

STAFF REPORT

DATE: August 13, 2026
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2026-33
Applicant: W & B Service Company
Status of Applicant: Proposed Tenant
Property Owner: SRR Venture, LLC
Location: 1720 Worker's Court
(Council District #5)
Request: A Special Use Permit to allow a semi-trailer sales, service, and repair facility

Purpose

The applicant is requesting a Special Use Permit to allow a facility for the sales, service, and repair of semi-trailers at 1720 Worker's Court, which is zoned I-1 (light industrial). Per the City of Joliet Zoning Ordinance, a trailer sales and repair establishment may be allowed as special use in the I-1 district by the Mayor and City Council, with the advice of the Zoning Board of Appeals in accordance with Section 47-5.2.

Site Specific Information

The subject site is 6.3 acres and located at the south end of Worker's Court in the Spencer Road Industrial Park subdivision, which was recorded in 2007 and 2008. Spencer Road Industrial Park was annexed in 2005 for the development of a light industrial subdivision. The industrial park contains three existing uses: a building materials supplier, an industrial equipment rental and service company, and a traffic control services company. All lots within the subdivision, including the subject property, are zoned I-1 (light industrial).

The subject site was recently developed with an approximately 39,000-square-foot industrial building and a surrounding paved parking area. The site has around 22 existing passenger vehicle parking stalls on the north side of the building. The remainder of the parking area is not currently striped. The building has ten dock doors on its west side facing the parking area. The interior of the building was designed to accommodate one to four tenants, with future interior buildout based on tenant preferences.

Surrounding Zoning, Land Use and Character

Spencer Road Industrial Park is located just west of the intersection of Spencer Road and Briggs Street. The subdivision is bordered by properties with I-1 zoning on the west

and east, and a railroad right-of-way on the south. Across Spencer Road to the north are residential properties within unincorporated Will County.

The subject site is at the south end of Worker's Court. The zoning and land uses for properties adjacent to the subject site are:

- North: I-1 (light industrial), drainage and tree conservation lots for Spencer Road Industrial Park Subdivision
- South: County A-1 (agricultural), railroad right-of-way and utility right-of-way
- East: I-1 (light industrial), industrial
- West: I-1 (light industrial), industrial (vacant)

Applicable Regulations

- Section 47-13.2A(G) Special Uses – B-3 (General Business) District
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit
(refer to attachment)

Discussion

The petitioner, W & B Service Company, is requesting a Special Use Permit to allow a semi-trailer sales, service, and repair facility in the I-1 (light industrial) district at 1720 Worker's Court. The proposed uses at the site would include sales of trailers, repair of trailers, sales of parts and accessories, and a mobile service truck. The existing building would include the sales office, parts storage, and ten repair bays. The parking area would contain around 16 trailer stalls and 42 passenger vehicle parking stalls. The facility would have around 20 to 30 employees, including mechanics, office staff, and sales staff. The proposed hours of operation are 8 AM to 5 PM Monday through Friday.

W & B is a transportation service and equipment provider with around 24 locations across the Midwest and south. An overview of their company and proposal is included in the staff report packet. Their facilities provide a comprehensive set of services related to the sales and repair of new and used transportation equipment. Their customers include private fleets, trucking companies, and food service companies. W & B is the top provider of Hyundai Translead, Fontaine, Dorsey, and Doonan trailers. In 2025, W & B was announced as the top provider for Hyundai Translead in Illinois. The proposed facility at 1720 Worker's Court will serve the new Hyundai Translead locations in Joliet and Will County.

The facility would service both new and in-service trailers. New trailers would be customized to fulfill special orders or to install aftermarket parts, such as lift gates, that are not easily installed on the assembly line. Typical service to in-service trailers would be larger repairs that could not be done at a customer's site. For smaller repairs, the facility would dispatch their mobile repair truck to perform the repairs offsite at the

customer's location. The majority of the customization and repair services will be performed for the companies that purchase trailers through W & B and for Hyundai Translead.

The petitioner estimates that there will be around five to eight truck trips total to and from the site per day. Most of the trailers to be repaired will be picked up by the facility's service department. Spencer Road is not designed to accommodate truck traffic west of the Spencer Road Industrial Park subdivision. The expected route to and from the facility is via Spencer Road east of Worker's Court to Briggs Street. To deter truck traffic from turning left onto westbound Spencer Road from Worker's Court, the petitioner proposes to install "no left turn" signs for trucks at the north end of Worker's Court. The petitioner would need to coordinate installation of these signs with the City.

The proposed site plan shows that the site will contain two employee and visitor parking areas, one on the north side and one on the south side of the building. Around 16 trailer stalls will be located in the southwest portion of the parking area. Trailer stalls will serve trailers awaiting repair, trailers awaiting pickup, and display models of trailers for sale. There would not be any loaded trailers onsite – no refrigerated trailers would be running in the parking area. Sales would be conducted through the onsite sales office. Most of the trailer sales inventory will be located at the company's other lot in Bolingbrook or at the Hyundai sites.

The building elevations, parking lot footprint, detention area, and landscaping plans were previously approved through the City's building permit process. The site is currently under construction. The petitioner will need to apply for any additional building permits for interior buildout and parking lot striping as needed.

Recommended Action

Staff finds that the special use request meets the attached criteria for special uses. The operation of the proposed use will not be detrimental to public health nor be injurious to the use of other property in the immediate vicinity. Additionally, the proposed use will not impede development of surrounding property. The site is located at the south end of an established industrial subdivision that was created to support light industrial uses, which can include warehousing, wholesaling, and clean manufacturing activities. The estimated truck traffic for the site and the proposed number of trailer parking stalls is in line with these types of uses. However, it should be noted that the special use approval is not limited to a specific user, and a different repair company could occupy the site in the future if the special use has not been discontinued and is still valid.

