STAFF REPORT

DATE: October 7, 2025

TO: Zoning Board of Appeals **FROM**: Helen Miller, Planner

RE: Petition Number: 2025-46 and 2025-47

Applicant: Montana Investments, LLC

Status of Applicant: Property owner

Location: West of Vera Court, South of Oak Leaf Street

(Council District #5)

Request: <u>2025-46</u>: A Special Use Permit to allow a truck and

trailer parking and storage lot

2025-47: A series of Variations to allow a truck and

trailer parking and storage lot

Purpose

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

The applicant is also requesting the following Variations:

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

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

Site Specific Information

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

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

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

Surrounding Zoning, Land Use and Character

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

Applicable Regulations

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

Discussion

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

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

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

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

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

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

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

Conditions

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

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



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

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

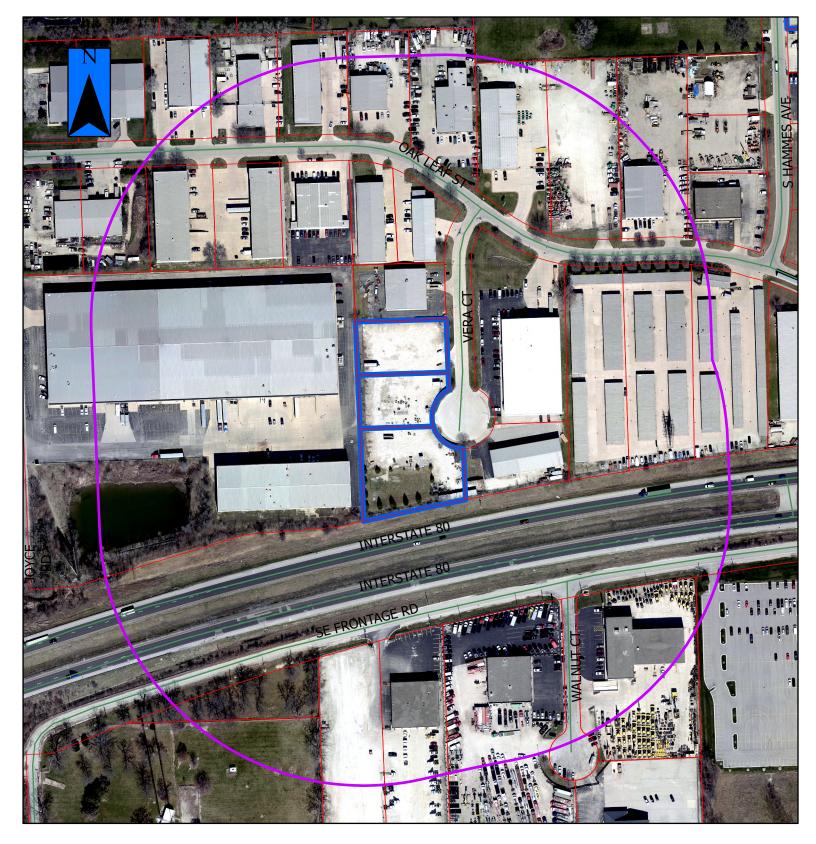


Figure 3: Existing fence and driveway, view southwest from Vera Court (October 2025)



