

STAFF REPORT

DATE: December 8, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-58
Applicant: Solar Landscape LLC (ILCS 2114 Oak Leaf LLC)
Status of Applicant: Lessee
Property Owner: CubeSmart, LP
Location: 2114 Oak Leaf Street (Council District #5)
Request: Special Exception to allow a roof-mounted community solar installation

Purpose

The applicant is requesting a Special Exception to allow a roof-mounted solar installation for community supply on the existing self-storage facility at 2114 Oak Leaf Street. Community solar is generally defined as a solar project where the benefits from an off-site solar array are shared by multiple customers, including individuals, businesses, and other groups. Customers typically receive monetary credits on their electric bill based on their subscription to the project. Because a community solar installation supplies power back to the utility grid and not solely to onsite facilities, it is considered a principal use and not an accessory use. The Zoning Ordinance does not include provisions for solar installations as a principal use. Therefore, this request must be considered as a Special Exception.

The City Council makes the final decision on this Special Exception request, with a recommendation from the Zoning Board of Appeals.

Site Specific Information

The subject site is 4.7 acres and contains a CubeSmart self-storage facility comprised of 14 buildings. The site is in the middle of Oak Leaf Center Subdivision, which contains heavy commercial and light industrial uses, and is bordered on the south by Interstate 80. The property is zoned I-1 (light industrial).

Surrounding Zoning, Land Use and Character

- North: I-1 (light industrial), industrial
- South: Interstate 80 and Village of Rockdale I-1 (heavy commercial and light industry), industrial

- East: B-3 (general business), commercial / industrial
- West: I-1 (light industrial), commercial / industrial

Applicable Regulations

- Section 47-3.9(BB) Miscellaneous Terms – Zoning Exceptions and Variances

Section 47-3.9(BB)(1) Exception: *An exception is a use permitted only after review of an application by the Board of Appeals or Commission other than the Administrative Official (Building Inspector), such review being necessary because the provisions of this Ordinance covering conditions, precedent or subsequent, are not precise enough to all applications without interpretation and such review is required by the Ordinance.*

The “exception” differs from the “variance” in several respects. An exception does not require “undue hardship” in order to be allowable. The exceptions that are found in this Ordinance appear as “special approval” or review by Plan Commission, Legislative Body, or Board of Appeals. These land uses could not be conveniently allocated to one zone or another or the effects of such uses could not be definitely foreseen as of a given time. The general characteristics of these uses include one or more of the following:

- a. They require large areas;*
- b. They are infrequent;*
- c. They sometimes create an unusual amount of traffic;*
- d. They are sometimes obnoxious or hazardous; and*
- e. They are required for public safety and convenience.*

Discussion

The petitioner, Solar Landscape, is a national solar developer that develops, installs, and operates commercial and community solar projects, including commercial and industrial rooftop installations. They currently have around 20 solar projects under construction in Illinois. They are requesting approval of a special exception to allow a roof-mounted community solar installation and associated ground equipment at 2114 Oak Leaf Street. The solar array would be located on the rooftops of the 14 existing self-storage buildings. The solar installation would be owned and operated by Solar Landscape, who would lease the roof and ground space from the property owner. Solar Landscape would be responsible for the installation, maintenance, and removal of the solar panels. The company would have a lease agreement with the property owner for an initial 20-year period.

The proposed solar installation would be for community supply, not a behind-the-meter system that generates electricity for onsite use. The installation would be connected to ComEd equipment and would supply power back to the utility grid for use by properties served by that system. A community solar project is supported by subscribers who receive

credits on their energy bill for their share of the program; they do not receive electricity directly from the solar installation. Subscribers can be individuals, businesses, municipalities, nonprofits, and other groups. For this project, subscribers could be located anywhere in Will County.

