss  
COUNTY OF WILL)

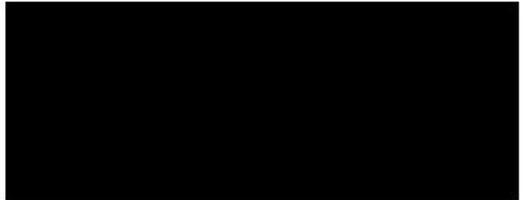
I, , depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.



\_\_\_\_\_  
Petitioner's Signature

\_\_\_\_\_  
Owner's Signature  
(If other than petitioner)

Subscribed and sworn to before me  
this 11th day of Oct, 2025  

LEGAL DESCRIPTION

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



# Zoning Board of Appeals Application Packet

## Variation of Use

This packet should contain all of the following documents:

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

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

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

**Phone Number:** (815) 724-4050

**Email Address:** [zoning@joliet.gov](mailto:zoning@joliet.gov)

**FOR OFFICE USE ONLY**

\*\*\**Verified by Planner (please initial):*\_\_\_\_\_\*\*\*

Payment received from: \_\_\_\_\_  
\_\_\_\_\_

Petition #: \_\_\_\_\_  
Common Address: \_\_\_\_\_  
Date filed: \_\_\_\_\_  
Meeting date assigned: \_\_\_\_\_

**ZONING BOARD OF APPEALS  
JOLIET, ILLINOIS**

**PETITION FOR VARIATION OF USE**

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

ADDRESS FOR WHICH VARIATION IS REQUESTED: 1701 Drauden Road, Plainfield, IL 60586

PETITIONER'S NAME: Ronald Schelling

HOME ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

BUSINESS ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PHONE: (Primary) \_\_\_\_\_ (Secondary) \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

PROPERTY INTEREST OF PETITIONER: LLC Member

OWNER OF PROPERTY: Timpanogas, LLC

HOME ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

BUSINESS ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

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

BUSINESS REFERENCES (*name, address, phone or email*):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OTHER PROJECTS AND/OR DEVELOPMENTS:  
Food and Fuel, Theodore and Drauden, Joliet, IL; Renwick Park Estates, Plainfield; Heritage Commons, Joliet, IL;  
CVS, Joliet, IL; Ridgefield Commons, Joliet, IL; Heritage Lake Estates, Joliet, IL; and  
CrestBrooke Townhomes, Crest Hill, IL Farmstone at Diamond, Diamo

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

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

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

See Attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LOT SIZE: WIDTH: 667.54 DEPTH: 503.09 AREA: 3.86 acres

PRESENT USE(S) OF PROPERTY: Vacant

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

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

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

**RESPONSE TO VARIATION OF USE CRITERIA**

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

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

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

*1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?*  
A self-storage facility is an ideal fit for this location and the current zoning district of B-1 does not permit a B-3 use.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

**REQUIRED SUPPORTING ATTACHMENTS**

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

**NOTARIZATION OF PETITION**

STATE OF ILLINOIS) ss  
COUNTY OF WILL)

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

\_\_\_\_\_  
Petitioner's Signature

\_\_\_\_\_  
Owner's Signature  
(If other than petitioner)

Subscribed and sworn to before me  
this 14<sup>th</sup> day of October, 2025

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

**LEGAL DESCRIPTION**

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



# RECORD PLAT OF SUBDIVISION of FOOD N FUEL THEODORE AND DRAUDEN

PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

### OWNERSHIP CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF Will )  
 I, CAS N LASH, IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.  
 DATED THIS 29 DAY OF December, A.D. 2020  
 BY \_\_\_\_\_  
 (OWNER)  
CAS N LASH  
 LENNY'S FOOD N FUEL THEODORE AND DRAUDEN, LLC  
 2209 169th STREET, UNIT K  
 TINLEY PARK, ILLINOIS 60487

### TAX MAPPING CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF WILL )  
 I, \_\_\_\_\_, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE OF WILL COUNTY, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THE PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP # 03-32C-E AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER PIN: 06-03-32-300011-0000.  
 DATED THIS 19th DAY OF February, A.D. 2021

### PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF WILL )  
 APPROVED BY THE PLANNING COMMISSION OF THE CITY OF JOLIET, ILLINOIS,  
 AT A MEETING HELD ON THE 19th DAY OF November, A.D. 2020

### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF Will )  
 I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE "OWNERSHIP CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED ON THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.  
 GIVEN UNDER MY HAND AND NOTORIAL SEAL.  
 THIS 29 DAY OF December, A.D. 2020

### COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF WILL )  
 THIS INSTRUMENT NO 22071019912 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, AFORESAID ON THE 19th DAY OF FEBRUARY 2021 AD AT 2:30 O'CLOCK P.M.

### CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF WILL )  
 APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS,  
 OF December, A.D. 2020

### SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF Will )  
 TO THE BEST OF THE UNDERSIGNED OWNERS KNOWLEDGE, THE ABOVE DESCRIBED SUBDIVISION KNOWN AS "FOOD N FUEL THEODORE AND DRAUDEN" LIES WITHIN PLAINFIELD COMMUNITY CONSOLIDATED SCHOOL DISTRICT AND JOLIET JUNIOR COLLEGE COMMUNITY COLLEGE DISTRICT 303 IN WILL COUNTY, ILLINOIS.  
 DATED THIS 29 DAY OF December, A.D. 2020

### COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF WILL )  
 I, \_\_\_\_\_, COUNTY CLERK OF WILL COUNTY, ILLINOIS, AND CUSTODIAN OF THE RECORDS AND FILES OF SAID OFFICE, DO HEREBY CERTIFY THAT I FIND FROM SUCH RECORDS AND FILES, NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, ON FILE AGAINST THE TRACT OF LAND DESCRIBED ON THE ATTACHED PLAT OF "FOOD N FUEL THEODORE AND DRAUDEN", AGAINST THE SAID PROPERTY OR ANY PART THEREOF.  
 DATED THIS 19th DAY OF February, A.D. 2021

### VILLAGE ASSESSMENTS CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF WILL )  
 I, \_\_\_\_\_, COLLECTOR OF THE CITY OF JOLIET, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR ASSESSMENTS OUTSTANDING ON ANY OF THE LAND INCLUDED IN THE PLAT.  
 GIVEN UNDER MY HAND AND SEAL OF THE COLLECTOR OF THE CITY OF JOLIET, ILLINOIS, THIS 29th DAY OF January, A.D. 2021

### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF Will )  
 I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE "SCHOOL DISTRICT CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED ON THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.  
 GIVEN UNDER MY HAND AND NOTORIAL SEAL.  
 THIS 29 DAY OF December, A.D. 2020

### COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM APPROVAL CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF WILL )  
 THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO ALL WILL COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM REQUIREMENTS  
 DATED 19th DAY OF FEBRUARY, A.D. 2021

### CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF WILL )  
 APPROVED BY THE CITY ENGINEER OF THE CITY OF JOLIET, WILL COUNTY, ILLINOIS  
 DATED THIS 26 DAY OF JANUARY, 20 21

### MORTGAGEE'S CONSENT CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF Will )  
 \_\_\_\_\_, MIDLAND STATES BANK, AS MORTGAGEE FOR THE LAND DESCRIBED IN THIS SUBDIVISION OR PLANNED UNIT DEVELOPMENT HEREBY CONSENTS TO SAID SUBDIVISION OR PLANNED UNIT DEVELOPMENT AS SHOWN AND DESCRIBED ON THIS PLAT.  
22 January 2021  
 ADDRESS:  
 MIDLAND STATES BANK  
 1201 NETWORK CENTER DRIVE  
 EFFINGHAM, ILLINOIS 62401

### DRAINAGE CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF WILL )  
 THE UNDERSIGNED HEREBY CERTIFIES THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THIS CONSOLIDATION OR THAT, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION WILL BE MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS THAT THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO ELIMINATE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY OWNERS BECAUSE OF THIS CONSOLIDATION. THE EXISTING OVERLAND FLOW ROUTES WILL CONFORM TO THE ORIGINAL SUBDIVISION GRADING PLAN AND ACCEPTED ENGINEERING DESIGN SHOULD ANY PONDING OCCUR ON-SITE. IT WILL BE OUR RESPONSIBILITY TO ADDRESS AS PER ALL REQUIREMENTS OF THE VILLAGES' CODES, ORDINANCES, AND REGULATIONS RELATED TO STORMWATER MANAGEMENT, SOIL EROSION CONTROL AND SITE GRADING.  
20 20  
 ILLINOIS LICENSE # 062-054985

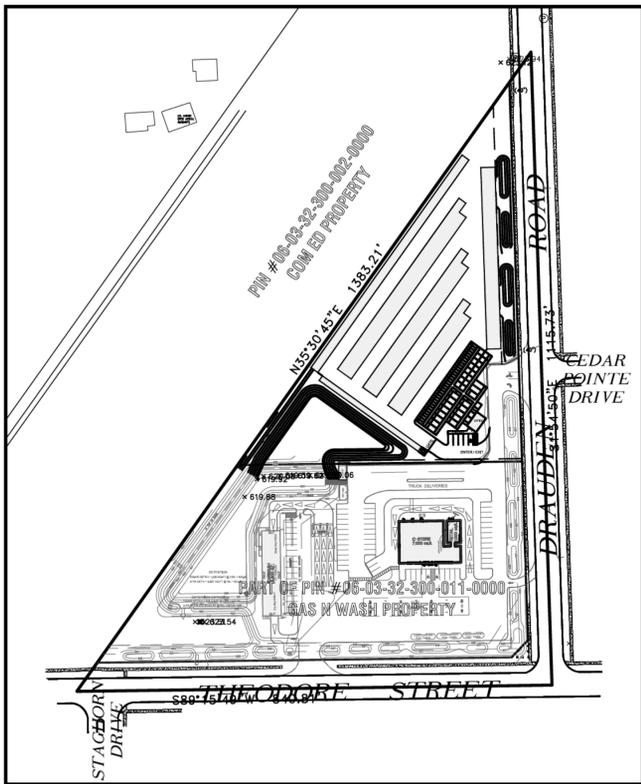
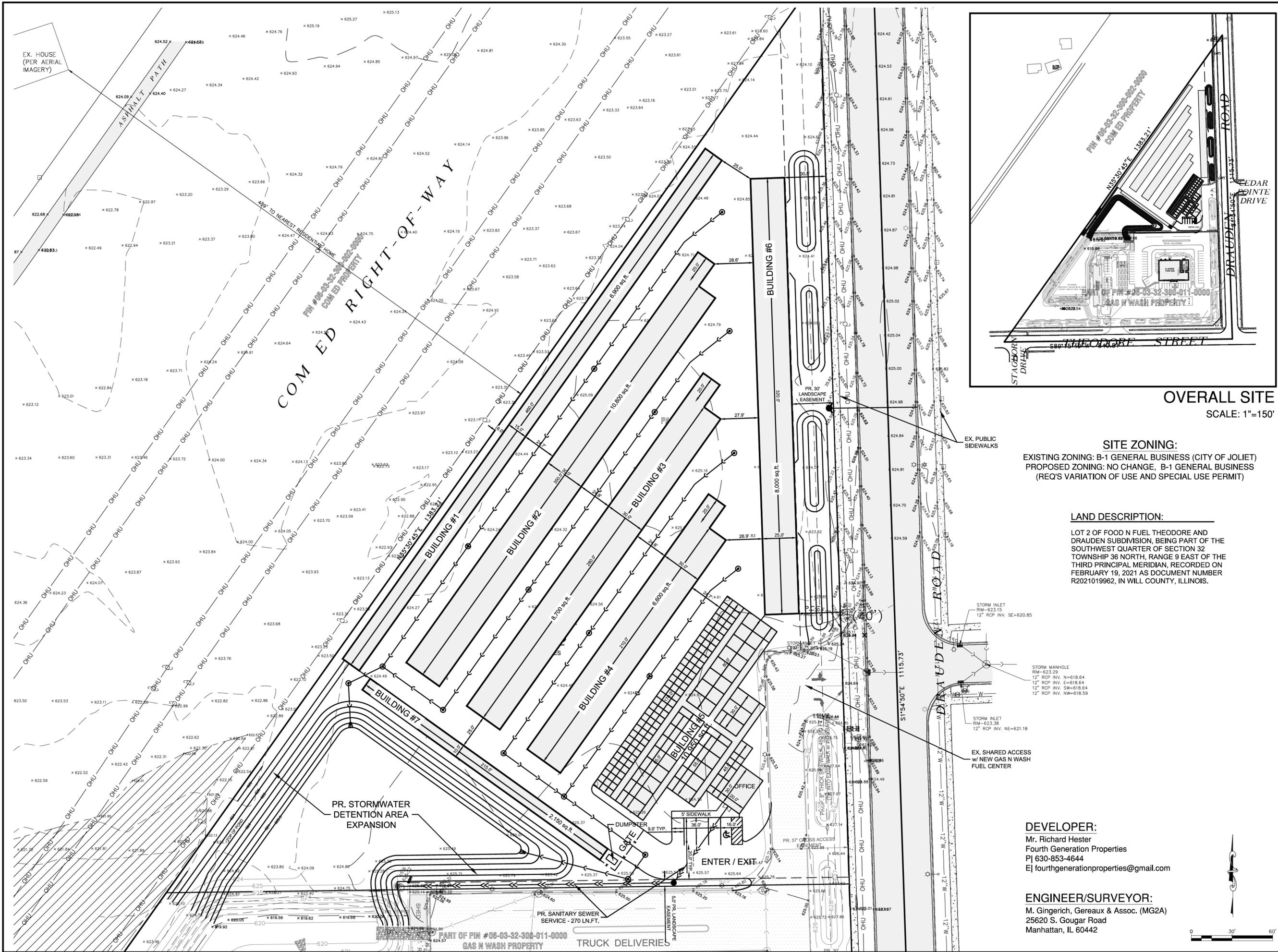
### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF Will )  
 I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE "MORTGAGEE'S CONSENT CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED ON THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.  
 GIVEN UNDER MY HAND AND NOTORIAL SEAL.  
 THIS 22 DAY OF JANUARY, A.D. 2021

