

STAFF REPORT

DATE: April 7, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-07
Applicant: RJW Logistics Group
Status of Applicant: Tenant
Owner: 2903 Schweitzer Road CNT-PR, LLC
Location: 2903 Schweitzer Road
Request: Series of Variations on signage to allow tenant and monument signs

Purpose

The applicant is requesting several variations on signage to allow the installation of three tenant wall signs as well as a tenant logo on an existing water storage tank at 2903 Schweitzer Road. The site is within the Intermodal Terminal (I-T) zoning district, which has its own set of sign regulations under Section 47-14A.9 *I-T District Sign Regulations*. Per this section, the maximum area of a wall sign in the I-T district is 100 square feet and tenants are permitted one wall sign per street frontage. Monument and ground signs are limited to 12 feet in height, a maximum sign face area of 80 square feet, and should be constructed of materials that match the principal building.

The applicant is requesting the following sign variations:

- To increase the maximum area for a wall sign from 100 square feet to 200 square feet (for three tenant wall signs)
- To allow a wall sign that does not face street frontage (northwest corner wall sign)
- To allow the water storage tank as a tenant ground sign

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

Site Specific Information

The property is 69.1 acres and contains a 977,150-square-foot industrial warehouse constructed in 2023. The site is Lot 22 of CenterPoint Intermodal Center at Joliet Phase 26 Subdivision and is zoned I-TC (Intermodal Terminal – Industrial Park). The Houbolt Road extension, which opened in April 2023 and links Interstate 80 to CenterPoint Intermodal Center, is located to the east of the property.

In January 2024, the Zoning Board of Appeals approved a sign variation to allow three additional business park identification signs for CenterPoint Intermodal Center at this location. These signs are the 36-square-foot CenterPoint logos on the north and east walls of the building and the 130-square-foot CenterPoint logo on the water tank at the southeast corner of the site.

Surrounding Zoning, Land Use and Character

The property is located within the Joliet CenterPoint Intermodal Center. The lot is surrounded on the west, north, and east by storm water detention and naturalized areas that are zoned I-TC (Intermodal Terminal – Industrial Park). To the south is an undeveloped area within Will County zoned County A-1 (Agricultural), a trucking facility zoned I-TB (Intermodal Terminal – Transportation Equipment), and an undeveloped CenterPoint parcel zoned I-TC. Houbolt Road is to the east and the Des Plaines River is to the west and north.

Applicable Regulations

- Section 47-14A.9 Sign Regulations – I-T District
- Section 47-17.21(3)(bb) Criteria for Granting a Sign Variation (refer to attachment)

Discussion

The petitioner, RJW Logistics Group, seeks to install three wall signs and a tenant sign on the water tank at the existing warehouse development at 2903 Schweitzer Road. The site is located at the northwest corner of Schweitzer Road and Houbolt Road near the northern entry to the CenterPoint intermodal park. The tenant wall signs would be located on the east, north, and northwest faces of the building. Each wall sign would be 200 square feet in area. The sign on the water tank is 127 square feet. Sign graphics and a site plan are attached.

The I-T district sign requirements include that wall signs shall be a maximum of 100 square feet and that tenants are permitted one wall sign per street frontage. The petitioner needs variations to increase the sign area to 200 square feet and to install a sign on the northwest corner of the building, which does not face a public street. Additionally, the I-T sign ordinance regulates ground signs with regards to height, area, design, and materials. The petitioner would like to place their logo on the existing water tank to serve as their ground sign due to the tank's location and visibility. The water tank is located at the southeast corner of the site on the west side of the main driveway entrance and contains the CenterPoint name and logo. Because the water tank does not meet the ground sign specifications, the petitioner needs a variation to locate their tenant logo on the water tank.

