

STAFF REPORT

DATE: July 8, 2024
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2024-36
Applicant: Harris Investments LLC – Rowell Storage Series
Owner: Same
Location: 414 Rowell Avenue
Request: An extension of a Special Use Permit (Ordinance #18522) which allowed a self-storage facility

Purpose

The applicant and owner, Harris Investments LLC – Rowell Storage Series, is requesting a second extension of a Special Use Permit (Ordinance #18522) which allowed a self-storage facility, located at 414 Rowell Avenue (Petition 2023-20). City Council approved the ordinance in July 2023 with the condition that a building permit be obtained within 180 days. In January 2024, the Zoning Board of Appeals approved an extension of the special use permit for an additional 180 days, until June 14, 2024 (Petition 2024-02). The applicant’s attorney submitted a letter on June 14, 2024 requesting another 180-day extension to allow additional time for the applicant’s engineering team to complete the final engineering plans for the site. If the extension is approved, the new deadline to submit building permits would be December 11, 2024. The Zoning Board of Appeals makes the final decision for this Special Use Permit extension request.

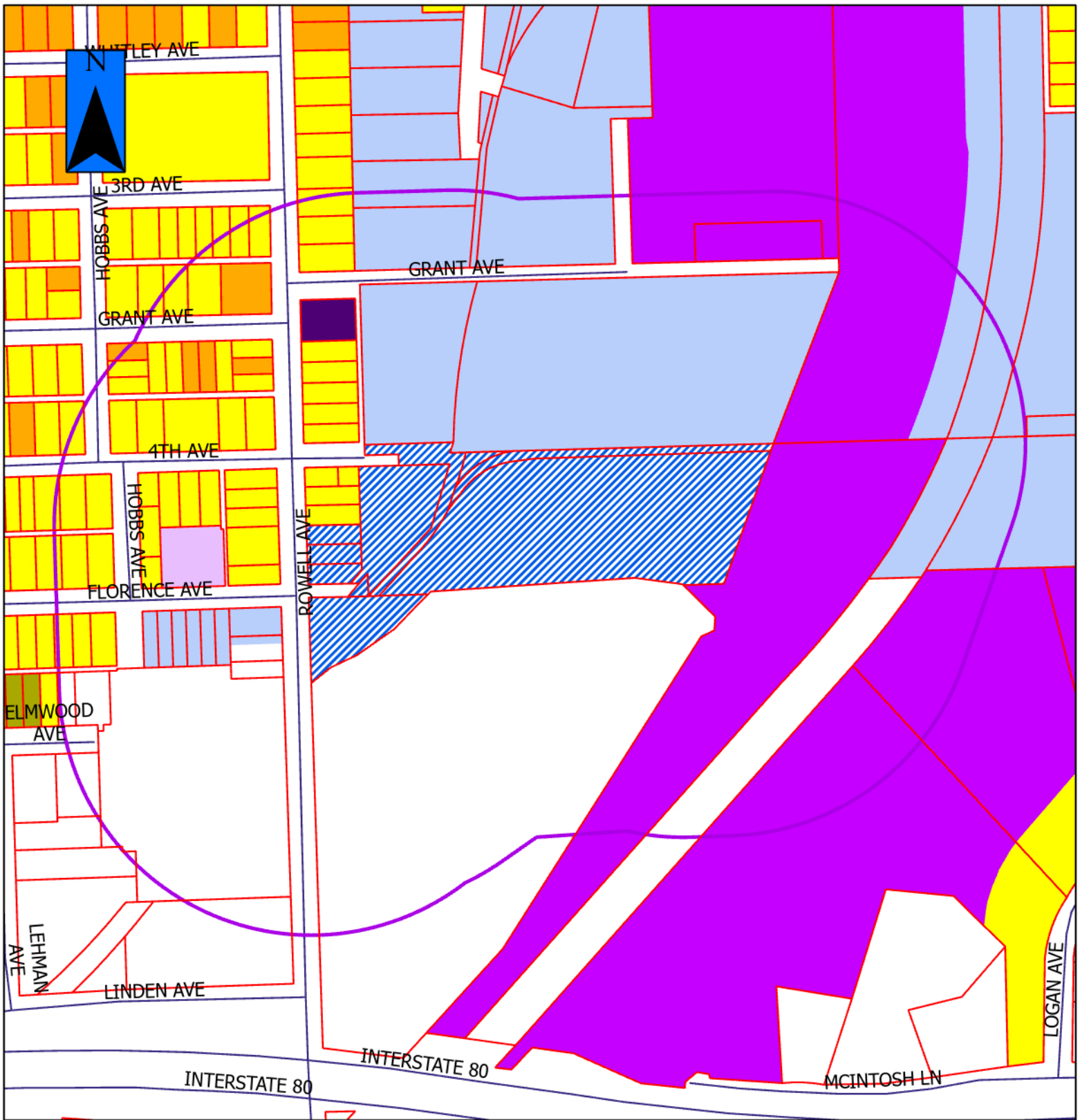
The 8.28-acre site is located east of Rowell Avenue at Fourth Avenue and Florence Avenue and is zoned I-1 (light industrial). The proposed self-storage facility includes a main building with climate-controlled indoor storage and 14 additional storage unit buildings. The development of the site includes the approval of a preliminary, final, and recording plat in order to consolidate all of the parcels into one lot. The preliminary and final plat, as well as associated vacations, reclassifications, and annexation of one parcel, were approved by City Council in June 2023. The recording plat still needs to be submitted for City Council review.

The original staff report packet for Petition 2023-20 and the minutes from the May 18, 2023 Zoning Board of Appeals meeting are included as attachments to this report.

Conditions



If the proposed Special Use Permit extension is approved by the Zoning Board of Appeals, the following conditions would still be included:

1. That the design of the buildings complies with the City's Non-Residential Design Standards (including the south side wall of the south mini storage building);
2. That the fencing on the west and south sides of the site shall be decorative wrought iron;
3. That no barbed wire fencing shall be allowed;
4. That a landscape plan that meets City ordinance requirements shall be submitted as part of the building permit plan set;
5. That a tree inventory and tree preservation plan that meets City ordinance requirements shall be submitted as part of the landscape plan;
6. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained; and,
7. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

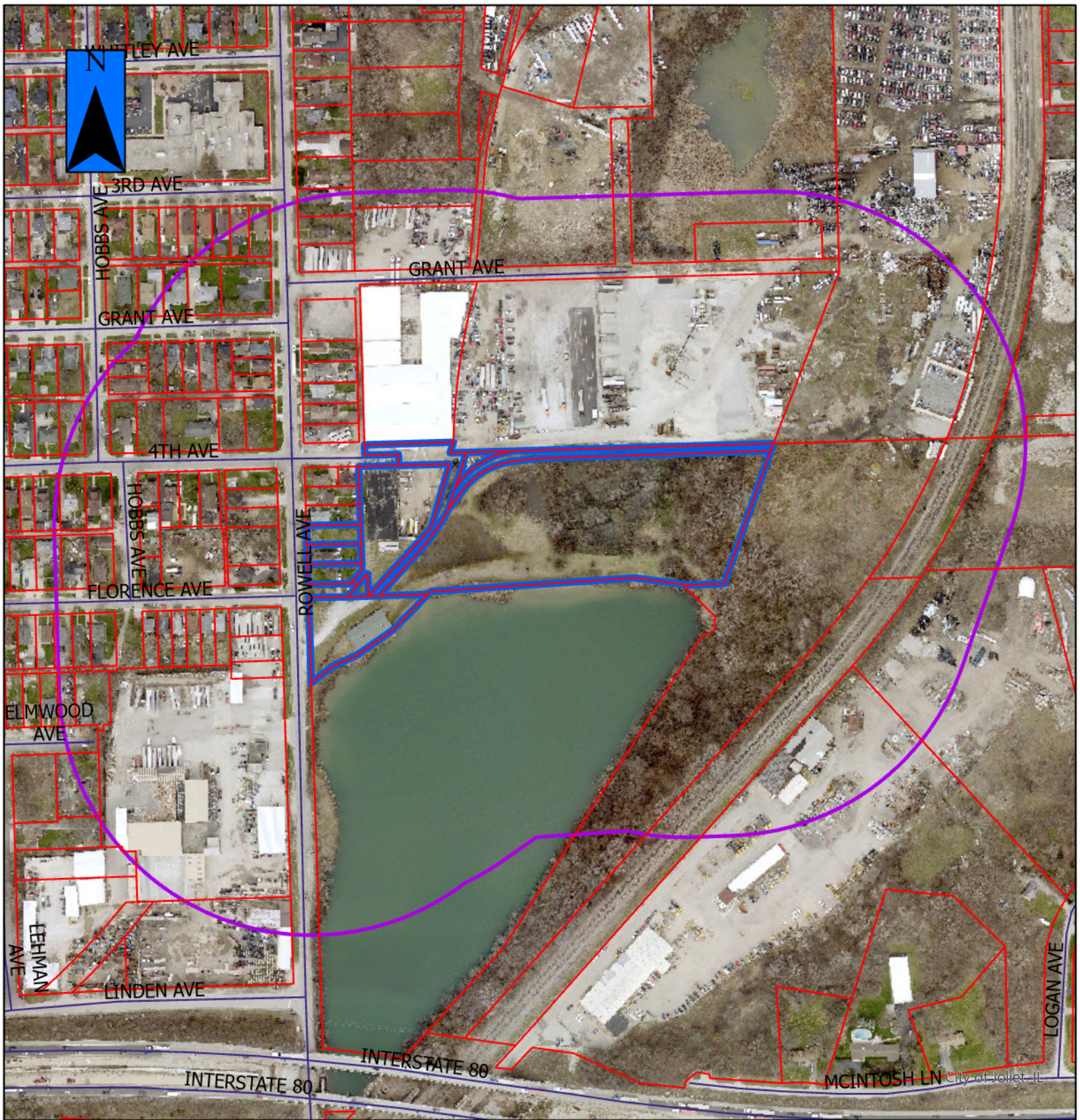


2024-36



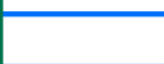

 = Property in Question
 = 600' Public Notification Boundary

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



2024-36a



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

KGG LLC

Attorneys at Law

Nathaniel P. Washburn
ATTORNEY
nwashburn@kggllc.com

Main Office:
111 N. Ottawa Street
Joliet, IL 60432
(815) 727-4511 T
(815) 727-1586 F