REVISIONS	
DATE	DESCRIPTION
10/19/20	BPH ISSUE FOR REVIEW
10/22/20	JWP/BPH LOT 1 EASEMENTS

**MGA CIVIL ENGINEERING SURVEYING**  
**M GINGRICH GEREUX & ASSOCIATES**  
 Professional Design Firm License # 154-050503  
 P. 815-478-0680 www.mg2a.com F. 815-478-9685  
 2620 S. OGDON RD | MANHATTAN, IL 60442

LENNY'S FOOD N FUEL THEODORE AND DRAUDEN  
 2021 2 OF 2



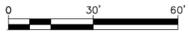
**OVERALL SITE**  
SCALE: 1"=150'

**SITE ZONING:**  
EXISTING ZONING: B-1 GENERAL BUSINESS (CITY OF JOLIET)  
PROPOSED ZONING: NO CHANGE, B-1 GENERAL BUSINESS  
(REQ'S VARIATION OF USE AND SPECIAL USE PERMIT)

**LAND DESCRIPTION:**  
LOT 2 OF FOOD N FUEL THEODORE AND DRAUDEN SUBDIVISION, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 32 TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED ON FEBRUARY 19, 2021 AS DOCUMENT NUMBER R2021019962, IN WILL COUNTY, ILLINOIS.

**DEVELOPER:**  
Mr. Richard Hester  
Fourth Generation Properties  
PJ 630-853-4644  
EJ fourthgenerationproperties@gmail.com

**ENGINEER/SURVEYOR:**  
M. Gingerich, Gereaux & Assoc. (MG2A)  
25620 S. Gougar Road  
Manhattan, IL 60442



PLAN EDITION	DATE	BY	DESCRIPTION	ISSUED FOR REVIEW
	7/12/2021			

**MGA** CIVIL ENGINEERING SURVEYING

**M GINGERICH GEREUX & ASSOCIATES**  
Professional Design Firm License # 184.005003  
P. 815-478-9680 www.mg2a.com F. 815-478-9685  
25620 S. GOUGAR RD. | MANHATTAN, IL 60442

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

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

**JOLIET SELF-STORAGE**  
JOLIET, ILLINOIS

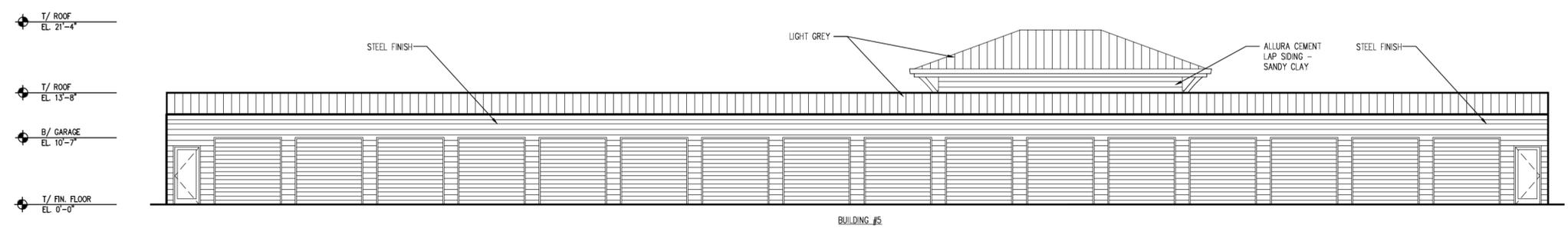
**PRELIMINARY SITE PLAN**

SHEET NO.  
**1** OF **1**

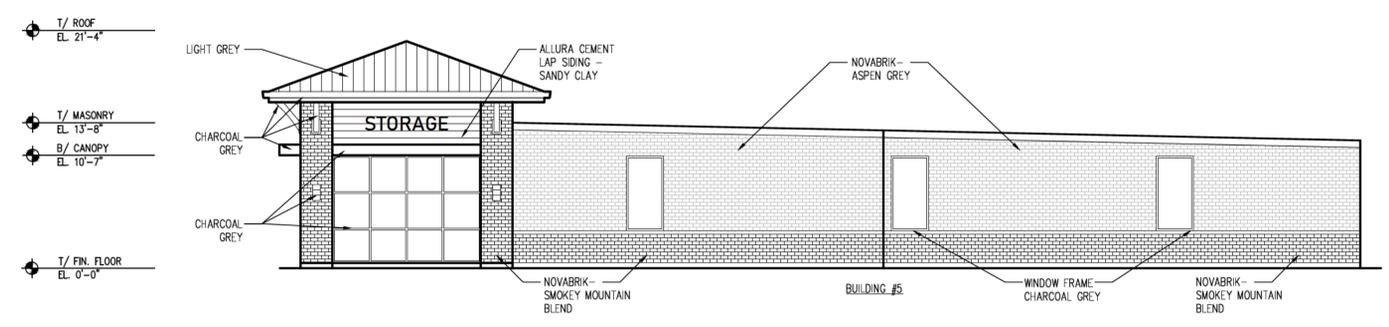
JOB NO. 21-439  
© 2020 M. GINGERICH, GEREUX & ASSOCIATES