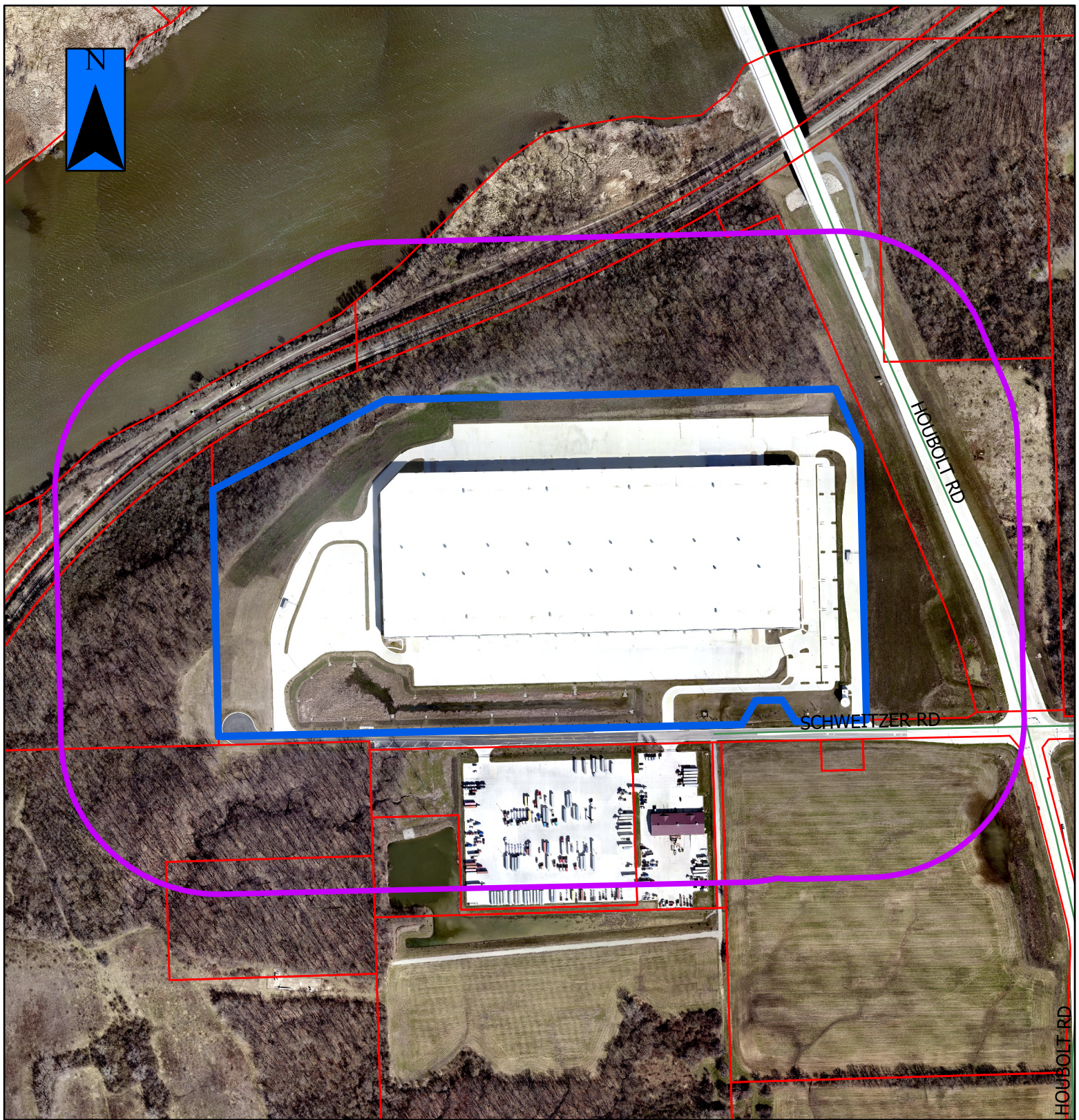
There are three existing ground signs located along the south property line next to each of the three driveway entrances. These signs were constructed at the same time as the building and have a stone base topped with an 18-square-foot (6-foot by 3-foot) blank sign face. The tenant plans to use these as directional signs due to their location and small size.

Staff finds that the request meets the following criteria for sign variations: the proposed use would not be detrimental to the use or development of other property in the area; the petitioner has a demonstrated lease of the property; and that approval of the variation would not be contrary to the objective of improving the overall appearance of the City. The site in question has unique attributes, such as the prominent location of the existing water tank at the main entrance and the site's location at the corner of the intermodal park on a dead-end street. Due to the location of the lot, the signs would be located over 400 feet from the nearest public street, which is Houbolt Road. The proposed signs are in scale with the building and would not be out of character with the surrounding area. In recent years, two other locations within CenterPoint received sign variations to allow signs up to 200 square feet in area. Signs of this size are permitted by-right in the City's I-1 (light industrial) and I-2 (general industrial) districts.

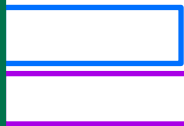
The petitioner's findings in response to the variation criteria are attached to their application as Exhibit B. It should be noted that the property owner has no objections to this request, as stated in the attached letter from CenterPoint Properties.

