

STAFF REPORT

DATE: April 8, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-08
Applicant: Michael Collins (Sharp Property Solutions)
Status of Applicant: Owner
Owner: Charles Sharp IRA
Location: 470 S. Hammes Avenue
Request: Variation of Use to allow a wholesale business, a B-3 (general business) use, in the B-1 (neighborhood business) district

Purpose

The applicant is requesting a Variation of Use to allow a commercial lighting wholesale business in the B-1 (neighborhood business) zoning district at 470 S. Hammes Avenue. Wholesale businesses are permitted in the B-3 (general business) district. The Variation of Use request must be considered by the City Council following the recommendation of the Zoning Board of Appeals.

Site Specific Information

The subject property is approximately 20,400 square feet and contains a 6,400-square-foot commercial warehouse building and an asphalt parking lot with around ten spaces. The building interior contains offices, reception, restrooms, and a large storage area. The building has a loading dock on the south end, accessed from the main parking lot, as well as a rear loading door on the east side.

The property was annexed in 1970 as part of the 34 acres at the southeast corner of McDonough Street and Hammes Avenue. At that time, a developer was proposing a mix of retail, service, and residential uses for that location. The annexed area was classified to the B-3 (general business) district, except for the 200-foot by 600-foot area at the northwest corner of the site, which was classified to the B-1 (neighborhood business) district due to its location across the street from the existing church campus. The proposal was never built, and the area remained undeveloped until the 1990s, when it was subdivided into commercial lots as part of the Oak Leaf Center Subdivision. The subject property, which is zoned B-1, was developed with a commercial warehouse around 1995. It has contained wholesale and manufacturing uses since then and is currently vacant.

Surrounding Zoning, Land Use and Character

The property is located in the Oak Leaf Center commercial subdivision. The zoning and land use for the adjacent properties are as follows:

- North: R-2 (single-family residential), residential (Marycrest subdivision)
- South: B-3 (general business), commercial (truck repair)
- East: B-3 (general business), industrial (warehouse)
- West: R-2 (single-family residential), institutional (religious organization campus)

Applicable Regulations

- Section 47-13.1(M) B-3 (General Business) District Permitted Uses
- Section 47-11.1 B-1 (Neighborhood Business) District Permitted Uses
- Section 47-17.28 Variation of Use

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.*

Discussion

The petitioner, Michael Collins, is requesting a variation of use to allow a commercial lighting wholesale business to occupy the property at 470 S. Hammes Avenue. The business, LightingX, sells commercial indoor and outdoor lighting products. The business will have two employees and will operate Monday through Friday from approximately 9 AM to 5 PM. A site plan and floor plan are attached.

The proposed use will be in character with other uses in the surrounding commercial subdivision. The two properties to the south were also originally zoned B-1 and were later developed with commercial warehouse buildings. The property at 480 S. Hammes, which currently contains a truck repair business, was reclassified from the B-1 to the B-3 district in 1999 to allow construction of a commercial warehouse. In 2023, the property at 490 S. Hammes received approval of a Variation of Use to allow a B-3 use in the B-1 district for a truck and RV repair business, which currently occupies the site. The property to the north at 2100-2108 McDonough Street has both B-1 and B-3 zoning and contains B-3 uses such as contractor and wholesale businesses.

Conditions

If the Zoning Board desires to approve this Variation of Use to allow a wholesale business, a B-3 (general business) use, in the B-1 (neighborhood business) district at 470 S. Hammes Avenue, the following conditions would be included:

1. That the use of the property shall not be expanded in the future;
2. Should the property be declared a public nuisance, the property may be subject to a rehearing and a possible revocation of the Variation of Use.

Figure 1: 470 S. Hammes Avenue (2024)