REVISIONS

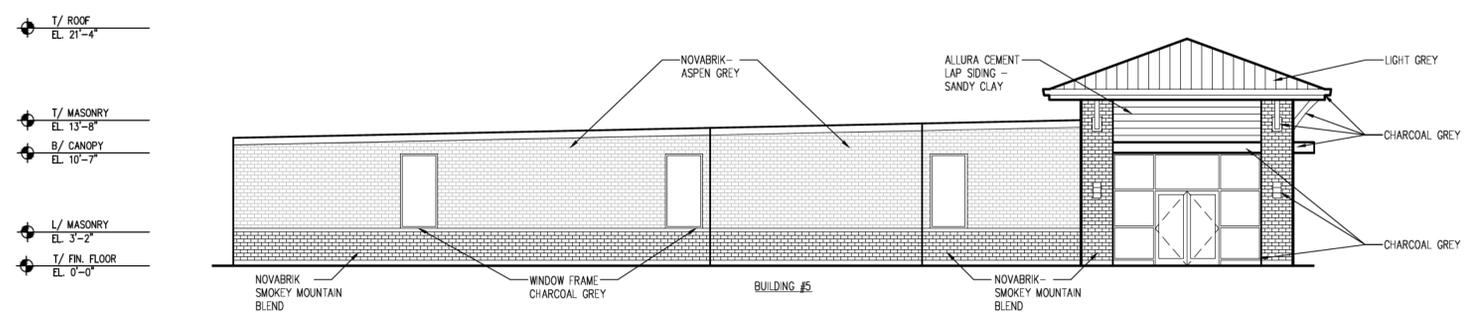
REV #	DATE	REV. PER.



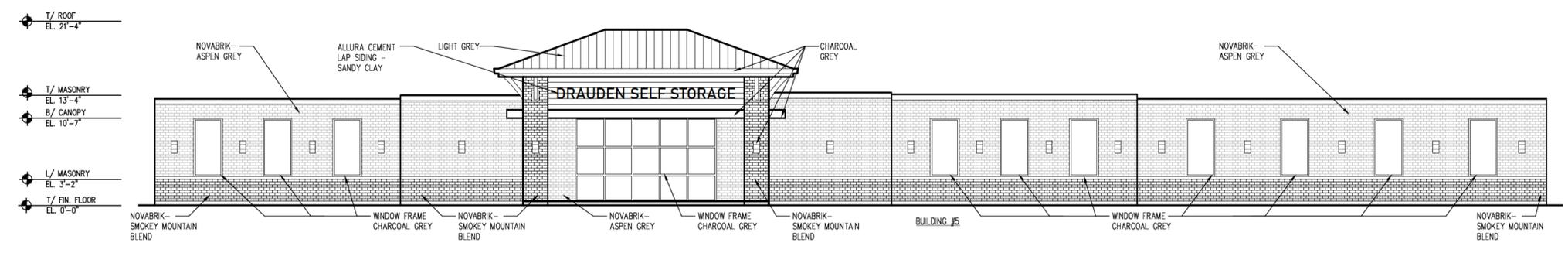
**4 NORTHWEST ELEVATION**  
A-201 SCALE: 1/8"=1'-0"  
0 2' 4' 8' 16' 24'



**3 NORTHEAST ELEVATION**  
A-201 SCALE: 1/8"=1'-0"  
0 2' 4' 8' 16' 24'

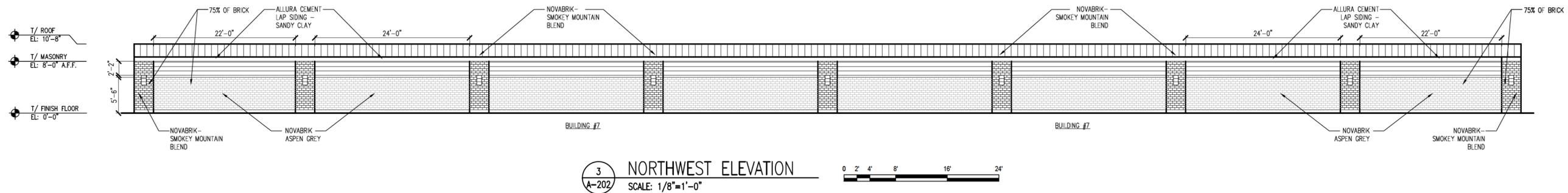


**2 SOUTHWEST ELEVATION**  
A-201 SCALE: 1/8"=1'-0"  
0 2' 4' 8' 16' 24'

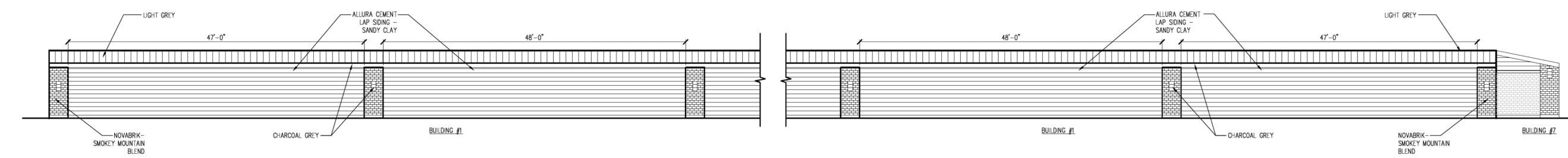


**1 SOUTHEAST ELEVATION**  
A-201 SCALE: 1/8"=1'-0"  
0 2' 4' 8' 16' 24'

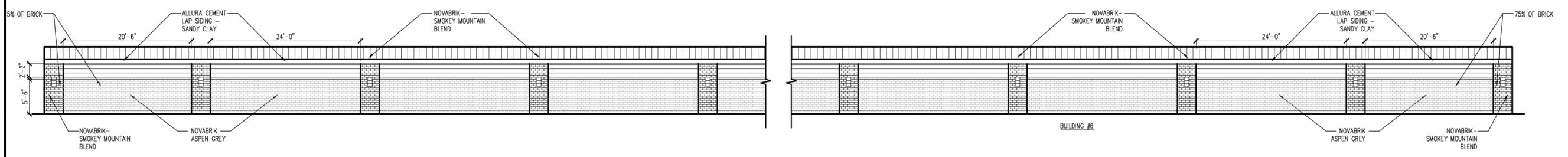
**HESTER SELF-STORAGE**  
DRAUDEN RD  
JOLIET, IL 60586



**3**  
A-202 **NORTHWEST ELEVATION**  
SCALE: 1/8"=1'-0"



**2**  
A-202 **NORTHWEST ELEVATION**  
SCALE: 1/8"=1'-0"



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



DESIGN FIRM REG. NO.