Wheaton Office:
2100 Manchester Rd.
Bldg. B Suite 906
Wheaton, IL 60187
(630) 547-2590 T
(815) 727-1586 F

Morris Office:
Old Natl Bank Bldg.
220 W. Main Street
Suite 302
Morris, IL 60450
(815) 942-1881 T
(815) 942-6444 F

Website:
www.kggllc.com

June 14, 2024

Mr. James N. Torri
City of Joliet
Planning Director
150 W. Jefferson Street
Joliet, IL 60432

Re: Request for Extension of Special Use Permit

Dear Jim:


As you are aware our office represents Harris Investments, LLC with respect to the above captioned matter. It has come to our attention that the Special Use Permit Extension for a Self-Storage Facility to be constructed and located at Rowell Storage Subdivision is set to expire on or about June 14, 2024.

At this time Harris Investments, LLC would like to request an additional 180-day extension on the Special Use Permit. Final Engineering on Rowell Storage Subdivision has not been fully completed. The Preliminary Plat Approval is not set to expire until on or about June 20, 2025. It is anticipated that with an additional extension the final engineering can be completed withing that time.

We appreciate your consideration and are happy to answer any additional questions you may have. Please confirm any filing fee owed for this request and we will remit as soon as possible.

Sincerely,

KGG LLC


Nathaniel P. Washburn
NPW:npw

ORDINANCE NO. 18522

AN ORDINANCE GRANTING A SPECIAL USE PERMIT

(414 Rowell Avenue)

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS,
AS FOLLOWS:**

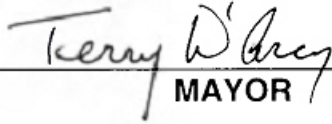
SECTION 1: A Special Use Permit is hereby authorized pursuant to Section 47-5.2(a) of the Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, to allow the specific use identified in Exhibit A on the real property described in Exhibit A and subject to the conditions set forth in Exhibit A. The Special Use Permit is authorized subject to the terms and conditions of all applicable federal, state, and local laws, ordinances, and regulations. The zoning classification of the subject property for which this Special Use Permit is authorized remains the same and is not changed in any way by the passage of this Ordinance. This Ordinance shall be strictly construed to prohibit any use not specifically authorized herein or otherwise allowed by the Zoning Ordinance of the City of Joliet. Noncompliance with the mandatory conditions set forth in this Ordinance shall subject the Special Use to repeal. The City Manager is hereby authorized to take such action as may be necessary for the City to comply with the terms thereof.

SECTION 2: The findings of fact and recommendation of the Zoning Board of Appeals on the granting of this Special Use are hereby adopted and made a part of this Ordinance (unless the Zoning Board of Appeals has recommended against the approval of the Special Use, in which case this Ordinance has been passed by a favorable vote of at least two-thirds of the members of the City Council then holding Office).

SECTION 3: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 4: This Ordinance shall be in effect upon its passage.

PASSED this 20th day of June, 2023


MAYOR


CITY CLERK

VOTING YES: Mayor D'Arcy and Councilmen Cardenas, Clement, Guerrero, Hug, Councilwoman Ibarra, Councilman Mudron, Councilwomen Quillman, and Reardon.

VOTING NO: None.

NOT VOTING: None.

PINS: 30-07-14-300-005-0000; 30-07-14-300-006-0000; 30-07-14-300-007-0000; 30-07-14-300-008-0000; 30-07-14-300-009-0000; 30-07-14-300-010-0000; 30-07-14-300-011-0000; 30-07-14-503-001-0000

ADDRESS: 414 Rowell Avenue

ZBA APPROVED: Yes

PETITION #: 2023-20

PREPARED BY: Helen Miller, Planner, City of Joliet, 150 West Jefferson Street, Joliet IL 60432

MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

EXHIBIT A

SPECIAL USE PERMIT FOR: 414 Rowell Avenue

1. LEGAL DESCRIPTION OF PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 04 MINUTES 34 SECONDS EAST, ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, 169.00 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST HALF OF THE VACATED ALLEY AS DESCRIBED IN TRUSTEE'S DEED R2021-004565, AND TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 04 MINUTES 34 SECONDS EAST, ON SAID NORTH LINE, 5.76 FEET; THENCE NORTH 01 DEGREE 52 MINUTES 25 SECONDS WEST, 25.00 FEET TO THE SOUTH LINE OF THE PARCEL DESCRIBED IN TRUSTEE'S DEED RECORDED JANUARY 12, 2021 AS DOCUMENT NO. R2021-004564; THENCE NORTH 88 DEGREES 04 MINUTES 34 SECONDS EAST, ON SAID SOUTH LINE, 208.42 FEET TO THE WESTERLY LINE OF THE PARCEL DESCRIBED IN WARRANTY DEED RECORDED AUGUST 8, 2001 AS DOCUMENT NO. R2001-102889; THENCE SOUTH 10 DEGREES 35 MINUTES 18 SECONDS WEST, ON SAID WESTERLY LINE, 25.61 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 04 MINUTES 34 SECONDS EAST, ON SAID NORTH LINE, 774.67 FEET TO THE EASTERLY LINE OF PARCEL 5 AS DESCRIBED IN QUIT CLAIM DEED RECORDED JANUARY 12, 2021 AS DOCUMENT NO. R2021-004566; THENCE SOUTH 20 DEGREES 16 MINUTES 21 SECONDS WEST, ON SAID EASTERLY LINE, 356.41 FEET TO THE SOUTHERLY LINE OF LOT 12 IN COUNTY CLERK'S SUBDIVISION, RECORDED IN PLAT BOOK 14 PAGE 22 AS DOCUMENT NO. 227046; THENCE SOUTH 88 DEGREES 04 MINUTES 34 SECONDS WEST, ON SAID SOUTHERLY LINE, 85.81 FEET TO THE NORTHERLY LINE OF THE PARCEL DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 14, 2017 AS DOCUMENT NO. R2017-089919; THENCE THE FOLLOWING 8 COURSES AND DISTANCES ON SAID NORTHERLY LINE AS MONUMENTED AND OCCUPIED: NORTH 43 DEGREES 57 MINUTES 40 SECONDS WEST, 2.56 FEET TO A FOUND REBAR; NORTH 82 DEGREES 29 MINUTES 04 SECONDS WEST, 113.83 FEET TO A FOUND REBAR; SOUTH 86 DEGREES 40 MINUTES 40 SECONDS WEST, 490.36 FEET TO A FOUND REBAR; SOUTH 44 DEGREES 10 MINUTES 22 SECONDS WEST, 125.64 FEET TO A FOUND REBAR; SOUTH 54 DEGREES 58 MINUTES 46 SECONDS WEST, 106.66 FEET TO A FOUND REBAR; SOUTH 69 DEGREES 39 MINUTES 38 SECONDS WEST, 71.50 FEET TO A FOUND REBAR; SOUTH 42 DEGREES 04 MINUTES 49 SECONDS WEST, 79.30 FEET TO A FOUND REBAR; SOUTH 88 DEGREES 12 MINUTES 56 SECONDS WEST, 25.33 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREE 52 MINUTES 25 SECONDS WEST, ON SAID WEST LINE, 216.33 FEET TO THE NORTHERLY LINE OF PARCEL 1 AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 11, 2015 AS DOCUMENT NO. R2015-048817; THENCE NORTH 88 DEGREES 09 MINUTES 46 SECONDS EAST, ON SAID NORTHERLY LINE, 32.96 FEET TO THE SOUTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF ROWELL AVENUE PER DOUGLAS AND KRAKAR'S SUBDIVISION, RECORDED SEPTEMBER 13, 1920 IN PLAT BOOK 12 PAGE 74 AS DOCUMENT NO. 329873; THENCE NORTH 01 DEGREE 51 MINUTES 33

SECONDS WEST, ON SAID SOUTHERLY EXTENSION AND ON THE WEST LINE OF LOTS 4, 5, AND 6 IN SAID DOUGLAS AND KRAKAR'S SUBDIVISION, A DISTANCE OF 168.69 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE NORTH 87 DEGREES 44 MINUTES 46 SECONDS EAST, ON SAID NORTH LINE 136.00 FEET TO THE WEST LINE OF THE EAST HALF OF THE VACATED ALLEY DESCRIBED IN TRUSTEE'S DEED R2021-004565; THENCE NORTH 01 DEGREE 52 MINUTES 16 SECONDS WEST, ON SAID WEST LINE, 160.57 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

PINS: 30-07-14-300-005-0000; 30-07-14-300-006-0000; 30-07-14-300-007-0000; 30-07-14-300-008-0000; 30-07-14-300-009-0000; 30-07-14-300-010-0000; 30-07-14-300-011-0000; 30-07-14-503-001-0000

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

A Special Use Permit to allow a self-storage facility.