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

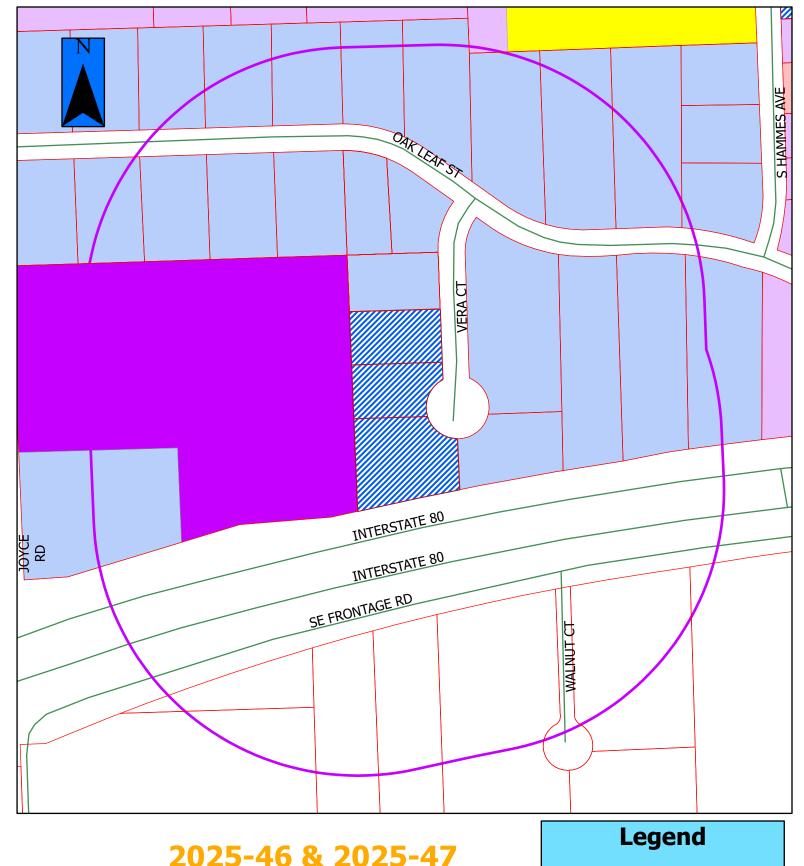




2025-46a & 2025-47a

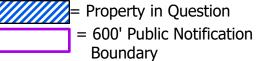


 Property in Question / Propiedad en cuestión
 600' Public Notification Boundary / Límite de notificación pública de 600 ft (180 m)