The physical arrangement and appearance of the installation would be very similar to an accessory solar installation that serves the building. The rooftop panels would not be visible from the ground, as they would be set back from the edge of the building and only rise about 10 inches above the roof surface. The ground equipment is similar to the equipment used for a building's electrical service. The ComEd equipment, which includes a switchgear cabinet and meter cabinet, would be at northeast corner of the site between the front property line and the eastmost building. The customer-owned equipment would be in the east side yard behind the front wall of the building. There is no proposed fence enclosure.

Recommended Action

Staff does not believe that the proposed solar installation will have a negative effect on the area. The physical appearance is similar to a permitted accessory installation and is not out of character with an industrial site. The petitioner will have a lease agreement with the property owner that addresses maintenance, installation, and decommissioning of the solar array. The petitioner will be required to obtain all necessary building permits for the proposed project.

Conditions

If the Zoning Board desires to approve the Special Exception to allow a roof-mounted community solar installation at 2114 Oak Leaf Street, the following conditions would be included:

1. That a building permit shall be obtained.

Figure 1: Subject site at 2114 Oak Leaf Street (2025)



Figure 2: Subject site, view south from Hammes Avenue at Oak Leaf Street (May 2025)



Figure 3: Proposed location for ground equipment in east side yard (May 2025)



Figure 4: Examples of completed community solar arrays by Solar Landscape on similar property types