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That the design of the buildings complies with the City's Non-Residential Design Standards (including the south side wall of the south mini storage building);
2. That the fencing on the west and south sides of the site shall be decorative wrought iron;
3. That no barbed wire fencing shall be allowed;
4. That a landscape plan that meets City ordinance requirements shall be submitted as part of the building permit plan set;
5. That a tree inventory and tree preservation plan that meets City ordinance requirements shall be submitted as part of the landscape plan;
6. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained; and,
7. 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

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 324-23

Agenda Date: 6/20/2023

TO: Mayor and City Council

FROM: Rod Tonelli, Interim City Manager

SUBJECT:

Ordinances Associated with Rowell Storage Subdivision:

Ordinance Approving the Annexation of 0.75 Acres Located at 420 Rowell Avenue (A-3-23)

Ordinance Approving the Classification of 0.75 Acres Located at 420 Rowell Avenue to I-1 (Light Industrial) Zoning (A-3-23)

Ordinance Approving the Preliminary Plat of Rowell Storage Subdivision (P-5-23)

Ordinance Approving the Final Plat of Rowell Storage Subdivision (FP-5-23)

Ordinance Approving the Reclassification of 0.41 Acres Located at 414 Rowell Avenue from R-2 (Single-Family Residential) to I-1 (Light Industrial) Zoning (Z-2-23)

Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 414 Rowell Avenue (ZBA 2023-20)

BACKGROUND:

The petitioner and owner, Harris Investments LLC - Rowell Storage Series, seeks to develop a self-storage facility at 414 Rowell Avenue, near the southeast corner of Rowell Avenue and Fourth Avenue. The site comprises several parcels and currently contains a concrete block building used as a maintenance shop for Joliet U-Pull-It (which is owned by the petitioner), a single-family home, and the vacant concession stand for the former Joliet Beach Club. The east side of the site is undeveloped.

The preliminary and final plats of Rowell Storage Subdivision include one lot for the entire 8.28-acre site. The consolidation into one lot also requires the reclassification of several parcels from R-2 (single-family residential) zoning to I-1 (light industrial) zoning, vacations of unused rights-of-way at Fourth Avenue and Florence Avenue, and annexation of the parcel at 420 Rowell Avenue. The petitioner must also receive approval for a Special Use Permit to allow a self-storage facility. The attached Site Map depicts the site boundaries and existing zoning. The property is currently zoned I-1 (light industrial), R-2 (single-family residential), and County C-6 (recreation commercial). The proposed zoning for the entire site is I-1 (light industrial) zoning.

The proposed self-storage facility includes a main building with climate-controlled indoor storage and 14 additional storage unit buildings. The existing 12,100 square foot concrete block building will be

File #: 324-23

Agenda Date:6/20/2023

remodeled to contain climate-controlled indoor storage. The area adjacent to the east side of this building will be paved to leave space for a potential building expansion that could include an additional 16,800 square feet. The other 14 buildings (A through N) will contain 558 storage units total. The exterior of the main building and the south side of the south-facing mini storage building (Building N) will be split face block, which complies with the City's Non-Residential Design Standards.

Site access will be from a private driveway off Rowell Avenue. The gated entrance will be accessible by key card only. Other security measures include site lighting, cameras, and fencing to enclose the perimeter of the site. Proposed hours of operation are 5:00 A.M. to 10:00 P.M. The petitioner anticipates there will be around 6 vehicle trips to the site per day.

Landscaping and screening will be required adjacent to the residential properties at the west end of the site. Landscaping will also be required along Rowell Avenue and around the storm detention area. As part of the landscape plan, the petitioner is required to complete a tree inventory and tree preservation plan that addresses the replacement of any significant trees that will be removed from the property.

All public improvements will be required by the Public Works and Public Utilities Departments per the City's Zoning Ordinance and Subdivision Regulations. These improvements include curbs, gutters, and street repaving along Rowell Avenue adjacent to the site. The development will need to meet the site design requirements of the City's Zoning Ordinance and Subdivision Regulations, which include paving and curbing of all parking areas and driveways. A landscape plan that complies with the City's Zoning Ordinance must be submitted with future development plans. Development impact fees and water and sewer connection fees will be required.

PUBLIC HEARINGS:

The Zoning Board of Appeals held a public hearing on this matter on May 18, 2023. Nathaniel Washburn, attorney with KGG, LLC, represented the petition. One public comment was received in opposition to the petition. Meeting minutes are attached.

The Plan Commission held a public hearing on this matter at their meeting on May 18, 2023. Nathaniel Washburn, attorney with KGG, LLC, represented the petition. No one appeared or submitted comments in opposition to the petition. Meeting minutes are attached.

RECOMMENDATION OF THE ZONING BOARD OF APPEALS:

Jim Riggs moved that the Zoning Board of Appeals recommend approval of the Special Use Permit request to allow a self-storage facility at 414 Rowell Avenue, subject to the following conditions:

1. That the design of the buildings complies with the City's Non-Residential Design Standards (including the south side wall of the south mini storage building);
2. That the fencing on the west and south sides of the site shall be decorative wrought iron;
3. That no barbed wire fencing shall be allowed;
4. That a landscape plan that meets City ordinance requirements shall be submitted as part of the building permit plan set;

File #: 324-23

Agenda Date:6/20/2023

5. That a tree inventory and tree preservation plan that meets City ordinance requirements shall be submitted as part of the landscape plan;
6. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained; and,
7. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

Brigette Roehr seconded the motion, which passed with seven (7) aye votes. Voting aye were: Hennessy, Alessio, Nachtrieb, Riggs, Safford, Roehr, and McShane.

RECOMMENDATION OF THE PLAN COMMISSION:

Bob Wunderlich moved that the Plan Commission recommend approval of the Annexation of 0.75 acres located at 420 Rowell Avenue, Classification to I-1 (light industrial) zoning, and approval of an annexation agreement, the Preliminary Plat of Rowell Storage Subdivision, the Final Plat of Rowell Storage Subdivision, the Reclassification of 0.41 acres located at 414 Rowell Avenue from R-2 (single-family residential) to I-1 (light industrial) zoning, and the Vacations of portions of unused Fourth Avenue, Florence Avenue, and adjacent alley.

John Kella seconded the motion, which passed with eight (8) aye votes. Voting aye were: Dillon, Kella, Cox, Crompton, Perez, Roehr, Wunderlich, and Heath. Absent were: Rousonelos.

RECOMMENDATION:

The Administration concurs with the recommendation of the Zoning Board of Appeals and the Plan Commission and recommends that the Mayor and City Council approve the following:

1. Ordinance approving the Annexation of 0.75 acres located at 420 Rowell Avenue
2. Ordinance approving the Classification of 0.75 Acres located at 420 Rowell Avenue to I-1 (Light Industrial) Zoning
3. Ordinance approving the Preliminary Plat of Rowell Storage Subdivision
4. Ordinance approving the Final Plat of Rowell Storage Subdivision
5. Ordinance approving the Reclassification of 0.41 acres located at 414 Rowell Avenue from R-2 (Single-Family Residential) to I-1 (Light Industrial) Zoning

File #: 324-23

Agenda Date:6/20/2023

6. Ordinance approving a Special Use Permit to allow a self-storage facility, located at 414 Rowell Avenue



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 324-23

File ID: 324-23

Type: Ordinance

Status: Agenda Ready

In Control: City Council Meeting

File Created: 06/08/2023

Department:

Final Action:

Title: Ordinances Associated with Rowell Storage Subdivision:

Ordinance Approving the Annexation of 0.75 Acres Located at 420 Rowell Avenue (A-3-23)

Ordinance Approving the Classification of 0.75 Acres Located at 420 Rowell Avenue to I-1 (Light Industrial) Zoning (A-3-23)

Ordinance Approving the Preliminary Plat of Rowell Storage Subdivision (P-5-23)

Ordinance Approving the Final Plat of Rowell Storage Subdivision (FP-5-23)

Ordinance Approving the Reclassification of 0.41 Acres Located at 414 Rowell Avenue from R-2 (Single-Family Residential) to I-1 (Light Industrial) Zoning (Z-2-23)

Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 414 Rowell Avenue (ZBA 2023-20)