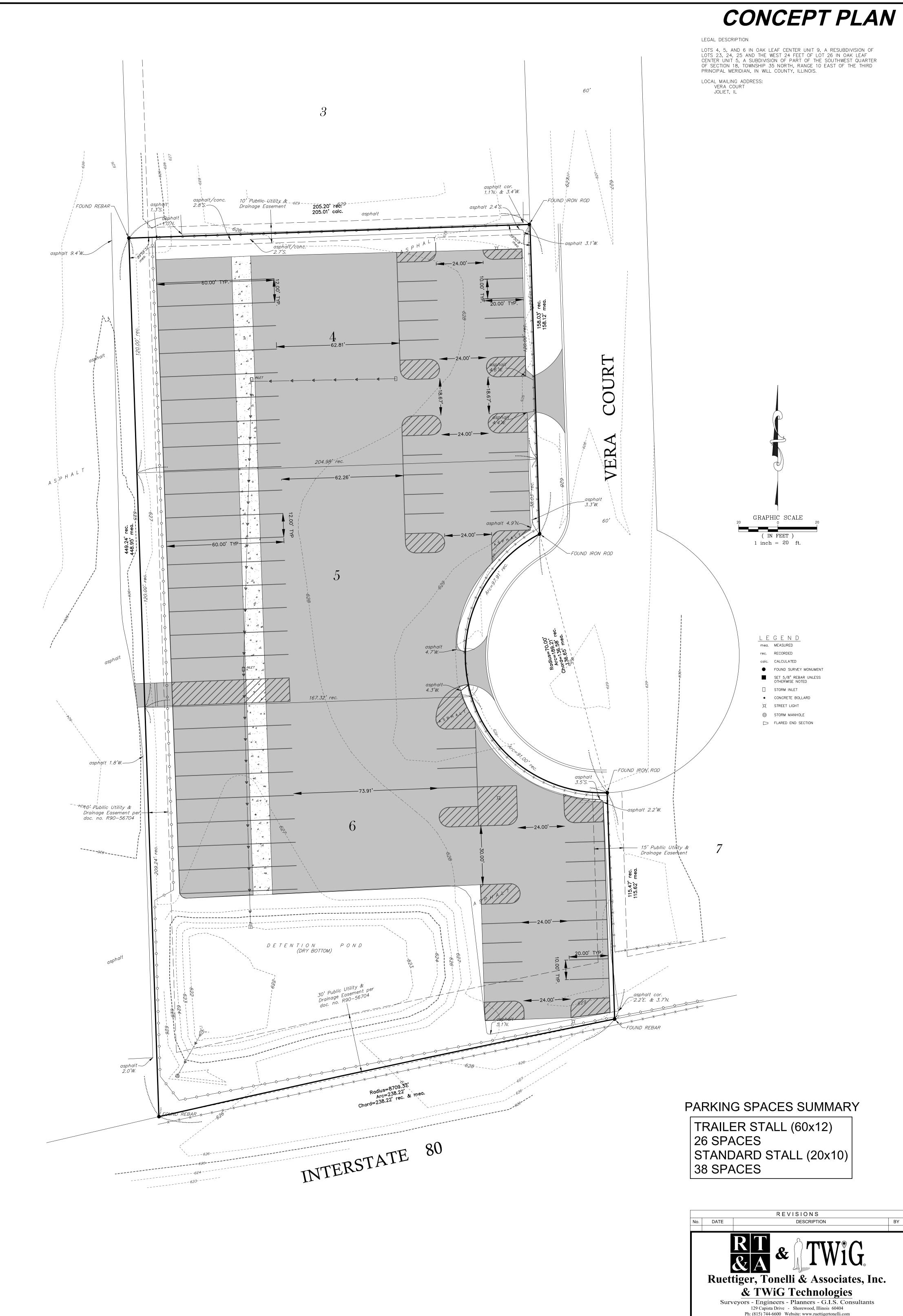


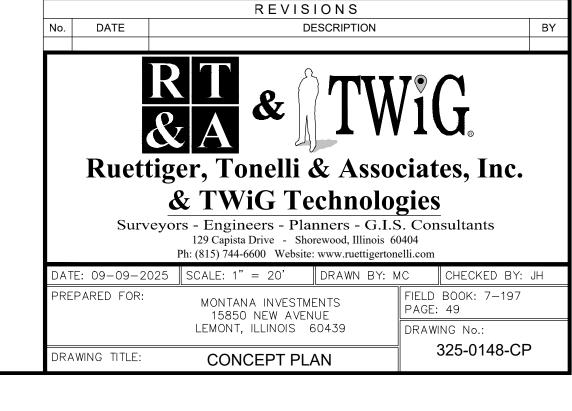
2025-46 & 2025-47

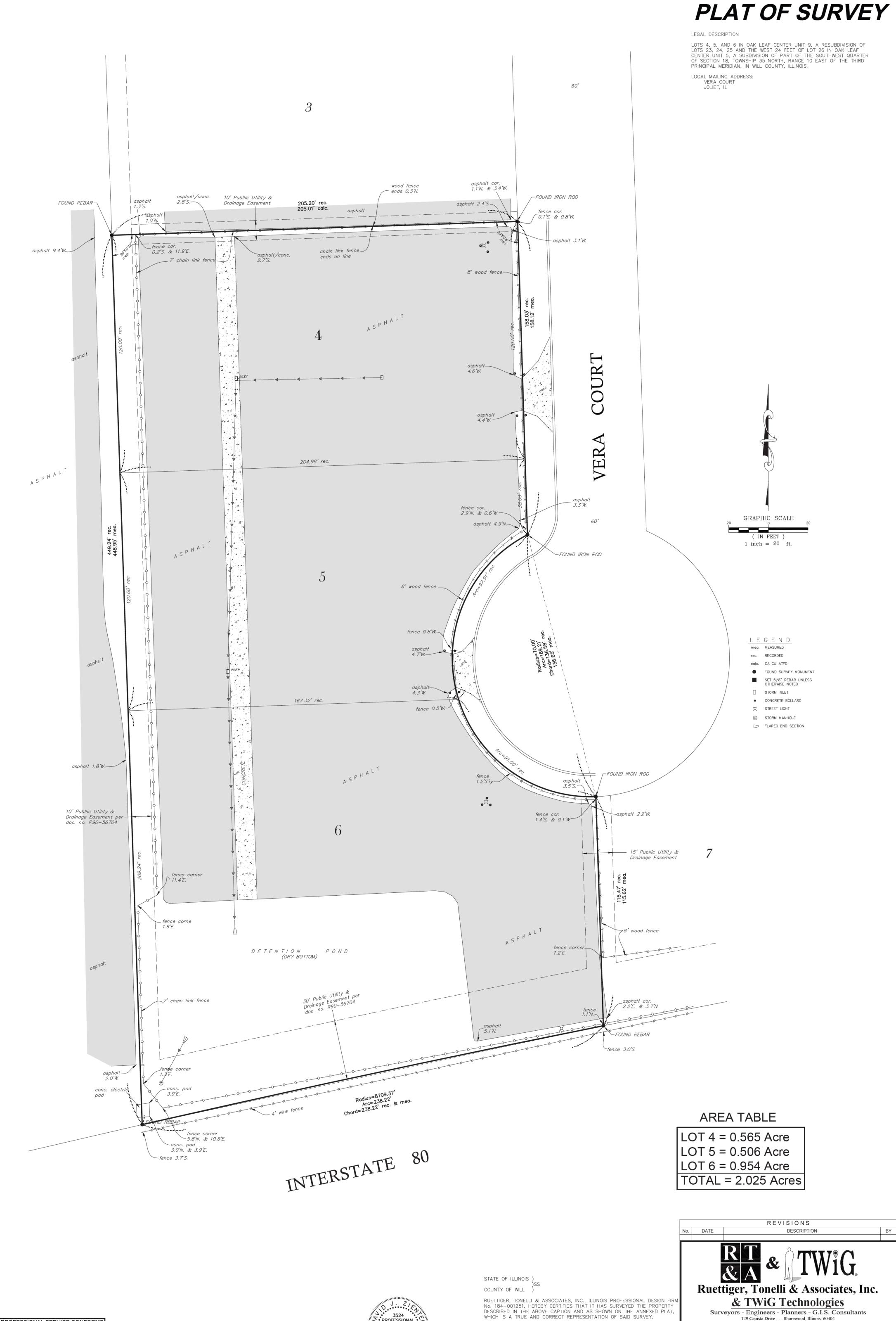












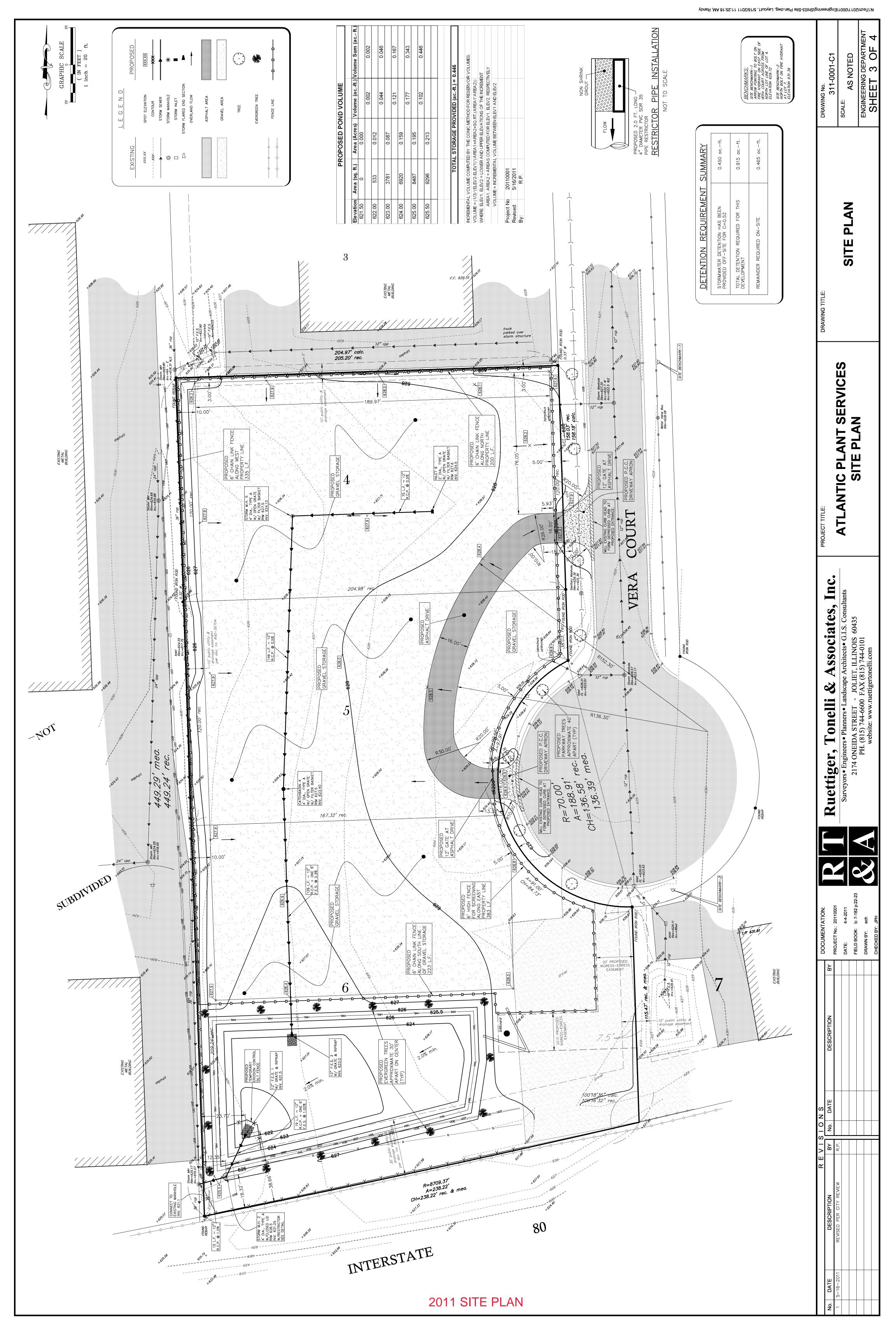
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.



SURVEY FIELD WORK COMPLETED ____08/12/2025 ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2026) TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

No.	DATE	DESCRIPTION	BY
		ETWIG & TWIG Servers - Planners - G.I.S. Consultants	
	129 Capista Drive - Shorewood, Illinois 60404 Ph: (815) 744-6600 Website: www.ruettigertonelli.com		
DA	TE: 08/13/202	25 SCALE: 1" = 20' DRAWN BY: TW CHECKED BY:	DZ

PREPARED FOR: FIELD BOOK: 7-197 PAGE: 49 MONTANA INVESTMENTS 15850 NEW AVENUE LEMONT, ILLINOIS 60439 DRAWING No.: 325-0148-LS DRAWING TITLE: PLAT OF SURVEY



FOR OFFICE USE ONLY ***Verified by Planner (please initial):***		
	Common Address:	
	Date filed:	
	Meeting date requested:	