There is adequate drainage within the site's detention pond, and utility infrastructure exists on Worker's Court. The site has existing ingress and egress points to Worker's Court, which is around 300 feet away from the intersection of Briggs Street and Spencer Road. The petitioner plans to minimize traffic congestion by posting "no left turn" signs for

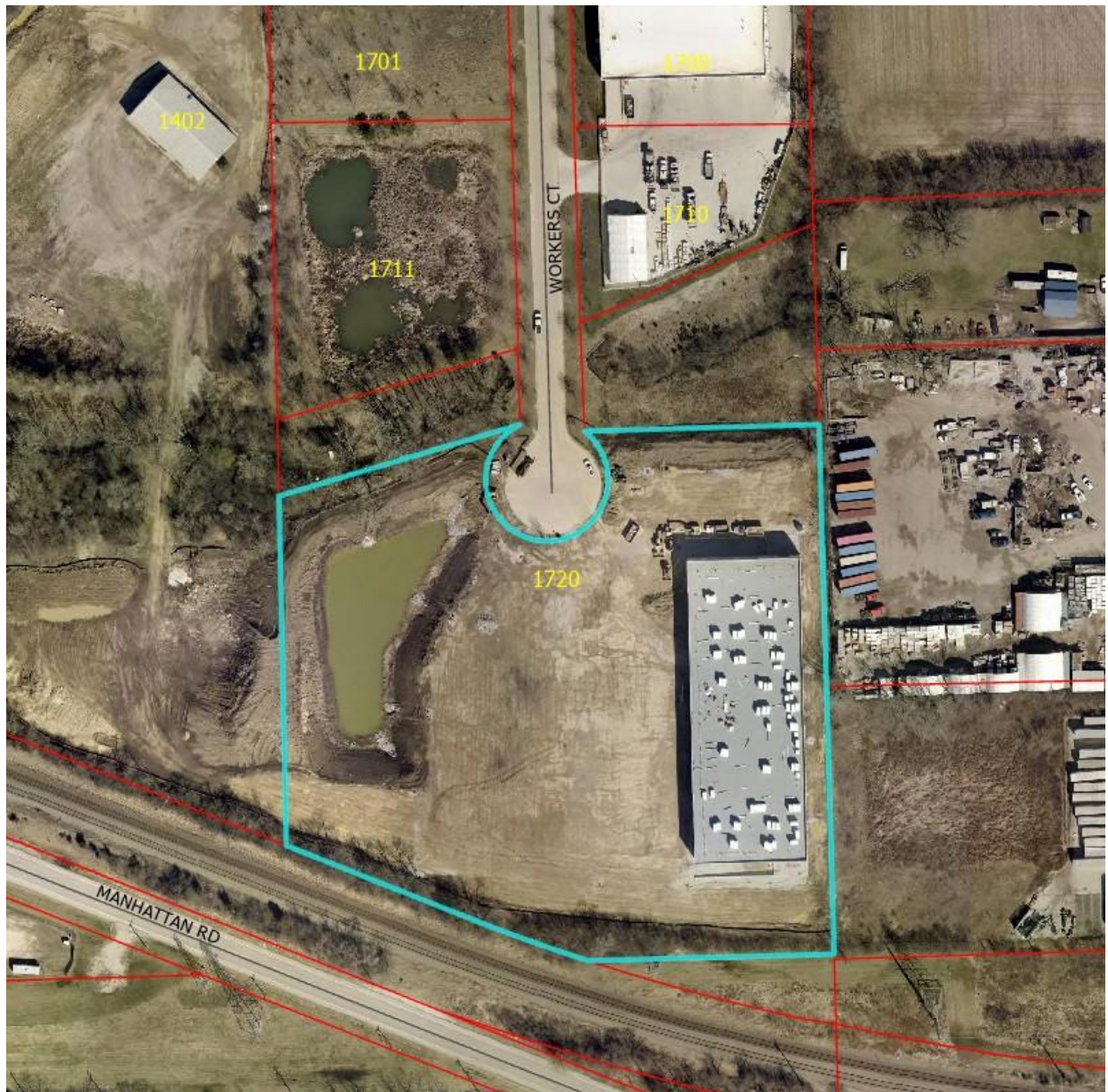
trucks exiting Worker's Court so that they do not travel westbound on Spencer Road. If the truck traffic follows the appropriate route to and from the site, it should not be injurious to the surrounding properties. The proposed use will conform to other applicable land use regulations for the I-1 (light industrial) district, including landscaping requirements, building setbacks and design standards, photometrics, and stormwater detention requirements.

Conditions

If the Zoning Board desires to approve the Special Use Permit to allow a semi-trailer sales, service, and repair facility at 1720 Worker's Court, staff recommends that the following conditions would be included:

1. That all service and repairs shall be performed within the building;
2. That the parking lot shall be striped in accordance with City standards prior to the issuance of a Certificate of Occupancy;
3. That the Special Use granted herein, per Section 47-5.2(E) Special Uses, shall 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; and
4. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.

Figure 1: Subject site at 1720 Worker's Court (2026)



This aerial map displays a section of the City of St. Louis, Missouri, with various zoning districts and property lots. The map includes labels for zoning districts such as R-2, R-4, R-1B, R-1, I-1, and I-2. Property lots are numbered, and major roads like Manhattan Rd, Spencer Rd, and S Briggs St are visible. A specific lot, 1720, is highlighted with a red outline.

Figure 4: Subject site at 1720 Worker's Court, view south from Worker's Court (June 2026)



Figure 5: View south down Worker's Court from Spencer Road (June 2026)