Conditions

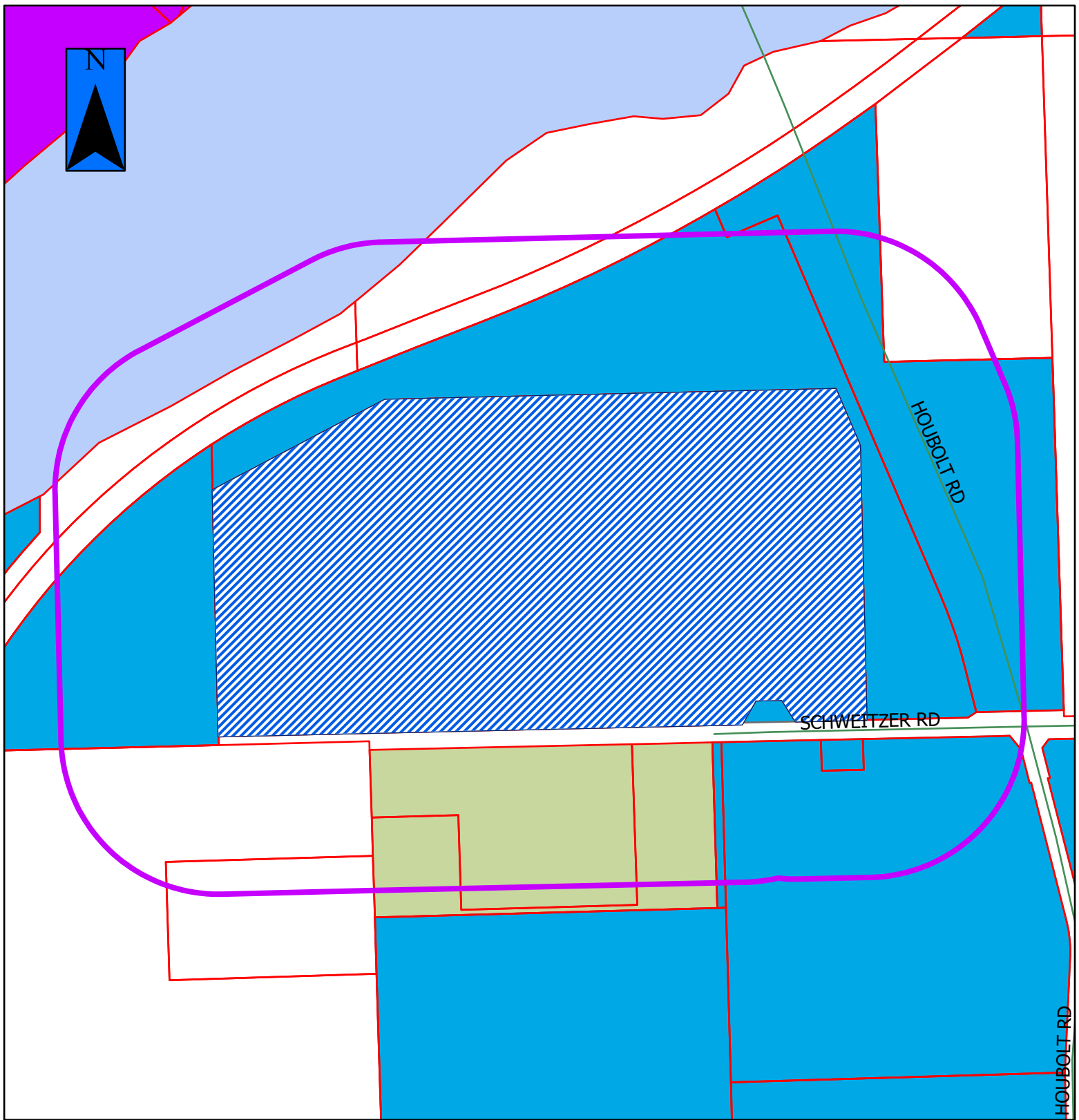
None



2025-07a





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



2025-07



 = Property in Question
 = 600' Public Notification Boundary

Legend



















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

Figure 1: Subject site at the northwest corner of Houbolt Road and Schweitzer Road



