

STAFF REPORT

DATE: May 15, 2026
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2026-24, 2026-25, 2026-26, and 2026-27
Applicant: Whimsey Joliet LLC (Clayton Rule, representative)
Status of Applicant: Property Owner
Property Owner: Whimsy Joliet LLC
Location: 23656 S. Houbolt Road
Request: 2026-24: A Special Use Permit to allow a truck parking facility with mobile compressed natural gas (CNG) fueling as an accessory component
2026-25: A Variation of Use to allow above-ground fuel tanks in the I-1 (light industrial) district
2026-26: A Special Use Permit to allow container storage and stacking up to three-high
2026-27: A Variation of Use to allow container storage and stacking up to three-high in the I-1 (light industrial) district

Purpose

The petitioner is requesting a Special Use Permit to allow a truck parking facility for their local freight carrier company at 23656 S. Houbolt Road. Per the City of Joliet Zoning Ordinance, carting, express, and hauling establishments may be allowed as special uses in the industrial zoning districts by the Mayor and City Council, with the advice of the Zoning Board of Appeals in accordance with Section 47-5.2.

The petitioner has submitted a corresponding petition to annex the subject property to the City of Joliet with a requested zoning classification of the I-1 (light industrial) district. The annexation petition is scheduled to be reviewed by the Plan Commission at their meeting on May 21, 2026.

The petitioner is proposing mobile compressed natural gas (CNG) fueling as an accessory component of the facility. The mobile fueling station, which consists of a fueling system mounted on a trailer, would contain CNG storage cylinders. Per the Zoning Ordinance, no “flammable or explosive liquids, solids, or gases shall be stored in bulk above ground” except in the I-2 (general industrial) and I-3 (heavy industrial) zoning districts. Therefore, the petitioner would need a Variation of Use to allow a mobile fueling

unit containing CNG cylinders to be parked onsite in the I-1 district. The Variation of Use request must be considered by the City Council following the recommendation of the Zoning Board of Appeals.

The petitioner is also requesting the storage and stacking of cargo containers on the site. The Zoning Ordinance allows the outdoor storage of cargo containers as a special use in the I-2 (general industrial) or I-3 (heavy industrial) districts. Therefore, the petitioner needs a Special Use Permit and Variation of Use to allow container storage at this site in the I-1 district. Both the Special Use Permit and Variation of Use requests must be considered by the City Council following the recommendation of the Zoning Board of Appeals.

Site Specific Information

The 7-acre subject site is located in unincorporated Will County and currently has County A-1 (agricultural) zoning. The lot is 247 feet wide and 1,239 feet deep. There is a petroleum pipeline angled across the rear half of the property. The site previously contained a farmstead and is currently vacant.

The subject site is located on the west side of Houbolt Road, which was reconstructed into a four-lane road several years ago when the Houbolt Road Bridge was completed over the Des Plaines River to provide a connection between Interstate 80 and CenterPoint Intermodal Center. The petitioner, Whimsy Joliet LLC, also owns the property to south of the subject site at 3901 Houbolt Road. In 2022, the City Council approved the annexation of the 3901 Houbolt Road property, classification to the I-1 (light industrial) district, and a Special Use Permit to allow a truck terminal. Whimsy subsequently developed the site with an approximately 9.5-acre facility containing a logistics building and trailer parking area. They continue to own and operate this site as the main Joliet terminal for their fleet.

Surrounding Zoning, Land Use and Character

The immediate surrounding area is a mix of incorporated City of Joliet and unincorporated Will County. There are two nearby sites with City I-1 (light industrial) zoning, located to the northeast and south of the subject site. Within a half-mile surrounding the subject site are several CenterPoint properties that are primarily zoned I-TC (intermodal terminal – industrial park), which permits warehousing, logistics, and manufacturing uses. The unincorporated Will County properties on the east side of Houbolt are rural residential and zoned County A-1 (agricultural).

The adjacent parcel along the south side of the subject site is 30 feet wide and contains a driveway for the rural residential property located south of the west side of the subject site. The driveway and rural residential parcels are within unincorporated Will County and zoned A-1 (agricultural). Across the 30-foot parcel to the south of the east side of the subject site is the existing Whimsy terminal at 3901 Houbolt Road. Directly adjacent to the north of the site is a rural residential property in unincorporated Will County with A-1

(agricultural) zoning. The rear of the subject site abuts a 77-foot-wide pipeline property with County A-1 zoning; to the west of the pipeline is undeveloped CenterPoint property zoned I-TC (intermodal terminal – industrial park).