Agenda Date: 06/20/2023

Attachments: Ordinance - Annexation (420 Rowell Ave), Annexation Plat (420 Rowell Ave), Ordinance - Zoning Classification (420 Rowell Ave), Annexation Plat of Zoning (420 Rowell Ave), Ordinance - Preliminary Plat Rowell Storage Subdivision, Preliminary Plat Rowell Storage Subdivision, Ordinance - Final Plat Rowell Storage Subdivision, Final Plat Rowell Storage Subdivision, Ordinance - Zoning Reclassification (414 Rowell Ave), Reclassification Plat (414 Rowell Ave), Special Use Permit Ordinance - ZBA 2023-20 (414 Rowell Ave), Site Map (Rowell Storage), Conceptual Landscape Plan (Rowell Storage), Renderings (Rowell Storage), Site pictures (Rowell Storage), 2023-20 Zoning Board of Appeals Staff Report Packet, Rowell Storage Subdivision Plan Commission Staff Report Packet, Public Comment 1 (ZBA 2023-20), Zoning Board minutes 05_18_23, Plan Commission minutes 05_18_23

Approver Report Continued (324-23)

Entered by: hmiller@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/13/2023	Jim Torri	Approve	6/15/2023
1	2	6/13/2023	Eva-Marie Tropper	Approve	6/15/2023
1	3	6/13/2023	Sabrina Spano	Approve	6/15/2023
1	4	6/14/2023	Rod Tonelli	Approve	6/16/2023

STAFF REPORT

DATE: May 10, 2023
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2023-20
Applicant: Harris Investments LLC – Rowell Storage Series
Owner: Same
Location: 414 Rowell Avenue
Request: A Special Use Permit to allow a self-storage facility

Purpose

The petitioner is requesting a Special Use Permit to allow a self-storage facility, located at 414 Rowell Avenue. Per the City of Joliet Zoning Ordinance, self-storage facilities are allowed as special uses within the I-1 (light industrial) district. The Mayor and City Council make the final decision on the Special Use request, with the advice of the Zoning Board of Appeals in accordance with Section 47-5.2.

Site Specific Information

The subject site is 8.28 acres and comprises several parcels east of Rowell Avenue at Fourth Avenue and Florence Avenue. The site currently contains a concrete block building used as a maintenance shop for Joliet U-Pull-It (which is owned by the petitioner), a single-family home, and the vacant concession stand for the former Joliet Beach Club. The east side of the site is undeveloped and has existing trees. The property is currently zoned I-1 (light industrial), R-2 (single-family residential), and County C-6 (recreation commercial).

The following related requests are scheduled to be reviewed by the Plan Commission at their May 18, 2023 meeting: approval of preliminary and final plats of Rowell Storage Subdivision; the annexation of 420 Rowell Avenue and classification to I-1 zoning; reclassification of the R-2 parcels to I-1 zoning; and the vacation of unused right-of-way portions within the site.

Surrounding Zoning, Land Use and Character

- North: I-1 (light industrial), industrial
- South: County C-6 (recreation commercial), pond; and City I-2 (general industrial), undeveloped
- East: I-2 (general industrial), undeveloped / industrial
- West: R-2 (single-family residential), residential

Applicable Regulations

- Section 47-13.2A (I) Special Uses – B-3 General Business District
- Section 47-14.3 (D) Prohibited Uses – All Industrial Districts
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit (refer to attachment)

Discussion

The petitioner and owner, Harris Investments LLC, is requesting a Special Use Permit to allow development of a self-storage facility on the east side of Rowell Avenue, near the southeast corner of Rowell Avenue and Fourth Avenue. The proposed self-storage facility includes a main building with climate-controlled indoor storage and 14 additional storage unit buildings. The existing 12,100 square foot concrete block building will be remodeled to contain climate-controlled indoor storage. The area adjacent to the east side of this building will be paved to leave space for a potential building expansion that could include an additional 16,800 square feet. The other 14 buildings (A through N) will contain 558 storage units total.

Site access will be from a private driveway off Rowell Avenue. The gated entrance will be accessible by key card only. Other security measures include site lighting, cameras, and fencing to enclose the perimeter of the site. Proposed hours of operation are 5:00 a.m. to 10:00 p.m. The petitioner anticipates there will be around 6 vehicle trips to the site per day.

The storage buildings will be required to comply with the City's Non-Residential Design Standards, which require masonry materials for building exteriors within the I-1 district. Landscaping and screening will be required adjacent to the residential properties at the west end of the site. Landscaping will also be required along Rowell Avenue and around the storm detention area. As part of the landscape plan, the petitioner is required to complete a tree inventory and tree preservation plan that addresses the replacement of any significant trees that will be removed from the property. A site plan, conceptual landscape plan, and site renderings are attached.

The petitioner is requesting approval from the Plan Commission of preliminary and final plats, reclassification of several parcels, right-of-way vacations, and annexation of the parcel at 420 Rowell Avenue in order to consolidate all of the parcels into one lot. All public improvements will be required by the Public Works and Public Utilities Departments per the City's Zoning Ordinance and Subdivision Regulations. These improvements include curbs, gutters, street repaving, and sidewalks along Rowell Avenue adjacent to the site. The development will need to meet the site design requirements of the City's Zoning Ordinance and Subdivision Regulations, which include paving and curbing of all parking areas and driveways. A landscape plan that complies with the City's Zoning

Ordinance must be submitted with future development plans. Development impact fees and water and sewer connection fees will be required.

Conditions

If the Zoning Board desires to approve this Special Use Permit to allow a self-storage facility at 414 Rowell Avenue, the following conditions would be included:

1. That the design of the buildings complies with the City's Non-Residential Design Standards (including the south side wall of the south mini storage building);
2. That the fencing on the west and south sides of the site shall be decorative wrought iron;
3. That no barbed wire fencing shall be allowed;
4. That a landscape plan that meets City ordinance requirements shall be submitted as part of the building permit plan set;
5. That a tree inventory and tree preservation plan that meets City ordinance requirements shall be submitted as part of the landscape plan;
6. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained; and,
7. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

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.		

FOR OFFICE USE ONLY

Verified by Planner (please initial):

Payment received from:

Petition #: 2023-20

Common Address: 414 Rowell Ave.

Date filed: 3/17

Meeting date requested: 4/20

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: 414 Rowell Ave. and contiguous parcels

PETITIONER'S NAME: Harris Investments LLC - Rowell Storage Series

HOME ADDRESS: ZIP CODE:

BUSINESS ADDRESS: 1014 E. Washington Street, Joliet, Illinois ZIP CODE: 60433

PHONE: (Primary) 815-723-3011 (Secondary)

EMAIL ADDRESS: Garrett@upullits.com FAX:

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Harris Investments LLC - Rowell Storage Series

HOME ADDRESS: ZIP CODE:

BUSINESS ADDRESS: 1014 E. Washington Street, Joliet, Illinois ZIP CODE: 60433

EMAIL ADDRESS: Garrett@upullits.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):

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-14-300-005-0000; 30-07-14-300-006-000 ;
30-07-14-300-007-0000; 30-07-14-300-008-0000 ; 30-07-14-300-009-0000; 30-07-14-300-010-0000 ; 30-07-14-300-011-0000; 30-07-14-503-001-0000 .

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: ----- DEPTH: ----- AREA : Approx: 8.28 Acres

PRESENT USE(S) OF PROPERTY: Residential & Industrial

PRESENT ZONING OF PROPERTY: R-2 & I-1 (Joliet) and C-6 County (Annexation Pending)

SPECIAL USE REQUESTED: 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 majority of the property at issue is presently zoned Industrial. The proposed use fits within the zoning category and is one of the less intense uses in Industrial districts. The proposed use should have no negative impact on the public health, safety, morals, comfort and general welfare of the area.

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

The existing property is largely unimproved industrial. The proposed use will provide for an organized clean and orderly development of the property which should improve the character of the surrounding area.

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

No, this use is a special use in I-1 and will not serve to impede the development of the surrounding properties.

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

Developer has taken into account the availability of utilities, roads, drainage, etc. and if approved the Developer will complete the project per Joliet standards such that adequate facilities are provided if they do not presently exist.

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

Developer has petitioned the City of Joliet for vacation of existing right of way to construct a private access drive to service the site.

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, self storage facilities are a special use in Industrial districts. The property to the extent not currently Industrially zoned are being requested to have I-1 zoning in conjunction with this request.

