



City of Joliet

Zoning Board of Appeals

Meeting Agenda

Board Members
Ralph Bias
Ed Hennessy
Bob Nachtrieb
Debbie Radakovich
Brigette Roehr
Jane McGrath Schmig
Jesse Stiff

Thursday, November 20, 2025

2:00 PM

City Hall, Council Chambers

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 10-16-25

Attachments: [Zoning Board of Appeals Meeting Minutes 10-16-25.pdf](#)

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.

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 2025-50: A Special Use Permit to allow a day care facility at 580 Caton Farm Road, located at 580 Caton Farm Road. (COUNCIL DISTRICT #3)

Attachments: [ZBA 2025-50 \(580 Caton Farm Rd\) Staff Report Packet.pdf](#)

PETITION 2025-51: A Special Use Permit to allow a self-storage facility, located at 1701 Drauden Road. (COUNCIL DISTRICT #3)

PETITION 2025-52: A Variation of Use to allow a B-3 (general business) use in the B-1 (neighborhood business) district, located at 1701 Drauden Road. (COUNCIL DISTRICT #3)

Attachments: [ZBA 2025-5152 \(1701 Drauden Road\) Staff Report Packet Redacted.pdf](#)

PETITION 2025-54: A series of Variations on signage to increase maximum area for a monument sign, located at 2219 W. Jefferson Street. (COUNCIL DISTRICT #2) **TO BE DEFERRED**

Attachments: [ZBA 2025-54 \(2219 W Jefferson St\) deferral.pdf](#)

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

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



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9149

Agenda Date: 11/20/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, October 16, 2025

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Ralph Bias

Ed Hennessy

Bob Nachtrieb

Debbie Radakovich

Brigette Roehr

Jane McGrath Schmig

Jesse Stiff

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present	Ralph Bias, Ed Hennessy, Debbie Radakovich, Brigitte Roehr, Jane McGrath Schmig and Jesse Stiff
Absent	Bob Nachtrieb

ALSO PRESENT: Community Development Director Dustin Anderson, Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Deputy Director of Engineering Sean Mikos, Planner Raymond Heitner, Planner Francisco Jimenez, Planner Helen Miller, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 9-18-25

[TMP-9025](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 9-18-25.pdf](#)

A motion was made by Debbie Radakovich, seconded by Ralph Bias, to approve Zoning Board of Appeals Meeting Minutes 9-18-25. The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr and Stiff

Absent: Nachtrieb

Abstain: McGrath Schmig

Planning Director Jayne Bernhard explained Petition 2025-45 was withdrawn.

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2025-40: A Variation on maximum fence height to allow a 6-foot fence in a corner side yard, located at 2916 Reflection Drive. (COUNCIL DISTRICT #1)

[TMP-9027](#)

Attachments: [ZBA2025-40 \(2916 Reflection Drive\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Araceli Avalos and Karina

Vega appeared on behalf of the petition. In response to the Board's questions, a discussion was held regarding whether the neighbor was aware of the proposed fence height and relocation, clarification that the variation request pertained to fence height and relocation, public notification, and staff's recommendation. No members of the public spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve PETITION 2025-40: A Variation on maximum fence height to allow a 6-foot fence in a corner side yard, located at 2916 Reflection Drive. (COUNCIL DISTRICT #1). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich and Stiff

Nay: Roehr and McGrath Schmig

Absent: Nachtrieb

PETITION 2025-41: A series of Variations on landscape requirements and parking lot design standards to allow the reconstruction of existing parking lots, located West of N. Eastern Avenue at Van Buren Street. (COUNCIL DISTRICT #4)

[TMP-9028](#)

Attachments: [ZBA 2025-41 \(Eastern and Van Buren\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Joe Hammer of Will Group Engineering and Brian Paczesny of Joliet Township High School District 204 appeared on behalf of the petition. There were no questions or comments from the Board. No members of the public spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Brigitte Roehr, to approve PETITION 2025-41: A series of Variations on landscape requirements and parking lot design standards to allow the reconstruction of existing parking lots, located West of N. Eastern Avenue at Van Buren Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

PETITION 2025-42: A series of Variations on signage to allow wall and monument signs, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2)

[TMP-9029](#)

Attachments: [ZBA 2025-42 \(2121 W Jefferson St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Kuntal Shah and Yusuf Oner appeared on behalf of the petition. In response to the Board's questions, Mr.

Shah and Mr. Oner explained that the signs would be lighted, they have permission to sell cannabis at the site, and they did not consult neighboring businesses about the pole sign. Ms. Bernhard explained that the votes on the variances could be taken separately. Ms. Schmig commented on signage along Jefferson Street. No members from the public spoke in favor of or in opposition to the petition.

After the vote, Mr. Shah responded to Mr. Bias's question regarding net sales and the City's percentage.

A motion was made by Brigitte Roehr, seconded by Jane McGrath Schmig, to deny a Variation to reduce the required setback for a pole sign from 15 feet to 1 foot, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion failed by the following vote:

Aye: Radakovich, Roehr and McGrath Schmig

Nay: Bias, Hennessy and Stiff

Absent: Nachtrieb

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve a Variation to reduce the required setback for a pole sign from 15 feet to 1 foot, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion failed by the following vote:

Aye: Bias, Hennessy and Stiff

Nay: Radakovich, Roehr and McGrath Schmig

Absent: Nachtrieb

A motion was made by Brigitte Roehr, seconded by Ralph Bias, to approve a Variation to allow a wall sign that does not face a public way (east side), located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

A motion was made by Brigitte Roehr, seconded by Ralph Bias, to approve a Variation to increase the total permitted sign area from 200 feet to 234 feet, located at 2121 W. Jefferson Street. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

PETITION 2025-43: A series of Variations to allow

[TMP-9030](#)

**construction of a new commercial building, located at 103 or 105 S. Briggs Street or 1522 E. Washington Street.
(COUNCIL DISTRICT #5)**

Attachments: [ZBA 2025-43 \(101 S Briggs St\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Michael Caldwell of Caldwell Engineering appeared on behalf of the petition. In response to questions from Mr. Bias and Ms. Schmig, Mr. Caldwell explained that the building would be a tear-down, that he would speak to his client about adding a bike rack, and that construction was anticipated to begin in spring. No members of the public spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve PETITION 2025-43: A series of Variations to allow construction of a new commercial building, located at 103 or 105 S. Briggs Street or 1522 E. Washington Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

**PETITION 2025-44: A series of Variations to allow
construction of a new detached garage, located at 703
Clement Street. (COUNCIL DISTRICT #4)**

[TMP-9031](#)

Attachments: [ZBA 2025-44 \(703 Clement\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Saul Rodriguez appeared on behalf of the petition. In response to Mr. Bias's question, Mr. Rodriguez explained he lived at the property for four years. There was a discussion about the setbacks of garages along the alleyway. No members of the public spoke in favor of or in opposition to the petition.

A motion was made by Brigitte Roehr, seconded by Ralph Bias, to approve PETITION 2025-44: A series of Variations to allow construction of a new detached garage, located at 703 Clement Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

**PETITION 2025-45: A Special Use Permit to allow an
expansion of an existing home daycare business, located at
913 Plaintain Drive. (COUNCIL DISTRICT #3)**

[TMP-9032](#)

****WITHDRAWN****

Attachments: [ZBA 2025-45 \(913 Plaintain Drive\).pdf](#)

Ms. Bernhard explained Petition 2025-45 was withdrawn.

PETITION 2025-46: A Special Use Permit to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5)

[TMP-9033](#)

PETITION 2025-47: A series of Variations to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2025-46 2025-47 \(Vera Ct\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Nathaniel Washburn of KGG LLC and Charles Sharp appeared on behalf of the petition. In response to Mr. Bias's questions, Ms. Bernhard explained the Payment in Lieu of Taxes (PILOT) program, and Mr. Washburn explained the lot was paved, but not currently in use. No members of the public spoke in favor of or in opposition to the petition.

After the vote, Mr. Bias asked how many parking spaces were available, and Mr. Washburn responded that there were six.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve PETITION 2025-47: A series of Variations to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

A motion was made by Ralph Bias, seconded by Jane McGrath Schmig, to approve PETITION 2025-46: A Special Use Permit to allow a truck and trailer parking and storage lot, located West of Vera Court, South of Oak Leaf Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

PETITION 2025-48: A series of Variations to allow the continuation of a landscaping business, located at 18 Henderson Avenue. (COUNCIL DISTRICT #4)

[TMP-9034](#)

Attachments: [ZBA 2025-48 \(18 Henderson Avenue\) Staff Report v2 Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Nathaniel Washburn of KGG LLC appeared on behalf of the petition. In response to the Board's questions, Mr. Washburn discussed potential next steps for the site, and Ms. Bernhard explained that the Planning and Neighborhood Services divisions handle code

enforcement. No members of the public spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Brigitte Roehr, to approve PETITION 2025-48: A series of Variations to allow the continuation of a landscaping business, located at 18 Henderson Avenue. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

PETITION 2025-49: A Special Exception to allow a roof-mounted solar installation, located at 3300 Channahon Road. (COUNCIL DISTRICT #5)

[TMP-9039](#)

Attachments: [ZBA 2025-49 \(3300 Channahon Rd\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Cale Skagen of Dimension Energy appeared on behalf of the petition and gave a presentation on community solar. In response to the Board's questions, Mr. Skagen explained that the program partners with ComEd and provides customers a discounted rate on their ComEd bills. He also described the number of community solar locations. A member of the public, Ron Swetnam, inquired about the weight of solar panels and snow. Mr. Skagen responded that a structural feasibility report and site visit were completed.

A motion was made by Ralph Bias, seconded by Brigitte Roehr, to approve PETITION 2025-49: A Special Exception to allow a roof-mounted solar installation, located at 3300 Channahon Road. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve adjournment. The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, Roehr, McGrath Schmig and Stiff

Absent: Nachtrieb



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9150

Agenda Date: 11/20/2025

STAFF REPORT

DATE: November 12, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-50
Applicant: Project Development Group LLC
Status of Applicant: Contract Purchaser
Property Owner: David A. Ashby, Mark Ashby, Bonnie Pinnow, and the Ashby Trust
Location: 580 Caton Farm Road
Request: A Special Use Permit to allow a day care facility

Purpose

The applicant is requesting a Special Use Permit to allow a day care facility in the B-1 (neighborhood business) zoning district within a proposed commercial development at 580 Caton Farm Road. Per the City of Joliet Zoning Ordinance, day care facilities may be allowed as Special Uses within commercial zoning districts provided that:

- The use is located not less than 40 feet from any other lot located in a residential district;
- There is not less than 75 square feet of outdoor play area for each child;
- The outdoor play area is enclosed by a fence at least three feet in height.

The Zoning Board of Appeals makes the final decision on this Special Use Permit request.

Site Specific Information

The subject property is part of a 5-acre site that is currently in unincorporated Kendall County with A-1 (agricultural) zoning. The petitioner is proposing the annexation of the site and classification to the City's B-1 (neighborhood business) zoning district in order to develop the property as a commercial center with a day care facility and retail and restaurant uses. Petitions for the annexation, classification, and preliminary Planned Unit Development of 580 Caton Farm Road are scheduled to be heard by the Plan Commission at their November 20, 2025 meeting.

The Planned Unit Development of 580 Caton Farm would create three buildable lots. The lots would be accessed by a new public street that serves the subdivision. The development would also contain access easements along the east-west drive aisles to

provide future access for the adjacent undeveloped lots to the east and west. The subject of the Special Use request is proposed Lot 1. This lot is planned for a day care facility for Children of America and would contain a 10,000-square-foot day care building, a 5,000-square-foot outdoor play area, and surrounding surface parking with around 60 spaces. Proposed Lots 2 and 3 would contain commercial buildings and surface parking for retail and restaurant tenants. Stormwater detention for the subdivision would be on Lot 4 and would be maintained by all lot owners within the PUD.

The Planned Unit Development will address the site layout, exterior building design, and landscaping for the entire subdivision. Any variations from City standards, including the landscape regulations and building design standards, will be included as part of the PUD. The proposed elevations for the day care facility meet the City's Non-Residential Design Standards. If the petitioner chooses to significantly modify the elevations in the future, an amendment to the PUD may be required. Additionally, the PUD will include a variation to allow the day care facility to be located less than 40 feet from any other lot in a residential zoning district. The undeveloped property to the south has R-2 (single-family residential) zoning, and the outdoor play area will be within 40 feet of this shared property line. Significant changes to the approved site layout would also require an amendment to the PUD.

Surrounding Zoning, Land Use and Character

- North: R-2 (single-family residential), residential (detention ponds for Autumn Fields Subdivision)
- South: R-2 (single-family residential), undeveloped / agricultural
- East: Kendall County A-1 (agricultural), residential homestead
- West: R-B (restricted business), undeveloped / agricultural

Applicable Regulations

- Section 47-11.2A Special Uses – B-1 (Neighborhood Business) District
- Section 47-5.2 (A) Special Uses – R-1 (Single-Family Residential) District
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit
(refer to attachment)

Discussion

The petitioner, Project Development Group LLC, is requesting approval of a Special Use Permit to allow a day care facility as part of a new commercial development at 580 Caton Farm Road. The day care facility would be owned and operated by Children of America, which is a national child-care provider with locations in many states, including Illinois. The facility would be required to meet all state licensing standards for day care centers related to personnel, program requirements, health standards, and building requirements.

The proposed day care facility would have a maximum capacity of 190 children and employ around 25 employees at full capacity. The center would serve children between the ages of 6 weeks and 12 years and also offer before and after care for school-age children. Proposed hours of operation are 6:30 AM to 6:30 PM. The proposed design of the facility reflects the typical layout and appearance for all Children of America facilities. The proposed floor plan shows around 11 classrooms, with a central corridor leading to the outdoor play area on the south side of the building. The building's exterior materials would be a mix of brick, split-face block veneer, and EIFS. Parking would be located along the north and east sides of the building. For drop off and pick up, parents and guardians would park and come inside the building to check in and check out their children. The building is surrounded by a concrete sidewalk for adequate access and egress.