Gaithersburg, MD

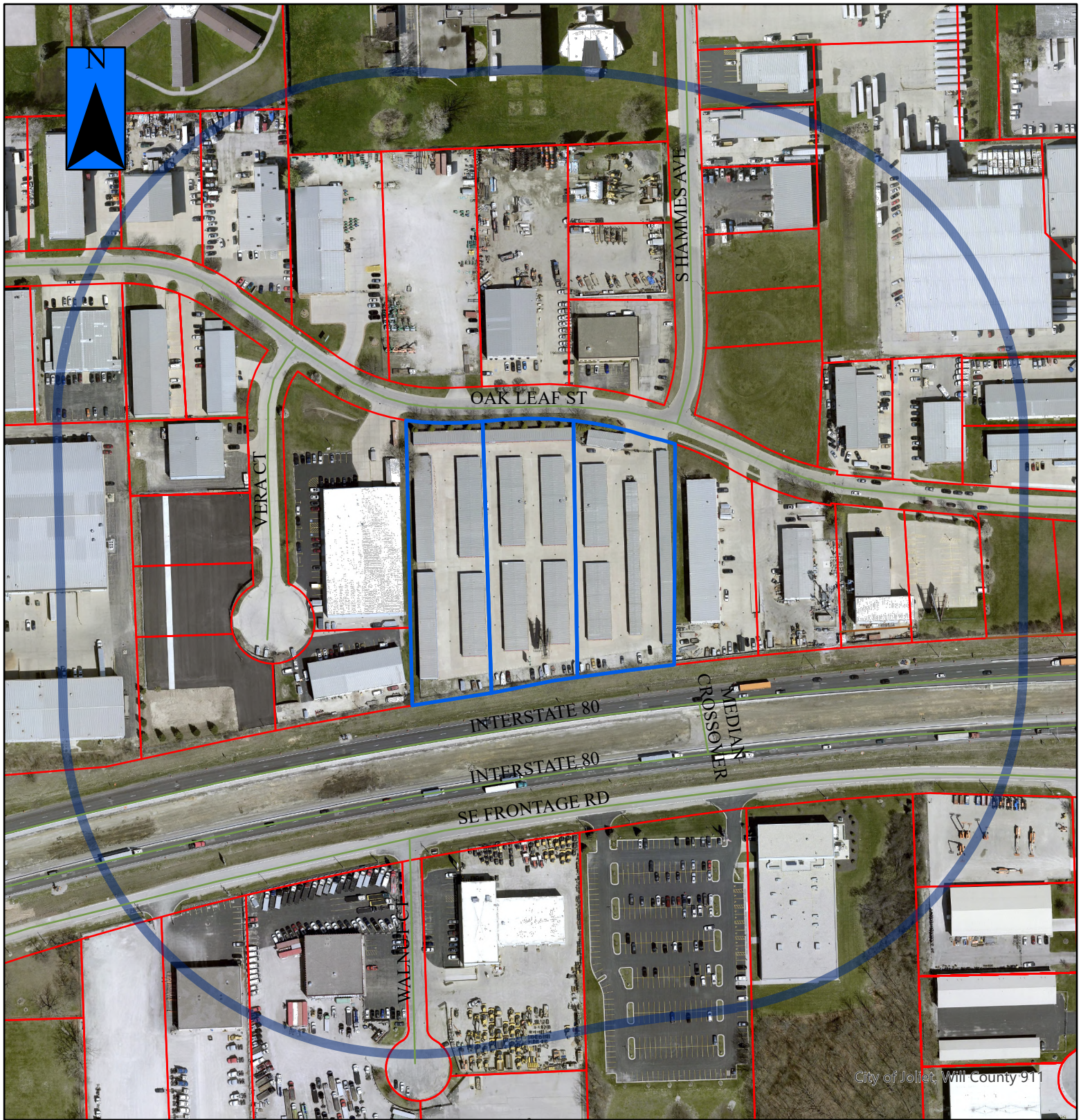


Iselin, NJ



Neptune, NJ

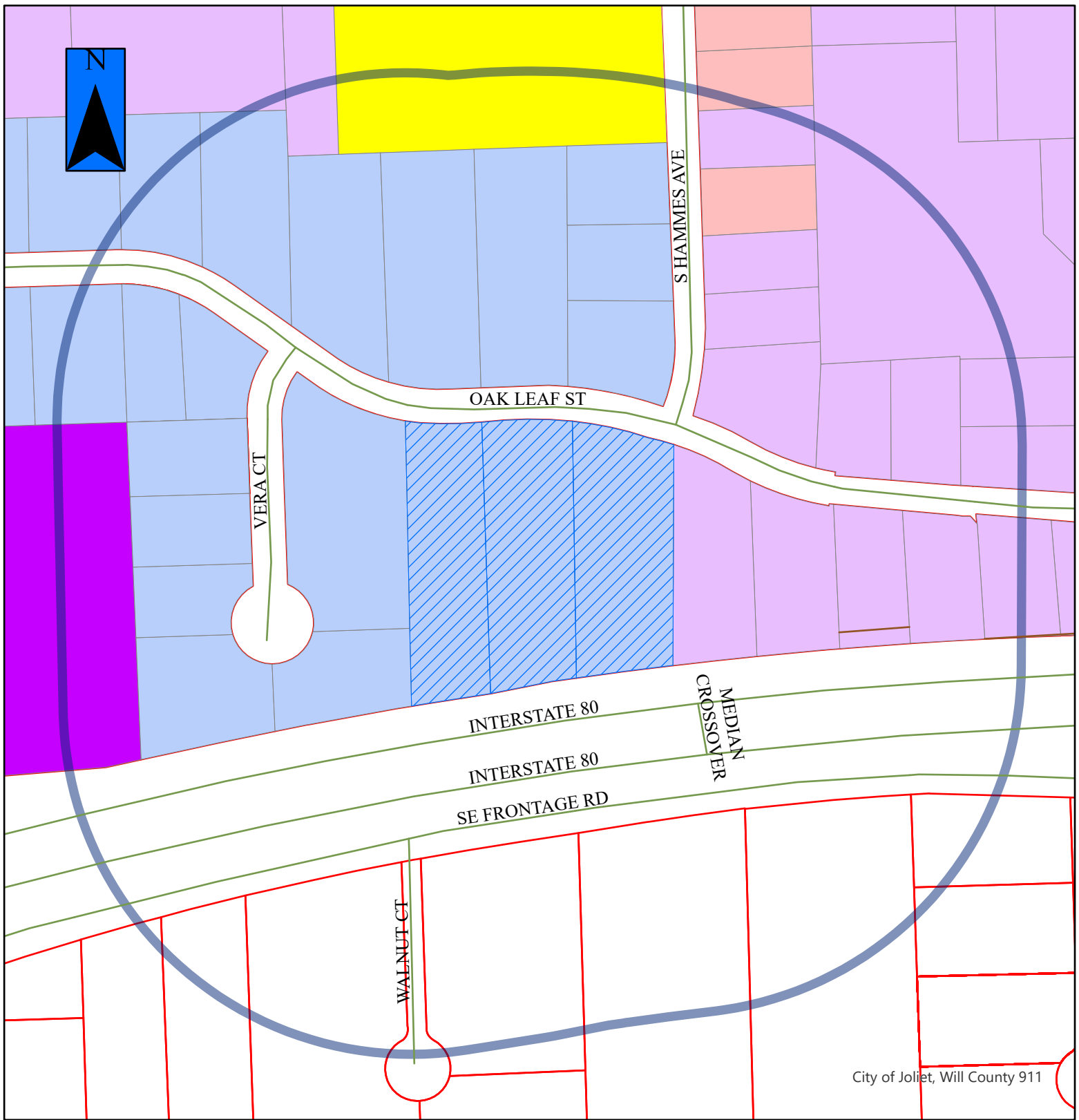




2025-58a