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)

Garrett Harris, Manager of Harris Investments LLC - Rowell Storage Series

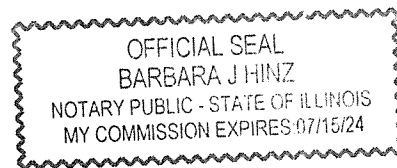
I, _____, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Garrett C. Harris by Nathaniel P. Washburn
Petitioner's Signature *Attorney & Agent*

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 17th day of March, 2023

Barbara J. Hinz



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:

414 Rowell Ave and adjacent property

PIN(s): 30-07-14-300-005;-006;-007;-008;-009;-010;-011; 30-07-14-503-001-0000

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

Harris Investments LLC - Rowell Storage Series

Garrett Harris - 100% - 1014 E. Washington Street, Joliet, Illinois

E-MAIL: Garret@upullits.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

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: 3/17/23

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

Nathaniel P Washburn, Attorney for Applicant 815-729-4571

PRINT

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 04 MINUTES 34 SECONDS EAST, ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, 169.00 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST HALF OF THE VACATED ALLEY AS DESCRIBED IN TRUSTEE'S DEED R2021-004565, AND TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 04 MINUTES 34 SECONDS EAST, ON SAID NORTH LINE, 5.76 FEET; THENCE NORTH 01 DEGREE 52 MINUTES 25 SECONDS WEST, 25.00 FEET TO THE SOUTH LINE OF THE PARCEL DESCRIBED IN TRUSTEE'S DEED RECORDED JANUARY 12, 2021 AS DOCUMENT NO. R2021-004564; THENCE NORTH 88 DEGREES 04 MINUTES 34 SECONDS EAST, ON SAID SOUTH LINE, 208.42 FEET TO THE WESTERLY LINE OF THE PARCEL DESCRIBED IN WARRANTY DEED RECORDED AUGUST 8, 2001 AS DOCUMENT NO. R2001-102889; THENCE SOUTH 10 DEGREES 35 MINUTES 18 SECONDS WEST, ON SAID WESTERLY LINE, 25.61 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 04 MINUTES 34 SECONDS EAST, ON SAID NORTH LINE, 774.67 FEET TO THE EASTERLY LINE OF PARCEL 5 AS DESCRIBED IN QUIT CLAIM DEED RECORDED JANUARY 12, 2021 AS DOCUMENT NO. R2021-004566; THENCE SOUTH 20 DEGREES 16 MINUTES 21 SECONDS WEST, ON SAID EASTERLY LINE, 356.41 FEET TO THE SOUTHERLY LINE OF LOT 12 IN COUNTY CLERK'S SUBDIVISION, RECORDED IN PLAT BOOK 14 PAGE 22 AS DOCUMENT NO. 227046; THENCE SOUTH 88 DEGREES 04 MINUTES 34 SECONDS WEST, ON SAID SOUTHERLY LINE, 85.81 FEET TO THE NORTHERLY LINE OF THE PARCEL DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 14, 2017 AS DOCUMENT NO. R2017-089919; THENCE THE FOLLOWING 8 COURSES AND DISTANCES ON SAID NORTHERLY LINE AS MONUMENTED AND OCCUPIED: NORTH 43 DEGREES 57 MINUTES 40 SECONDS WEST, 2.56 FEET TO A FOUND REBAR; NORTH 82 DEGREES 29 MINUTES 04 SECONDS WEST, 113.83 FEET TO A FOUND REBAR; SOUTH 86 DEGREES 40 MINUTES 40 SECONDS WEST, 490.36 FEET TO A FOUND REBAR; SOUTH 44 DEGREES 10 MINUTES 22 SECONDS WEST, 125.64 FEET TO A FOUND REBAR; SOUTH 54 DEGREES 58 MINUTES 46 SECONDS WEST, 106.66 FEET TO A FOUND REBAR; SOUTH 69 DEGREES 39 MINUTES 38 SECONDS WEST, 71.50 FEET TO A FOUND REBAR; SOUTH 42 DEGREES 04 MINUTES 49 SECONDS WEST, 79.30 FEET TO A FOUND REBAR; SOUTH 88 DEGREES 12 MINUTES 56 SECONDS WEST, 25.33 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREE 52 MINUTES 25 SECONDS WEST, ON SAID WEST LINE, 216.33 FEET TO THE NORTHERLY LINE OF PARCEL 1 AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 11, 2015 AS DOCUMENT NO. R2015-048817; THENCE NORTH 88 DEGREES 09 MINUTES 46 SECONDS EAST, ON SAID NORTHERLY LINE, 32.96 FEET TO THE SOUTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF ROWELL AVENUE PER DOUGLAS AND KRAKAR'S SUBDIVISION, RECORDED SEPTEMBER 13, 1920 IN PLAT BOOK 12 PAGE 74 AS DOCUMENT NO. 329873; THENCE NORTH 01 DEGREE 51 MINUTES 33 SECONDS WEST, ON SAID SOUTHERLY EXTENSION AND ON THE WEST LINE OF LOTS 4, 5, AND 6 IN SAID DOUGLAS AND KRAKAR'S SUBDIVISION, A DISTANCE OF 168.69 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE NORTH 87 DEGREES 44 MINUTES 46 SECONDS EAST, ON SAID NORTH LINE 136.00 FEET TO THE WEST LINE OF THE EAST HALF OF THE VACATED ALLEY DESCRIBED IN TRUSTEE'S DEED R2021-004565; THENCE NORTH 01 DEGREE 52 MINUTES 16 SECONDS WEST, ON SAID WEST LINE, 160.57 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

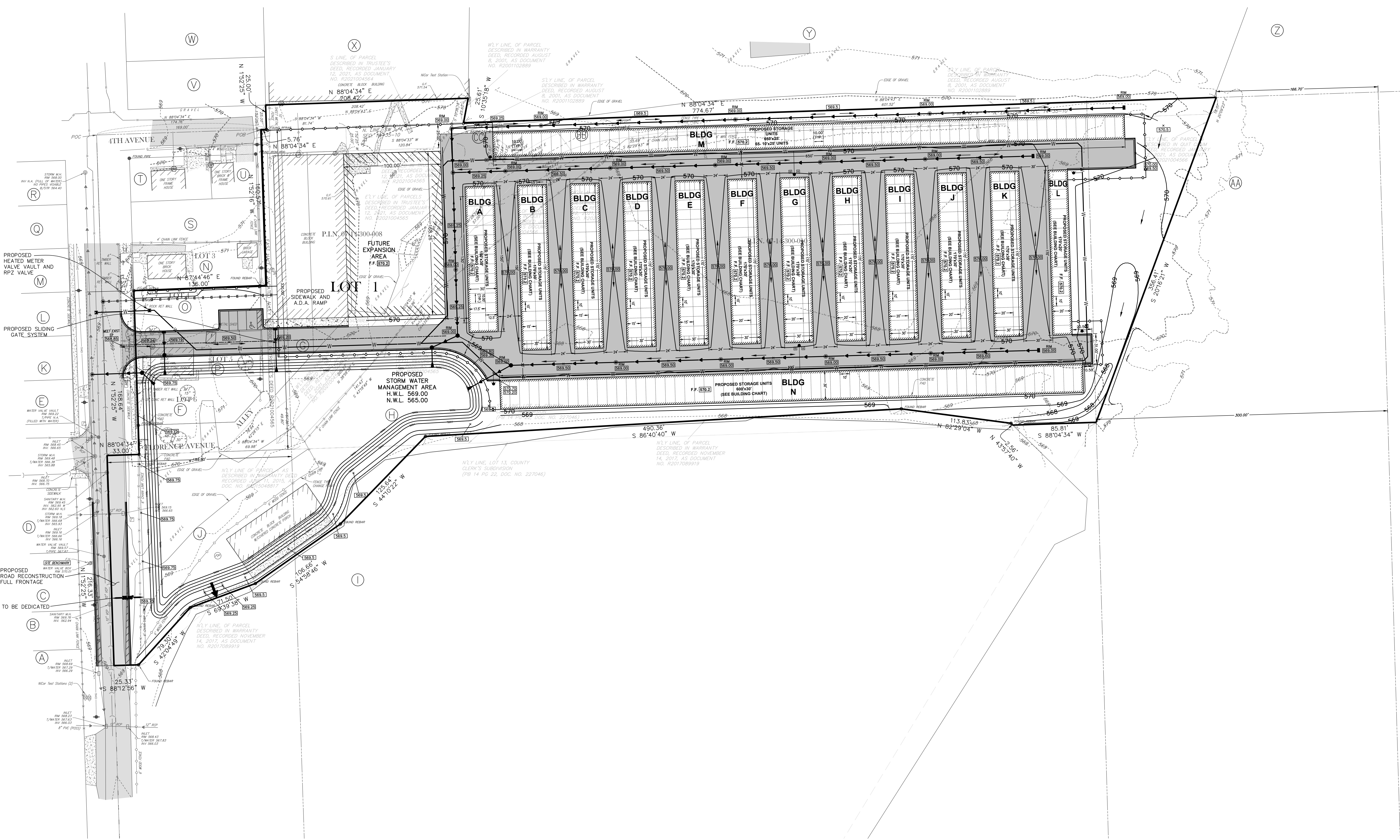
Concept Site Plan

PRELIMINARY PLAT of ROWELL STORAGE

A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 35, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS

- P.I.N. 30-07-14-300-011-0000
P.I.N. 30-07-14-300-007-0000
P.I.N. 30-07-14-300-006-0000
P.I.N. 30-07-14-300-005-0000
P.I.N. 30-07-14-300-008-0000
P.I.N. 30-07-14-300-010-0000
P.I.N. 30-07-14-300-009-0000
P.I.N. 30-07-14-503-001-0000

LEGEND: MEASURED, CALCULATED, FOUND SURVEY MONUMENT, SET 5/8" REBAR UNLESS OTHERWISE NOTED. Includes symbols for contours, points of commencement, garage floor, edge of water, road, retaining wall, chain line, utility lines, and various structures.