Applicable Regulations

- Section 47-14.2A (D) Special Uses – All Industrial Districts
- Section 47-17.10 Outdoor Storage and Waste Disposal
- Section 47-14.10 Outdoor Manufacturing and Storage – All Industrial Districts
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit (refer to attachment)
- Section 47-17.28 Variation of Use

Section 47-17.28: Variation of Use: *A "variation of use" shall be defined to mean relief from strict compliance with the use limitations of this Ordinance regarding the classification, regulation, and restriction of the location where trades, industries, businesses, and residences may exist.*

Discussion

The petitioner, Whimsy Joliet LLC, is requesting a Special Use Permit to allow a truck parking facility for their local freight carrier company, Whimsy Trucking. Whimsy Trucking provides transportation services related to intermodal freight hauling, transferring, and storage. They have headquarters in Mount Prospect, Illinois and several yards in the Chicagoland area. They currently operate a terminal at 3901 Houbolt Road that includes maintenance, parking, and dispatch operations. The proposed development at 23656 S. Houbolt Road would include an office building and a trailer parking area. The petitioner is also requesting mobile fueling and container storage at the proposed facility. These components require additional zoning approvals, which can be considered and voted on separately from the request to allow a trucking facility.

According to the petitioner, the proposed facility would serve around 20 trucks from Whimsy's fleet. The petitioner estimates that there would be around 90 to 100 truck trips total to and from the site per day. The proposed facility would have an approximately 3,000-square-foot office building, nine employee parking spaces, and around 105 trailer parking stalls. The facility would be surrounded by a security fence with an access gate for trucks entering the site. There would be one entrance off Houbolt Road.

The office building will need to meet the City's Non-Residential Design Standards. The site will need to have perimeter landscaping in accordance with the Zoning Ordinance's Landscape and Screening Regulations, including a 30-foot landscape area along the east side and a 15-foot landscape area along the north and south sides adjacent to the facility. There is no development planned on the portion of the site south of the pipeline that runs

across the rear of the property. Landscape improvements will not be required on or south of the pipeline.

The petitioner proposes for the facility to include mobile compressed natural gas (CNG) fueling as an accessory component. The fueling station is intended for use by the petitioner's fleet and is not open to the public. According to the petitioner, it will mainly be used for the trucks that are parked and stored at the subject site, but could occasionally fuel other Whimsy trucks from the neighboring terminal. The mobile fueling unit would consist of CNG storage cylinders and a compression / fueling system mounted on a trailer. The mobile unit would have a similar size and footprint as a standard trailer and would take up the space of a standard trailer stall. Figure 6 shows one example of a mobile fueling station; the design of the unit differs depending on the provider. The mobile trailer unit would remain in a designated location on site, but could be relocated as needed. The fueling system would be monitored and maintained by a licensed third-party fueling provider and filled several times per week via a CNG tube trailer or other delivery equipment. The system would be required to comply with the International Fire Code, including the installation of protective barriers around the unit.

The petitioner needs a Variation of Use to allow the mobile CNG fueling system on the site because the Zoning Ordinance only permits above-ground fuel tanks in the I-2 (general industrial) and I-3 (heavy industrial) zoning districts. According to the petitioner, the operational impacts of the mobile fueling unit are similar to typical equipment found at trucking facilities and will not cause additional effects beyond normal trucking operations. The fueling system operates at sound levels similar to typical industrial equipment such as HVAC units or shop compressors. The fuel tanks will not be permanently installed on the site and therefore could be removed if site operations were to change in the future.

The petitioner is also requesting container storage and stacking on the subject property. Whimsy picks up containers from the Union Pacific and BNSF intermodal terminals in Joliet and Elwood on behalf of third-party logistics providers and shippers and then delivers them to local and regional warehouses and distribution centers. Whimsy is not always able to deliver these containers to their destination on the same day, so the petitioner requests to temporarily store these containers on site as needed. The current site plan indicates that containers could be stored in any of the proposed trailer stalls, but the petitioner is willing to limit the storage area to exclude the front portion of the site. The petitioner estimates that most containers would be stored for only a day or two, but some could be stored for longer time periods. Container storage is not permitted by-right in the I-1 (light industrial) or I-2 (general industrial) districts, but is allowed by special use in the I-2 district. Therefore, the petitioner needs approval of a Special Use Permit and Variation of Use to allow container storage in the I-1 district.