The day care facility proposal includes a 5,000-square-foot outdoor play area enclosed by a fence. The enclosure would be set back 15 feet from the south property line to allow space for the required 15-foot perimeter landscape area adjacent to the undeveloped residentially-zoned property to the south.

Recommended Action

Staff finds that the request meets the special use criteria in that the proposal will not be detrimental to public health and safety, the special use will not impede development of the area, and adequate access is provided. The proposed facility is intended for a national child-care provider and will be required to meet all state day care licensing standards. The day care facility will be part of a new commercial development within a Planned Unit Development. The PUD will regulate the site layout and perimeter landscaping for the entire site. The proposed PUD site plan includes adequate parking for the day care facility as well as the other commercial buildings. Access to the lots will be provided via a new public street off Caton Farm Road. Staff finds that a day care facility is an acceptable use within the B-1 (neighborhood business) zoning district and will be appropriate within the proposed 5-acre commercial subdivision.

Conditions

If the Zoning Board desires to approve the Special Use Permit to allow a day care facility, located at 580 Caton Farm Road, the following conditions would be included:

1. That an outdoor play area shall be provided that includes not less than 75 square feet per each child using the area at any one time;
2. That the outdoor play area shall be enclosed by a fence at least three feet in height;
3. 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;

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.

Figure 1: 5-acre site for the proposed Planned Unit Development of 580 Caton Farm Road, with surrounding zoning (2025)

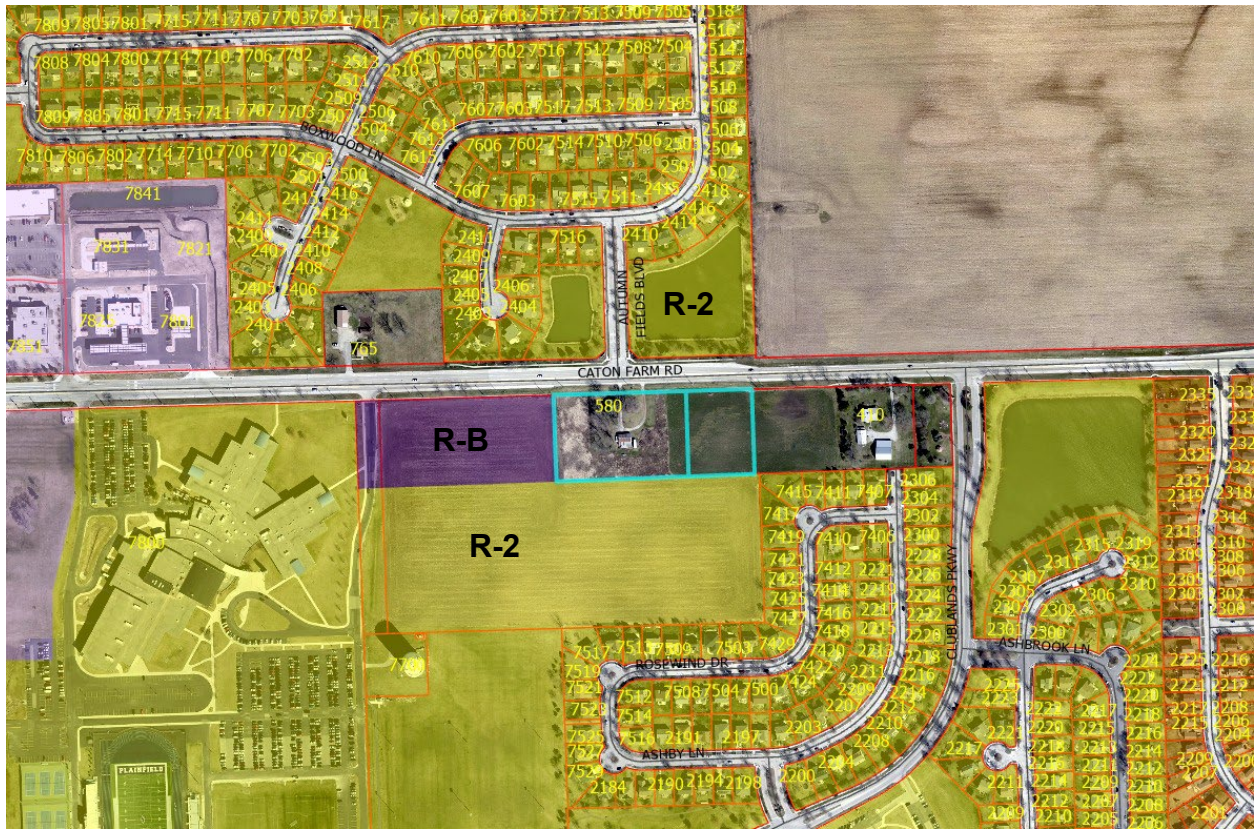
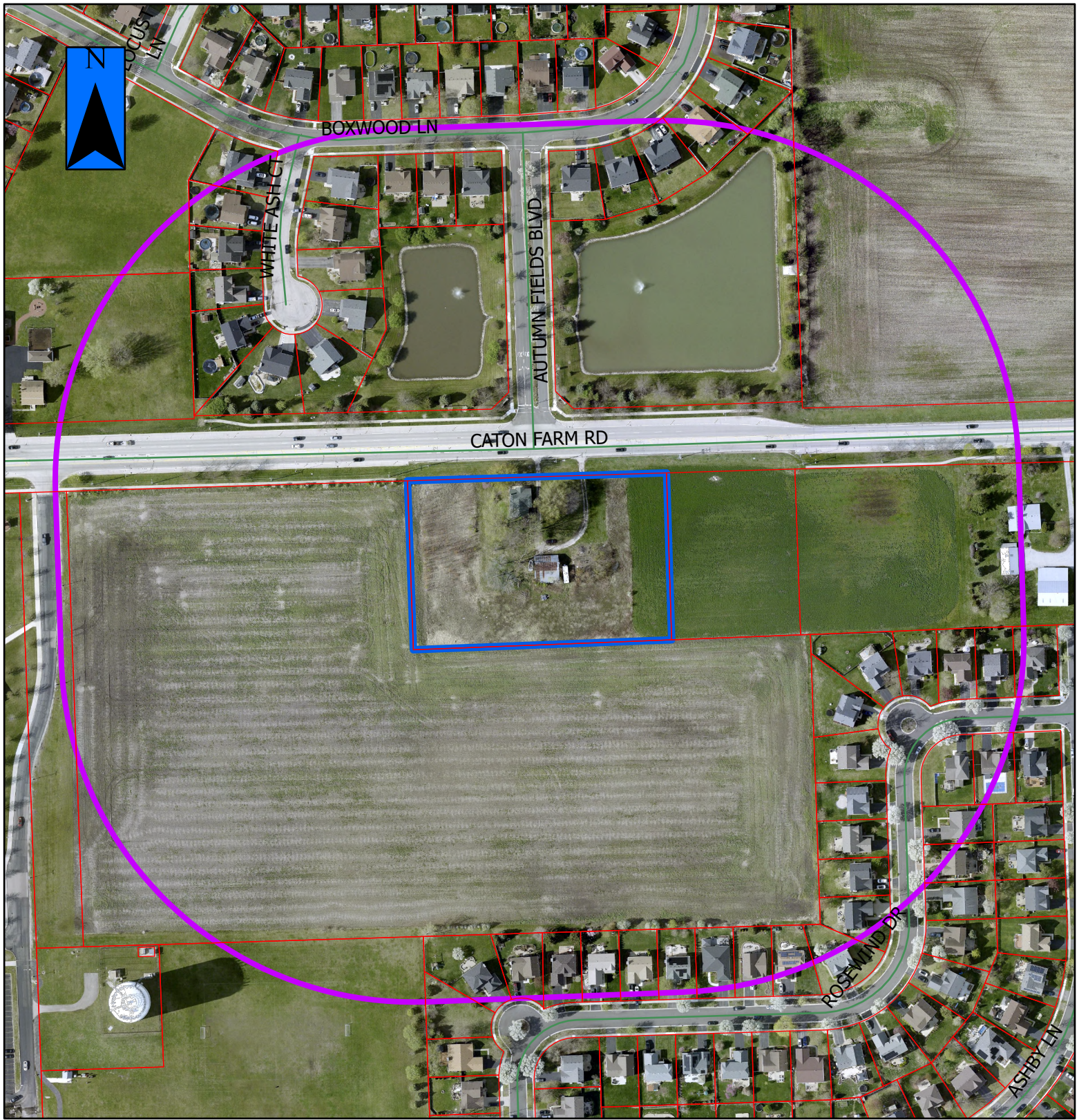


Figure 2: Subject site at 580 Caton Farm Road, view south from Caton Farm Road (April 2025)



Figure 3: Subject site at 580 Caton Farm Road, view south from Autumn Fields Boulevard (April 2025)



