



Zoning Board of Appeals Application Packet

Special Use Permit

This packet should contain all of the following documents:

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

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

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

Phone Number: (815) 724-4050

Email Address: zoning@joliet.gov

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from:

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date requested: _____

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS
PETITION FOR SPECIAL USE PERMIT

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

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

PETITIONER'S NAME: Ronald Schelling

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

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

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

EMAIL ADDRESS: [REDACTED] FAX: _____

PROPERTY INTEREST OF PETITIONER: LLC member

OWNER OF PROPERTY: Timpanogas, LLC

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

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.

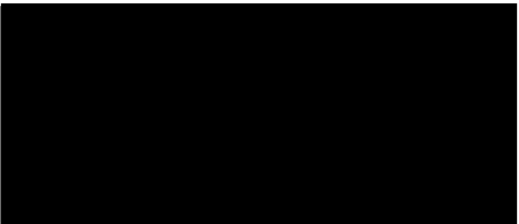


Petitioner's Signature

Owner's Signature
(If other than petitioner)

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





LEGAL DESCRIPTION

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