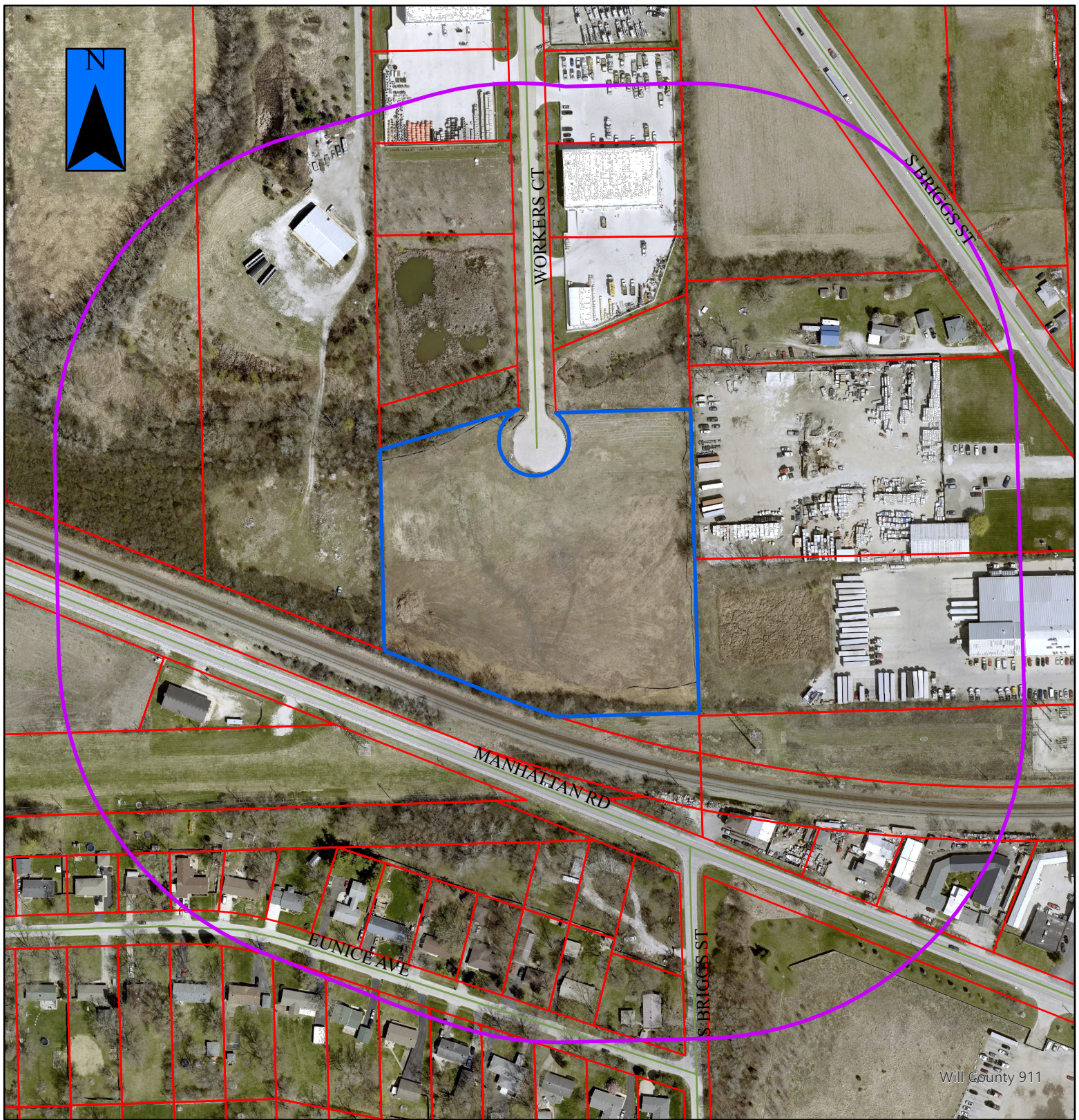


Figure 6: View east down Spencer Road from intersection with Worker's Court (June 2026)



Figure 7: View west down Spencer Road from intersection with Worker's Court (June 2026)