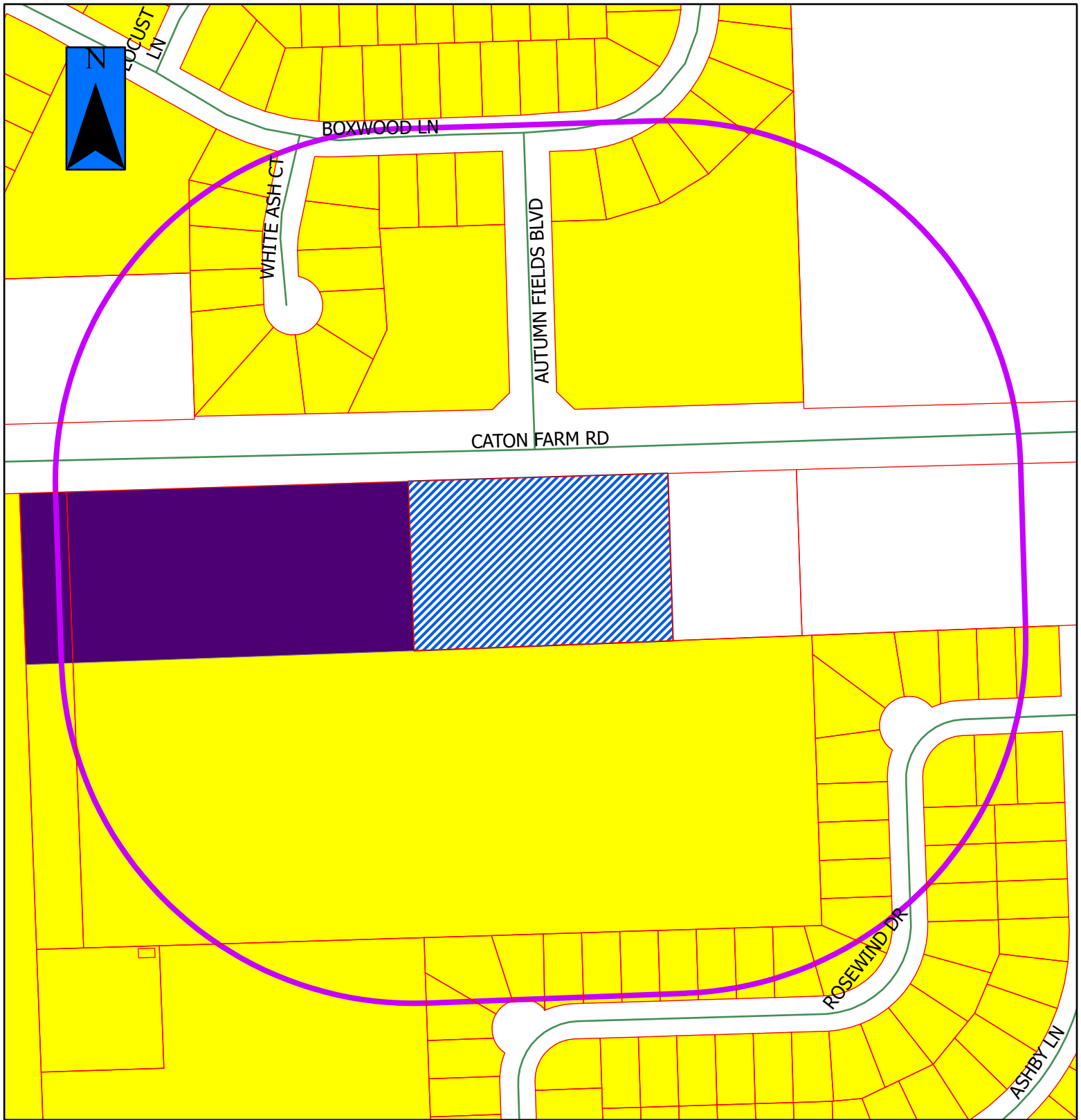


2025-50a



= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



2025-50



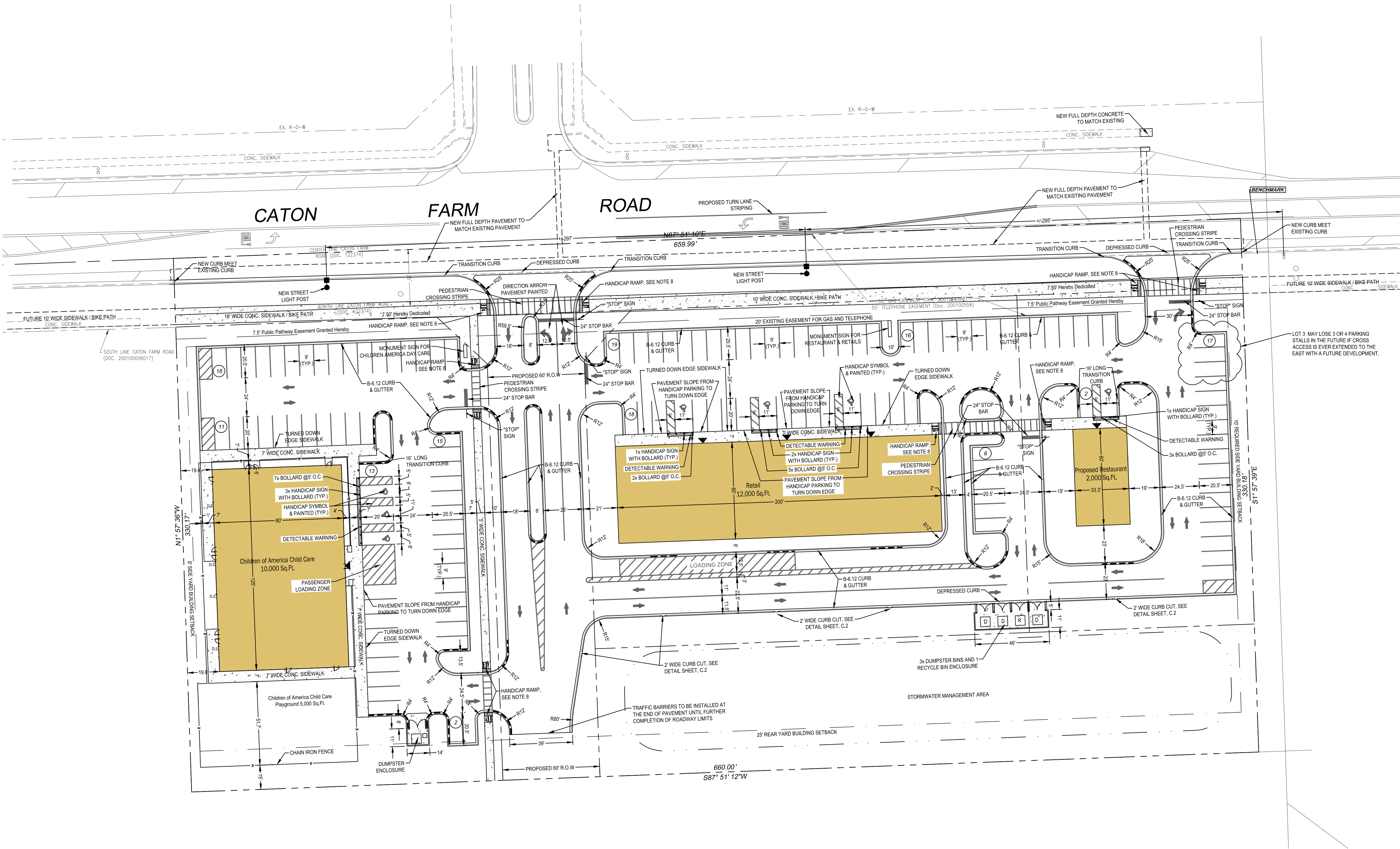
= Property in Question



= 600' Public Notification Boundary

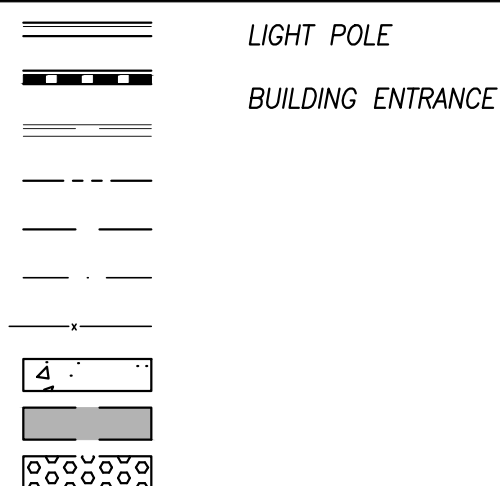
Legend

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



LEGEND

PROPOSED CURB & GUTTER
REVERSE PITCH CURB
EXISTING CURB & GUTTER
PROPERTY LINE
EASEMENT LINE
SETBACK LINE
CHAIN-LINK FENCE
CONCRETE PAD
FULL DEPTH ASPHALT PAVEMENT
TRUNCATED DOMES



SITE ANALYSIS

580 CATON FARM ROAD
JOLIET, IL 60586

PARCEL AREA
R.O.W. DEDICATION
LOT 1- CHILDREN OF AMERICA CHILD CARE
LOT 2- RETAIL
LOT 3- RESTAURANT
LOT 4- STORMWATER MANAGEMENT

217,332 sf
18,160 sf
54,806 sf
55,545 sf
29,083 sf
32,271 sf

PARKING

CHILDREN OF AMERICA CHILD CARE:
QUANTITY REQD. 56 = 10,000/180 (1 SPACE / 180 SQ. FT.)
PROVIDED 60 SPACES = 57 STANDARD + 3 ADA

PROPOSED RESTAURANT:
QUANTITY REQD. 12 = 2,000/180 (1 SPACE / 180 SQ. FT.)
PROVIDED 12 SPACES = 12 STANDARD + 1 ADA

RETAIL:
QUANTITY REQD. 66 = 12,000/180 (1 SPACE / 180 SQ. FT.)
PROVIDED 66 SPACES = 65 STANDARD + 1 ADA

STALL SPACE REQUIRED 9' X 20' (STANDARD)
PROVIDED 9' X 20' (STANDARD), 13' X 20' (ADA)

SITE IMPERVIOUS

EXISTING IMPERVIOUS AREA: 10,659 SF (0.24 AC)
PROPOSED IMPERVIOUS AREA: 13,349 SF (3.08 AC)
NET NEW IMPERVIOUS AREA: 123,690 SF (2.84 AC)

SITE NOTES

- All dimensions are back of curb unless otherwise noted.
- All curb radii are back of curb unless otherwise noted.
- Contractor to verify dimensions prior to starting work and notify engineer if any discrepancies are found.
- Sidewalk around perimeter of building shall be walk/pavement unless otherwise specified on plans.
- Contractor will be responsible for repairing all existing pavement damaged during construction.
- See details for bituminous and concrete pavement sections.
- Contractor to provide temporary traffic control measures during construction of entrance of R.O.W. in accordance w/ Illinois D.O.T. requirements.
- ADA handicap ramps shall be installed at all locations delineated on plans as well as at all locations where sidewalk abuts drives or roadways. Installing a Detectable Warning and 3' transition curb both side.
- Contractor shall compare architectural and engineering plans for interface compatibility.
- All curb and gutter shall be B6:12 unless otherwise noted on plans
- Pavement striping to be white two coats unless otherwise specified on plans.

New Construction:

580 CATON FARM

580 Caton Farm Road
Joliet, Illinois 60586

REVISIONS:

#	DESCRIPTION	DATE
1	FOR PUD	10/13/2025
2	FOR FINAL ENGINEERING	10/20/2025

PROJECT NUMBER: 25077

DRAWN BY: NS/SAH REVIEWED BY: ME

SHEET TITLE:

SITE PLAN

SHEET NO.

C1.1

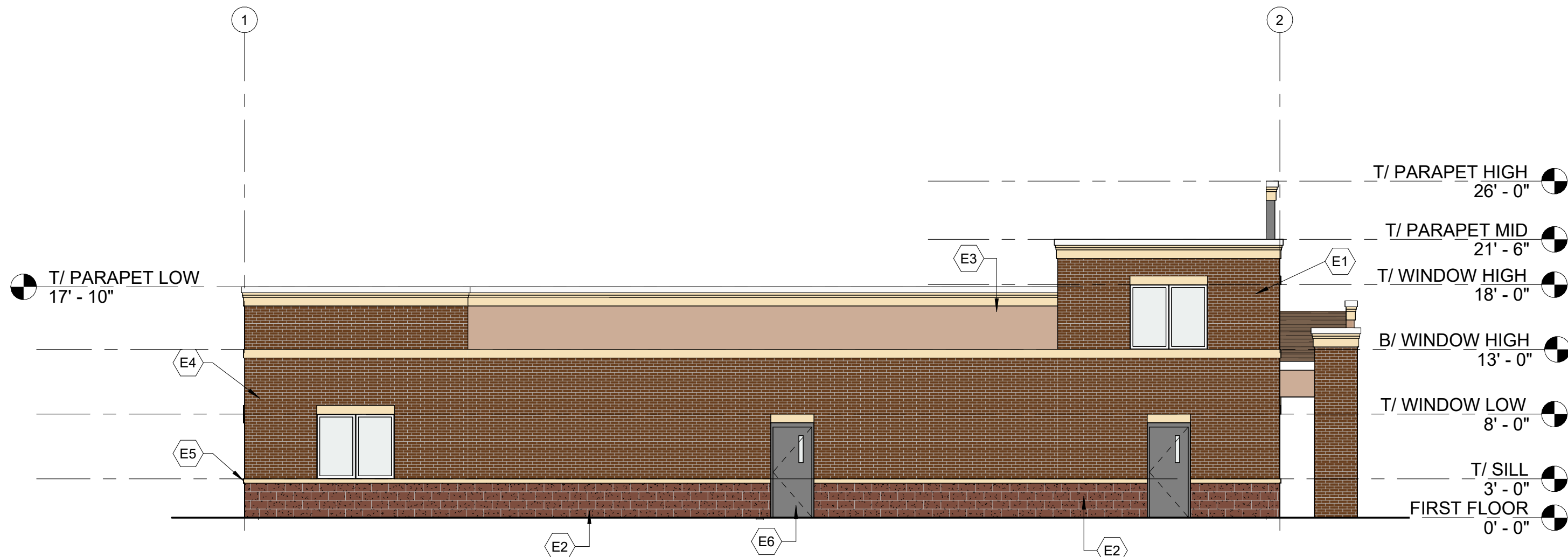
NOT FOR CONSTRUCTION

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1"

1 2 3 4 5 6 7 8



4 RIGHT ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"

EX	EXTERIOR ELEVATION KEYNOTES
E1	BRICK PILASTER BUILD OUT
E2	SPLIT FACE CMU VENEER
E3	E.I.F.S. SYSTEM W/REVEALS
E4	PRECAST LINTEL
E5	4" PRECAST SILL ROUNDED 2", TAPERED INTO EACH DOOR FRAME
E6	GALVANIZED H.M DOOR AND FRAME

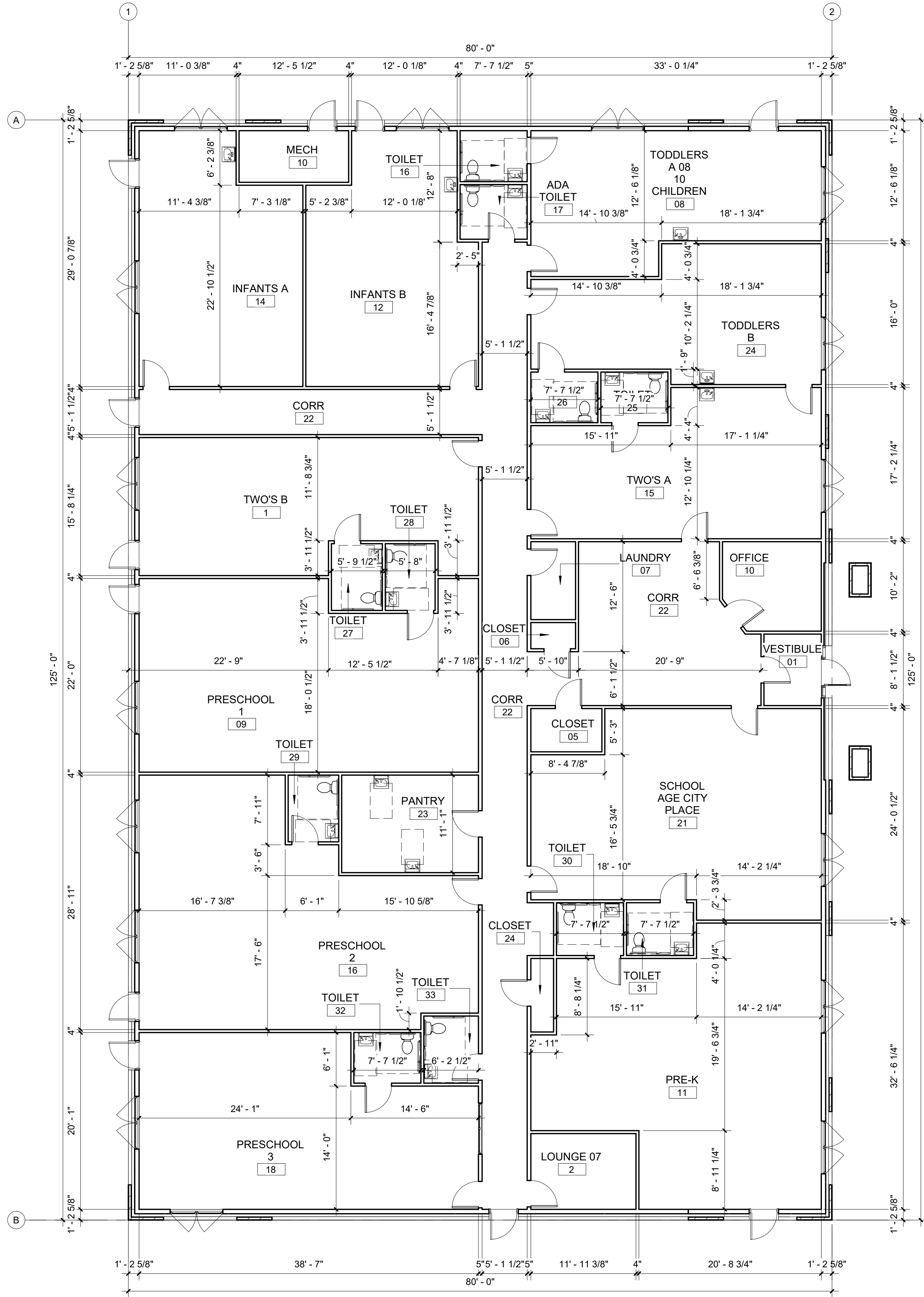
GENERAL NOTES
1. SEE A9.2 FOR EXTERIOR FINISH SCHEDULE
2. ALL EXHAUST FAN VENTING TO BE THRU ROOF (NO VENTING ALLOWED OUT SIDES OF BUILDING THROUGH THE FRONT REAR AND SIDE WALLS OF BUILDING)