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



2025-58



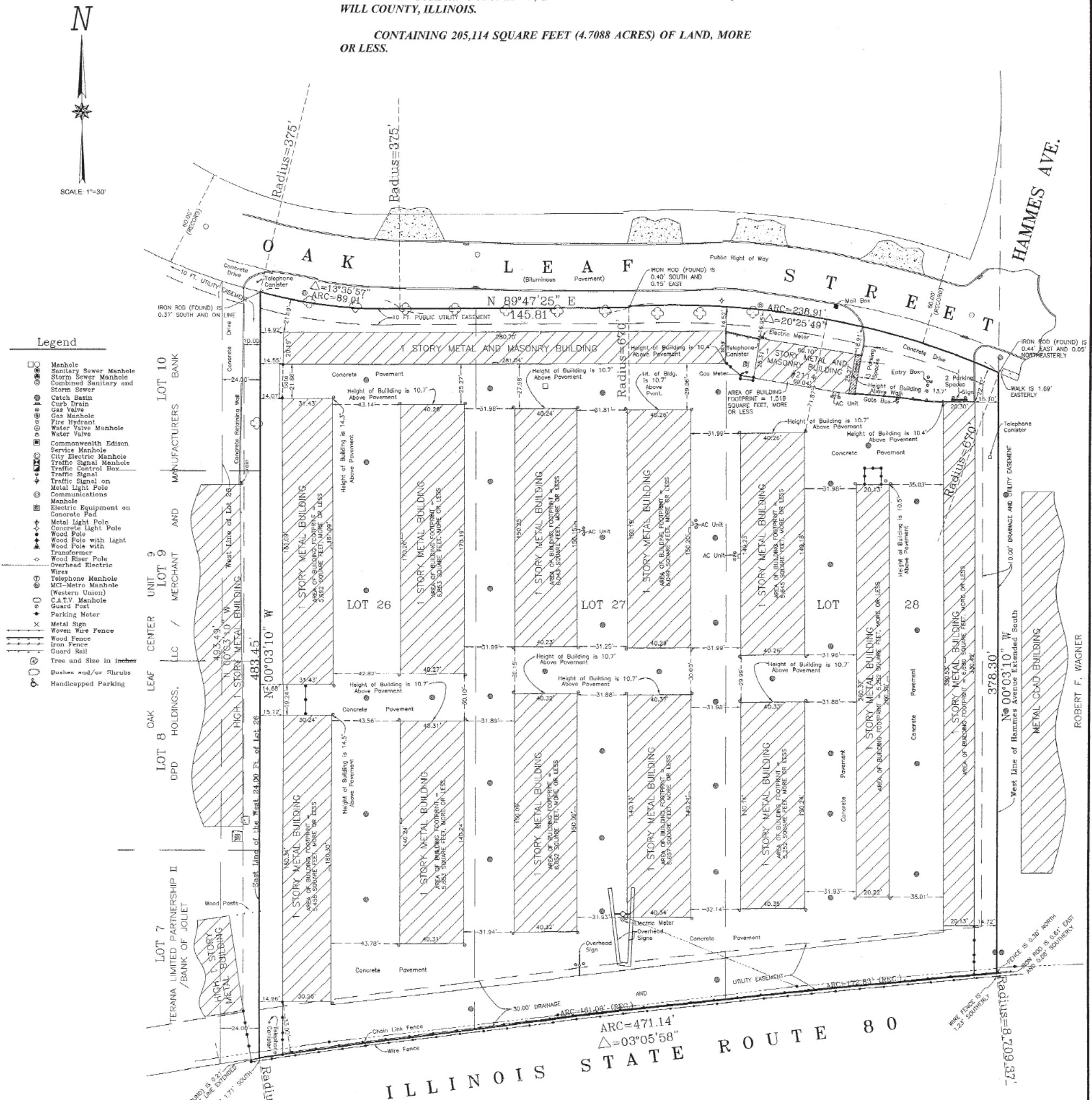
 = Property in Question
 = 600' Public Notification Boundary