184.006972

EXP. DATE

4-30-23

REVISIONS

REV # DATE REV. PER:

REV #	DATE	REV. PER:

DATE

07-12-21

DRAWN BY: JMH

PROJECT NO.

21072

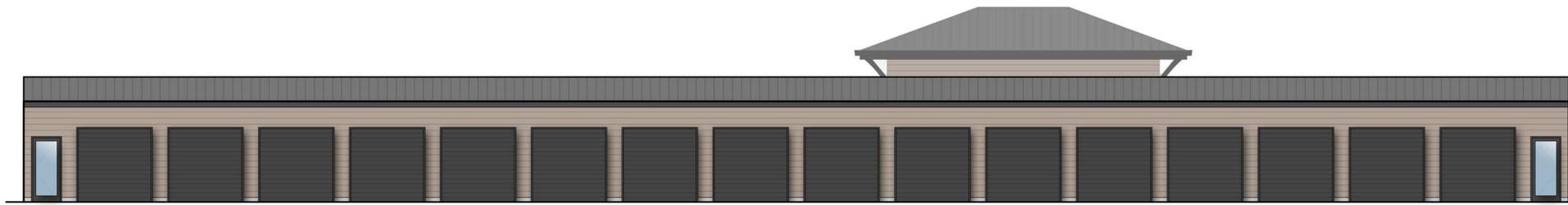
SHEET NAME

BUILDING #1 & #6

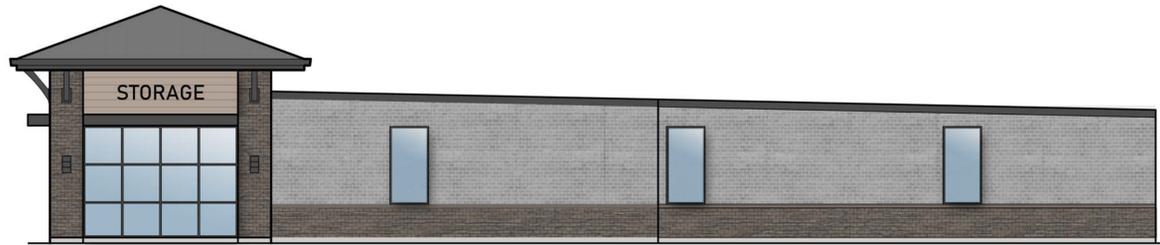
EXTERIOR ELEVATIONS

SHEET NUMBER

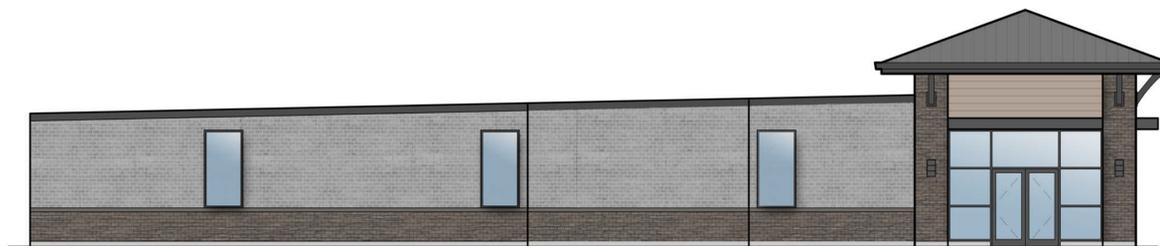
**A-202**



4 NORTHWEST ELEVATION  
 A-201 SCALE: 1/8"=1'-0" 0 2' 4' 8' 16' 24'



3 NORTHEAST ELEVATION  
 A-201 SCALE: 1/8"=1'-0" 0 2' 4' 8' 16' 24'



2 SOUTHWEST ELEVATION  
 A-201 SCALE: 1/8"=1'-0" 0 2' 4' 8' 16' 24'



1 SOUTHEAST ELEVATION  
 A-201 SCALE: 1/8"=1'-0" 0 2' 4' 8' 16' 24'

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

REVISIONS		
REV #	DATE	REV. PER.

DATE 07-12-21
DRAWN BY: JMH
PROJECT NO. 21072
SHEET NAME
BUILDING #5 EXTERIOR ELEVATIONS

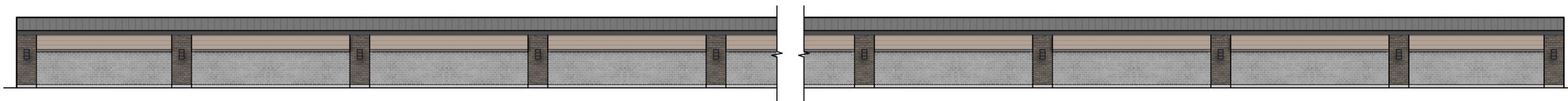
SHEET NUMBER <b>A-201</b>
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4 NORTHWEST ELEVATION  
A-201 SCALE: 1/8"=1'-0"



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



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



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

REVISIONS		
REV #	DATE	REV. PER:

DATE 07-12-21
DRAWN BY: JMH
PROJECT NO. 21072
SHEET NAME

BUILDING #1 & #6  
EXTERIOR ELEVATIONS

SHEET NUMBER  
**A-202**



# City of Joliet

## Zoning Board of Appeals

### Meeting Minutes

150 West Jefferson Street  
Joliet, IL 60432

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

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**Thursday, March 16, 2023**

**2:00 PM**

**City Hall, Council Chambers**

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Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

### CALL TO ORDER

### ROLL CALL

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

### APPROVAL OF MINUTES

**February 16, 2023 Zoning Board of Appeals Regular Meeting Minutes** [TMP-5374](#)

Attachments: [02-16-23](#)

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

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

**Abstain:** Roehr

### CITIZENS TO BE HEARD ON AGENDA ITEMS

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

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

**OLD BUSINESS: PUBLIC HEARING**

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

**NEW BUSINESS: PUBLIC HEARING**

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

**PETITION 2023-11: A Variation from the City's Non-Residential Design Standards (Section 47-15H) to allow precast concrete panels as the exterior material for a proposed building in the B-3 (general business) district, located at 1200 N.E. Frontage Road.** [TMP-5372](#)

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

Mr. Torri read the staff report into the record.