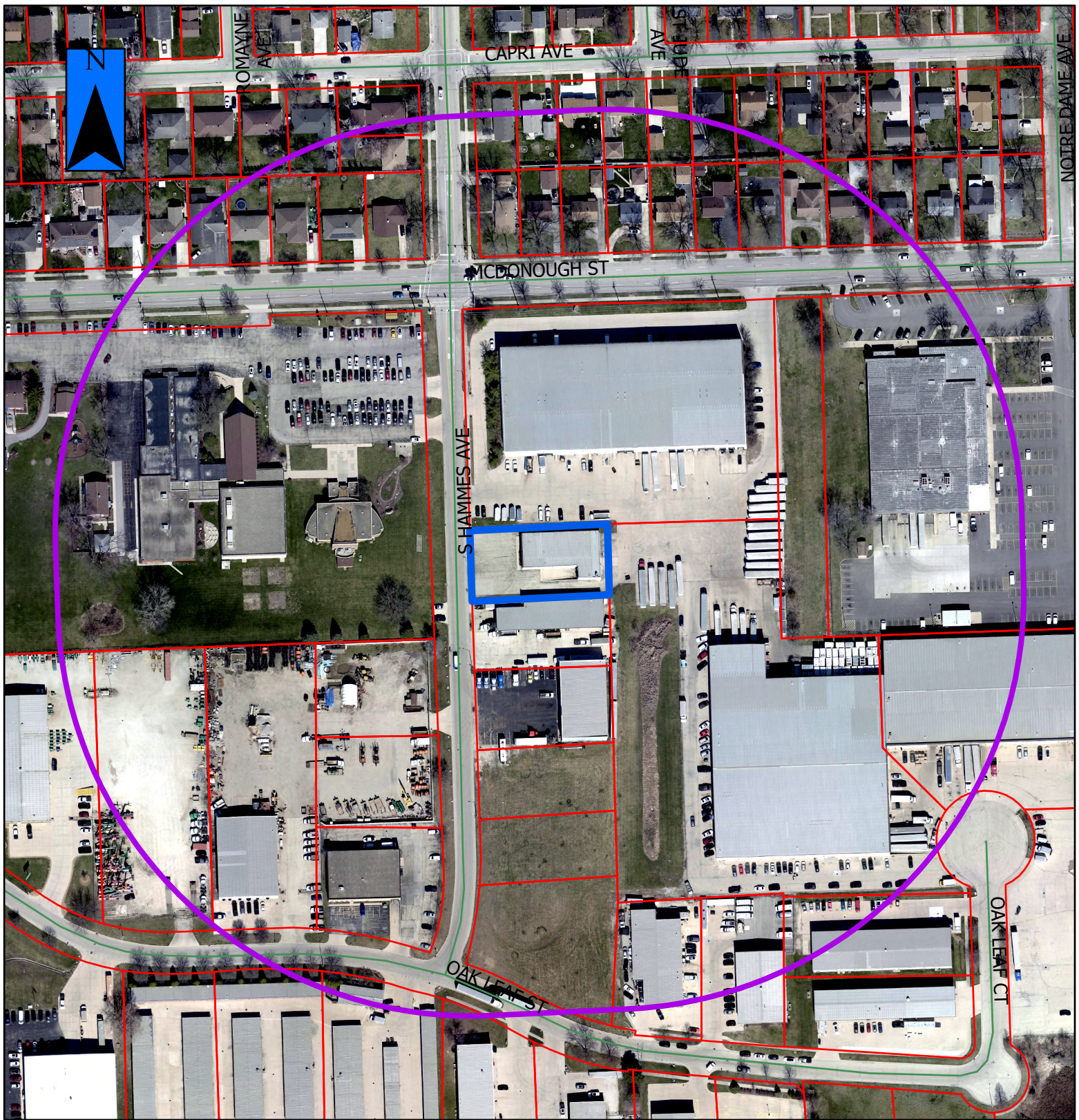


Figure 2: 470 S. Hammes Avenue, view northeast from Hammes Avenue (April 2025)



Figure 3: 470 S. Hammes Avenue, view east from Hammes Avenue (March 2025)