CONSULTING ENGINEERS:

CLIENT:

Building Type
580 Caton Farm
580 Caton Farm

REVISIONS		
#	DESCRIPTION	DATE



1 PROPOSED FIRST FLOOR LOT 1
1/8" = 1'-0"

GENERAL NOTES

1. THE TOILET IN ROOM 11.1 THE RESTROOM IN THE TODDLERS ROOM, SHALL BE A CHILD SIZED TOILED AND HAVE A HEIGHT OF 10". THE TOILETS IN ROOMS 13 & 20 , THE ADA RESTROOMS , SHALL HAVE AN ADA COMPLIANT TOILET WITH A HEIGHT OF 17". ALL OTHER TOILETS IN THE BUILDING SHALL BE OF STANDARD HEIGHT 14".
2. ALL DOOR JAMBS TO BE 4" FROM HINGED SIDE TO EDGE OF WALL , UNLESS OTHERWISE NOTED. BOTTOM OF JAMB NOT TO EXCEED 1/4" A.F.F.
3. SEE SHEET A9.1 FOR WINDOW TYPES.
4. ALL WALL TYPES SHOWN ON PLAN ARE NOMINAL THICKNESS. SEE WALL TYPES SCHEDULE FOR ACTUAL WALL THINKNESS.
5. INSTALL 20 AMP DUPLEX OUTLET AT CORRIDORS PER ELECT PLAN.
6. ALL THERMO/ SENSOR TO BE INSTALLED AT 54" A F F WITH TAMPER PROOF COVERS. THERMO/SENSORS TO BE LOCATED IN EACH CLASSROOM AND TO BE INDEPENDENT OF EACH OTHER (SEE M-1).
7. ALL CASEWORK / CABINETS/MILLWORK/COUNTERTOPS SHOWN ON DRAWINGS TO BE PROVIDED BY COSTA CABINETS.
8. ALL COUNTERTOPS TO HAVE RADIUS CORNERS.
9. SEE SHEET A8.2 FOR APPLIANCE LEGEND.
10. FIRE EXTINGUISHER: CONFIRM W/ BUILDING DEPT. REQUIREMENTS FOR FIRE EXTINGUISHER CABINET QUANTITIES & LOCATIONS. REFER TO SPECIFICATIONS FOR CABINET DESCRIPTION & INSTALLATION REQUIREMENTS (INCLUDING RECESSED CABINETS). FIRE EXTINGUISHERS TO BE RECESSED INTO THE WALL.

THE MINIMUM C.O.A REQUIREMENT (OR MORE IF CODE REQUIRED) SHALL BE:
1. IN THE LOUNGE
2. IN THE PANTRY
3. AT THE FRONT DESK
4. AT EACH AND OF THE LONG CORRIDOR.
5. IN THE MECHANICAL, ELECTRICAL / SPRINKLER ROOM.
11. PROVIDE 20'-0" HIGH STANDARD FLAG POLE WITH AN INTERNAL ROPE. AMERICAN FLAG & FLAG POLE CO. 800-426-6235 (SKU S20050125) VERIFY LOCATION WITH C.O.A.
12. PROVIDE FIRE SPRINKLERS THROUGH-OUT. FIRE SPRINKLER CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR SYSTEM TO MEET LOCAL CODES.
- 13.CCTV CAMERAS AND ALL VIDEO TO BE SUPPLIED BY ALWAYS CLOSE BY. QUANTITY AND LOCATION OF CAMERAS TO BE PROVIDED BY "ALWAYS CLOSE BY"



ARCHITECTS | ENGINEERS | PLANNERS

Koru Group, PLLC
2135 CityGate Lane, STE 330
Naperville, IL 60563

© Copyright 2024
KORU Group, PLLC

The drawings and the contents herein are the sole property of Koru Group, PLLC and no portion of any may be printed or copied without the express permission of this office

CONSULTING ENGINEERS:

CLIENT:

Building Type
580 Caton Farm
580 Caton Farm

REVISIONS:

#	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	DATE
2		

FILE NAME: 25077 580 Caton Farm

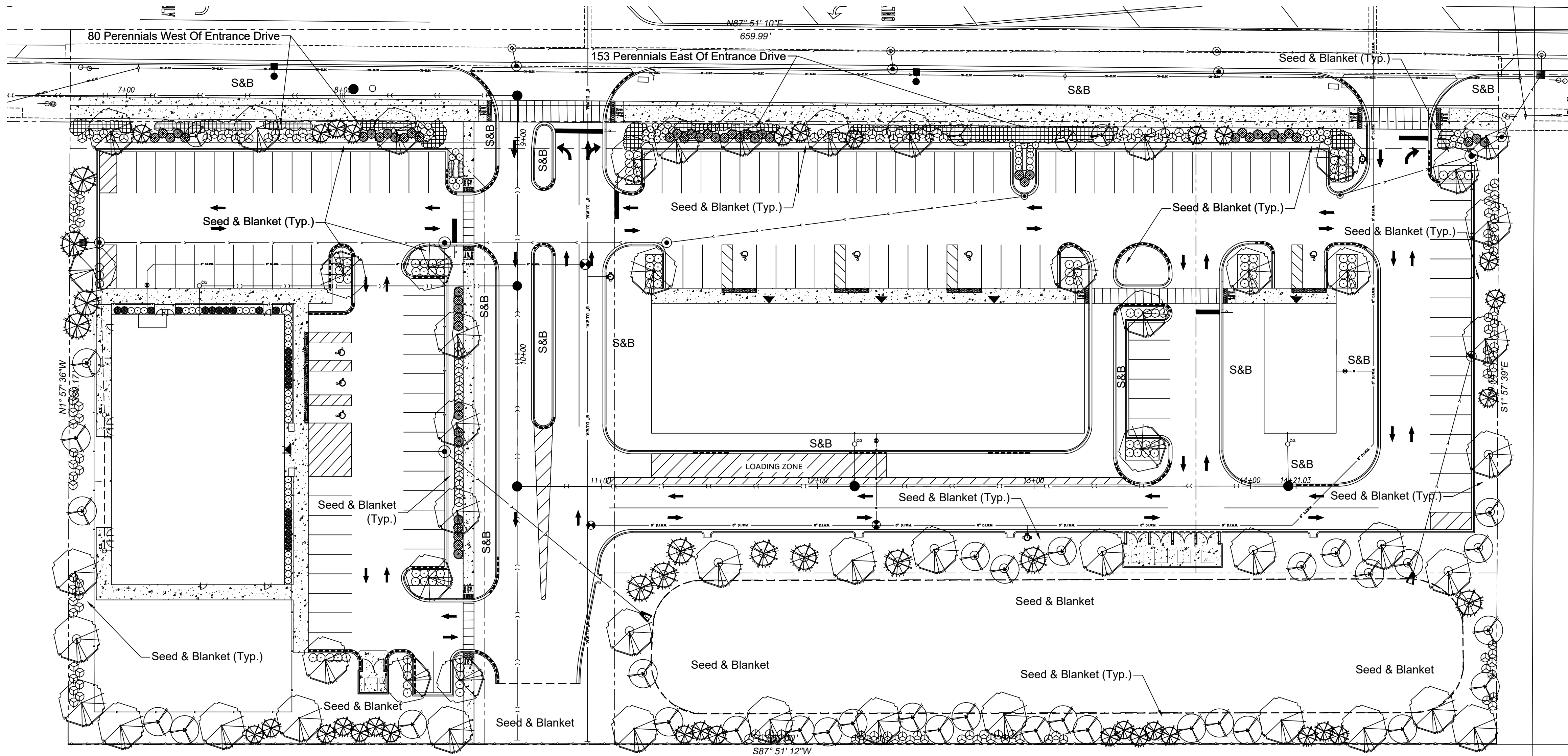
DRAWN BY: Author REVIEWED BY: Checker

SHEET TITLE:

FIRST FLOOR PLAN

SHEET NO.

A101



NOTE: This plan is preliminary in nature. Plant locations my vary pending final site geometry, utilities locations, grading, etc.

LANDSCAPE CALCULATIONS:

Caton Farm Road Perimeter- West Side (10' Wide): 197 LF (minus Drives)

Requirement: 10' Wide Buffer, 2- Evergreen or Ornamental Trees, 1- Shade Trees, 20- Shrubs & 40- Perennials/100 LF

Calculation: 4- Evergreen or Ornamental Trees, 2- Shade Trees, 40- Shrubs & 80 Perennials

Provided: 5- Evergreen or Ornamental Trees, 3- Shade Trees, 40- Shrubs & 80- Perennials

Caton Farm Road Perimeter- East Side (10' Wide): 382 LF (minus Drives)

Requirement: 10' Wide Buffer, 2- Evergreen or Ornamental Trees, 1- Shade Trees, 20 Shrubs & 40 Perennials/100 LF

Calculation: 8- Evergreen or Ornamental Trees, 4- Shade Trees, 77- Shrubs & 153 Perennials

Provided: 8- Evergreen or Ornamental Trees, 6- Shade Trees, 82- Shrubs & 153 Perennials

West Property Line Perimeter: 330 LF

Requirement: 2- Evergreen or Ornamental Trees + 1- Shade Trees + 10 Shrubs /100 LF

Calculation: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs

Provided: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs

East Property Line Perimeter: 330 LF

Requirement: 5' Wide Buffer, 2 Evergreen or Ornamental Trees + 1 Shade Trees & 10 Shrubs/100 LF

Calculation: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs

Provided: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs

South Property Line Perimeter: 660 LF - 60 LF ROW = 600LF

Requirement: 15' Wide Buffer, 3 Evergreen Trees + 3 Ornamental Trees + 2 Shade Trees & 5 Shrubs/100 LF

Calculation: 18- Evergreen Trees + 18- Ornamental Trees + 12- Shade Trees & 30 Shrubs

Provided: 18- Evergreen Trees + 18- Ornamental Trees + 12- Shade Trees & 30 Shrubs

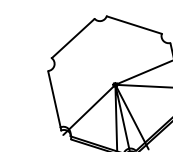
Detention Basin Landscaping: 833 LF H.W.L.

Requirement: 1 Shade Tree + 1 Evergreen Tree + 1- Ornamental Tree/100LF H.W.L.

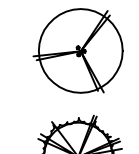
Calculation: 8- Shade Trees, 8- Evergreen Trees & 8- Ornamental Trees

Provided: 8- Shade Trees, 8 Evergreen Trees & 8- Ornamental Trees

LEGEND



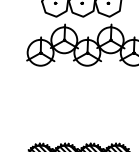
DECIDUOUS SHADE TREE - 2.0"



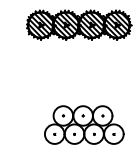
ORNAMENTAL TREE - 6'BB/clump/2"BB



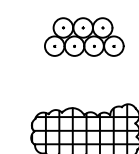
EVERGREEN TREE - 6'BB



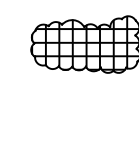
LARGE DECIDUOUS SHRUB- 5 Gal/24" Min.



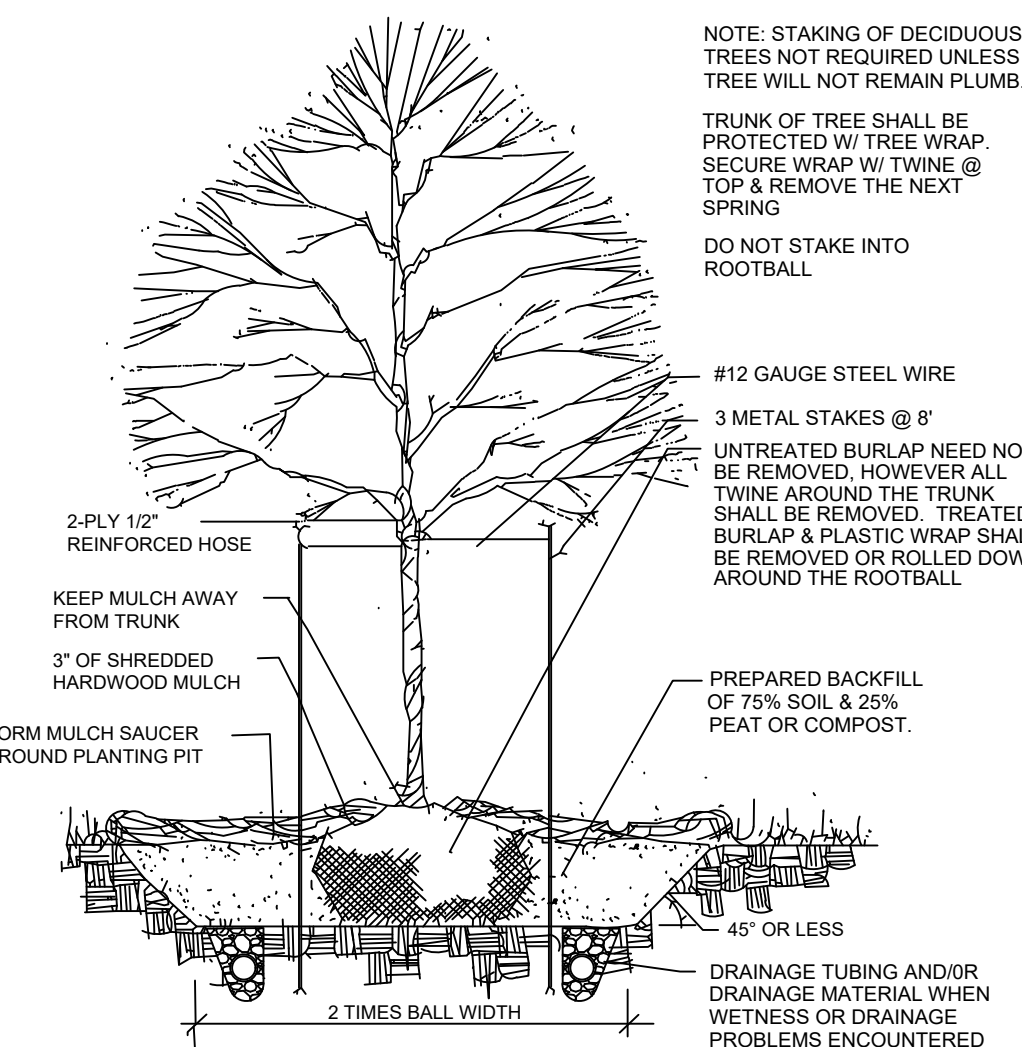
EVERGREEN SHRUBS - 5 Gal.