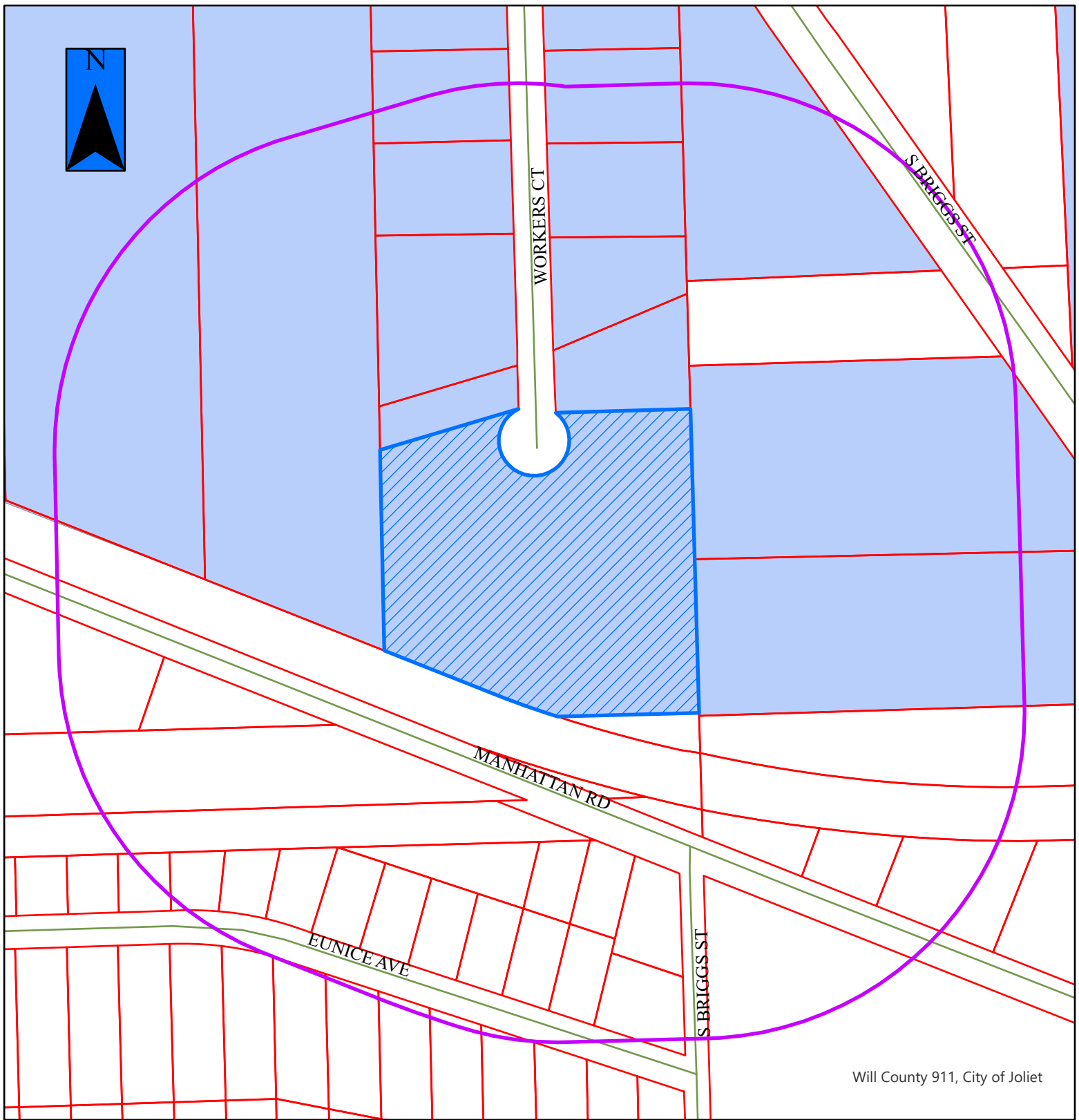


Will County 911

2026-33a



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



2026-33

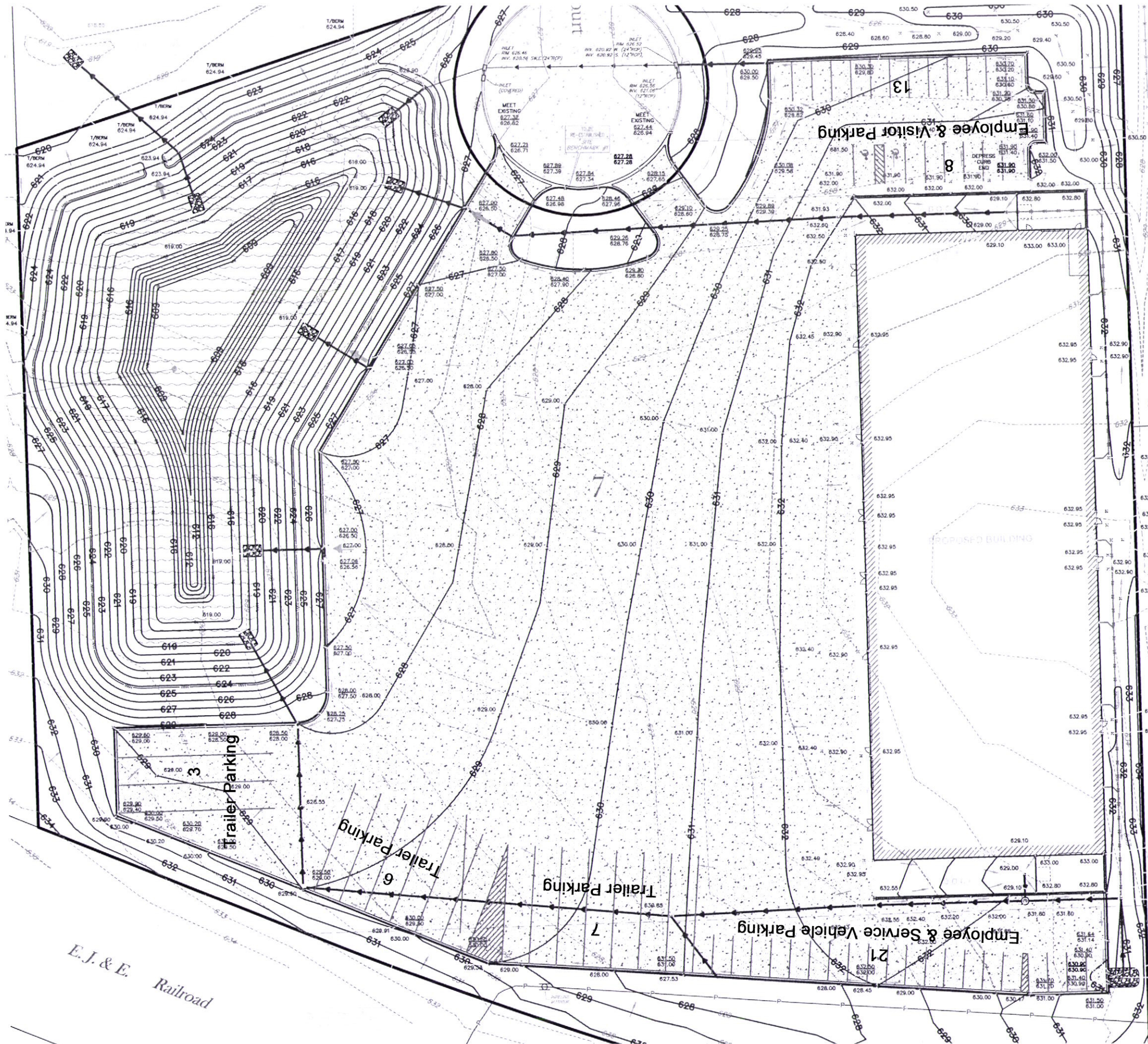


 = Property in Question
 = 600' Public Notification Boundary

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

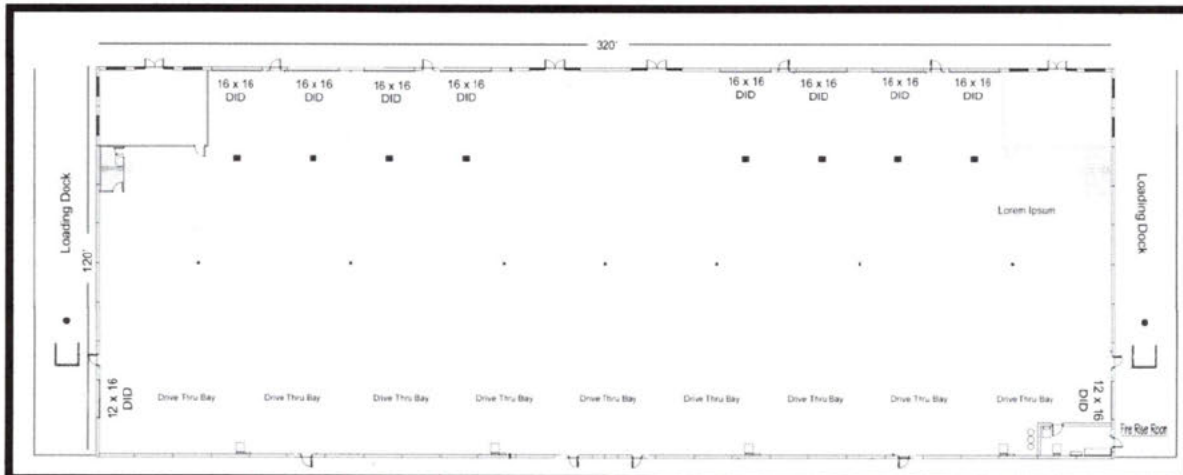
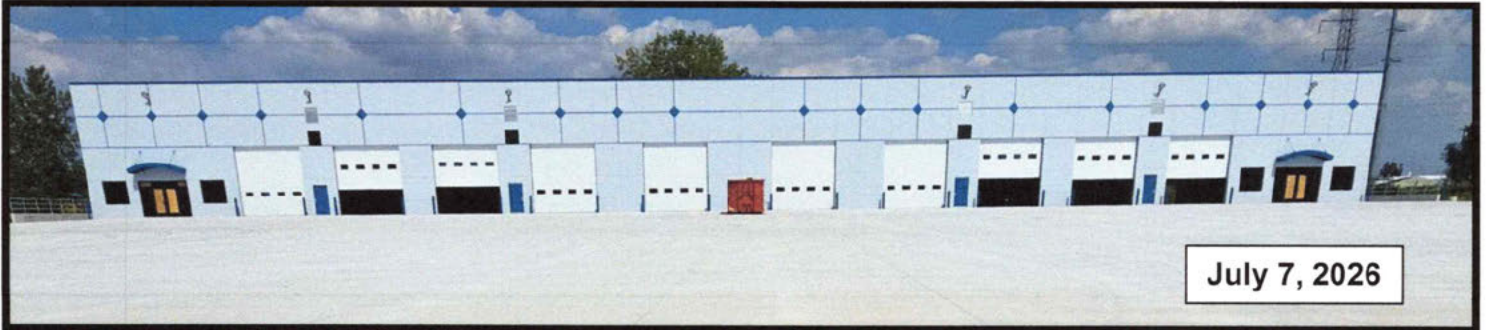
Revision 01