Figure 2: Proposed signs for 2903 Schweitzer Road

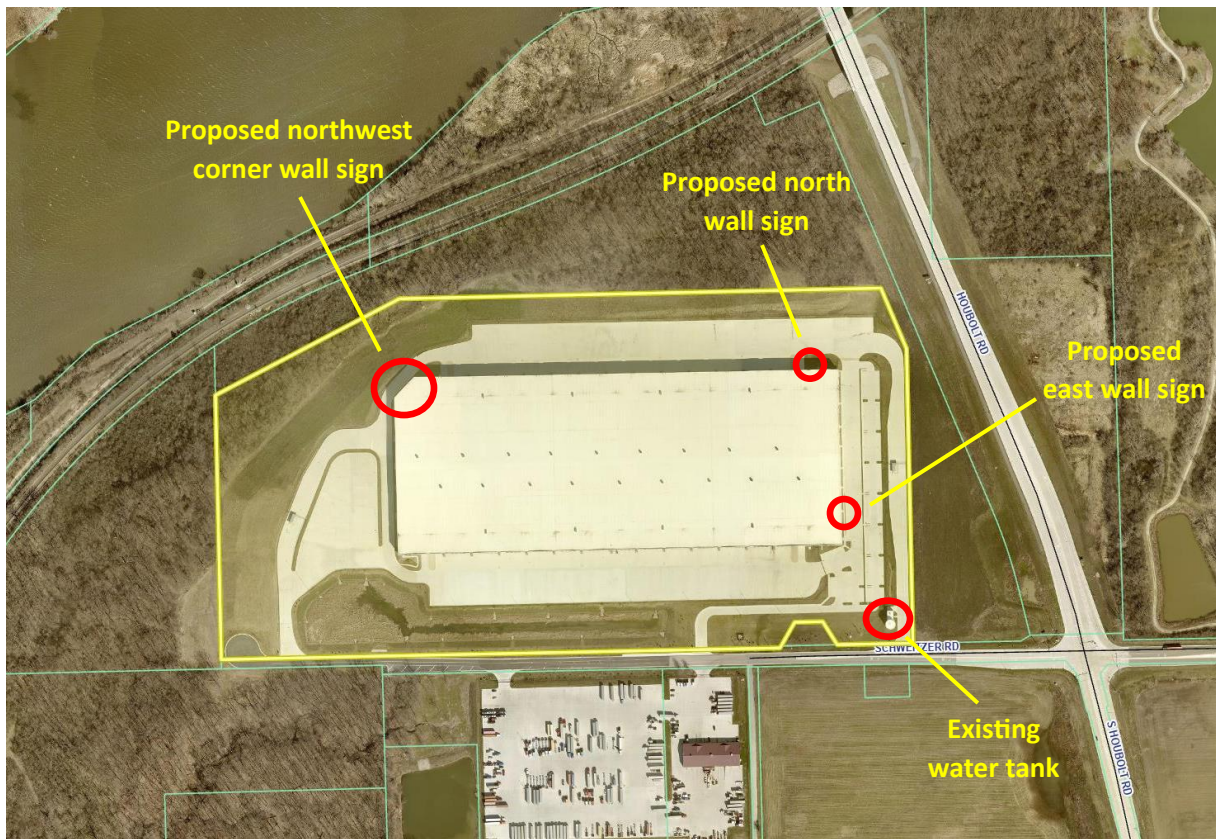


Figure 3: Water tank and east side of warehouse at 2903 Schweitzer Road, view northwest from Schweitzer Road just west of Houbolt Road (December 2023)



Figure 4: Water tank and east side of warehouse, view north from driveway entrance off Schweitzer Road (December 2023)

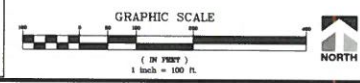


*Figure 5: Views of 2903 Schweitzer Road warehouse from Houbolt Road looking west
(December 2023)*





SITE DATA	
SITE AREA	69.06 ACRES
EMPLOYEE PARKING PROVIDED	316 SPACES
OFF WALL TRAILER POSITIONS	287 SPACES
DOCK DOOR LOCATIONS	100 SPACES
ON WALL TRAILER POSITIONS	47 SPACES
HANDICAP PROVIDED	12 SPACES
FUTURE EMPLOYEE PARKING	66 SPACES