DWARF DECIDUOUS SHRUB- 3 Gal/24" Min.

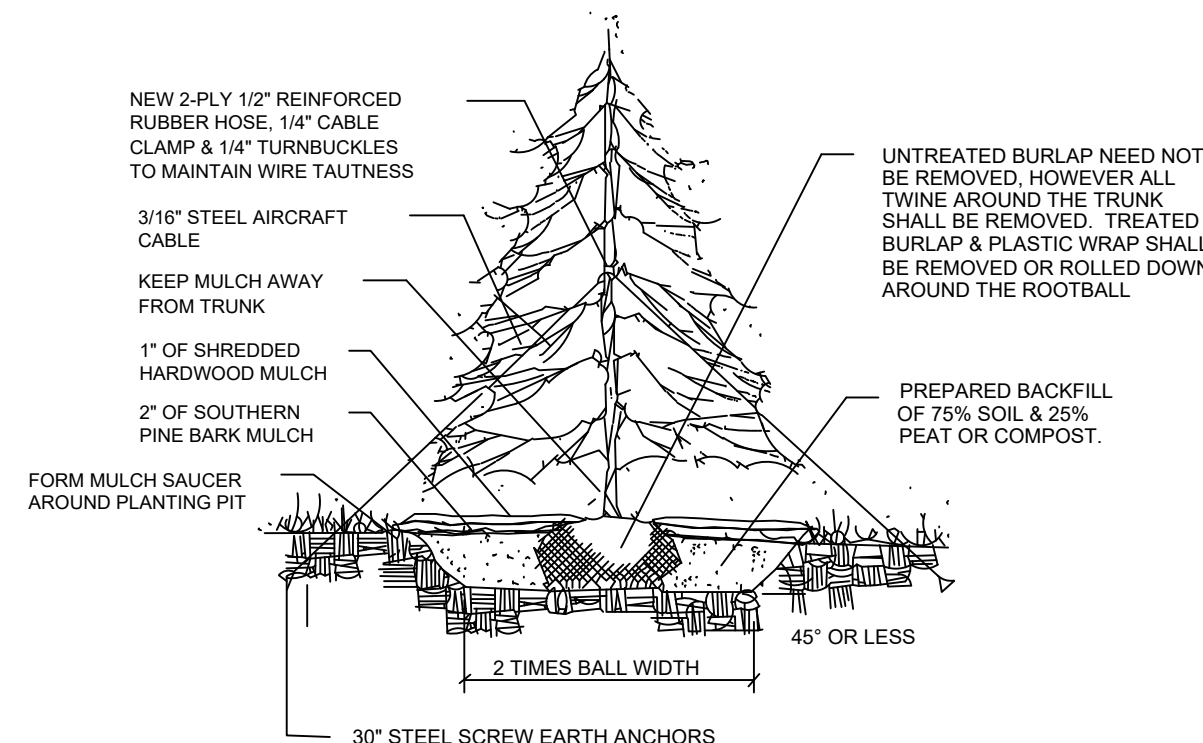


PERENNIALS & ORNAMENTAL GRASSES- 1 Gal./1 Qt.



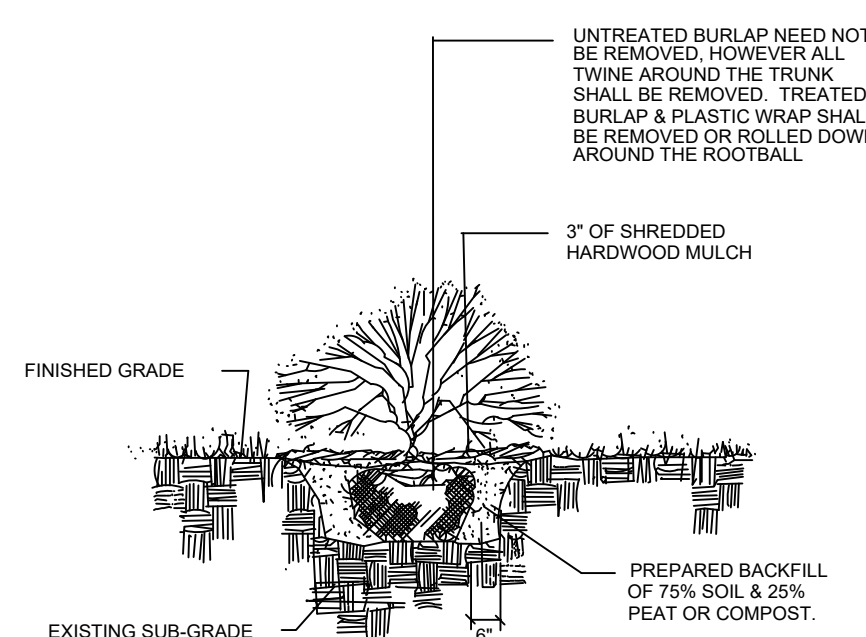
DECIDUOUS TREE

NTS



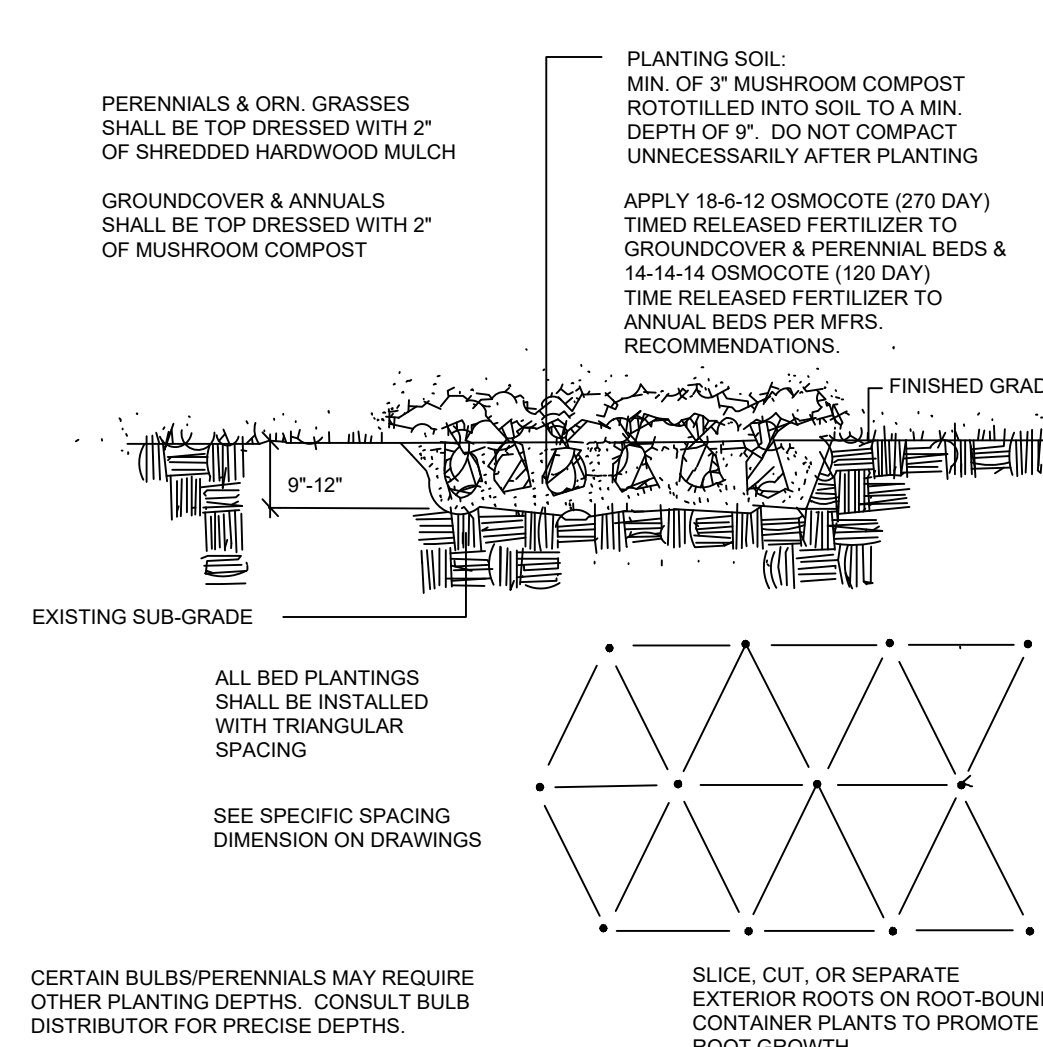
EVERGREEN TREE

NTS



SHRUBS

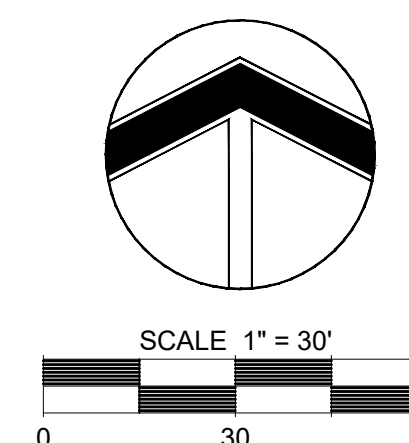
NTS



BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUND COVER & ANNUALS)

NTS



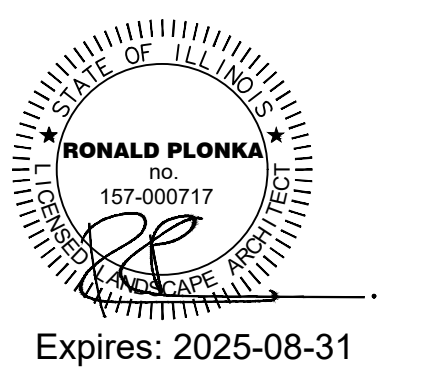
© 2025 Heritage Oak Studios, LLC
The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC.

REVISIONS

3 - Per City Of Joliet Review	2025-11-11
2 - Per Revised Site Plan	2025-10-14
1 - Revised Per 30' Buffer	2025-09-05

MULTI-TENANT DEVELOPMENT

580 Caton Farm Road
Joliet, Illinois



HERITAGE OAK STUDIOS, LLC

Landscape Architects

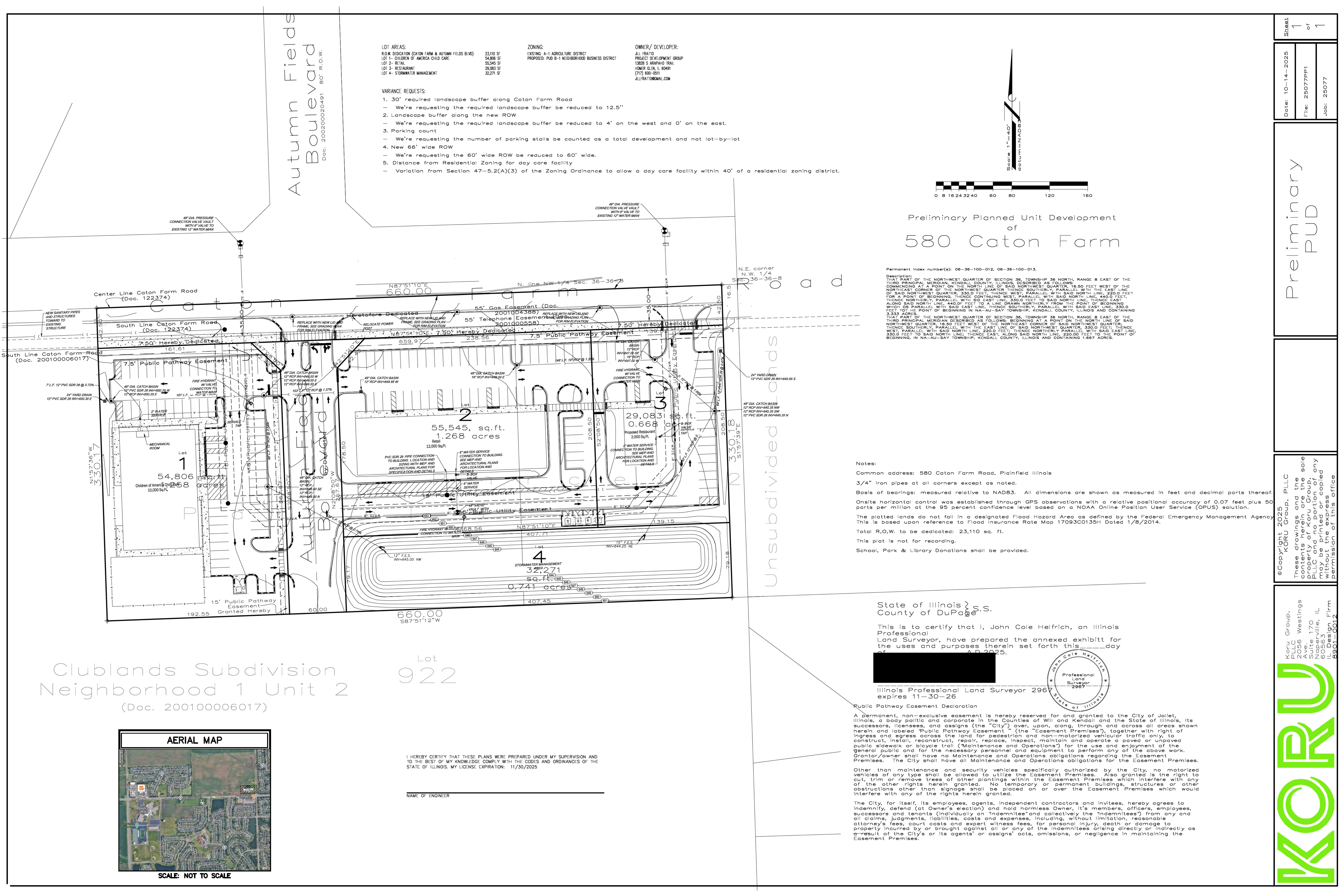
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

PRELIMINARY LANDSCAPE PLAN

DATE: 2025-08-22
SCALE: 1"=20'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

SHEET L-1

PROJECT NO.: 2325 - 2463



LOT AREAS:	
R.O.W. DEDICATION (CATON FARM & AUTUMN FIELDS BLVD)	23,110 SF
LOT 1- CHILDREN OF AMERICA CHILD CARE	54,806 SF
LOT 2- RETAIL	55,545 SF
LOT 3- RESTAURANT	29,083 SF
LOT 4- STORMWATER MANAGEMENT	32,271 SF

ZONING:	
EXISTING: A-1 AGRICULTURE DISTRICT	
PROPOSED: PUD B-1 NEIGHBORHOOD BUSINESS DISTRICT	

OWNER/ DEVELOPER:	
JILL FRATO	
PROJECT DEVELOPMENT GROUP	
13028 S. MAPLE AVE. TRAIL	
ROMEO, IL 60491	
(717) 600-0511	
JILLFRATO@GMAIL.COM	

- VARIANCE REQUESTS:
- 30' required landscape buffer along Caton Farm Road
 - We're requesting the required landscape buffer be reduced to 12.5'
 - Landscape buffer along the new ROW
 - We're requesting the required landscape buffer be reduced to 4' on the west and 0' on the east.
 - Parking count
 - We're requesting the number of parking stalls be counted as a total development and not lot-by-lot
 - New 66' wide ROW
 - We're requesting the 60' wide ROW be reduced to 60' wide.
 - Distance from Residential Zoning for day care facility
 - Variation from Section 47-5.2(A)(3) of the Zoning Ordinance to allow a day care facility within 40' of a residential zoning district.

