#### STAFF REPORT

DATE: September 18, 2025

**TO**: Zoning Board of Appeals

FROM: Ray Heitner

RE: Petition Number: 2025-39

Applicant: Drury Development Corporation

Owner: Cullinan Joliet LLC

Location: Northeast Corner of Gateway Boulevard and

Sandstone Drive

Request: A Variation to allow 9 feet by 18 feet parking spaces

#### <u>Purpose</u>

The applicant is requesting a Variation to allow 9 feet by 18 feet parking spaces for a future hotel that would be located at the northeast corner of Gateway Boulevard and Sandstone Drive, within the Rock Run Collection Planned Unit Development. Per Section 47-15H.11 of the City's Zoning Ordinance, parking stalls are to be a minimum of 9-feet wide and 180 square feet in size. The proposed stalls would only be 162 square feet in size. The Zoning Board of Appeals will make the final decision on this variation request.

#### **Site Specific Information**

The subject property is approximately 3 acres in size and located adjacent to the new Hollywood Casino and Event Center. The Rock Run Collection Planned Unit Development Guidelines will require the developer to provide one parking space for each room in the proposed hotel. The applicant's concept plan shows 180 parking spaces. The subject property contains a 20-foot landscape buffer along the Gateway Boulevard frontage, a 25-foot utility and drainage easement at the property's southwest corner, a 15-foot utility easement along the eastern property line, and a 10-foot landscape buffer along the northern property line, thereby restricting the developable area of the subject property.

### Surrounding Zoning, Land Use and Character

The subject property is surrounded by B-2 (general business district) zoning on all sides. Land to the property's north, south, and west is currently vacant and undeveloped. Land to the property's east contains the Hollywood Casino and Event Center.

#### **Applicable Regulations**

- Section 47-15H.11 Parking Stall Requirements
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

#### **Discussion**

The applicant seeks a Variation to construct 180 9-foot by 18-foot parking stalls for a future hotel. The Rock Run Collection Planned Unit Development Guidelines allow 9-foot by 18-foot parking stalls for parking decks, such as those found in the nearby casino parking deck. Surface parking lots, such as the lot proposed by the applicant, must meet the City's standards for off-street parking spaces, which require a minimum of 180 square feet and 9 feet of width. While the City has recently upgraded its standards to require additional room for parking spaces, the proposed stall dimensions are common in commercial locations. The applicant has cited lot constraints that will minimize the amount of space that can be dedicated to parking stall size and has further stated that the proposed stall size aligns with parking stall sizes at its other hotel properties. Given that there is precedent for the requested parking stall size, staff does not believe the requested Variation will alter the essential character of the neighborhood.

### **Conditions**

None

## **ZONING BOARD OF APPEALS**

## **CRITERIA FOR VARIATIONS**

Section 47-19.8 of the Zoning Ordinance states:

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

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

| ***Verific             | FOR OFFICE USE ONLY  ed by Planner (please initial):*** |
|------------------------|---|
| Payment received from: | Petition #:   |
|                        | Common Address:   |
|                        | Date filed:   |
|                        | Meeting date assigned:                                  |
|                        |   |

| ZONING BOARD O<br>JOLIET, ILLI<br><b>PETITION FOR VARI</b> A   | NOIS                          |                     |
|--|-------------------------------|---------------------|
| City of Joliet Planning Division, 150 W. J<br>Ph (815)724-4050 Fax (   | efferson St., Joliet, IL 6043 | 2                   |
| ADDRESS FOR WHICH VARIATION IS REQUESTED:  | NEC of Gateway Bl             | vd. & Sandstone Dr. |
| PETITIONER'S NAME: Drury Development Corporation   |                               |                     |
| HOME ADDRESS: 13075 Manchester Rd. Suite 200, St. Loui   | is, MO                        | ZIP CODE: 63131     |
| BUSINESS ADDRESS: 13075 Manchester Rd. Suite 200, St   | . Louis, MO                   | ZIP CODE: 63131     |
| PHONE: (Primary) 314-423-6698 (Se  | econdary)                     |                     |
| EMAIL ADDRESS: carter.mccall@drurydevelopment.com  | FAX:                          |                     |
| PROPERTY INTEREST OF PETITIONER: Future Landowr  | ner                           |                     |
| OWNER OF PROPERTY: Cullinan Joliet LLC   | resity raid                   |                     |
| HOME ADDRESS: 420 N Main St, East Peoria, IL   | age Till a GIT                | ZIP CODE: 61611     |
| BUSINESS ADDRESS: 420 N Main St, East Peoria, IL   | ii i ganika                   | ZIP CODE: 61611     |
| EMAIL ADDRESS: leasinginfo@cullprop.com  | FAX:                          |                     |
| Any use requiring a business license shall concurrent copy with this petition. Additionally, if this request is the following information:  BUSINESS REFERENCES (name, address, phone or email): | s for operation o             |                     |
|  | - e (g) y                     |                     |
| OTHER PROJECTS AND/OR DEVELOPMENTS:  |                               |                     |
|  |                               |                     |
|  |                               |                     |

| PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 05-06-22-301-007-0000 ;  |
|--|
| ;  |
| **Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website**   |
| LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):  |
| LOT 3 IN RESUBDIVISION OF LOT 4 IN CASINO PARCEL AT ROCK RUN CROSSINGS SUBDIVISION OF PART OF THE SOUTHWEST  |
| QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO   |
| THE PLAT THEREOF RECORDED NOVEMBER 1, 2024 AS DOCUMENT NO. R20240579917, IN WILL COUNTY, ILLINOIS.   |
| LOT SIZE: WIDTH: <u>357'</u> DEPTH: <u>366'</u> AREA: <u>3.06</u>  |
| PRESENT USE(S) OF PROPERTY: Vacant Pad   |
| PRESENT ZONING OF PROPERTY: B2   |
| VARIATION/APPEAL REQUESTED: Variation to allow 9' x 18' parking spaces   |
|  |
|  |
|  |
| RESPONSE TO VARIATION CRITERIA   |
| The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:      |
| (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.  |
| (b) The plight of the owner is due to unique circumstances.  |
| (c) The variation, if granted, will not alter the essential character of the locality.   |
| Please describe how this request meets the criteria by responding to the following questions in your own words.  |
| l. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?<br>The requirement to have larger than industry standard parking stalls requires the owner to acquire additional land that |
| presents significant financial and timing hurdles that prevent the project from yielding a reasonable return.  |
|  |

| 2. What unique circumstances exist which mandate a vari<br>The site contains a 20' landscape buffer along the Gateway Blvd. Fronta   |   |
|--|---|
| a 15' utility easement along the eastern property line, and a 10' la   |   |
| developable area of the site.  |   |
|  |   |
| 3. What impact would the granting of this variance have up include both positive and negative impacts.   | pon the essential character of the general area? Please   |
| The variance would maintain the character of the general area.   | The adjacent site to this development contains a 1,400  |
| space parking garage. Every space in the garage is 9' x 18'. Dru   | ury has developed over 150 hotels, nearly all of these  |
| hotels contain 9' x 18' parking spaces. We have never received   | customer complaints about the parking stalls.   |
|  |   |
| REQUIRED SUPPORTING ATTACHMENTS  |   |
| Business license application (if applicable)  NOTARIZATION OF PETITION  STATE OF ILLINOIS) ss COUNTY OF WILL)  I,, depose and say that my knowledge and belief. I agree to be present in person the Zoning Board of Appeals. | the above statements are true and correct to the best of or by representation when this petition is heard before  |
| Petitioner's Signature  Approved  James Tradit  08/15/2025 4:15:27  Owner's Signature  (If other than petitioner)  | Subscribed and sworn to before me this 15th day of August, 2025  JOSHUA MISTLER Notary Public - Notary Seal STATE OF MISSOURI St. Louis County My Commission Expires 11/29/2028 Commission # 22246038 |