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

PLAT of SURVEY

LOT 26 (EXCEPT THE WEST 24.00 FEET THEREOF), LOT 27 AND LOT 28, IN OAK LEAF CENTER UNIT FIVE, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1990 AS DOCUMENT NO. R90-56704, IN WILL COUNTY, ILLINOIS.

CONTAINING 205,114 SQUARE FEET (4.7088 ACRES) OF LAND, MORE OR LESS.



NOTE: FIELD VERIFY ALL COMPUTER GENERATED DIMENSIONS.

THERE ARE 5 PARKING SPACES ON THE PROPERTY, INCLUDING 0 HANDICAP SPACES.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT, AND LOCAL BUILDING LINE REGULATION.

COMPARE YOUR POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DIFFERENCE.

UNDERGROUND UTILITIES NOT SHOWN HEREON.

THE BEARING BASE FOR THE NORTH ARROW SHOWN HEREON IS ASSUMED NORTH.

CHICAGO GUARANTEE SURVEY COMPANY HEREBY CERTIFIES THAT THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN AS DELINEATED ON THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17197C0144E, EFFECTIVE DATE SEPTEMBER 6, 1995.

DATE OF COMPLETION OF FIELD WORK: SEPTEMBER 15th, 2004.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DISTANCES ARE MARKED IN FEET AND DECIMALS.

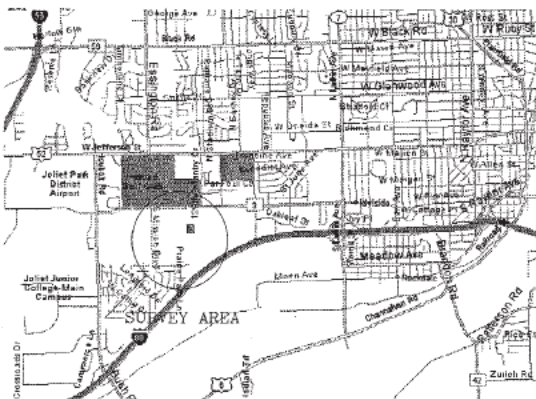
ORDER NO.: 0408007
ORDERED BY: BOCK & CLARK