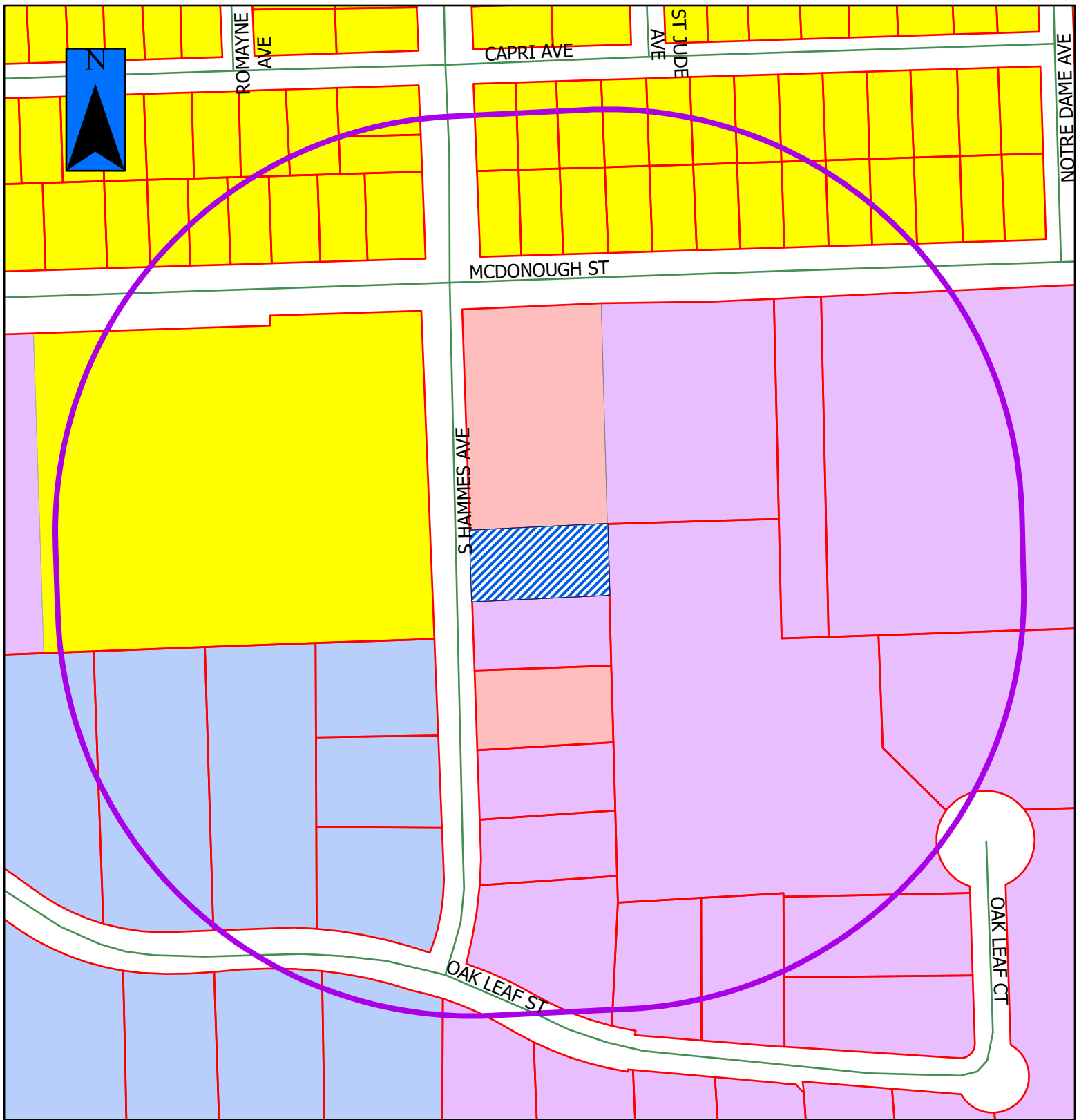


2025-08a



= Property in Question / Propiedad en cuestión

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



2025-08



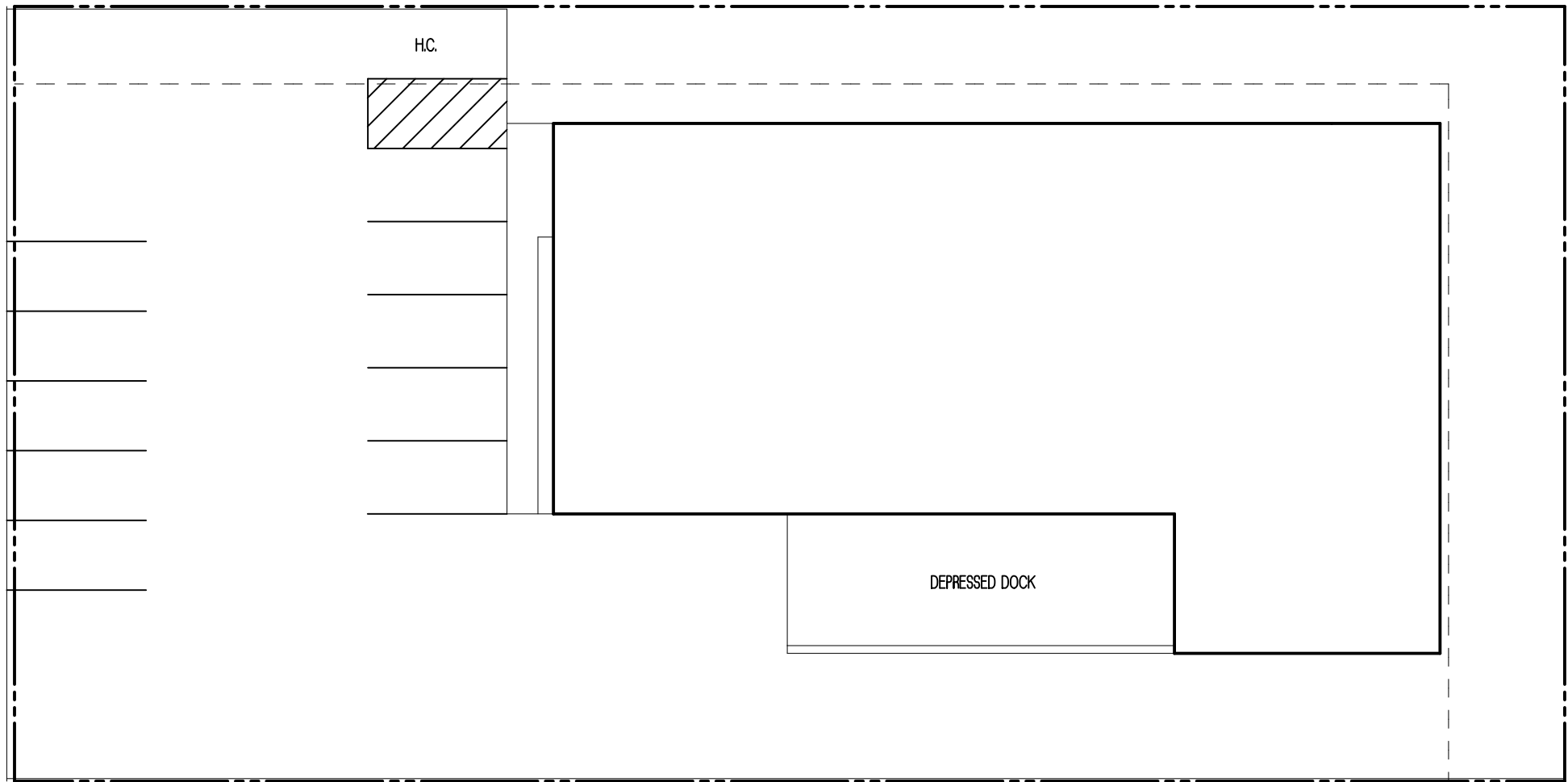
= Property in Question



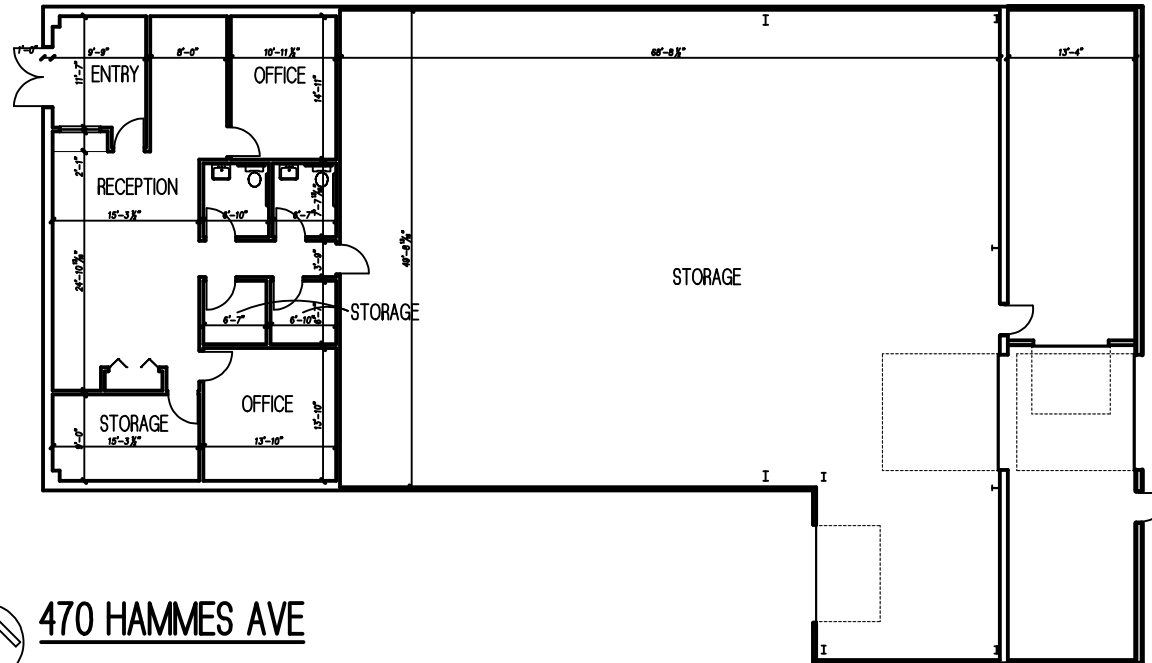
= 600' Public Notification Boundary

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



SITE PLAN
SCALE: 1" = 20'



470 HAMMES AVE

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: 470 S Hammes Ave

PETITIONER'S NAME: Michael Collins

HOME ADDRESS: 825 Stonebridge Rd, Frankfort, IL ZIP CODE: 60423

BUSINESS ADDRESS: 852 Sharp Dr, Unit N, Shorewood, IL ZIP CODE: 60404

PHONE: (Primary) 815-693-8101 (Secondary) 815-741-7000

EMAIL ADDRESS: mcollins@buildsharp.com FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Charles Sharp IRA

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 852 Sharp drive, Unit N, Shorewood, IL ZIP CODE: 60404

EMAIL ADDRESS: csharp@buildsharp.com FAX: _____

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