## 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. <u>INFORMATION ABOUT THE APPLICATION</u>

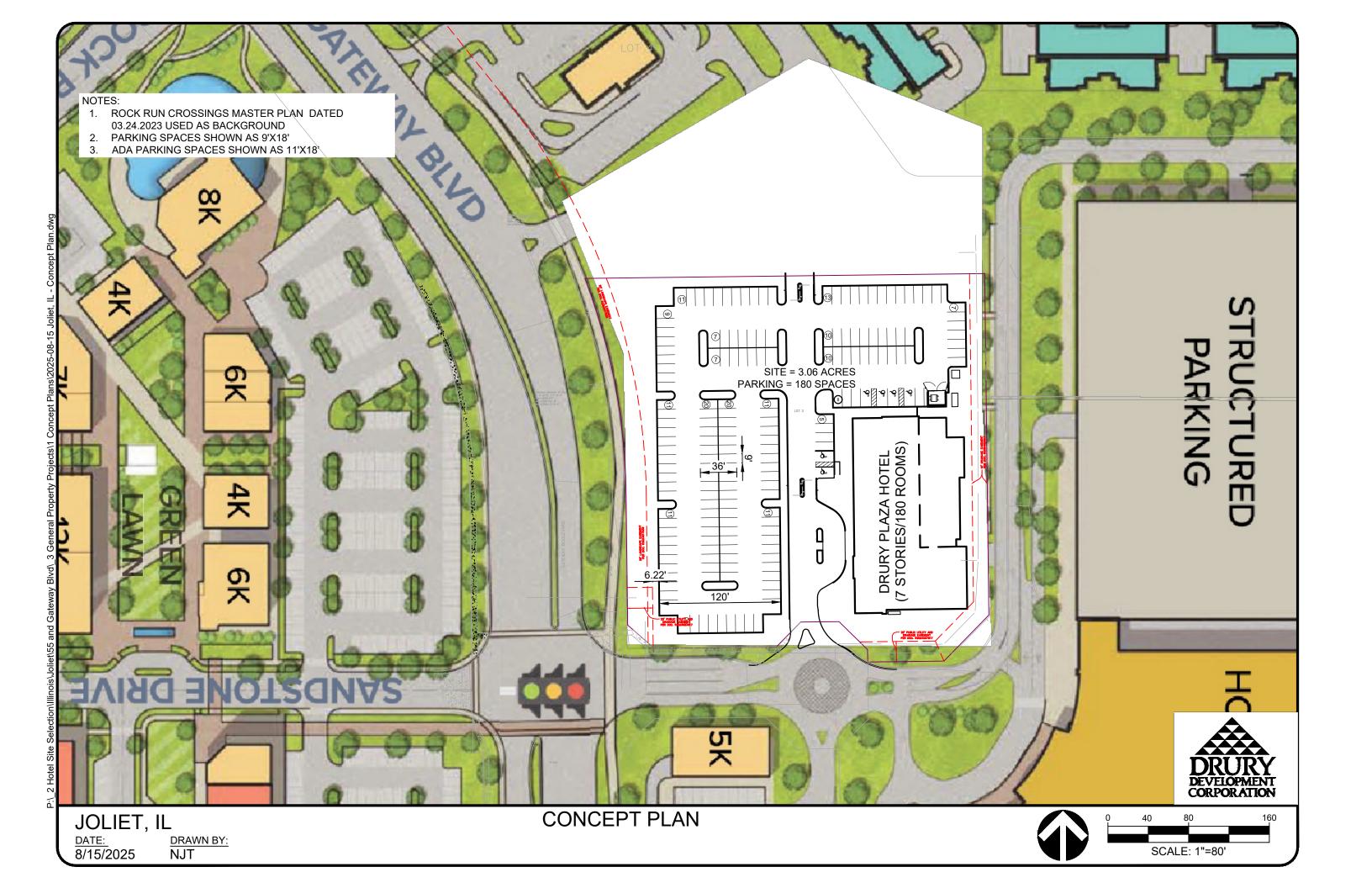
| Th         | Rezoning, Special Use F  |  |
|------------|--|--|
|            | II. <u>INF</u>   | ORMATION ABOUT THE PROPERTY  |
| The        | e address and PIN(s) of the real   | property associated with this application are:   |
| NE         | EC of Gateway Blvd. and Sands  | tone Dr.   |
| PIN        | I(s): <u>05-06-22-301-007-0000</u>   |  |
|            | Ш.   | PROPERTY OWNERSHIP   |
| Sel<br>con | ect the type of owner of the real tact information below:  | al property associated with this application and fill in the appropriate   |
|            | 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 |
|            |  | X  |
| N/A        | A - private corporation  |  |
|            | AND SPECIAL SAFETY   |  |
|            | OF AMERICAN THE RESIDENCE OF THE PROPERTY OF T |  |
|            |  |  |
| F.M        | ΔΙΙ · carter.mccall@drurydevelc  | opment.com FAY.  |

### 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:

| Sel   | ect the type of business owner a  | associated with this application and fill in the contact information below:   |
|---|---|---|
|   | Individual:   | State the names, addresses, and phone #'s of the individual owner(s)  |
|   | Corporation:  | State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders  |
|   | Limited Liability Company:  | State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member  |
|   | Partnership:  | State the names, addresses, and phone #'s of all partners   |
|   | Other type of organization:   | State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization   |
|   |   | ·   |
|   |   |   |
|   |   |   |
| E-MAIL:FAX:   |   |   |
| If a not protect and the liab                                   | an individual, then the inperty or business associample, if the real property of the beneficiary of the land limited liability company is a partners. | neficiary or partner disclosed in Section III or Section IV is ndividuals holding the legal or equitable title to the real stated with the application must also be disclosed. For associated with an application is owned by a land trust, and trust is a limited liability company, then the members of must be disclosed. If one of the members of the limited ship, then the identity of the partners must be disclosed. If oration, then all persons owning 3% or more of the issued |
|   | GNED: MM fry<br>ATE: 08/15/2025   |   |
| Na  | me, Title, and Telephone Nu   | umbers of Person Completing and Submitting This Form:   |
| Mark Kohl, Senior Vice President, Drury Development Corporation |   |   |
| 314   | 1-423-6698  |   |