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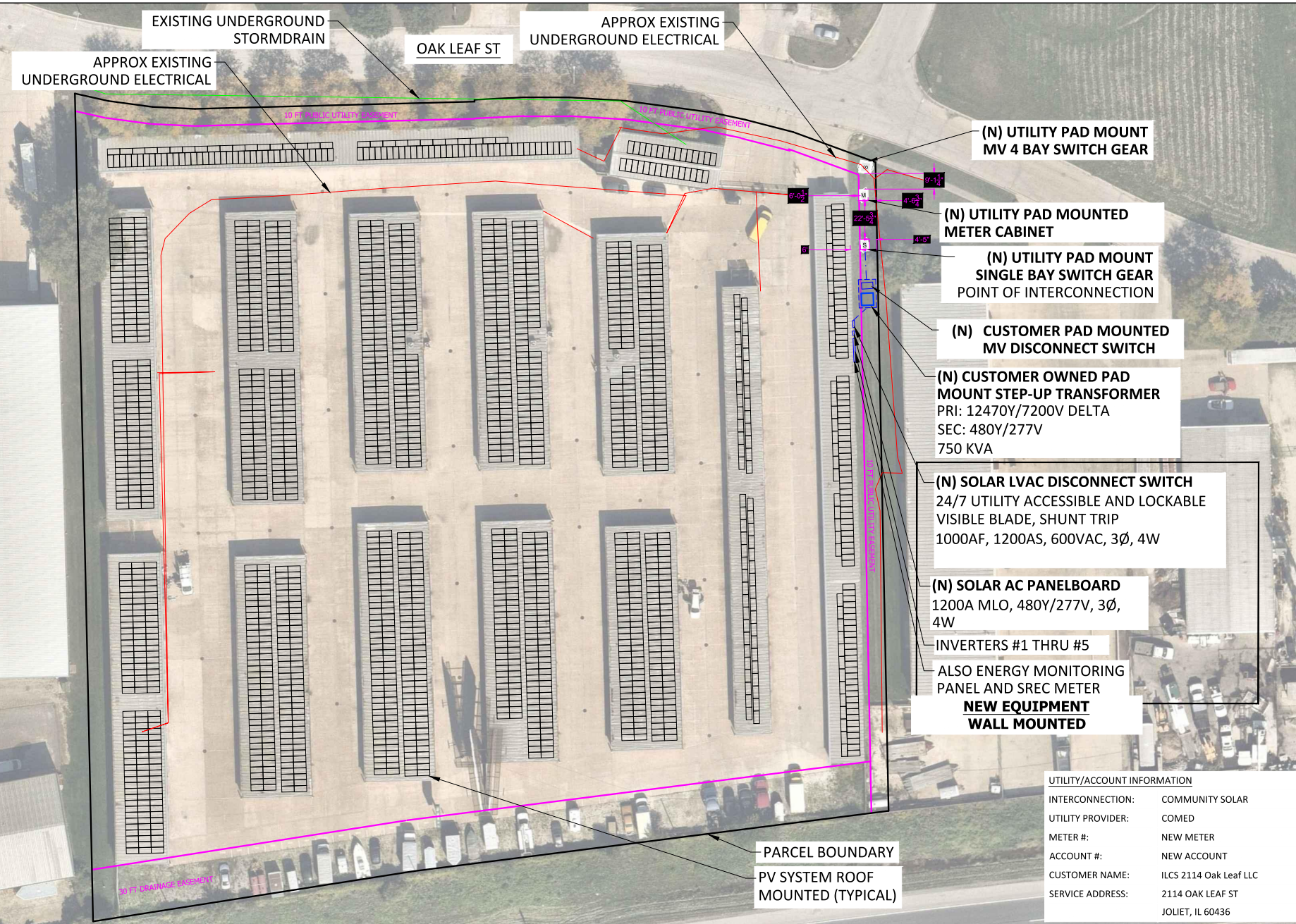
SCHEDULE D EXCEPTIONS

13. Utility and drainage easements created by the Plat of Subdivision of Oak Leaf Center Unit Five, recorded as Document R90-56704, as follows:

Affects the South 30 feet of each lot
Affects the North 10 feet of each lot



ALTA/ACSM LAND TITLE SURVEY
for
U-Store-It Metro Project
Joliet Self Storage
B & C Project No. 20040775, 10
2114 Oak Leaf Street, Joliet, IL 60436
Surveyor's Certification
To: Acquiport/Amsted Limited Partnership, U-Store-It, LLP, U-Store-It Trust, Lehman Brothers Holdings Inc., Lehman Brothers Bank, P.S.B., and all of their successors and assigns: YSI III LLC, a Delaware limited liability company; First American Title Insurance Company and Bock & Clark Corporation.
The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in First American Title Insurance Company Commitment No. NCS-74817-CH1 dated February 11, 2004 and were made: (i) in accordance with "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999; (ii) in accordance with the "AGREEMENT and Survey Requirements for U-Store-It Metro Project Surveys" dated August 18, 2004 and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a) (surface matters only) and 13 of Table A specifically defined therein; and (iii) Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."
CHICAGO, ILLINOIS SEPTEMBER 22nd, 2004
CHICAGO GUARANTEE SURVEY COMPANY



1 ELECTRICAL PLAN
E10 SCALE: CUSTOM

UTILITY/ACCOUNT INFORMATION

INTERCONNECTION: COMMUNITY SOLAR
UTILITY PROVIDER: COMED
METER #: NEW METER
ACCOUNT #: NEW ACCOUNT
CUSTOMER NAME: ILCS 2114 Oak Leaf LLC
SERVICE ADDRESS: 2114 OAK LEAF ST
JOLIET, IL 60436

REV	DATE	REVISION DESCRIPTION	ENGR
0	1/18/2024	Issued for IC	EL
1	03/18/25	POST-CONSTRUCTION UPDATE	AG
2	10/13/2025	REVISED LOCATION	AG

PROJECT:	CUESMART 2114 OAK LEAF 2114 OAK LEAF ST JOLIET, IL 60436 883.20 KW DC // 600.00 KW AC
PHASE NO.	1 OF 2
SHEET NO.	E10
SHEET TITLE:	SITE PLAN

Project Developer | 522 Coolman Ave, Suite 3,
Solar Landscape, LLC, Ashbury Park, NJ 07712 (609) 419-2645

PROJECT DETAILS	
SYSTEM SIZE:	5,000.00 KW DC // 3,840.00 KW AC
INTERCONNECTION:	COMMUNITY SOLAR
INSTALLATION TYPE:	ROOF MOUNT
MODULE (TYPE 1):	(11,603) JANSOBN7PH4-BDY (580W)
MODULE (TYPE 2):	(000)
INVERTER:	(13) SEL200US (120 KW)
RACKING / ROOF TYPE:	PANELCLAW CLAW FR 50 (57) / BD

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 EXCEPTION

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 VARIATION IS REQUESTED: 2114 Oak Leaf St, Joliet, IL 60436

PETITIONER'S NAME: ILCS 2114 Oak Leaf LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 601 Bangs Avenue, Suite 301, Asbury Park, NJ ZIP CODE: 07712

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Lessee

OWNER OF PROPERTY: CubeSmart, LP

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 5 Old Lancaster Rd, Malvern, PA ZIP CODE: 19355

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*):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-18-301-013-0000 ;
30-07-18-301-012-0000 ; 30-07-18-301-017-0000 ; _____.

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: Irregular DEPTH: Irregular AREA: 205,114 sq. ft.

PRESENT USE(S) OF PROPERTY: Storage facility

PRESENT ZONING OF PROPERTY: I-1 Light Industrial

VARIATION/APPEAL REQUESTED: Community solar commercial rooftop

RESPONSE TO SPECIAL EXCEPTION CRITERIA

An exception is a use permitted only after review of an application by the Board of Appeals or Commission other than the Administrative Official (Building Inspector), such review being necessary because the provisions of this Ordinance covering conditions, precedent or subsequent, are not precise enough to all applications without interpretation and such review is required by the Ordinance.