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

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

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

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

**PETITION 2023-12: A Special Use Permit to allow a trucking facility with repair, located at 1603 N.W. Frontage Road.** [TMP-5388](#)

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

Mr. Torri read the staff report into the record.

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

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

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

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

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

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

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

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

**Nay:** Safford

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

**[TMP-5373](#)**

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

Mr. Torri read the staff report into the record.

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

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

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

**Aye:** Alessio, Riggs and McShane

**Nay:** Hennessy, Nachtrieb, Safford and Roehr

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

**[TMP-5389](#)**

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

Mr. Torri read the staff report into the record.

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

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

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

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

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

[TMP-5387](#)

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

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

Mr. Torri read the staff report into the record.

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

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

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

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

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

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

A motion was made by Brigette Roehr, seconded by Bob Nachtrieb, to approve PETITION 2023-15: A Variation of Use to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at 1701 Drauden Road.  
PETITION 2023-16: A Special Use Permit to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units, located at 1701 Drauden Road. The motion failed by the following vote:

**Aye:** Hennessy, Nachtrieb and Roehr

**Nay:** Alessio, Riggs, Safford and McShane

## **OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION**

### **PUBLIC COMMENT**

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

### **ADJOURNMENT**

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

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

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



# City of Joliet

## Zoning Board of Appeals

### Meeting Minutes

150 West Jefferson Street  
Joliet, IL 60432

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

---

**Thursday, August 19, 2021**

**2:00 PM**

**City Hall, Council Chambers**

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

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

Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

### CALL TO ORDER

### ROLL CALL

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

### APPROVAL OF MINUTES

**July 15, 2021 Zoning Board of Appeals Meeting Minutes**

**[TMP-2233](#)**

Attachments: [071521 Minutes](#)

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

**Aye:** Hennessy, Riggs and Roehr

**Abstain:** Safford and McShane

### CITIZENS TO BE HEARD ON AGENDA ITEMS

### OLD BUSINESS: PUBLIC HEARING

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

## **NEW BUSINESS: PUBLIC HEARING**

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

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

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

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

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

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

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

**Aye:** Hennessy, Riggs, Safford, Roehr and McShane

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

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

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

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

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

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

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

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

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

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

**Aye:** Hennessy, Riggs, Roehr and McShane

**Nay:** Safford

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

[TMP-2241](#)

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

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

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

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

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

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

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

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

**Aye:**                 Hennessy, Riggs, Roehr and McShane

**Nay:**                 Safford

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

[TMP-2242](#)

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

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

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

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

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

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

**Aye:** Hennessy, Riggs and McShane

**Nay:** Safford and Roehr

## **OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION**

### **PUBLIC COMMENT**

### **ADJOURNMENT**

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

**Aye:** Hennessy, Riggs, Safford, Roehr and McShane

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

# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Final

Tuesday, September 21, 2021

6:30 PM

City Hall, Council Chambers

### City Council Meeting

**MAYOR BOB O'DEKIRK**

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

**COUNCILMAN JOE CLEMENT**

**COUNCILWOMAN BETTYE GAVIN**

**COUNCILMAN LARRY E. HUG**

**COUNCILMAN TERRY MORRIS**

**COUNCILMAN PAT MUDRON**

**COUNCILWOMAN JAN HALLUMS QUILLMAN**

**COUNCILWOMAN SHERRI REARDON**

*City Manager - James V. Capparelli,*

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

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

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

Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

## **INVOCATION:**

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

## **PLEDGE TO THE FLAG:**

## **ROLL CALL:**

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

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

## **PRESENTATION:**

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

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

Attachments: [CAFR 2020](#)

## **MAYOR:**

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

Attachments: [Constitution Week](#)

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

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

## **APPROVAL OF AGENDA:**

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

The motion carried by the following vote:

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

**Absent:** Mayor Robert O'Dekirk

### **CITIZENS TO BE HEARD ON AGENDA ITEMS:**

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

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

Doug Zdunich spoke regarding Council Memo #432-21.

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

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

### **APPOINTMENTS:**

#### **Joliet Committee and Commissions- Art Commission**

Attachments:     [ART COMMISSION 09212021](#)

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

The motion carried by the following vote:

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

**Abstain:** Mayor Robert O'Dekirk

### **MAYOR PRO TEM:**

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

The motion carried by the following vote:

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

**Abstain:** Mayor Robert O'Dekirk

## **COUNCIL COMMITTEE REPORTS:**

### Economic Development

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

Link:

[https://joliet.granicus.com/player/clip/4067?view\\_id=6&redirect=true](https://joliet.granicus.com/player/clip/4067?view_id=6&redirect=true)

### Finance

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

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

Link:

[https://joliet.granicus.com/player/clip/4080?view\\_id=6&redirect=true](https://joliet.granicus.com/player/clip/4080?view_id=6&redirect=true)

### Land Use & Legislative

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

Link:

[https://joliet.granicus.com/player/clip/4060?view\\_id=6&redirect=true](https://joliet.granicus.com/player/clip/4060?view_id=6&redirect=true)

### Public Service

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

Link:

[https://joliet.granicus.com/player/clip/4077?view\\_id=6&redirect=true](https://joliet.granicus.com/player/clip/4077?view_id=6&redirect=true)

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

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

**Invoices Paid**

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

**Position Vacancies****[417-21](#)**

Attachments:     [Approver Report](#)

**Receipt of the 2020 Comprehensive Annual Financial Report (CAFR)****[418-21](#)**

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

**Request to Approve Changes to the Bureau of Justice Assistance FY 20 Coronavirus Emergency Supplemental Funding Program****[419-21](#)**

Attachments:     [Approver Report](#)

**Purchase of one (1) Ford Explorer for the Police Department Traffic Unit****[420-21](#)**

Attachments:     [Approver Report](#)

**Purchase of one (1) Ford Explorer for the Police Department Investigations Unit****[421-21](#)**

Attachments:     [Approver Report](#)