Preliminary Planned Unit Development
of
580 Caton Farm

Permanent index number(s): 06-36-100-012, 06-36-100-013.

Description:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET, THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING WEST, PARALLEL WITH SAID NORTH LINE, 440.0 FEET, THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE, THENCE EAST ALONG SAID NORTH LINE, 440.0 FEET TO A LINE DRAWN NORTHERLY FROM THE POINT OF BEGINNING WHICH IS PARALLEL WITH SAID EAST LINE, THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 3.333 ACRES.

THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET, THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE, THENCE EAST ALONG SAID NORTH LINE, 440.0 FEET TO A LINE DRAWN NORTHERLY FROM THE POINT OF BEGINNING WHICH IS PARALLEL WITH SAID EAST LINE, THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO THE POINT OF BEGINNING, IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 1.667 ACRES.

- Notes:
- Common address: 580 Caton Farm Road, Plainfield Illinois
- 3/4" Iron pipes at all corners except as noted.
- Basis of bearings: measured relative to NAD83. All dimensions are shown as measured in feet and decimal parts thereof.
- Onsite horizontal control was established through GPS observations with a relative positional accuracy of 0.07 feet plus 50 parts per million at the 95 percent confidence level based on a NOAA Online Position User Service (OPUS) solution.
- The platted lands do not fall in a designated Flood Hazard Area as defined by the Federal Emergency Management Agency. This is based upon reference to Flood Insurance Rate Map 17093C0135H Dated 1/8/2014.
- Total R.O.W. to be dedicated: 23,110 sq. ft.
- This plat is not for recording.
- School, Park & Library Donations shall be provided.

State of Illinois } s.s.
County of DuPage }
Page 5.

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor, have prepared the annexed exhibit for the uses and purposes therein set forth this _____ day of _____, A.D. 2025.

John Cole Helfrich
Professional Land Surveyor
2967
State of Illinois

Illinois Professional Land Surveyor 2967 expires 11-30-26

Public Pathway Easement Declaration

A permanent, non-exclusive easement is hereby reserved for and granted to the City of Joliet, Illinois, a body politic and corporate in the Counties of Will and Kendall and the State of Illinois, its successors, licensees, and assigns (the "City") over, upon, along, through and across all areas shown herein and labeled "Public Pathway Easement" (the "Easement Premises"), together with right of ingress and egress across the land for pedestrian and non-motorized vehicular traffic only, to construct, install, reconstruct, repair, replace, inspect, maintain and operate a paved or unpaved public sidewalk or bicycle trail ("Maintenance and Operations") for the use and enjoyment of the general public and for the necessary personnel and equipment to perform any of the above work. Grantor/owner shall have no Maintenance and Operations obligations regarding the Easement Premises. The City shall have all Maintenance and Operations obligations for the Easement Premises.

Other than maintenance and security vehicles specifically authorized by the City, no motorized vehicles of any type shall be allowed to utilize the Easement Premises. Also granted is the right to cut, trim or remove trees of other plantings within the Easement Premises which interfere with any of the other rights herein granted. No temporary or permanent buildings, structures or other obstructions other than signage shall be placed on or over the Easement Premises which would interfere with any of the rights herein granted.

The City, for itself, its employees, agents, independent contractors and invitees, hereby agrees to indemnify, defend (at Owner's election) and hold harmless Owner, its members, officers, employees, successors and tenants (individually an "indemnitee" and collectively the "indemnitees") from any and all claims, judgments, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees, court costs and expert witness fees, for personal injury, death or damage to property incurred by or brought against all or any of the indemnitees arising directly or indirectly as a result of the City's or its agents' or assigns' acts, omissions, or negligence in maintaining the Easement Premises.

Clublands Subdivision
Neighborhood 1 Unit 2
(Doc. 200100006017)



SCALE: NOT TO SCALE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES OF THE STATE OF ILLINOIS. MY LICENSE EXPIRATION: 11/30/2025

NAME OF ENGINEER _____

Sheet
1
of
1

Date: 10-14-2025
File: 25077PP1
Job: 25077

Preliminary
PUD

©Copyright 2025
KORU Group, PLLC
These drawings and the
contents herein are the sole
property of Koru Group, PLLC.
No part of these drawings or any
may be printed or copied
without the express
permission of this office

KORU
Koru Group,
2050 Westings
Ave.
Suite 170
Naperville, IL
60563
630.563.1001

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: 580 Caton Farm Road

PETITIONER'S NAME: Project Development Group LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Contract Purchaser

OWNER OF PROPERTY: David A. Ashby, Mark Ashby, Bonnie Pinnow, and the Ashby Trust

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):

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 06-36-100-012 ;

03-36-100-013 ; _____ ; _____

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 : Approx: 5 AC

PRESENT USE(S) OF PROPERTY: Vacant Farmstead

PRESENT ZONING OF PROPERTY: Kendall County A-1

SPECIAL USE REQUESTED: Day Care 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 development of the proposed site will improve the general area as it will bring a much needed day care facility as well as dining and shopping opportunities for the surrounding residents.

2. How will the special use impact properties in the immediate area?

There will be minimal impact on the surrounding area. There is already a school, a car wash/gas station and ample residential development. The proposed commercial development will be in line with the trend.

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

No. This property is one of a few undeveloped in the area.

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

Yes, and to the extent it is determined at a later date that it is not we will provide for the same as part of the development.

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

Yes

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?

The use is consistent with the code.

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

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, Jill Fratto, 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.

[Redacted Signature]

Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 14 day of Oct., 2025

[Redacted Notary Signature]



REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

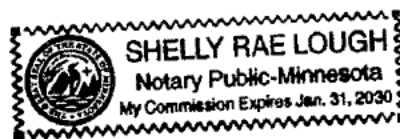
minnesota
STATE OF ~~ILLINOIS~~ ss
COUNTY OF ~~WILL~~ *Carlton*

I, *Bonnie A. Pinnau*, 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

[Redacted Signature]

[Signature]
Owner's Signature
(If other than petitioner)



Subscribed and sworn to before me
this 8th day of October, 2025

[Redacted Signature]

REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

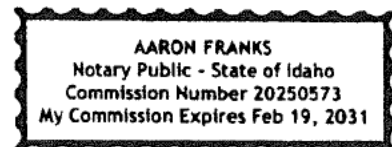
STATE OF ~~ILLINOIS~~ ^{Idaho} ss
COUNTY OF ~~WILL~~ ^{Bannock}

I, David Adam Ashby, 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 9 day of October, 20 25



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, MAK S. D. 46-1, 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.



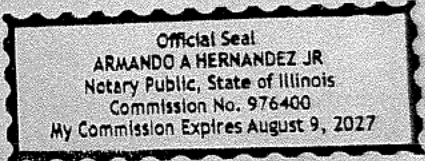
Petitioner's Signature

N/A

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 09th day of October, 2025




Official Seal
ARMANDO A. HERNANDEZ JR.
Notary Public, State of Illinois
Commission No. 976400
My Commission Expires August 9, 2027

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET, THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING WEST, PARALLEL WITH SAID NORTH LINE, 440.0 FEET, THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE, THENCE EAST, ALONG SAID NORTH LINE, 440.0 FEET TO A LINE DRAWN NORTHERLY FROM THE POINT OF BEGINNING, WHICH IS PARALLEL WITH SAID EAST LINE, THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 3.333 ACRES.

PARCEL 2: THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET; THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET; THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE; THENCE EAST, ALONG SAID NORTH LINE, 220.0 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 1.667 ACRES.

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:

580 Caton Farm Road, Plainfield (unincorporated), Illinois 60586

PIN(s): 06-36-100-012 & 06-36-100-013

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 |

Ashby Family Trust - Mark Ashby & Bonnie Pinnow Trustees - [REDACTED]

David Adam Ashby

E-MAIL: [REDACTED]

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

Jill Fratto - [REDACTED] - 100%

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:** [REDACTED]

★ **DATE:** 9/5/2025

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

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

Jill Fratto - [REDACTED] - 100%

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: [REDACTED]

★ DATE: 9/5/25

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

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

Jill Fratto - [REDACTED] - 100%

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, [REDACTED]

★ DATE: 9/5/2023

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

Bonnie A. Pinnow [REDACTED]

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:

	Does the evidence presented sustain this criteria?	Comments
(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.		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9151

Agenda Date: 11/20/2025

STAFF REPORT

DATE: November 20, 2025
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)

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 stormwater 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.

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 approve the Variation of Use and Special Use Permit requests. While staff does not find that 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

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

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

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.

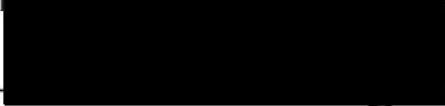


Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me

this ~~11th~~ 20th 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.



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

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: ██████████

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 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.

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)
COUNTY OF Will)
I, Casey N. Wash, of the County of Will, State of Illinois, do hereby certify that I am the owner of the land described in the attached plat has caused the same to be surveyed, subdivided and platted 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 Casey N. Wash
(CORRECT)
LENNY'S FOOD N FUEL THEODORE AND DRAUDEN, LLC
8209 189th STREET, UNIT K
TINLEY PARK, ILLINOIS 60487

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Will)
I, [Redacted], a Notary Public, in and for said County, in the State of Illinois, 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

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
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 JOLET JUNIOR COLLEGE COMMUNITY COLLEGE DISTRICT 555 IN WILL COUNTY, ILLINOIS.
DATED THIS 29 DAY OF December, A.D. 2020

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Will)
I, [Redacted], a Notary Public, in and for said County, in the State of Illinois, 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

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Will)
I, [Redacted], Director of the Tax Mapping and Planning 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: 06-03-32-300-011-0000.
DATED THIS 19th DAY OF February, A.D. 2021

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Will)
THIS INSTRUMENT NO 220210199162 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.
[Redacted]

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Will)
I, [Redacted], 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

COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM APPROVAL CERTIFICATE

STATE OF ILLINOIS)
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

MORTGAGEE'S CONSENT CERTIFICATE

STATE OF ILLINOIS)
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

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Will)
I, [Redacted], a Notary Public, in and for said County, in the State of Illinois, 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

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Will)
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF JOLET, ILLINOIS, AT A MEETING HELD ON THE 19th DAY OF November, A.D. 2020
[Redacted]

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Will)
APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLET, ILLINOIS, ON 19th DAY OF December, A.D. 2020
[Redacted]

VILLAGE ASSESSMENTS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Will)
I, [Redacted], 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 JOLET, ILLINOIS, THIS 19th DAY OF January, A.D. 2021

CITY ENGINEER CERTIFICATE

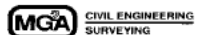
STATE OF ILLINOIS)
COUNTY OF Will)
APPROVED BY THE CITY ENGINEER OF THE CITY OF JOLET, WILL COUNTY, ILLINOIS
DATED THIS 26 DAY OF JANUARY, 20 21

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
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.
[Redacted] 20 20
062-054915
ILLINOIS LICENSE #

REVISIONS

DATE	BY	DESCRIPTION
10/19/20	BPH	ISSUE FOR REVIEW
12/22/20	JWP/BPH	LOT 1 EASEMENTS



M GINGRICH GEREUX & ASSOCIATES
Professional Design Firm License # 184-050503
P. 815-478-6680 www.mg2a.com F. 815-478-9685
26220 S. OGDARD RD | MANHATTAN, IL 60442