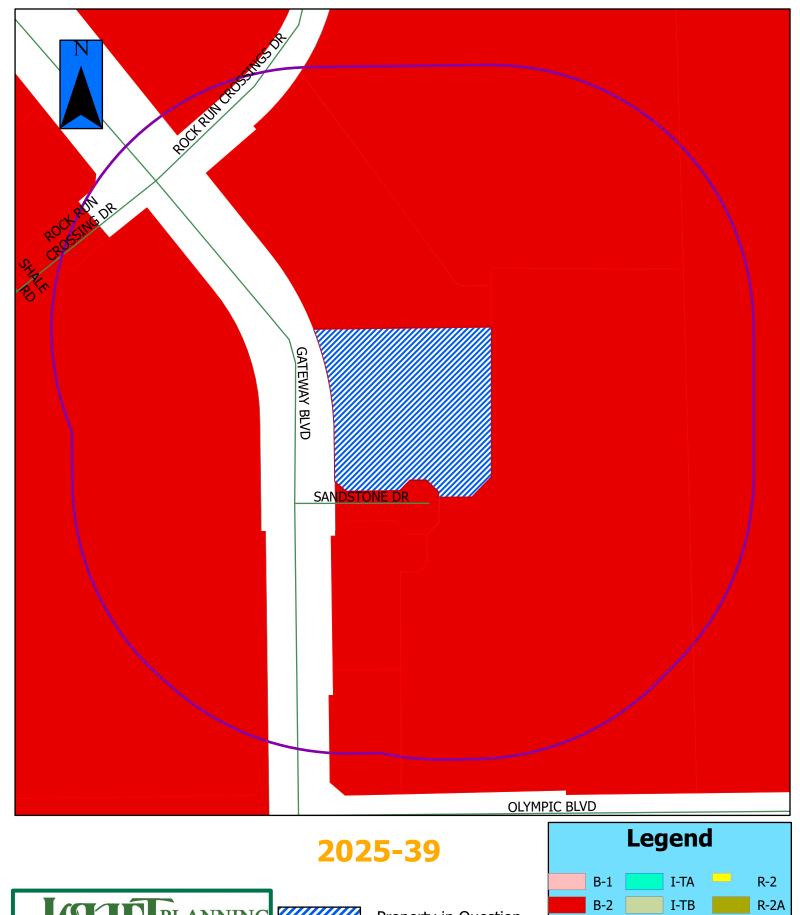








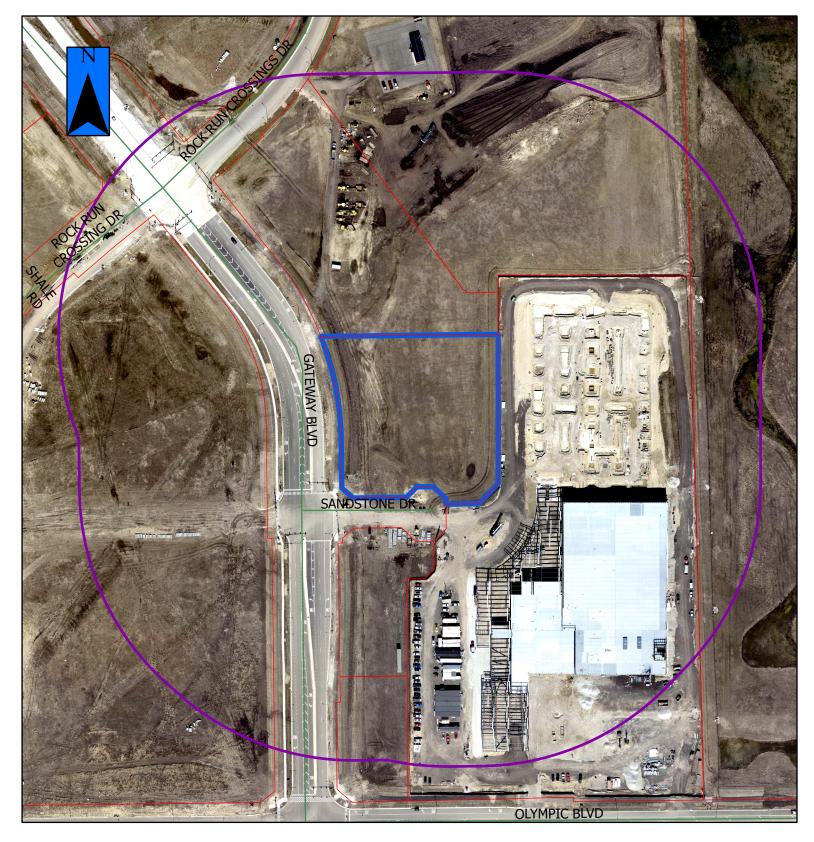






## = Property in Question = 600' Public Notification Boundary





# 2025-39a



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