Company and Proposal Overview

38,400SF ON 6.28 ACRES
10 TOTAL DRIVE IN DOORS - (8EA) 16' x 16'
(2EA) 12' x 16' W/320' DRIVE THRU BAY
(2EA) DOCKS

1720 WORKERS COURT JOLIET, ILLINOIS 60433



Pre-Construction Leasing Opportunity 3rd or 4th quarter 2026 Possession Date



FOR ADDITIONAL INFORMATION CONTACT:
MARK E. KOENIG

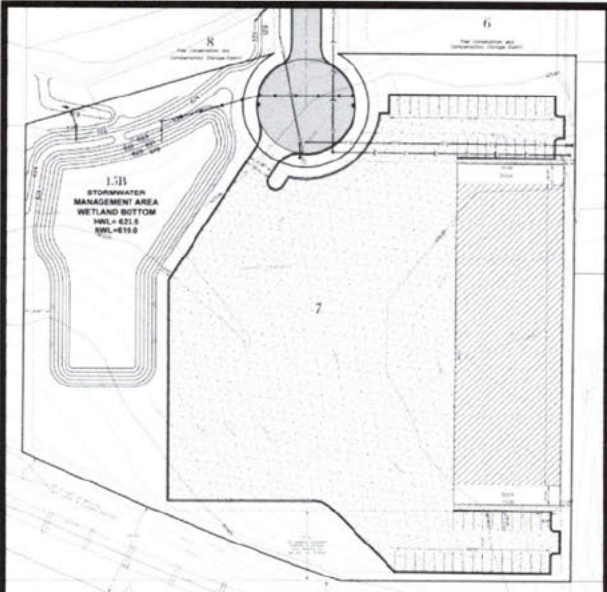
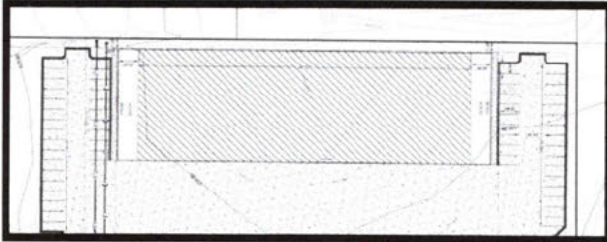
WWW.THEKOENIGGROUPRES.COM

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions.

38,400SF ON 6.28 ACRES

10 TOTAL DRIVE IN DOORS - (8EA) 16' X 16'
(2EA) 12' X 16' W/320' DRIVE THRU BAY
(2EA) DOCKS

1720 WORKERS COURT JOLIET, ILLINOIS 60433



Spencer Road Industrial Park

1720 Workers Ct Joliet, Illinois 60433

Building Size:	38,200sf on 6.28 acres (320' x 120')
Year Built:	2026 (pre-construction)
Office Size:	BTS-TBD
Drive in Doors:	10 total - 8ea (16' x 16') & 2ea 12' x 16'
Dock Doors:	2ea
Clear Height:	22' - 25'
Power:	277/480 3-phase 4 wire TBD
Sprinkled:	Yes
Heat:	4 gas fired ceiling units
Lighting:	LED
Lot Size:	6.28 acres (additional adjacent 10ac available)
Yard Space:	5+/- acres concrete TBD (8") fenced and gated.
Zoning:	I-1 City of Joliet

Floor Drains & Triple Catch Basin

1 1/4 miles from the I-80 & Briggs St Interchange

July 7, 2026



FOR ADDITIONAL INFORMATION CONTACT:

MARK E. KOENIG

WWW.THEKOENIGGROUPRES.COM

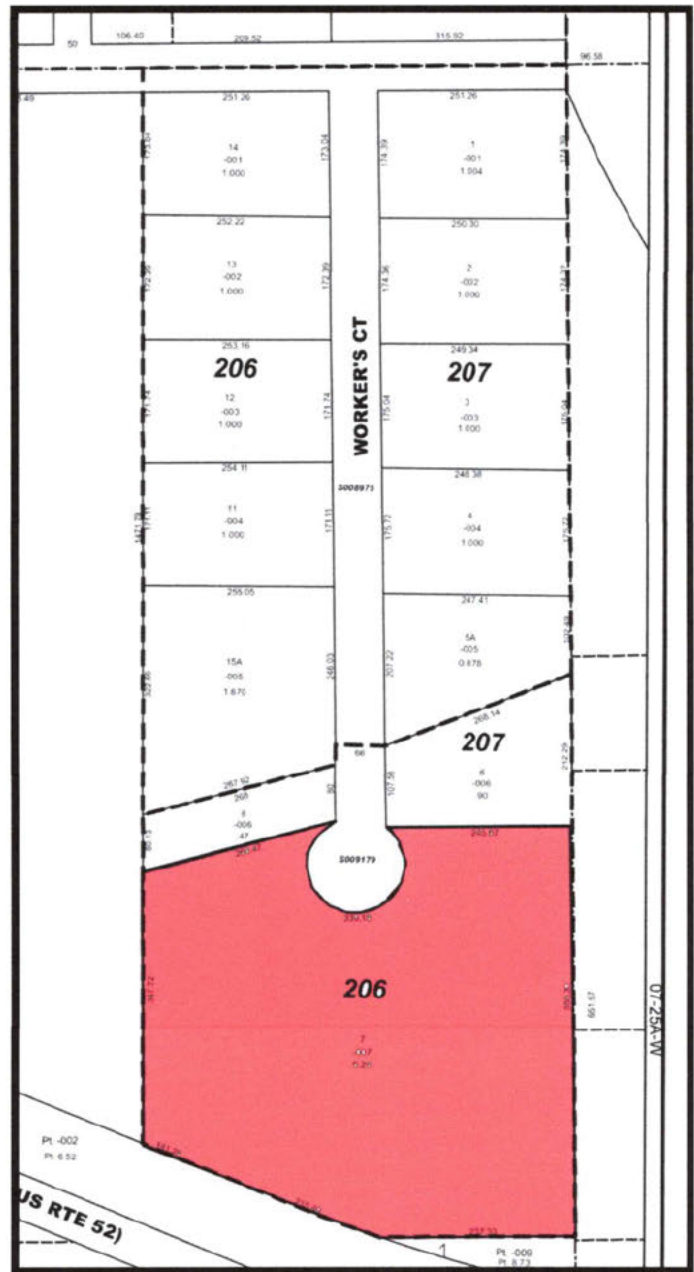
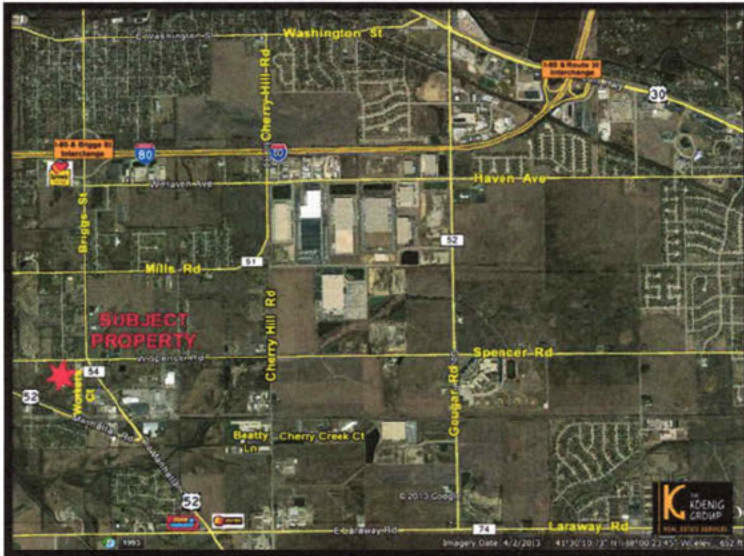


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38,400SF ON 6.28 ACRES

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(2EA) 12' X 16' W/320' DRIVE THRU BAY
(2EA) DOCKS



June 5, 2026



July 7, 2026



May 14, 2026 Construction Progress Picture

FOR ADDITIONAL INFORMATION CONTACT:

MARK E. KOENIG

WWW.THEKOENIGGROUPRES.COM



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**SUBJECT
PROPERTY**

**L&W
SUPPLY**
JDC
Jack Doherty Company
RoadSafe

ComEd

Kozel Bros
KBI

**BERKOT'S
SUPER FOODS**

**AMERICA'S
BACKYARD**

ESTES

**FAST
MART**

**WILL
COUNTY**

**W&B SERVICE
COMPANY**

**THE
KOENIG
GROUP**
REAL ESTATE SERVICES

© 2013 Google

Imagery Date: 4/2/2013 41°30'10.73" N 88°0'



Joliet Facility Proposal

July 10, 2026

W&B Service Company Snapshot



Founded in 1952 and based in Dallas, W&B Service Company is a leading provider of equipment, parts and service to the transportation industry with an expansive footprint across Texas, Arkansas, Oklahoma, Kansas, Missouri, Louisiana, Ohio, and now, Illinois.

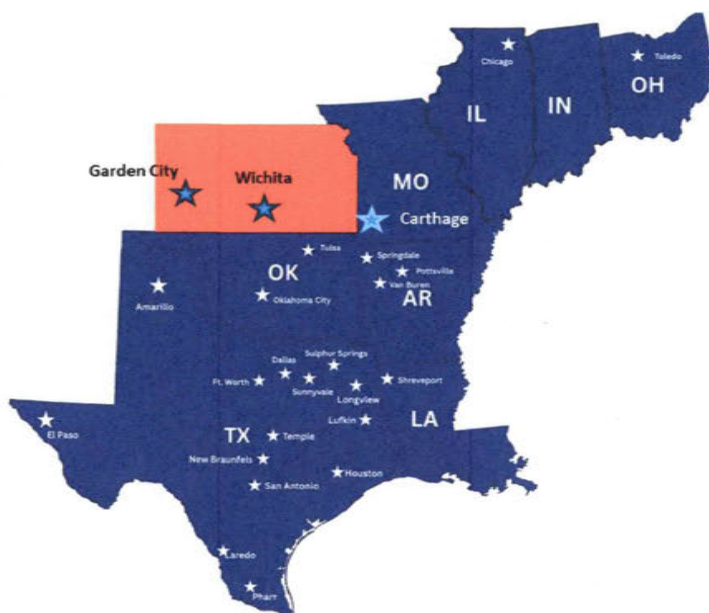
Differentiated, Comprehensive Dealer

- Company-wide, W&B has 24 locations, a fleet of 120+ mobile service trucks and a full suite of repair maintenance and service solutions. We offer our customers a one-stop shop for everything behind the cab of a truck
- As the largest full-service Carrier Transcold dealer in the U.S., W&B supports the transportation industry with a full line of equipment, parts and service
- Established in 1983 and acquired by W&B in 2018, Superior Trailer Sales ("STSCO" or "Superior") is the leading independent semi-trailer dealer in the U.S. and the top provider of Hyundai Translead, Fontaine, Dorsey and Doonan trailers
- W&B offers its customers a premium, one-stop shop with a full line of new and used equipment; aftermarket parts and accessories; repair and maintenance service capabilities; and a financing offering.

Diverse, Blue-Chip Customer Base



Leading OEM Suppliers



Recent acquisition of Sanders Trailer Supply



Key Leadership – Justin Keppy & Gary Blackburn

Building upon a Legacy of Success through exceptional Customer Service and Operational Excellence

Justin Keppy, CEO

- Justin joined W&B in 2025 as CEO to lead the company in its next phase of growth
- Keppy attended the United States Military Academy, West Point, where he was a distinguished graduate. Keppy continued his studies and earned an MBA from Harvard Business School.
- Prior to W&B, Justin served as Executive Vice-President and COO of Hertz Global Holdings, Inc., running day-to-day operations of the global car rental corporation. He also previously held President & Vice President roles at Carrier Corporation and Carrier Transicold.
- Justin has a proven leadership track-record with strategic-insight to deliver impressive-results through focus on operational excellence and customer service.