ZONING BOARD OF APPEALS JOLIET, ILLINOIS

City of Joliet Planning Division, 150 W. Je	PECIAL USE PERMIT fferson St., First Floor, South Wing, Joliet, IL	60432
Phone (815)724 ADDRESS FOR WHICH SPECIAL USE IS REQUE	4050 Fax (815)724-4056	
PETITIONER'S NAME: Montana Investments, LL		
HOME ADDRESS:		
BUSINESS ADDRESS: 852 Sharp Dr., Shorewoo		
PHONE: (Primary)		
EMAIL ADDRESS:		
PROPERTY INTEREST OF PETITIONER: Owner		
OWNER OF PROPERTY: Montana Investments, I		
HOME ADDRESS:		
BUSINESS ADDRESS: 852 Sharp Dr., Shorewood		
EMAIL ADDRESS:	FAX:	
Any use requiring a business license shall concept with this petition. Additionally, if this retained the following information:	currently apply for a bu equest is for operation o	isiness license and submit a f a business, please provide
BUSINESS REFERENCES (name, address, phone):		
OTHER PROJECTS AND/OR DEVELOPMENTS:		

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-18-301-025-0000 ;
30-07-18-301-026-0000 ; 30-07-18-301-027-0000 ;
Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website
LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):
SEE ATTACHED
LOT SIZE: WIDTH:DEPTH:AREA : 2.025 AC
PRESENT USE(S) OF PROPERTY: Vacant
PRESENT ZONING OF PROPERTY: I-1
SPECIAL USE REQUESTED: Outdoor Storage / Remote Parking Lot to serve the property located on
Joyce road and identified as PIN 30-07-18-301-007-0000

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

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

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

. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?
The establishment of this special use will allow the currently permitted and operating businesses located
on Joyce road at PIN 30-07-18-301-007-0000 to more safely and comfortably operate as parking and space
at the facility for employees, customers, attendees, and others is limited.
2. How will the special use impact properties in the immediate area?
There will be minimal impact to the immediate area as it is largely an industrial subdivision already and the
existing and operating Joyce road facility has limited parking and the lots at issue are adjacent to the facility
and will allow for more efficient operations without necessarily increasing overall traffic.
3. Will the use impede the normal/orderly development/improvement of surrounding property?
No, the lots at issue are the last remaining undeveloped lots on Vera Court and the development of these lots
as requested will permit already established businesses more efficient operations and complete the subdivisions
development.
4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?
Yes, and to the extent code would require any additional improvements owner will install said improvements
as a part of the development.
5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?
Yes, the lots are on Vera Court a cul-de-sac in an industrial subdivision. The traffic flow/pattern is predetermined
by virtue of the existing road network and near fully developed industrial subdivision.
6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?
Yes, this is a permissible special use in the Industrial district and would serve an existing industrial facility.
7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?
N/A

LEGAL DESCRIPTION

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

	FOR OFFICE USE ONLY
Verified by Planner (please initial):	
Payment received from:	Petition #:
	Common Address:
	Date filed:
	Meeting date assigned:
	ZONING BOARD OF APPEALS

JOLIET, ILLINOIS PETITION FOR VARIATION/APPEAL City of Joliet Planning Division, 150 W Jefferson St., Joliet, IL 60432

Ph (815)724-4050	Fax (815)724-4056	
ADDRESS FOR WHICH VARIATION IS REQUESTE	D; 541 Vera Court	
PETITIONER'S NAME: Montana Investments LLC		
HOME ADDRESS:		ZIP CODE:
BUSINESS ADDRESS: 852 Sharp Dr., Shorewood, Illinois	3	ZIP CODE: 60404
PHONE: (Primary)	(Secondary)	
EMAIL ADDRESS:	FAX:	
PROPERTY INTEREST OF PETITIONER: Owner		
OWNER OF PROPERTY: Montana Investments LLC		
HOME ADDRESS:		ZIP CODE:
BUSINESS ADDRESS: 852 Sharp Dr., Shorewood, Illinoi	S	ZIP CODE: 60404
EMAIL ADDRESS:	FAX:	
Any use requiring a business license shall concur copy with this petition. Additionally, if this reque the following information:	rently apply for a businest is for operation of a	ness license and submit a
OTHER PROJECTS AND/OR DEVELOPMENTS:		and the second s