LENNY'S FOOD N FUEL THEODORE AND DRAUDEN

2021 2 OF 2

HESTER SELF-STORAGE
DRAUDEN RD
JOLIET, IL 60586

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

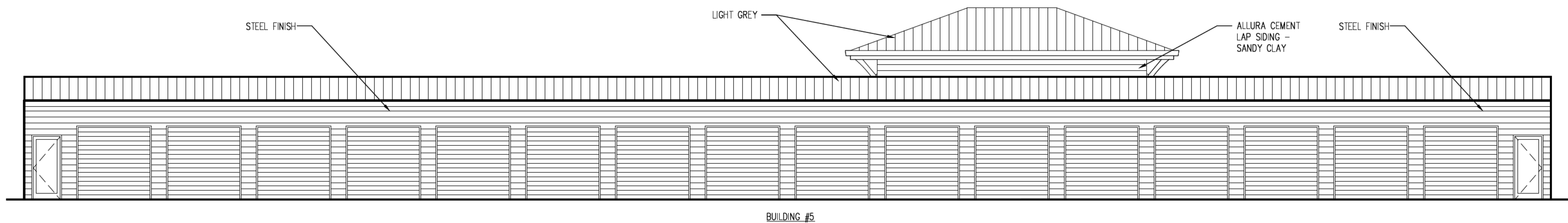
A-201

T/ ROOF
EL. 21'-4"

T/ ROOF
EL. 13'-8"

B/ GARAGE
EL. 10'-7"

T/ FIN. FLOOR
EL. 0'-0"



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

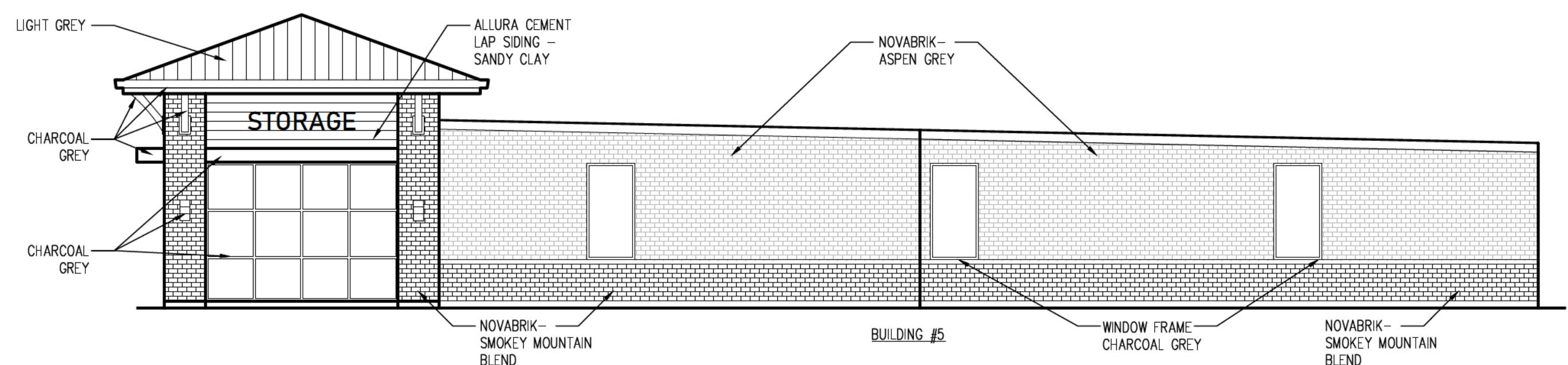
0 2' 4' 8' 16' 24'

T/ ROOF
EL. 21'-4"

T/ MASONRY
EL. 13'-8"

B/ CANOPY
EL. 10'-7"

T/ FIN. FLOOR
EL. 0'-0"



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

0 2' 4' 8' 16' 24'

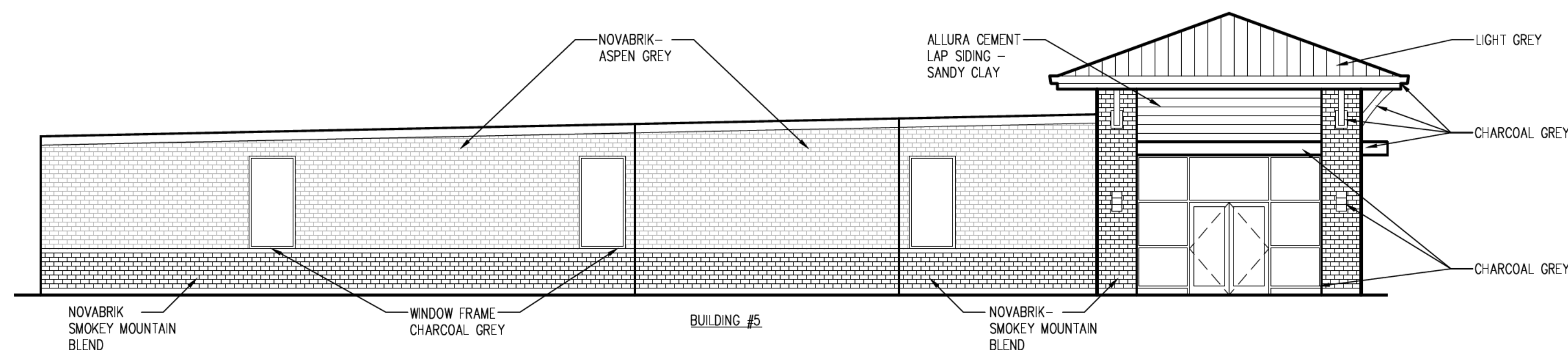
T/ ROOF
EL. 21'-4"

T/ MASONRY
EL. 13'-8"

B/ CANOPY
EL. 10'-7"

L/ MASONRY
EL. 3'-2"

T/ FIN. FLOOR
EL. 0'-0"



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

0 2' 4' 8' 16' 24'

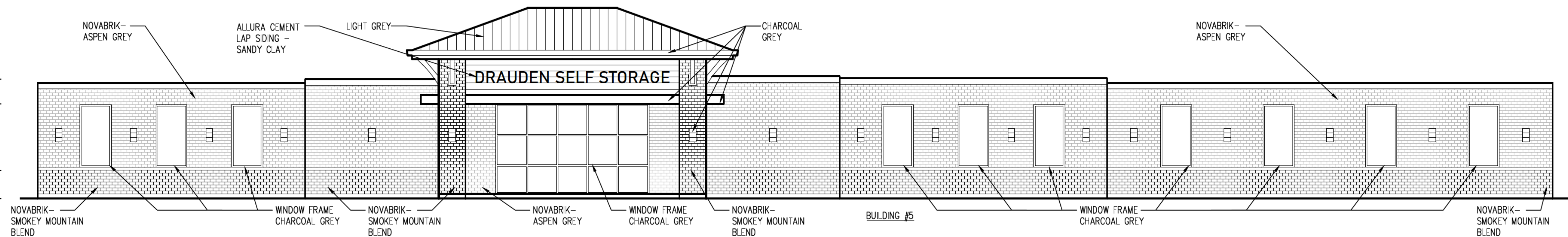
T/ ROOF
EL. 21'-4"

T/ MASONRY
EL. 13'-4"

B/ CANOPY
EL. 10'-7"

L/ MASONRY
EL. 3'-2"

T/ FIN. FLOOR
EL. 0'-0"



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

0 2' 4' 8' 16' 24'

REVISIONS

REV #	DATE	REV. PER:

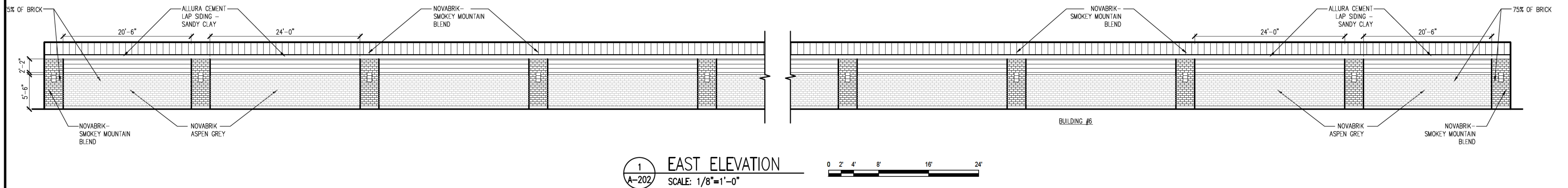
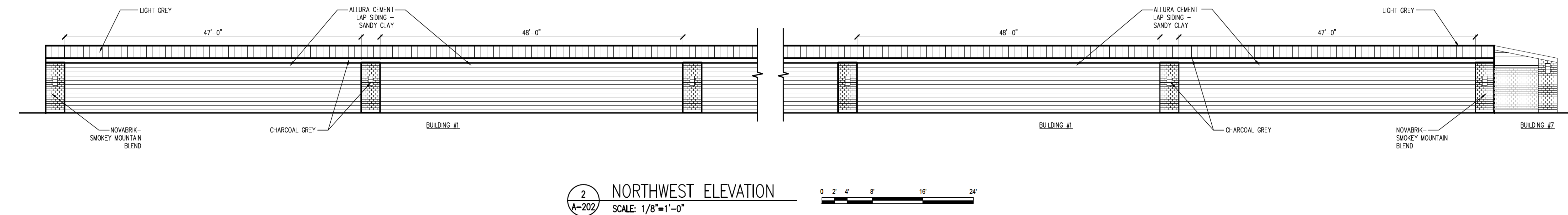
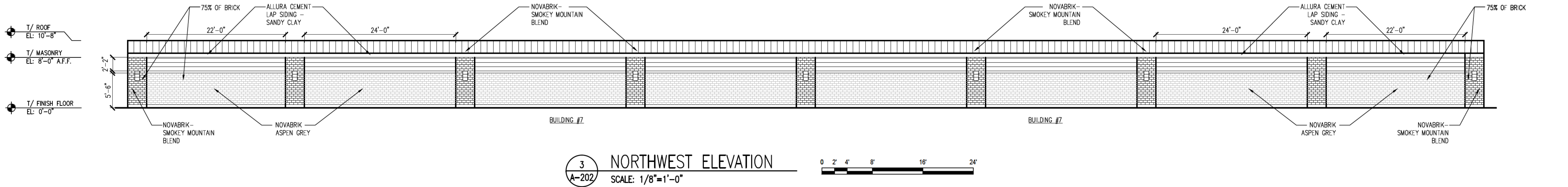
DATE
 07-12-21
 DRAWN BY: JMH
 PROJECT NO.
 21072

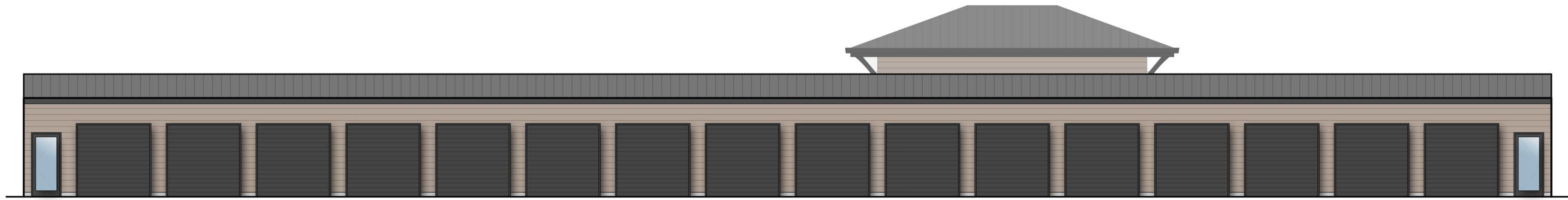
SHEET NAME

BUILDING #1 & #6
 EXTERIOR ELEVATIONS

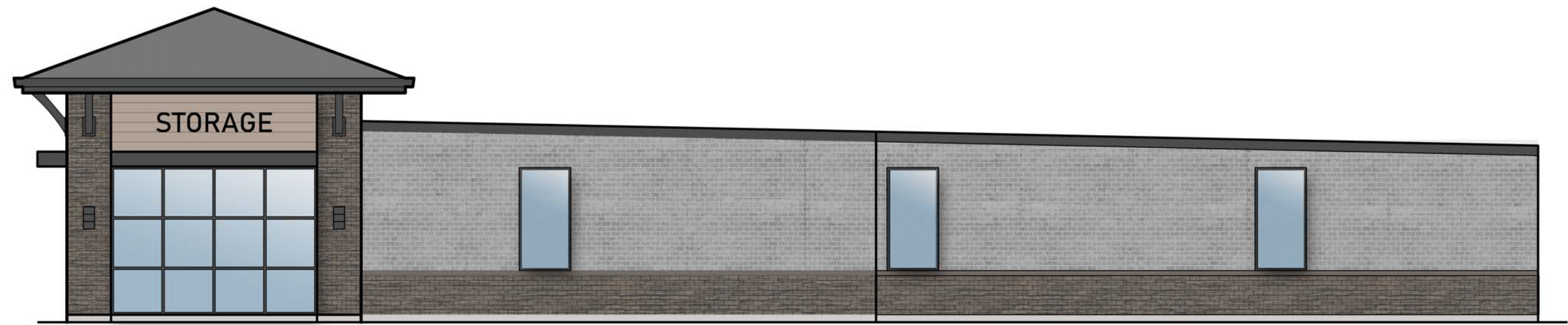
SHEET NUMBER

A-202

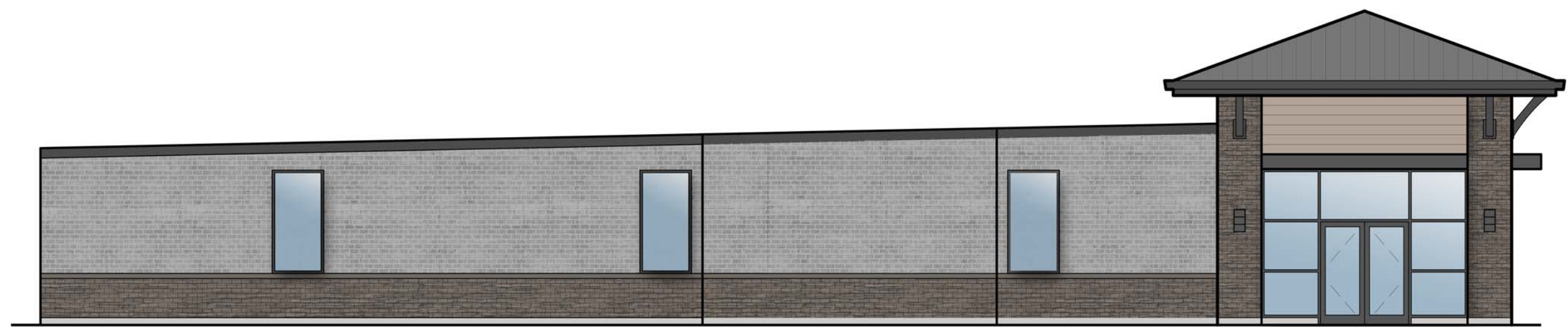




4 NORTHWEST ELEVATION
A-201 SCALE: 1/8"=1'-0"



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



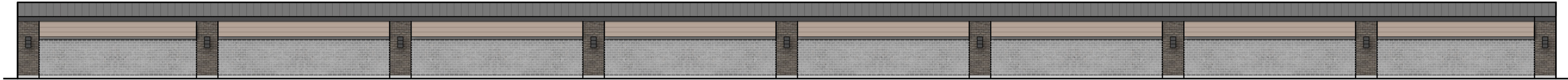
2 SOUTHWEST ELEVATION
A-201 SCALE: 1/8"=1'-0"



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



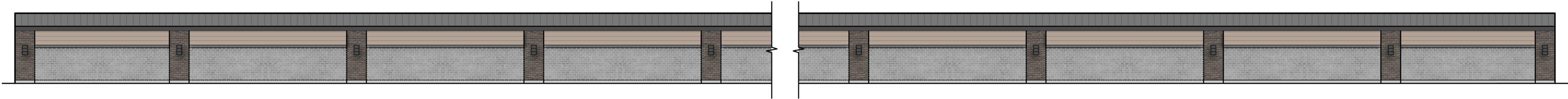
REVISIONS		
REV #	DATE	REV. PER.