Manhard CONSULTING <small>700 So. 1st St., Suite 200, Joliet, IL 60431-1100 • 815.733.8100 • manhard.com</small> <small>Civil Engineers Surveyors Water Resource Engineers Water & Waste Water Engineers</small> <small>Construction Management Environmental Engineering Landscape Architecture Planning</small>	
2903 SCHWEITZER ROAD DEVELOPMENT JOLIET, ILLINOIS 2903 SCHWEITZER LANDSCAPE RENDERING	
PREPARED BY: JML CHECKED BY: JML DATE: 12/08/23 SCALE: 1"=100'	SHEET 1 OF 1 OPP-JOL26

W17 WAREHOUSE, 2903 SCHWEITZER, JOLIET, IL - ANGLED WALL, NORTHWEST CORNER

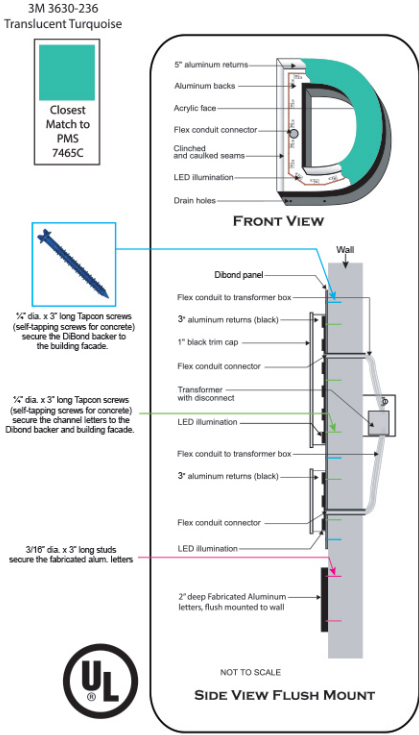


RJW_W17_2903 SCHWEITZER_JOLIET_NORTHWEST CORNER 1/4 SCALE
99'1" RUNNING FOOTAGE



RJW Logistics Group = LED illuminated channel letters flush mounted to 1/8" black MAX-metal panel / Black trim cap, black returns
Retail Logistics Experts = Non-illuminated 3" deep Fabricated Aluminum letters flush mounted to wall.

Black panel/individual letters are fastened to the wall with screws/anchors.



Square Footage - 200ft²

W17 WAREHOUSE, 2903 SCHWEITZER, JOLIET, IL - EAST ELEVATION



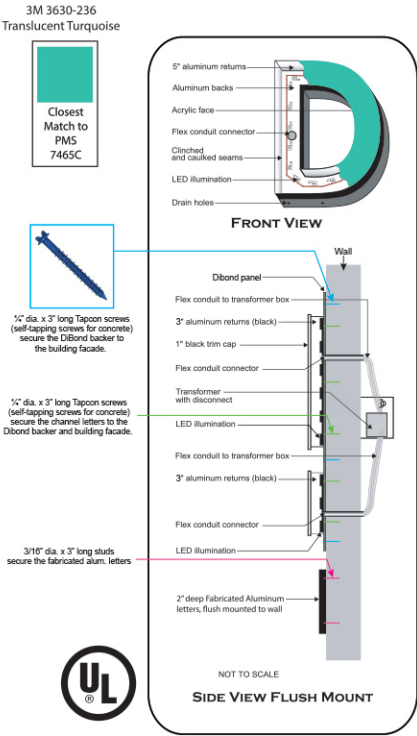
RJW_W17_2903 SCHWEITZER_JOLIET_EAST ELEVATION
618' RUNNING FOOTAGE

1/4 SCALE



RJW Logistics Group = LED illuminated channel letters flush mounted to 1/8" black MAX-metal panel / Black trim cap, black returns
Retail Logistics Experts = Non-illuminated 3" deep Fabricated Aluminum letters flush mounted to wall.
Black panel/individual letters are fastened to the wall with screws/anchors.