Gary Blackburn, Vice President – Business Development

- Gary Blackburn brings with him 44 years of experience in the transportation/semi-trailer industry.
- In 2025, Gary joined W&B Service Company specifically to focus on our growing footprint in the Midwest
- Previously, Gary spent 20+ years at Great Dane Trailers, where he most recently served as Region Manager for the Midwest, covering Illinois, Indiana, Ohio, and Kentucky, for 12 years.
- Gary offers deep expertise in the transportation industry's manufacturers, customers, operators, & community.

Facility Operations/Usage - Trailer Sales



W&B's extensive inventory, curated to fulfill differentiated and specific customer needs, makes the Company the clear choice for new and used trailers

Overview

- W&B offers a broad selection of new and used specialized trailers, including refrigerated, flatbed, dry van and heavy haul trailers
- Deep, long-tenured relationships with leading OEM's provides W&B access to a wide array of trailers with unmatched specifications that reach a variety of differentiated end-markets, allowing for unique market diversification
- The Company is continuing to capture additional market share by enhancing its current trailer offering with best-in-class equipment and expanding into new trailer types, developing tailored solutions for new and existing customers
- W&B is the leading dealer of Hyundai Translead Refrigerated trailers, and they have proudly been awarded Trailer Dealer and/or Refrigerated Trailer Dealer of the Year each year since 2013



Superior Trailer Sales

- W&B acquired Superior Trailer Sales in 2018, further expanding the Company's comprehensive trailer sales, service and parts offering
- Superior Trailer Sales is a leading retailer of platform trailers, responsible for approximately 10% of all retail platform trailers in the U.S.
- Consistently the top dealer for Hyundai, Fontaine, Doonan and Dorsey

Operations/Usage - Parts & Service



Parts and Service business segment benefits from highly attractive margins and provides W&B with a full-suite product and service offering

Parts

- W&B carries a wide selection of parts and accessories, stocking a large inventory of refrigeration, trailer, truck-body, liftgate and APU parts for all manufacturers
- One stop parts provider with the ability to source and customize inventory to specific customer needs
- W&B leverages well established supplier relationships to obtain competitive pricing for parts



This is an example of one of our mobile service trucks

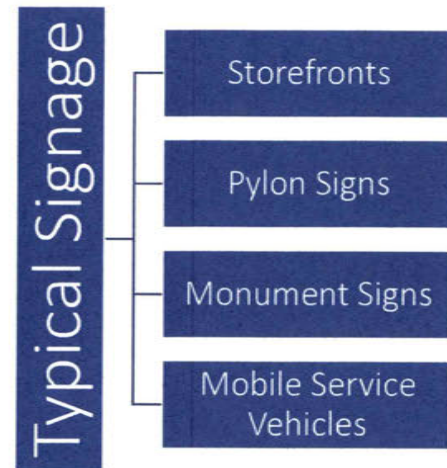
Service/Repair

- Expansive network of 20 locations and 100+ mobile service trucks allows W&B access to serve a wide range of customers
- Value-added services, such as mobile assistance, further enhances capabilities
- Our highly trained technicians are dedicated to maintaining and servicing customer equipment.
- In our shop, we can handle everything from minor trailer repair, to new trailer modifications, to major wreck repair.

W&B Facilities & Signage



- For Joliet, we expect to add with our logos.
- At W&B, we pride ourselves in being good neighbors and community members with clean and tidy facilities.
- At each of our locations, we typically work within the local government code on signage that meets our needs and appeals to the neighborhood. We prefer monument, pylon, and building signage, depending on the specific facility.



Culture, Employees, & Jobs



W&B's ability to hire, train and retain talented employees is a strategic competitive advantage

Employees & Job Creation

- At full scale, our Chicago-area store could offer 50+ jobs.
- Employees are at the forefront of W&B's success, with both sales and service interacting with customers daily
- Average tenure of top 100 employees, sorted by tenure, is 19 years; average tenure of employees with 1+ years at W&B is 8 years
- Our workplace Culture is key to who we are and W&B Service Company's success:

COMPANY VALUES	RECRUITMENT	TRAINING	EMPLOYEE WELLBEING	COMPANY EVENTS
• Customer focused • Industry leader	• Culture fit • Referral program	• Instructor-led • On-the-job	• Benefits • Paid time off	• Employee • Management

Chicago Area Headcount

Functional Group	Employee Count
Management	4
Sales – Trailers, Parts, Service	8
Parts Operations	10
Service & Repair Mechanics	26
Administrative	2
Total	50

We keep fleets moving with trusted service and equipment solutions you can rely on

NETWORK OF 100+ MOBILE SERVICE TRUCKS!