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"



REVISIONS		
REV #	DATE:	REV. PER:

DATE 07-12-21
DRAWN BY: JMH
PROJECT NO. 21072
SHEET NAME
BUILDING #1 & #6 EXTERIOR ELEVATIONS



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, March 16, 2023

2:00 PM

City Hall, Council Chambers

Citizens who are unable to attend the meeting can email comments in advance of the meeting to 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 Brigitte 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

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.

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 Brigitte 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.

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

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

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

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

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](#)

Attachments: [Approver Report](#)

Change Order No. 4 for the 2020 Sanitary Sewer Rehabilitation Program to Performance Pipelining Inc. in the amount of \$28,508.55 [424-21](#)

Attachments: [Approver Report](#)

Change Order No. 2 to the 2021 Drinking Water Lead and Copper Testing Contract to Suburban Laboratory, Inc. in the amount of \$20,000.00 [425-21](#)

Attachments: [Approver Report](#)

Change Order No. 1 to Managed Print Services PO [426-21](#)

Attachments: [Approver Report](#)

Amendment No. 1 for the 2021 Sanitary Sewer Investigation and Rehabilitation Program Professional Service Agreement to RJN Group in the amount of \$49,025.00 [427-21](#)

Attachments: [Approver Report](#)

Consent Agenda Items Approved

A motion was made by Councilwoman Gavin, seconded by Councilman Guerrero, to approve all said Consent Agenda Items.

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

LICENSES AND PERMIT APPLICATIONS:

Denial of the Issuance of a Class "BG" Liquor License at 1415 Plainfield Road- Joliet Petroleum. [429-21](#)

Attachments: [JOLIET PETROLEUM RESOLUTION](#)

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Sherri Reardon, to approve COUNCIL MEMO #429-21: Denial of the Issuance of a Class "BG" Liquor License at 1415 Plainfield Road - Joliet Petroleum.

The motion failed by the following vote:

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)

Attachments: [prequalification amendments](#)
 [Approver Report](#)

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Bettye Gavin, to adopt COUNCIL MEMO #441-21: Ordinance Amending Chapter 2, Article XIII, Division 2, Section 2-447, Ordinance of the City of Joliet Code of Ordinances (Amending the procedure for submittal of prequalification documentation) (ORDINANCE NO. 18259)

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 Cherry Hill [442-21](#)
Business Park West, Unit 6 Subdivision
Ordinance Approving the Preliminary Plat of Cherry Hill
Business Park West, Unit 6 Subdivision. (P-5-21)
Ordinance Approving the Final Plat of Cherry Hill Business
Park West, Unit 6 Subdivision, Phase 1. (FP-4-21)

Ordinance Approving the Recording Plat of Cherry Hill
Business Park West, Unit 6 Subdivision, Phase 1. (RP-7-21)

Resolution Approving an Off-Site Easement for Storm
Detention for the Cherry Hill Business Park West, Unit 6
Subdivision.

Attachments: [Cherry Hill Unit 6 Preliminary Plat Ordinance](#)
 [Cherry Hill Unit 6, Phase 1 Final Plat Ordinance](#)
 [Cherry Hill Unit 6, Phase 1 Recording Plat Ordinance](#)
 [Res Stormwater Detention Easement Cherry Hill Business](#)
 [Park West Unit 6, Phase 1](#)
 [REVIEW3943.21PRESUB-01 08092021](#)
 [3943.21FINALPRESUB-01 08092021](#)
 [REVIEW3943.21SUB-01 08092021](#)
 [REVIEW3943.21EASE-01 09092021](#)
 [P-5-21 & FP-4-21 - Cherry Hill Business Park Subdivision -](#)
 [Combine Plan Commission Staff Report](#)
 [August 2021 PC Minutes](#)
 [Approver Report](#)

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:

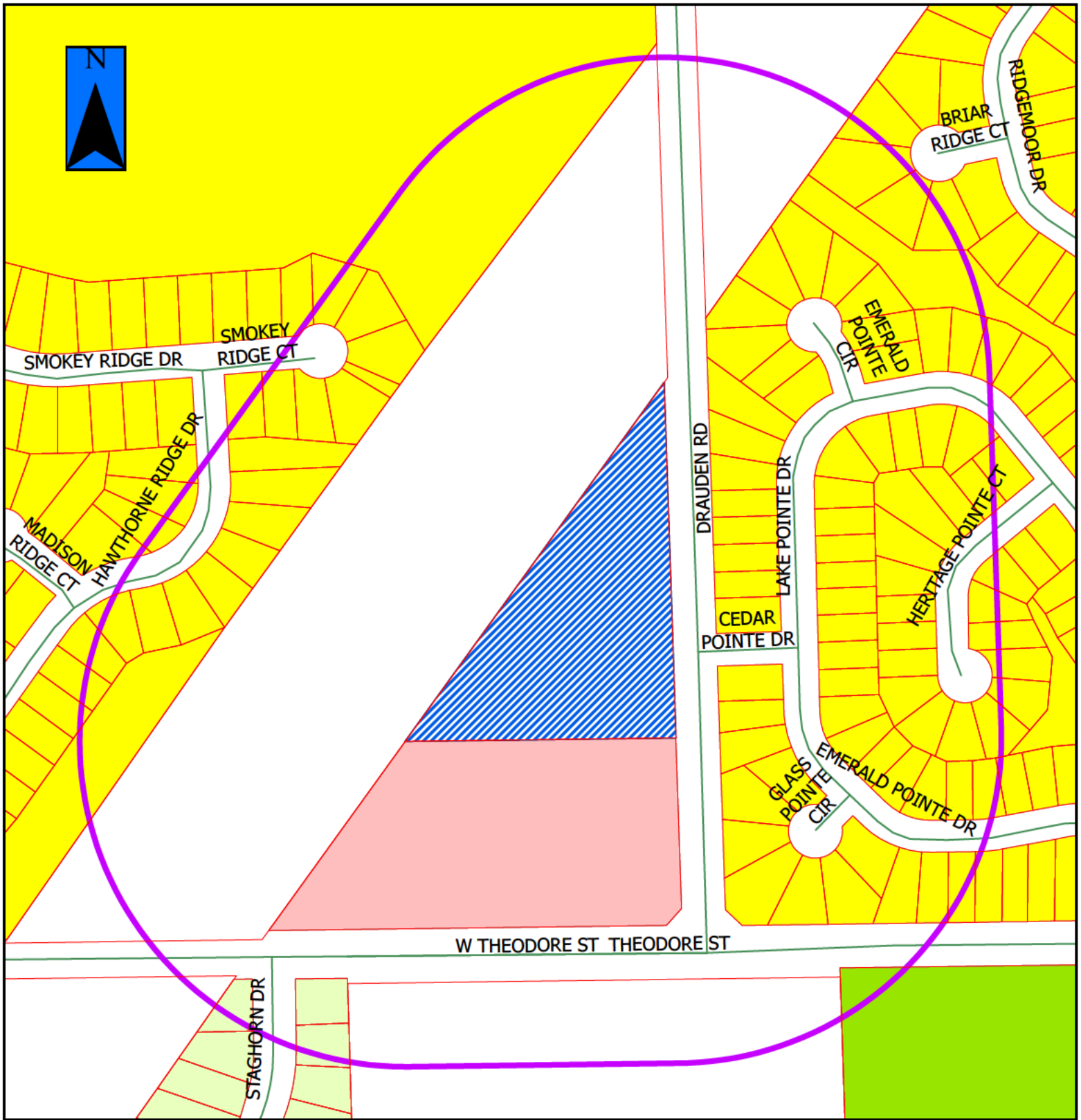
Aye:	Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon
-------------	--

Abstain:	Mayor Robert O'Dekirk
-----------------	-----------------------





062

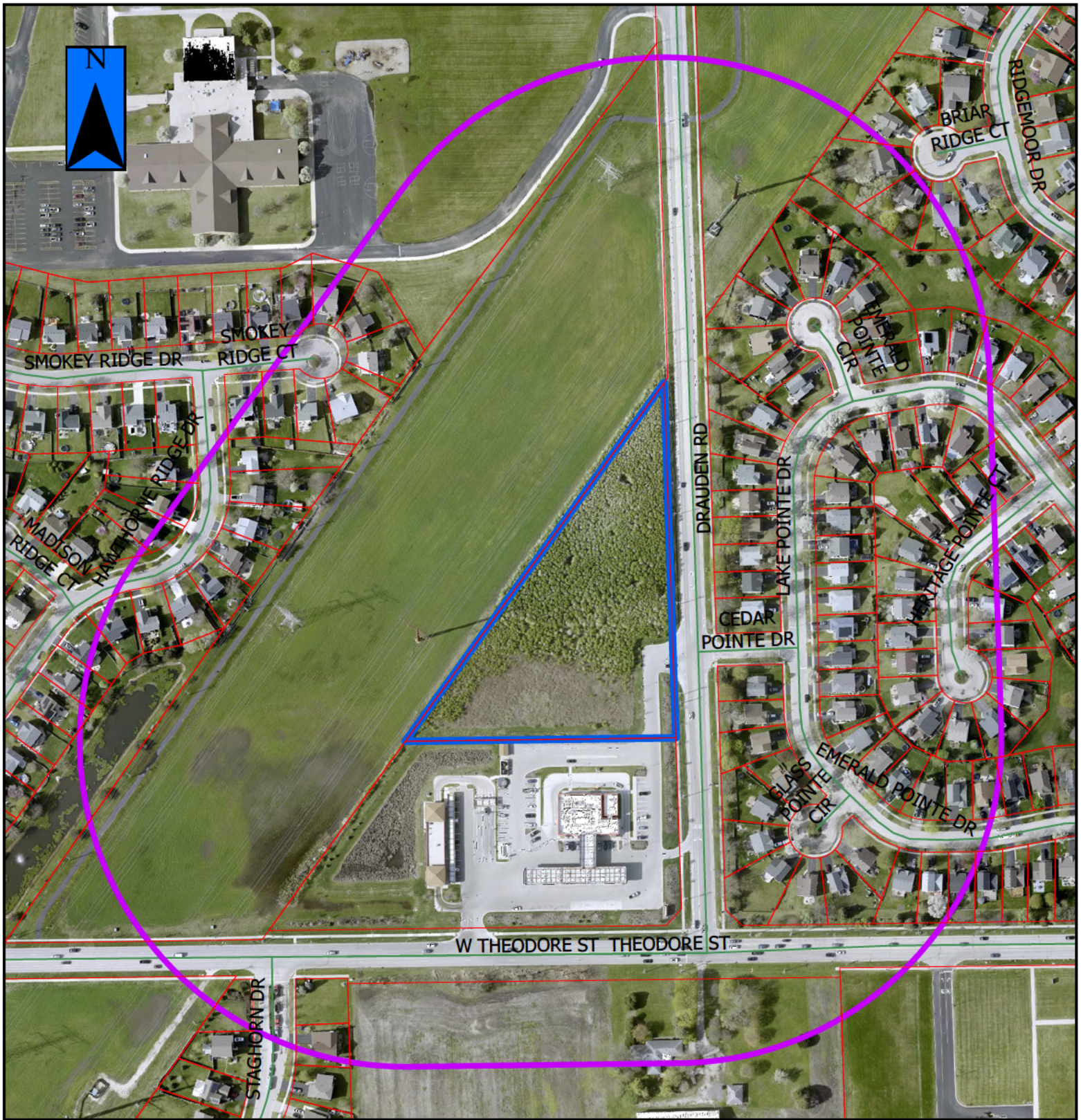


2025-51 & 2025-52

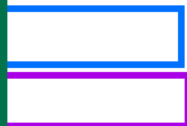


 = Property in Question
 = 600' Public Notification Boundary

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



2025-51a & 2025-52a



= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9153

Agenda Date: 11/20/2025

STAFF REPORT

DATE: November 12, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-54
Applicant: Vinod Parikh
Status of Applicant: Property Owner of 2219 ½ W. Jefferson Street
Property Owner: First Midwest Bank Trust 9466
Location: 2219 W. Jefferson Street (Council District #2)
Request: A series of Variations on signage to increase maximum area for a monument sign

Deferral of Petition

Staff is requesting that this petition be deferred indefinitely to allow time for the petitioner to obtain accurate information regarding property ownership that is required as part of their application.