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

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-0718-326-002-0000;
_____; _____; _____.

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

Lot 52 Unit 4 in Oak Leaf Center, Being a sub of prt of the W 1/2 of the SW 1/4 of
Sec 18 T35N-R10E.

LOT SIZE: WIDTH: 100' DEPTH: 200' AREA: .459 AC

PRESENT USE(S) OF PROPERTY: Vacant

PRESENT ZONING OF PROPERTY: B1

VARIATION OF USE REQUESTED: Wholesale Business

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?
It prevents us from leasing to a very non obtrusive user that just stores and
distributes solar panels.

2. What unique circumstances exist which mandate a variance?

The inability to store and distribute products.

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.

The granted variance would not change the character of the general area since

it will be the distribution of goods with loading/unloading of product to occur inside the structure.

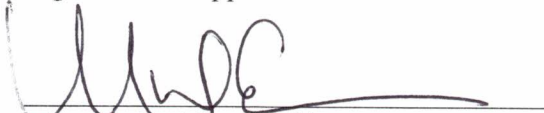
REQUIRED SUPPORTING ATTACHMENTS

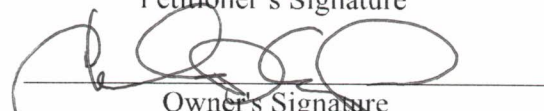
- ☐ Site plan / concept plan / floor plan / building elevation plan
- ☐ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

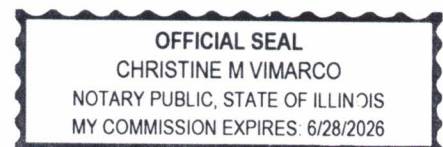
I, Michael Collins & Charles Sharp, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.


Petitioner's Signature


Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 26 day of February, 20 25





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:

470 S Hammes Ave, Joliet

PIN(s): _____

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 |

Charles Sharp, 852 Sharp Drive, Unit N, Shorewood, IL 60404

E-MAIL: csharp@buildsharp.com 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

LightingX Corp.

470 S Hammes Ave, Joliet IL 60436

630-866-6659

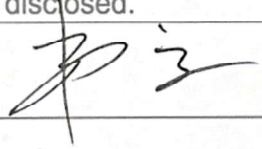
Rachel Shao 100% Shareholder

E-MAIL: tony.w@lightingx.com

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: 3/12/25

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

Tony Wei 630-866-6659

VP of Business Development

PRINT