LEGAL DESCRIPTION: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER...

- GENERAL NOTES: 1. THE PROPOSED SUBDIVISION CONTAINS 8.280 ACRES. 2. CONTOURS ARE AT 1 (ONE) FOOT INTERVALS AS SURVEYED BY RUETTIGER, TONELLI & ASSOCIATES, INC. (6-15-2022).

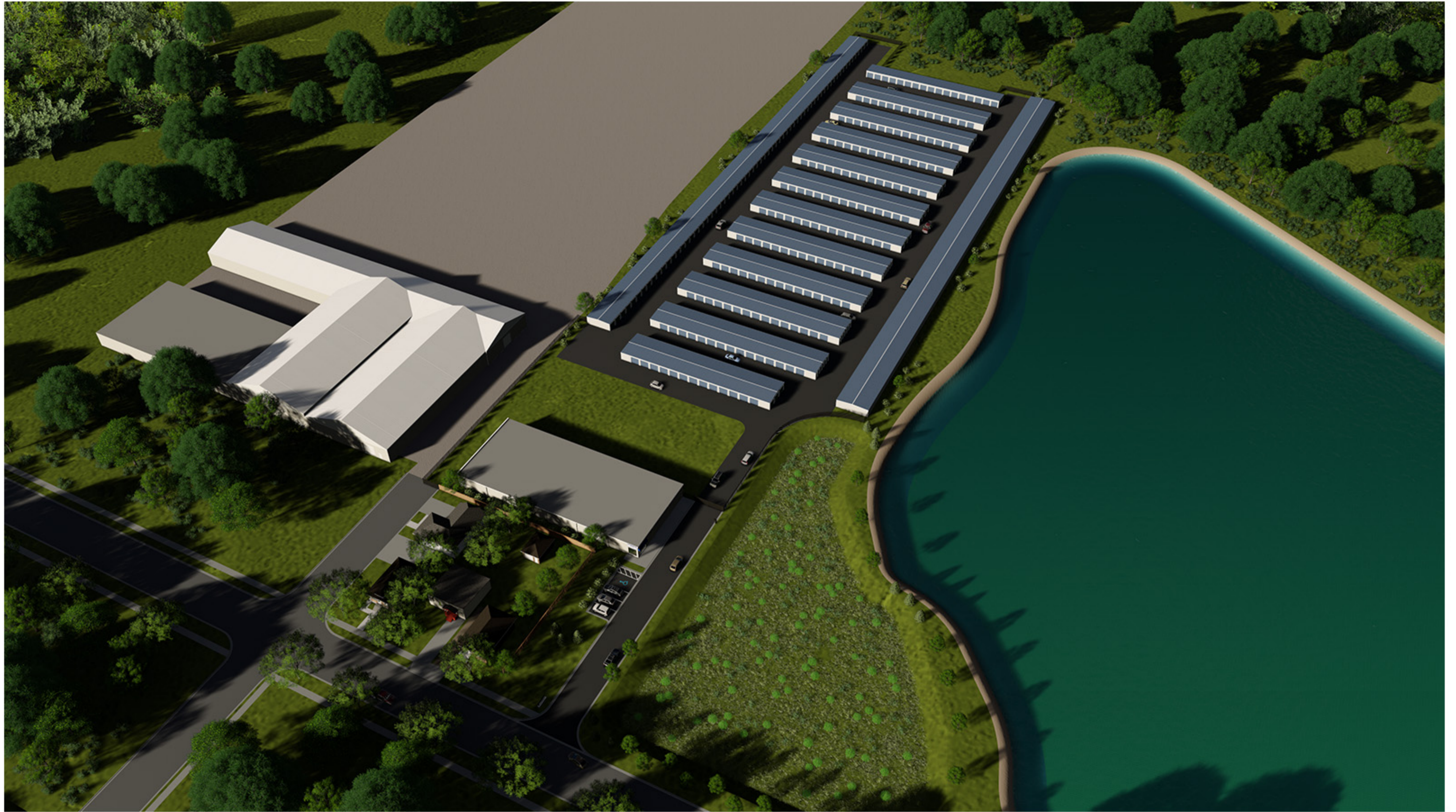
BENCHMARKS: SITE BENCHMARK: NORTHWEST BOLT ON 1st FIRE HYDRANT SOUTH OF FLORENCE AVENUE ON WEST SIDE OF ROWELL AVENUE.



Table listing 24 adjacent parcels (A-X) with their P.I.N., owner/developer names, and current zoning. Includes parcels owned by SHF CORP, WAKIM INVESTMENTS, LLC, and HARRIS INVESTMENTS.

BUILDING TOTAL UNIT SIZES: Table with columns for building types (A, B, C, D, E, F, G, H, J, K, L, M, N, O) and rows for units, showing counts for various unit sizes.

REVISIONS table and Ruettiger, Tonelli & Associates, Inc. logo and contact information. Includes date 3-16-2023 and drawing title PRELIMINARY PLAT.



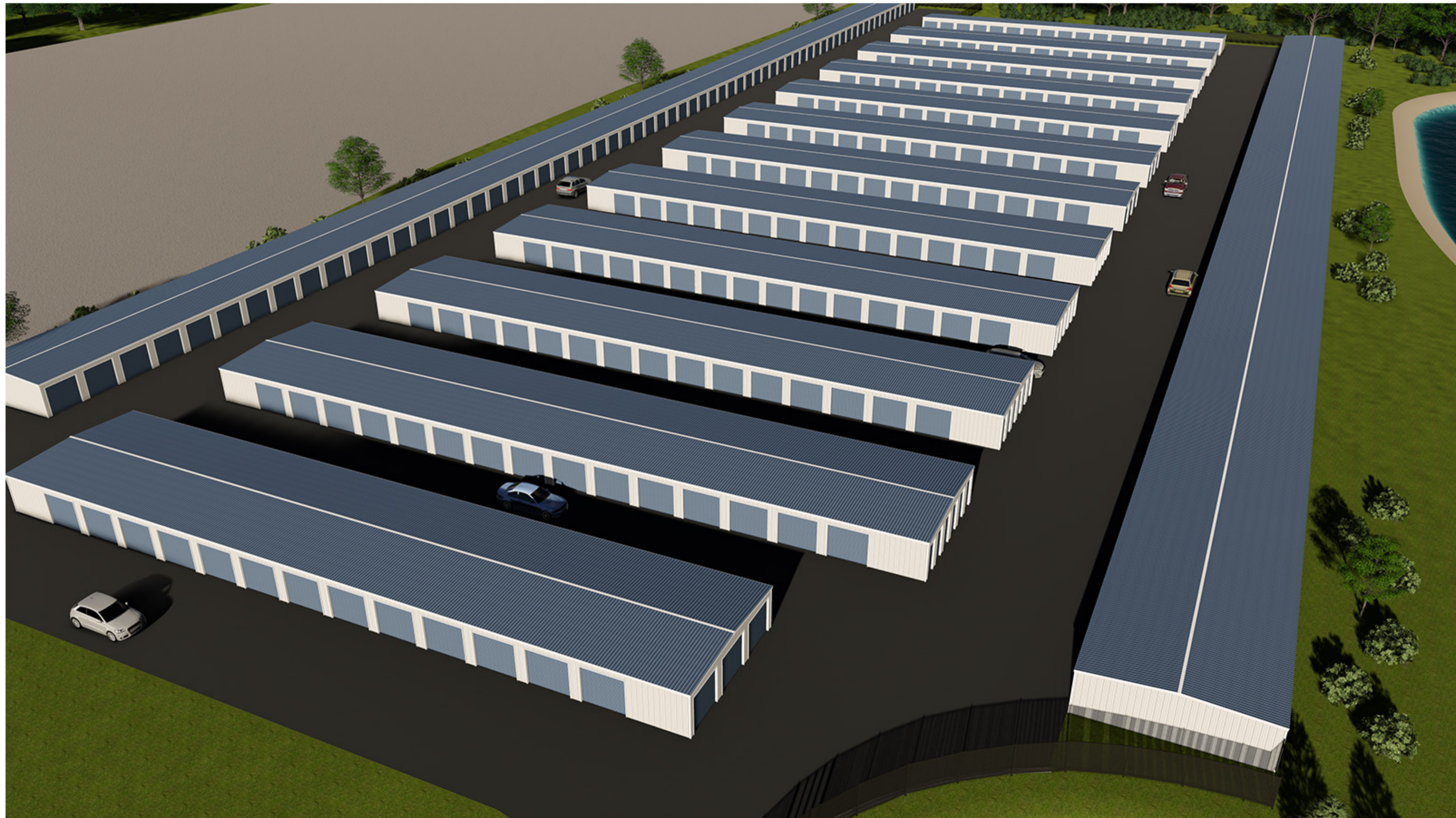
















Figure 1: Rowell Storage Subdivision site



Figure 2: Subject site, view northeast from Rowell Avenue



Figure 3: Subject site, view northeast from existing entrance at the southwest corner of the site



Figure 4: Existing concrete block building – proposed to be remodeled for climate-controlled indoor storage



Figure 5: East side of subject site, with existing trees



Figure 6: Former Joliet Beach Club concession stand located on annexation parcel – future storm detention area