Square Footage - 200ft²



W17 WAREHOUSE, 2903 SCHWEITZER, JOLIET, IL - NORTH ELEVATION



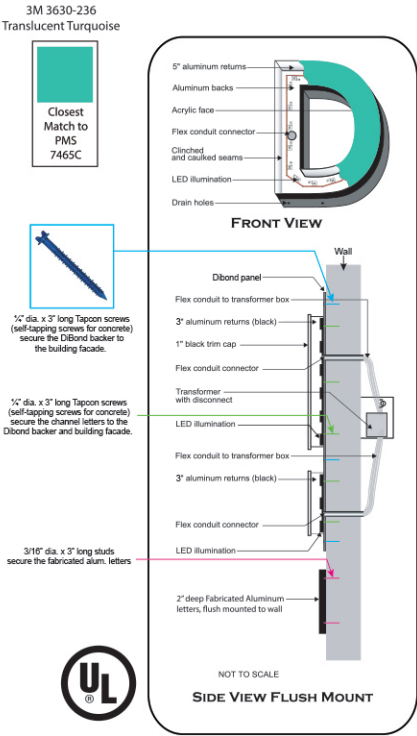
RJW_W17_2903 SCHWEITZER_JOLIET_NORTH ELEVATION
1509' RUNNING FOOTAGE

1/4 SCALE



RJW Logistics Group = LED illuminated channel letters flush mounted to 1/8" black MAX-metal panel / Black trim cap, black returns
Retail Logistics Experts = Non-illuminated 3" deep Fabricated Aluminum letters flush mounted to wall.
Black panel/individual letters are fastened to the wall with screws/anchors.

Square Footage - 200ft²





RJW - W17 / 2903 Schweitzer/ Joliet, IL

Pre-Production Proof

These proofs are designed to reduce your final cost. Please examine carefully for any errors. Do not approve these proofs on general appearance alone. Please check punctuation and spelling of all copy. These proofs show exact type styles and sizes.

Mark changes or corrections on this proof; sign and date. Additional charges will be added for any changes after this approval.

This artwork is property of Signs Now, Downers Grove, IL. It cannot be duplicated.

1548 Ogden Ave.
Downers Grove, IL 60515

p. 630-515-1085
f. 630-515-1087

info@signsnowdownersgrove.com

design | service | solutions

EXISTING



PROPOSED



Logo to be placed between the protruding pieces on the tower



(1) showing of painted graphics on water tank
Graphics: painted PMS 288 Blue



White in logo will be the tank white

add painted RJW logo beneath existing Centerpoint logo

Approval: _____ Date: _____

Comments: _____

FOR OFFICE USE ONLY

****Verified by Planner (please initial):*_____***

Payment received from:

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIATION/APPEAL

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

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

ADDRESS FOR WHICH VARIATION IS REQUESTED: 2903 Schweitzer Road

PETITIONER'S NAME: RJW Logistics Group

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 11240 Katherine's Crossing Ste 400 Woodridge, IL ZIP CODE: 60517

PHONE: (Primary) 630-742-5922 (Secondary) _____

EMAIL ADDRESS: nrausch@rjwgroup.com FAX: _____

PROPERTY INTEREST OF PETITIONER: _____

OWNER OF PROPERTY: 2903 Schweitzer Road CNT-PR, LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 1808 Swift Drive Suite A Oakbrook, IL ZIP CODE: 60523

EMAIL ADDRESS: bdurkin@centerpoint.com FAX: _____

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

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

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 06;
36 ; 301 ; 002 & 003.

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):

Attached as Exhibit A

LOT SIZE: WIDTH: ±2465 DEPTH: ±1275 AREA: 68.65

PRESENT USE(S) OF PROPERTY: Industrial Warehousing and Distribution

PRESENT ZONING OF PROPERTY: IT-C

VARIATION/APPEAL REQUESTED: *To allow an increase in the maximum area for a wall sign from 100 SF to 200 SF (for 3 wall signs)

* To allow a wall sign that does not face street frontage (NW corner wall sign)

*To allow the water tower as a monument sign (which exceeds monument sign height and area, and exterior material requirements for a monument sign)

RESPONSE TO VARIATION CRITERIA

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

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

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

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

Attached in Exhibit B

2. What unique circumstances exist which mandate a variance?

Attached in Exhibit B

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.

Attached in Exhibit B

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, Nicholas Rausch, 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.

NR

Petitioner's Signature

Brendan Durkin
Brendan Durkin
Development Manager

Owner's Signature

(If other than petitioner)