The “exception” differs from the “variance” in several respects. An exception does not require “undue hardship” in order to be allowable. The exceptions that are found in this Ordinance appear as “special approval” or review by Plan Commission, Legislative Body, or Board of Appeals. These land uses could not be conveniently allocated to one zone or another or the effects of such uses could not be definitely foreseen as of a given time. The general characteristics of these uses include one or more of the following:

- (a) They require large areas;
- (b) They are infrequent;
- (c) They sometimes create an unusual amount of traffic;
- (d) They are sometimes obnoxious or hazardous; and
- (e) They are required for public safety and convenience.

In addition to permitting the special exceptions otherwise specified in the Zoning Ordinance, the Board shall have authority to permit the following:

- (a) The temporary use of a building or premises in any district for a purpose of use that does not conform to the regulations prescribed by this chapter, provided that such use be of a true temporary nature and does not involve the erection of substantial buildings. Such permit shall be granted in the form of a temporary and revocable permit for not more than a 12-month period, subject to such conditions as will safeguard the public health, safety, convenience, and general welfare.

- (b) The temporary use of a building or premises in undeveloped sections for a purpose that does not conform to the regulations prescribed by this chapter, provided that such structure or use is of a true temporary nature, is promotive of or incidental to the development of such undeveloped sections, and does not involve the erection of substantial buildings. Such permit shall be granted in the form specified under sub-section (a) above.

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

1. Briefly describe/explain the purpose of the request for an exception, including a timeframe for the use if applicable.

The special exception is for a community rooftop solar project that will generate clean, renewable electricity.
The project will be placed on the rooftops of an existing storage facility and not require any new buildings
to be constructed. The project will not create any appreciable noise, dust, fumes or odors and will operate in harmony with
the surrounding uses in the area. The project will only require infrequent, periodic maintenance and will therefore
not create any traffic congestion. Demand for electricity is growing in Illinois and this project will provide.
clean, cost-effective energy while utilizing rooftops that already exist. The project lifetime is estimated to be
20-40 years, and the project could also be repowered to extend the project life, depending on future demand.

2. Identify the section of the Zoning Ordinance for which an exception is being requested.

Section 47-14.2A, special exception I-1 zoning district

3. What impact would the granting of this special exception have upon the essential character of the general area?
Please include both positive and negative impacts.

The project should not have any impact on the character of the general area. The existing storage facility
use will continue. The solar project does not create any negative impacts that would affect the
surrounding area, nor will the project negatively impact any future development in the area.

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, Emily McCue, 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 30 day of October, 20 25
[Redacted]

COURTNEY BREESE
NOTARY PUBLIC OF NEW JERSEY
Commission # 50105947
My Commission Expires 6/18/2024

2029

LEGAL DESCRIPTION:

LOT 26 (EXCEPT THE WEST 24.00 FEET THEREOF), LOT 27 AND LOT 28, IN OAK LEAF CENTER UNIT FIVE, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1990 AS DOCUMENT NO. R91-56704, IN WILL COUNTY, ILLINOIS.

CONTAINING 205,114 SQUARE FEET (4.7088 ACRES) OF LAND, MORE OR LESS.

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:

2114 Oak Leaf St, Joliet, IL 60436

PIN(s): 30-07-18-301-013-0000, 30-07-18-301-012-0000, and 30-07-18-301-017-0000

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

CubeSmart, a Maryland real estate investment trust, is the sole general partner of

CubeSmart, L.P., and with an address of 5 Old Lancaster Road, Malvern, PA 19355,

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

Cosh Development, LLC (100%) [REDACTED]

Shaun Keegan (50% - Cosh Development, LLC) [REDACTED]

Corey Gross (50% - Cosh Development, LLC) [REDACTED]

E-MAIL [REDACTED] 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: 11/05/2025 _____

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

Schain Banks Kenny & Schwartz, Ltd. _____

[REDACTED] _____

PRINT