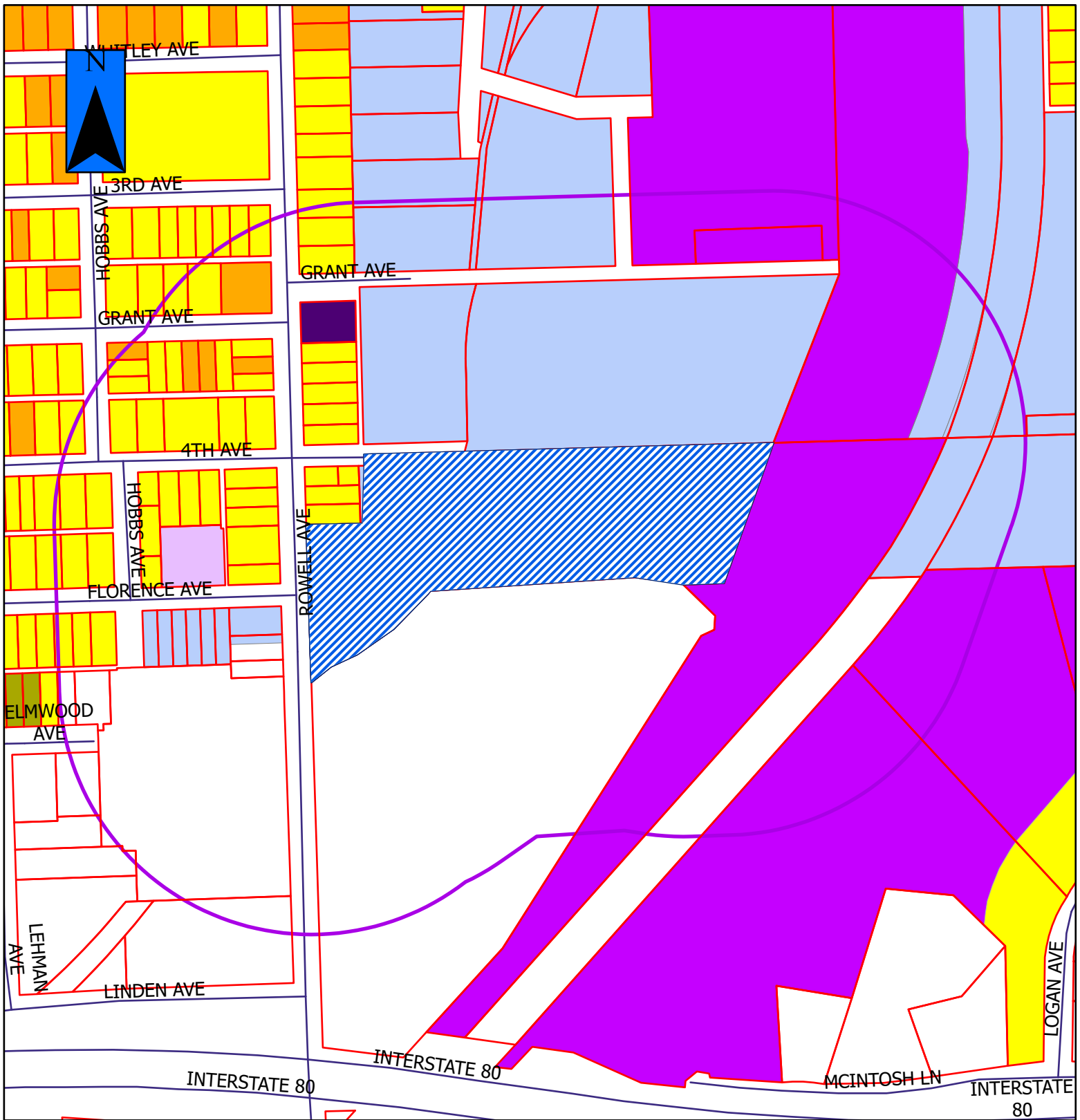


Figure 7: Northwest corner of subject site, view east from Fourth Avenue at Rowell Avenue





Figure 8: West side of existing concrete block building, view south from Fourth Avenue








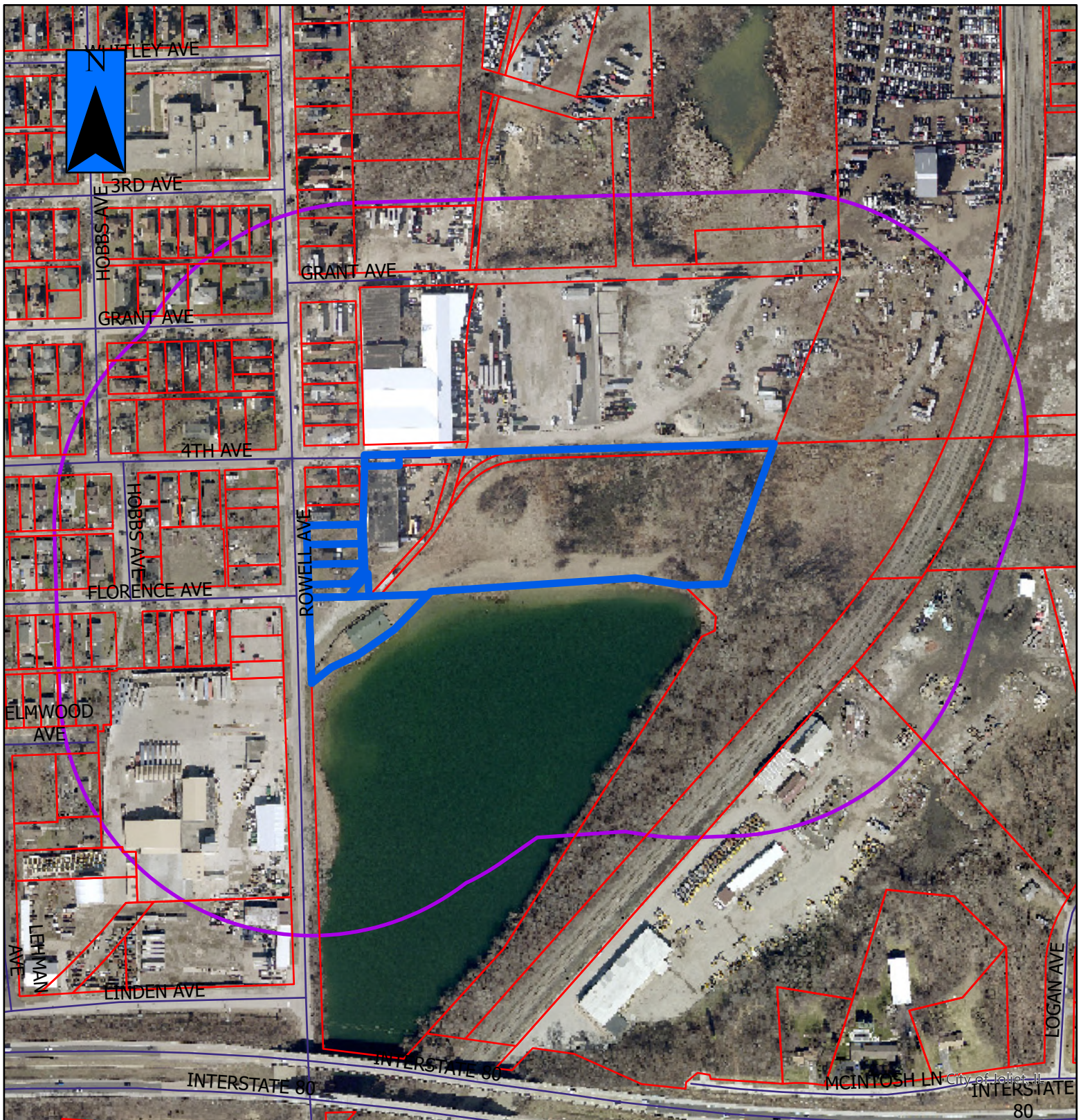


2023-20

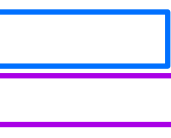


 = Property in Question
 = 600' Public Notification Boundary

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



2023-20a



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



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, May 18, 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

April 20, 2023 Zoning Board of Appeals Regular Meeting Minutes

[TMP-5773](#)

Attachments: [04-20-23 ZBA](#)

A motion was made by Bob Nachtrieb, seconded by Jim Riggs, to approve the April 20, 2023 Zoning Board of Appeals Regular Meeting Minutes. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs and McShane

Abstain: Safford and 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. Vince Logan, Will County Board Member District #7. Mr. Logan spoke about some issues residents of Sunny Lands & Crystal Lawns Subdivisions have with the proposed facility.

Ms. Robin Caldwell, St. John Church, 2650 Plainfield Road, Joliet, IL. is in opposition to the proposed use at this location.

Ms. Dawn Mayo, 2518 Garden Street, Joliet, IL. Ms. Mayo appeared in opposition to this petition.

Ms. Leslie Grimes, 2564 Plainfield Road, Joliet, IL. Ms. Grimes appeared in opposition to this petition.

Mr. Richard Boyd appeared in opposition to this petition.