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-18-301-025-0000		
30-07-18-301-026-0000 ; 30-07-18-301-027-0000 ;		
**Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website ** LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):		
LOT SIZE: WIDTH:AREA:AREA:AREA		
PRESENT USE(S) OF PROPERTY: Vacant		
PRESENT ZONING OF PROPERTY: 1-1		
VARIATION/APPEAL REQUESTED: (1) variance to removes landscape islands with barrier curb at the end of each parking		
row with planting; (2) variance to remove barrier curb around perimeter; (3) variance to reduce perimeter landscaping (East)		
RESPONSE TO VARIATION CRITERIA		
The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:		
(a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.		
(b) The plight of the owner is due to unique circumstances.(c) The variation, if granted, will not alter the essential character of the locality.		
Please describe how this request meets the criteria by responding to the following questions in your own words.		
1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return		
The property was previously improved as a parking lot prior to the present owner's acquisition. It is situated in an		
industrial park adjacent to an interstate highway and similar industrial properties. The landscaping, if provided,		

would not have the code's desired impact.

2. What unique circumstances exist which mandate a variance?
The requests are to approve an existing site in substantially its existing configuration. There are no known issues
from the site as it is presently constructed and additional landscaping would not render any benefit to the City or the residents.
3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.
None. The existing area is an industrial park where the majority of the properties therein have minimal to no landscaping.
REQUIRED SUPPORTING ATTACHMENTS Site plan / concept plan / floor plan / building elevation plan Joliet Ownership Disclosure form Business license application (if applicable)
NOTARIZATION OF PETITION
STATE OF ILLINOIS) ss COUNTY OF WILL)
I, Matheriel R. Washburn, Attories of 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. Alternate Apart for Manha Truestments LCC Signature
Owner's Signature Subscribed and sworn to before me this 3 at day of MCTOBER , 20,25
OFFICIAL SEAL BETH K CARVER Notary Public, State of Illinois Commission No. 498044 My Commission Expires January 15, 2028

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>

Rezoning, Special Use P	
11. <u>INF</u>	ORMATION ABOUT THE PROPERTY
The address and PIN(s) of the real	property associated with this application are:
541 Vera Court, Joliet, Illinois	
PIN(s): 30-07-18-301-025-000	0; 30-07-18-301-026-0000; 30-07-18-301-027-0000
III.	PROPERTY OWNERSHIP
Select the type of owner of the recontact 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
	State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
☐ Land Trust:	State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
☐ Partnership:	State the names, addresses, and phone #'s of all partners
☐ Other type of organization:	State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization
Montana Investments LLC	
Charles D. Sharp - 852 Sharp	p Dr. #N, Shorewood, IL 60404
Kathleen Sharp - 852 Sharp	Dr. #N, Shorewood, IL 60404
E MAII	EAY

IV. BUSINESS OWNERSHIP

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

Select the type of business owner associated with this application and fill in the contact information below:						
	Individual:	State the names, addresses, and phone #'s of the individual owner(s)				
	Corporation:	State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders				
	Limited Liability Company:	State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member				
	Partnership:	State the names, addresses, and phone #'s of all partners				
	Other type of organization:	State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization				
		-				
E-l	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 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: 9/8/2025						
Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:						
Nathaniel P. Washburn, Attorney, 815-727-4511						

PRINT

ZONING BOARD OF APPEALS

CRITERIA FOR SPECIAL USES

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

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

evidence:

evidence:		
	Does the evidence	
	presented sustain this	Comments
	criteria?	
(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.		
Have substantially chariged.		

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:		
Conditions.		
(a) The property in question cannot yield a		
reasonable return if permitted to be used		
only under the conditions allowed by the		
regulations in the particular district or		
zone.		
(b) The plight of the owner is due to unique		
circumstances.		
(c) The variation, if granted, will not alter the		
essential character of the locality.		
(3) A public hearing was held on such variation of		
which at least 15 days and not more than 30 days		
notice was published in the		
(name of newspaper) on		
(date)		