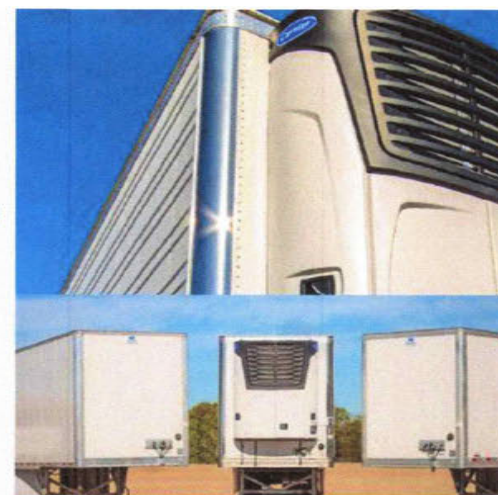
24/7 AFTER HOURS
CALL OUT SERVICE



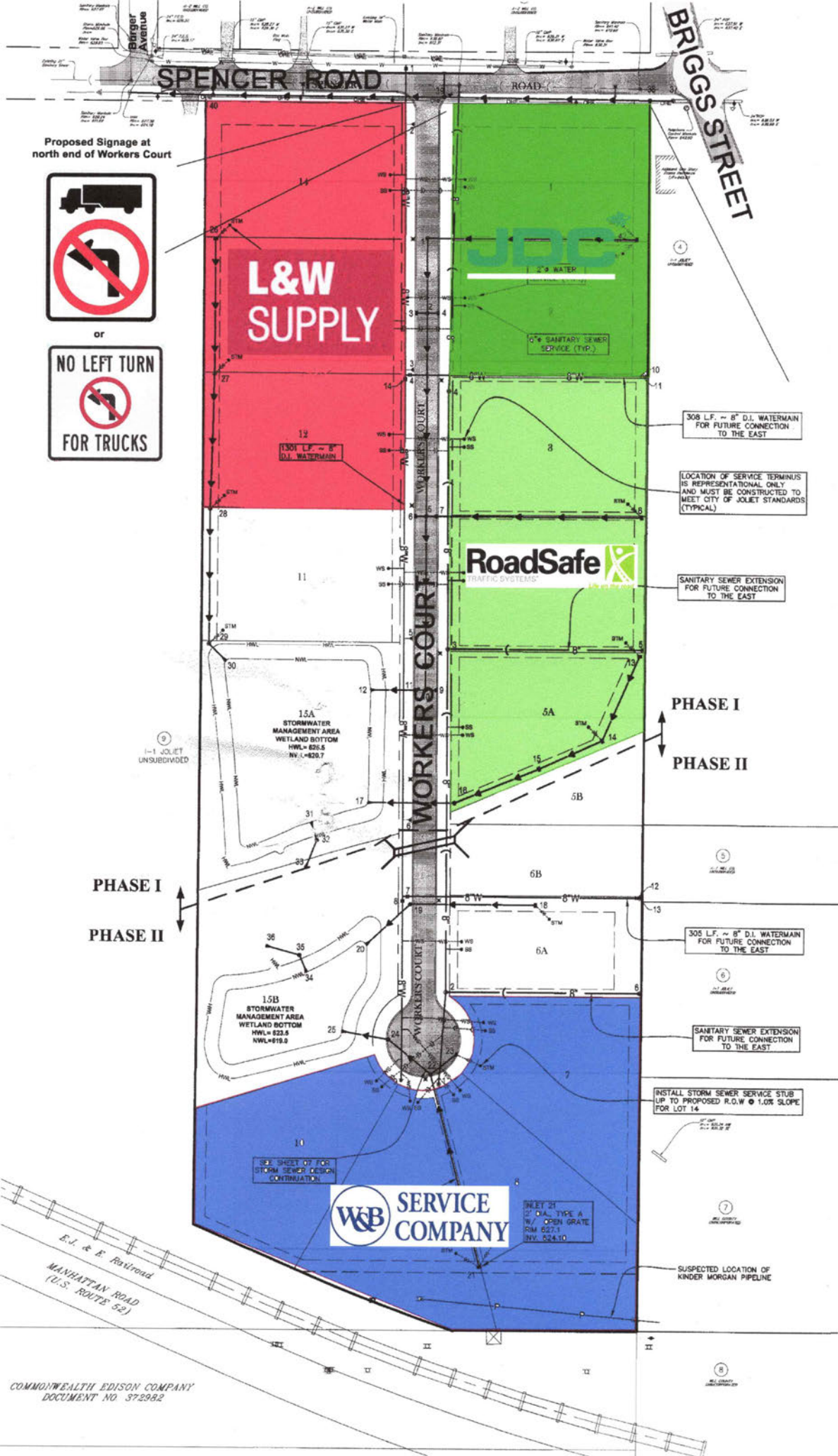
SERVICES OFFERED:

- **PARTS & SERVICE**
 - FULL SERVICE REEFER REPAIR
 - FULL SERVICE TRAILER REPAIR
 - FULL SERVICE PAINT & BODY
 - OUTSIDE PARTS TEAMS
- **NEW & USED EQUIPMENT SALES**
 - TRANSPORT REFRIGERATION UNITS
 - REFRIGERATED TRAILERS
 - DRY VANS
 - FLATBEDS
 - HEAVY-HAUL
 - GRAIN-HOPPER
 - LIVESTOCK
 - TRUCK BODIES

W&B Service Company is passionate for being the best transportation service and equipment provider where our talented people drive our success. We provide trusted solutions to keep your fleets moving with confidence mile after mile.



GEARED FOR SERVICE



Proposed Signage at north end of Workers Court



or



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: 1720 Workers Ct Joliet, Il 60433

PETITIONER'S NAME: W & B Service Company

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Proposed Tenant

OWNER OF PROPERTY: SRR Venture, 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):

Tim Park, Hyundai Translead, Dallas, TX, _____

Brett Herrington, Marsh MMA, Houston, TX, _____

Kurt Koster, BMO, Irving, TX, _____

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-26-206-007-0000 ;
_____ ; _____ ; _____.

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

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

IN SPENCER ROAD INDUSTRIAL PARK UNIT 2, BEING A SUB OF PRT OF THE NE1-4 OF SEC 26, T35NR10E.

LOT SIZE: WIDTH: 579 & 629 DEPTH: 558 & 348 AREA : 6.28 acres

PRESENT USE(S) OF PROPERTY: Vacant Land

PRESENT ZONING OF PROPERTY: I-1

SPECIAL USE REQUESTED: Sales, service of semi trailers and parts sales, car parking and
related office & ancillary uses

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 business will have no effect.

2. How will the special use impact properties in the immediate area? The business will have no effect.
-
-
-

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

The use will not impede the normal/orderly development/improvement of surrounding property.

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

Yes they are all provided.

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

Yes, adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets.

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

Yes, the use conforms to the applicable land use regulations of the district in which it is located and does not violate any other applicable law, ordinance or regulations.

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)?

An application has never been submitted.

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, Robert F Wagner, 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
[Redacted Signature]
Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 9 day of July, 2026

[Redacted Signature]



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:

1720 Workers Ct Joliet, IL 60433

PIN(s): 30-07-26-206-007-0000

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

Robert F Wagner 33.3%

Robert J Wagner 33.3%

Stacie L Lahey 33.3%

E-MAIL: [REDACTED]

FAX: [REDACTED]

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

Stellex Capital Partners II LP	47.0936%
Stellex W&B Management, LLC	48.2913%
Stellex W&B Splitter, LP	3.4011%
Various	1.214%

E-MAIL: [REDACTED] FAX: [REDACTED]

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: July 10, 2026

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

Mark E Koenig - Consultant [REDACTED] [REDACTED]

PRINT

ZONING BOARD OF APPEALS

CRITERIA FOR SPECIAL USES

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

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

	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.		