**Award of Contract for the Public Utilities Scada (Supervisory Control and Data Acquisition) System Maintenance Service - 2021 to Wunderlich Malec in the amount of \$40,000.00****[422-21](#)**

Attachments:     [Approver Report](#)

**Change Order No. 2 for the Chicago Street Roadway Improvement - MFT Sect. No. 16-00491-00-PV to PT Ferro Construction in the amount of (\$211,105.85) and Payment No. 15 and Final in the amount of \$173,853.35****[423-21](#)**



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

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

**Abstain:** Mayor Robert O'Dekirk

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

The motion carried by the following vote:

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

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

**Abstain:** Mayor Robert O'Dekirk

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

[430-21](#)

Attachments: [posh banquets](#)

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

The motion carried by the following vote:

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

**Abstain:** Mayor Robert O'Dekirk

## **PUBLIC HEARINGS:**

## **ORDINANCES AND RESOLUTIONS:**

### **ORDINANCES:**

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

[432-21](#)

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

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

The motion carried by the following vote:

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

**Nay:**               Councilman Terry Morris and Councilman Pat Mudron

**Abstain:**         Mayor Robert O'Dekirk

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

[433-21](#)

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

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

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

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

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

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

The motion carried by the following vote:

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

**Nay:** Councilwoman Bettye Gavin and Councilman Pat Mudron

**Abstain:** Mayor Robert O'Dekirk

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

[434-21](#)

Attachments: [VOU Ordinance 142 Akin Avenue](#)  
[ZBA 2021-46 \(142 Akin Avenue\) Staff Report Packet](#)  
[081921 Minutes](#)  
[Approver Report](#)

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

The motion failed by the following vote:

**Aye:** Councilman Joe Clement and Councilwoman Jan Quillman

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

**Abstain:** Mayor Robert O'Dekirk

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

The motion carried by the following vote:

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

**Nay:** Councilman Joe Clement and Councilwoman Jan Quillman

**Abstain:** Mayor Robert O'Dekirk

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

**[435-21](#)**

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

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

The motion carried by the following vote:

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

**Abstain:** Mayor Robert O'Dekirk

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

**[436-21](#)**

Attachments: [Ordinance Approver Report](#)

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

The motion carried by the following vote:

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

**Abstain:** Mayor Robert O'Dekirk

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

[437-21](#)

Attachments: [Ordinance 17972](#)  
[Ordinance - Art Commission Amendment](#)  
[Approver Report](#)

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

The motion carried by the following vote:

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

**Nay:** Councilman Pat Mudron and Councilwoman Jan Quillman

**Abstain:** Mayor Robert O'Dekirk

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

[438-21](#)

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

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

The motion carried by the following vote:

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

**Abstain:** Mayor Robert O'Dekirk

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

[439-21](#)

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

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

The motion carried by the following vote:

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

**Abstain:**         Mayor Robert O'Dekirk

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

[440-21](#)

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

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

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

The motion carried by the following vote:

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

**Abstain:**         Mayor Robert O'Dekirk

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

[441-21](#)

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



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

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

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

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

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

The motion carried by the following vote:

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

**Abstain:** Mayor Robert O'Dekirk

**Ordinance and Resolution Associated with 3501 Channahon Road**

[443-21](#)

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

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

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

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

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

Ordinance Approving the Reclassification of 4.27 Acres located at 3501 Channahon Road from B-3 (General Business) to I-1 (Light Industrial) Zoning. (Z-3-21). (ORDINANCE NO. 18263)

The motion carried by the following vote:

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

**Abstain:**           Mayor Robert O'Dekirk

## RESOLUTIONS:

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

**[445-21](#)**

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

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

The motion carried by the following vote:

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

**Abstain:** Mayor Robert O'Dekirk

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

**[446-21](#)**

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

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

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

The motion carried by the following vote:

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

**Abstain:** Mayor Robert O'Dekirk and Councilwoman Bettye Gavin

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

**[447-21](#)**

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

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

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

The motion carried by the following vote:

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

**Abstain:** Mayor Robert O'Dekirk

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

[448-21](#)

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

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

The motion carried by the following vote:

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

**Abstain:** Mayor Robert O'Dekirk

## **CITY MANAGER:**

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

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

## **NEW BUSINESS (Not for Final Action or Recommendation):**

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

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

Jim Ghedotte briefly discussed revenue replacement.

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

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

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

### **PUBLIC COMMENTS:**

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

### **MAYOR AND COUNCIL COMMENTS:**

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

Councilman Hug briefly spoke about the Constitution.

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

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

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

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

### **ADJOURNMENT:**

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

The motion carried by the following vote:

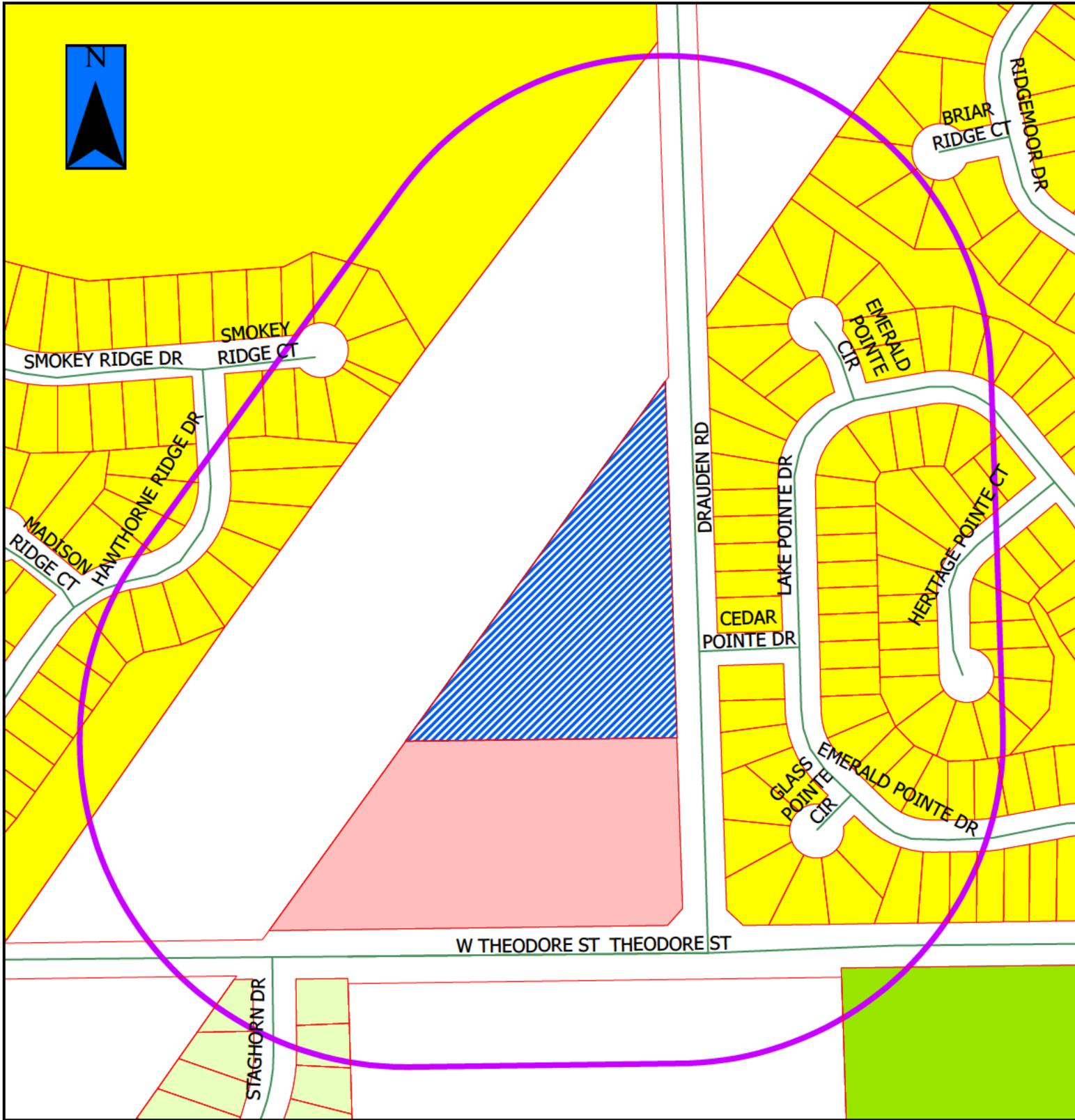
**Aye:** Councilman Joe Clement, Councilwoman Bettye Gavin,  
Councilman Cesar Guerrero, Councilman Larry E. Hug,  
Councilman Terry Morris, Councilman Pat Mudron,  
Councilwoman Jan Quillman and Councilwoman Sherri  
Reardon

**Abstain:** Mayor Robert O'Dekirk





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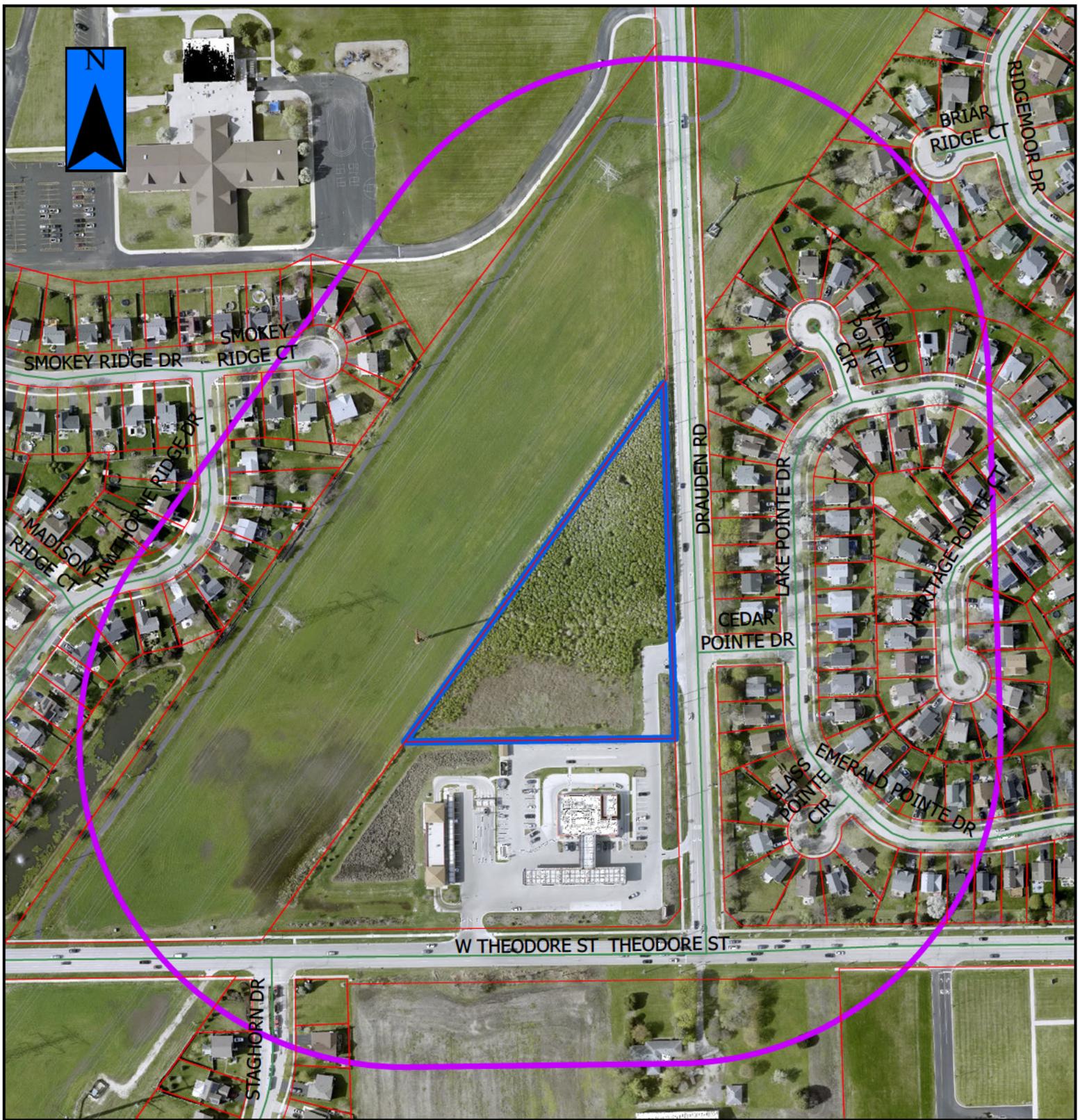


## 2025-51 & 2025-52



= Property in Question  
 = 600' Public Notification Boundary

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



## 2025-51a & 2025-52a



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