Mr. Tom Mayo appeared in opposition to this petition.

Dr. Jessie Young appeared in opposition to this petition.

Ms. Patricia Desiderio appeared in opposition to this petition.

Mr. James Harris appeared in opposition to this petition.

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.

PETITION 2023-19: A Special Use Permit to allow a car and truck rental facility, located at 2528 W. Jefferson Street.

[TMP-5800](#)

****WITHDRAWN****

Attachments: [staff report withdrawal 2528 W. Jefferson](#)

PETITION 2023-20: A Special Use Permit to allow a self-storage facility, located at 414 Rowell Avenue.

[TMP-5788](#)

Attachments: [ZBA 2023-20 \(414 Rowell Ave\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Nathaniel Washburn, 111 N. Ottawa Street, Joliet, IL. Mr. Washburn appeared in support of this petition. Mr. Washburn gave some background on the site and the proposed self-storage use. Mr. Nachtrieb asked is there will be any homes adjacent to this property. Mr. Washburn answered that there are houses to the north of the proposed development, the existing rental houses the petitioner owns on Rowell Avenue will be demolished. Mr. Washburn said that the petitioner did reach out to some of the neighbors to purchase their homes, none of the property owners were interested. Mr. Nachtrieb asked if there were any residences south of the proposed development, Mr. Washburn said that the old quarry/ lake is south of the development. Mr. Nachtrieb asked if access to the self-storage facility would be cut off at a certain time, Mr. Washburn said that the site will open from 5:00 a.m. to 10:00 p.m. Mr. Washburn stated that the petitioner would be okay with adding

a condition for the hours of operation.

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 Brigette Roehr, to approve PETITION 2023-20: A Special Use Permit to allow a self-storage facility, located at 414 Rowell Avenue.. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford, Roehr and McShane

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 2023-24: A Variation to reduce the required rear yard setback from 25 ft. to 18.5 ft. to allow an addition to an existing home, located at 1321 Arthur Avenue. [TMP-5784](#)

Attachments: [ZBA 2023-24 \(1321 Arthur Ave\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Jorge Ruiz, the General Contractor. Mr. Ruiz appeared in support of this petition.

Chairman Hennessy asked if anyone else would like to speak on behalf of this petition. No one came forward.

A motion was made by Colette Safford, seconded by Bob Nachtrieb, to approve PETITION 2023-24: A Variation to reduce the required rear yard setback from 25 ft. to 18.5 ft. to allow an addition to an existing home, located at 1321 Arthur Avenue. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford, Roehr and McShane

PETITION 2023-25: A Variation to reduce the required front yard setback from 30 ft. to 26.11 ft. for a single-family residential home, located at 2704 Deer Crossing Drive. [TMP-5801](#)

Attachments: [ZBA 2023-25 2704 Deer Crossing Drive Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Mark Gagilano, 2704 Deer Crossing Dr. Mr. Gagilano 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 Pat McShane, to approve PETITION 2023-25: A Variation to reduce the required front yard setback from 30 ft. to 26.11 ft. for a single-family residential home, located at 2704 Deer Crossing Drive. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford, Roehr and McShane

PETITION 2023-26: A Variation on signage to reduce the required setback for the modification of an existing legal-nonconforming pole sign, located at 725 W. Jefferson Street. [TMP-5802](#)

Attachments: [ZBA 2023-26 725 W. Jefferson Staff Report Packet v2](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Alexis Garcia, 612 Prestige Street, Joliet, IL. Mr. Garcia appeared in support of this petition. Mr. Nachtrieb asked if the size of the proposed sign the same size as the existing sign, Mr. Torri said yes.

Chairman Hennessy asked if anyone else would like to speak on behalf of this petition. No one came forward.

NOTE: Ms. Safford stepped away before the vote on this agenda item.

A motion was made by Jim Riggs, seconded by Pat McShane, to approve PETITION 2023-26: A Variation on signage to reduce the required setback for the modification of an existing legal-nonconforming pole sign, located at 725 W. Jefferson Street. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Roehr and McShane

Absent: Safford

PETITION 2023-27: A Variation on signage to allow a projecting sign to extend above the roofline, located at 365 Ruby Street. [TMP-5791](#)

Attachments: [ZBA 2023-27 \(365 Ruby Street\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Alexis Garcia, 612 Prestige Street, Joliet, IL. Mr. Garcia appeared in support of this petition. Mr. Garcia explained that the existing sign was damaged and the petitioner would like to replace it with a smaller sign.

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 Colette Safford, to approve PETITION 2023-27: A Variation on signage to allow a projecting sign to extend above the roofline, located at 365 Ruby Street. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford, Roehr and McShane

PETITION 2023-28: A Special Use Permit to allow an automotive service and repair business, located at 521 Oak Leaf Court. [TMP-5787](#)

Attachments: [ZBA 2023-28 \(521 Oak Leaf Ct\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Joseph Buzzelli, 423 Laurel Avenue, Romeoville, IL. Mr. Buzzelli appeared in support of his 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 approve PETITION 2023-28: A Special Use Permit to allow an automotive service and repair business, located at 521 Oak Leaf Court. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford, Roehr and McShane

PETITION 2023-29: A Special Use Permit to allow a logistics terminal, located at 22909 W. Mound Road [TMP-5792](#)

Attachments: [ZBA 2023-29 \(22909 W. Mound Road\) Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. James DeFily, 22909 W. Mound Road, Joliet, IL. Mr. DeFily gave a brief overview of the proposed facility.

Chairman Hennessy asked if any one else would like to speak about this petition. No one came forward.

A motion was made by Bob Nachtrieb, seconded by Brigitte Roehr, to approve PETITION 2023-29: A Special Use Permit to allow a logistics terminal, located at 22909 W. Mound Road. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford, Roehr and McShane

PETITION 2023-30: A Special Use Permit to allow a fueling [TMP-5803](#)

facility, located at 2571 and 2573 Plainfield Road.

Attachments: [ZBA 2023-30 2571 and 2573 Plainfield Road Staff Report Packet](#)

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Christian Kalischefski, 2675 Pratum Avenue, Hoffman Estates, IL. Mr. Kalischefski gave a presentation for the proposed use. Mr. Riggs asked if there will be overnight parking, Mr. Kalischefski there is no designated parking. Mr. Riggs asked how often the EPA & State of Illinois would inspect the facility, Mr. Kalischefski said the fire marshal will visit five times as the facility is built. There will also be quarterly, yearly and random visits where records will be reviewed. Mr. Riggs asked how often will the tanks and pumped with be tested for leaks, Mr. Kalischefski explained that there is a 24 hour monitoring system for the tanks. He explained that the piping and pumps are all monitored and the records must be available at all times. Mr. Alessio asked why there isn't a right-out onto Plainfield Road, Mr. Kalischefski answered that the existing traffic set up is what the Illinois Department of Transportation approved. Mr. Kalischefski said there will only be parking for passenger vehicles in the front and side of the service station. Mr. Alessio asked how much distance there is from the drive-through to the canopy, Mr. Kalischefski said 38 ft.

Chairman Hennessy swore in Mr. Richard Boyd, 2574 Crystal Drive, Joliet, IL. Mr. Boyd appeared in opposition to this petition.

Chairman Hennessy swore in Mr. Steve ____, 523 Conan Avenue, Joliet, IL. Mr. ____ appeared in opposition to this petition.

Chairman Hennessy swore in Ms. _____. Ms. _____ appeared in opposition to this petition.

Chairman Hennessy swore Ms. Lisa Rudabacker. Mr. Rudabacker appeared in opposition to this petition.

Mr. Alessio asked about the addition of a stop light, Mr. Torri said that the I.D.O.T. would have to approve a stop light at this location.

Chairman Hennessy swore in Mr. Frank Desiderio, 2713 Lake Shore Drive, Joliet, IL. Mr. Desiderio appeared in opposition to this petition. Mr. Desiderio spoke with the petitioner about the traffic patterns.

Chairman Hennessy swore in Mr. Andy Doyle, 2516 Garden Street, Joliet, IL. Mr. Doyle appeared in opposition to this petition. Mr. Doyle asked if a list of contaminants will be provided, Mr. Kalischefski said the petitioner will provide a list to City staff.

Chairman Hennessy swore Mr. Vince Logan, Will County Board Member from District #7. Mr. Logan asked about the weight limits for the existing streets. Mr.

Logan noted that Illinois state statute that classifies the proposed use as a truck stop. Mr. Kalischefski rebutted that the petitioner will be rebuilding the existing side road to meet the truck weight requirements. Mr. Kalischefski explained that the proposed use is a local use, not a travel center.

Chairman Hennessy swore in Ms. Lesley Grimes, Ms. Grimes appeared in opposition to this petition.

Chairman Hennessy asked if any one else would like to speak about this petition. No one came forward.

A motion was made by Bob Nachtrieb, seconded by Brigette Roehr, to deny PETITION 2023-30: A Special Use Permit to allow a fueling facility, located at 2571 and 2573 Plainfield Road. The motion carried by the following vote:

Aye: Alessio, Nachtrieb, Safford and Roehr

Nay: Hennessy, Riggs 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 Colette Safford, seconded by Brigette Roehr, 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.