Subscribed and sworn to before me

this 6th day of March, 2025



Exhibit B: RJW Signage Variance

March 5th 2025

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

1. That strict enforcement of the ordinance would cause undue hardship to the property owner due to circumstances unique to the individual property in question.
 1. The property is set back from a major road and is also blocked by a berm. If trucks and vehicles were to miss the property they would be forced to pay an extremely expensive toll on the Houbolt Toll Extension. The proposed sign on the west wall southernmost point is 975' away from the middle of the intersection of Schweitzer and Houbolt.
 2. The proposed sign on the north wall eastern most point is clearly visible from the Houbolt Rd Bridge.
 3. With the water tower signage proposed there is confusion because Centerpoint is listed on it right in front of the building. Semi drivers and motor vehicles need to be able to rely on visual identification signage of the business.
2. That the proposed use would not be detrimental to the use, orderly development and enjoyment of other property in the immediate vicinity for the purposes permitted under the zoning ordinance, nor substantially diminish the property value within the neighborhood.
 1. There is not any residential within a considerable distance. The entire park is industrial use and intermodal use.
3. That ownership or lease of the property in question can be demonstrated.
 1. We have provided ownership Centerpoint Properties approval and we can provide a lease that we are going to be in the building for 10+ years.
4. That approval of the variation would not be contrary to the objective of improving the overall appearance of the City.
 1. With our expansion in Joliet we are looking to add 250 jobs per building we open. Our first building is at 275 Laraway on the other side of the intermodal park from the property in discussion. We had a sign approved by the city for that building and we would like to mirror it as it may effect our brand representation if it is of different size. This would not effect the improvement of the overall appearance of the city in a negative way. With the sheer size of the building, a small sign will look out of place.

Continued on page 2....

Response to Variation Criteria:

1. RJW will be forced to pay extremely high tolls 2 times if drivers of semis and cars are not able to see the building on the Houbolt Rd Extension heading north bound from I55 and Arsenal Rd. RJW's brand will be affected because of the already approved sign at 275 Laraway Rd on a smaller building. Not a clear perspective of who's building it is without proper signage.
2. The unique circumstances that exist are the intermodal park has a different sign size limitation then the rest of Joliet. Building ownership Centerpoint Properties has already approved the variation if Joliet will allow it. We have a berm blocking our property as well as trees near the river.
3. There is not any impact on the area if this is granted. The proposed signage is flat that would sit on an existing building. Positive impacts would be beautification of the building with a proper sized sign that does not look out of place on a very large building. Less confused drivers of semi's and cars on the road preventing accidents.

EXHIBIT "A"

LEGAL DESCRIPTION OF LAND

LOT 22 AND LOT 23 - BLOCK 4 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-SIX, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35 AND PART OF THE SOUTHWEST QUARTER OF SECTION 36, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 2024 AS DOCUMENT NUMBER R2024010001; IN WILL COUNTY, ILLINOIS.

Address: 2903 Schweitzer Road, Joliet, Illinois

P.I.N.: 06-36-301-002-0000 (affects underlying land)
06-36-301-003-0000 (affects underlying land)

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:

2903 Schweitzer Road

PIN(s): 06-36-301-002 & 06-36-301-003

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

Ownership information provided as Exhibit C

E-MAIL: _____ FAX: _____

IV. BUSINESS OWNERSHIP

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

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

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

RJW Logistics Group, Inc.

E-MAIL: nrausch@rjwgroup.com

FAX: _____

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section II 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: _____

NR

DATE: 3/5/25

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

Nicholas Rausch - VP of Facilities 630-742-5922

nrausch@rjwgroup.com

EXHIBIT "C"

2903 SCHWEITZER ROAD PROPERTY OWNERSHIP

Owner: 2903 Schweitzer Road CNT-PR, LLC, a Delaware limited liability company

Sole (100%) Member: Joliet Intermodal Holdings LLC, a Delaware limited liability company

Managing Member: CenterPoint Joliet Terminal Railroad Investor LLC, a Delaware limited liability company

Sole Member: CenterPoint Joliet Terminal Railroad LLC, an Illinois limited liability company

c/o CenterPoint Properties Trust
1808 Swift Drive
Oak Brook, Illinois 60523
Attention: Carmine Bottiglierio / Brendan Durkin
Phone: 773-661-7529 / 773-720-5058
Email: cbottiglierio@centerpoint.com / bdurkin@centerpoint.com



To: Helen Miller, City of Joliet - Planning Division

From: Brendan Durkin – CenterPoint Properties

Date: February 25, 2025

Re: **2903 Schweitzer Road – Tenant Signage**

Helen,

As previously discussed, CenterPoint has no objection to the variance for increased signage on the building and water tank at our 2903 Schweitzer Road property for our tenant RJW Logistics.

Please let me know if you have any questions or concerns. I am happy to discuss over email or phone.

Thank you,


Brendan Durkin, P.E.

ZONING BOARD OF APPEALS
CRITERIA FOR SIGN VARIATIONS

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

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

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

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