As part of the container storage request, the petitioner is requesting to stack the containers up to three containers in height. Staff does not find that the stacking of containers is appropriate for this location in the I-1 district at this time, due to the characteristics of the surrounding area, which still includes rural residential uses as well as other I-1 allowed uses. However, staff finds that the storage of single / unstacked containers on site would not be out of character with the area, since containers have a similar height and profile as a parked trailer, and there are existing warehouse and trucking facilities in the vicinity that include trailer parking on their sites.

The development will be required to comply with the City's Zoning Ordinance requirements, including but not limited to the landscape and screening regulations, the non-residential design standards, and the parking standards. The trailer parking stalls will be subject to the payment in lieu of taxes (PILOT) program per the terms of the approved ordinance for truck parking facilities. The site will be required to connect to City water and sewer at the time of development. Water and sewer connection fees and development impact fees will be required. All public improvements will be required per the Subdivision Regulations and the requirements of the Public Works and Public Utilities Departments.

Recommended Action

The petitioner is requesting approval of a special use permit for a trucking facility with additional requests for above-ground fuel tanks for a mobile CNG fueling station and container storage and stacking. Staff recommends considering these requests separately and voting on these requests as separate items.

2026-24: A Special Use Permit to allow a truck parking facility with mobile compressed natural gas (CNG) fueling as an accessory component: Staff finds that the truck parking facility request meets the criteria for special uses. The establishment and operation of the proposed special use will not be detrimental to public health and safety nor will it impede the normal and orderly development and improvement of the surrounding property. The surrounding area already contains industrial zoning and industrial developments, and the proposal is consistent with these existing uses. Additionally, adequate access is provided, City utilities are available in the area, and the site will be required to provide adequate stormwater detention. The site is located along Houbolt Road, which provides access to both the Joliet and Elwood intermodal terminals, as well as to the Houbolt Road Bridge. The site would be subject to the yearly fee for each trailer stall through the Payment In Lieu of Taxes program for truck parking facilities.

2026-25: A Variation of Use to allow above-ground fuel tanks in the I-1 (light industrial) district: Staff finds that the variation of use request for above-ground fuel tanks meets the variation of use criteria. The storage cylinders will not be permanently installed on site, but will be part of a mobile CNG fueling station which cannot be located underground. The external effects and appearance of the station are similar to other components of a

typical industrial site. The system will be maintained by a licensed fueling provider and will be required to meet applicable building and safety codes. Approval of the variation of use will allow the petitioner to fuel their fleet with an alternative fuel source.

2026-26: A Special Use Permit to allow container storage and stacking up to three-high and 2026-27: A Variation of Use to allow container storage and stacking up to three-high in the I-1 (light industrial) district: Staff finds that the special use and variation of use requests to allow container storage meet the applicable criteria, but that the request for container stacking up to three containers high does not meet the criteria. Staff finds that unstacked container storage on site would not be detrimental to public health and safety nor will it impede the normal and orderly development and improvement of the surrounding property. There are existing industrial developments in the vicinity with large amounts of trailer parking. However, staff finds that container stacking would be out of character with the area and with the requested zoning district. There are sites with container stacking closer to the intermodal rail yard, but the developed areas immediately around the subject site do not have or allow container stacking.

Recommended Conditions

2026-24: If the Zoning Board desires to approve the Special Use Permit to allow a truck parking facility with mobile compressed natural gas (CNG) fueling as an accessory component, located at 23656 S. Houbolt Road, staff recommends that the following conditions would be included:

1. That the property shall be enrolled in the Payment In Lieu Of Taxes (PILOT) program as per the terms of the PILOT Program Ordinance;
2. That a landscape plan that meets City Ordinance shall be submitted as part of the building permit plan set and landscaping per the approved plan shall be installed 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.

2026-25: If the Zoning Board desires to approve the Variation of Use to allow above-ground fuel tanks for compressed natural gas fueling in the I-1 (light industrial) district, located at 23656 S. Houbolt Road, staff recommends that the following conditions would be included:

1. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Variation of Use.

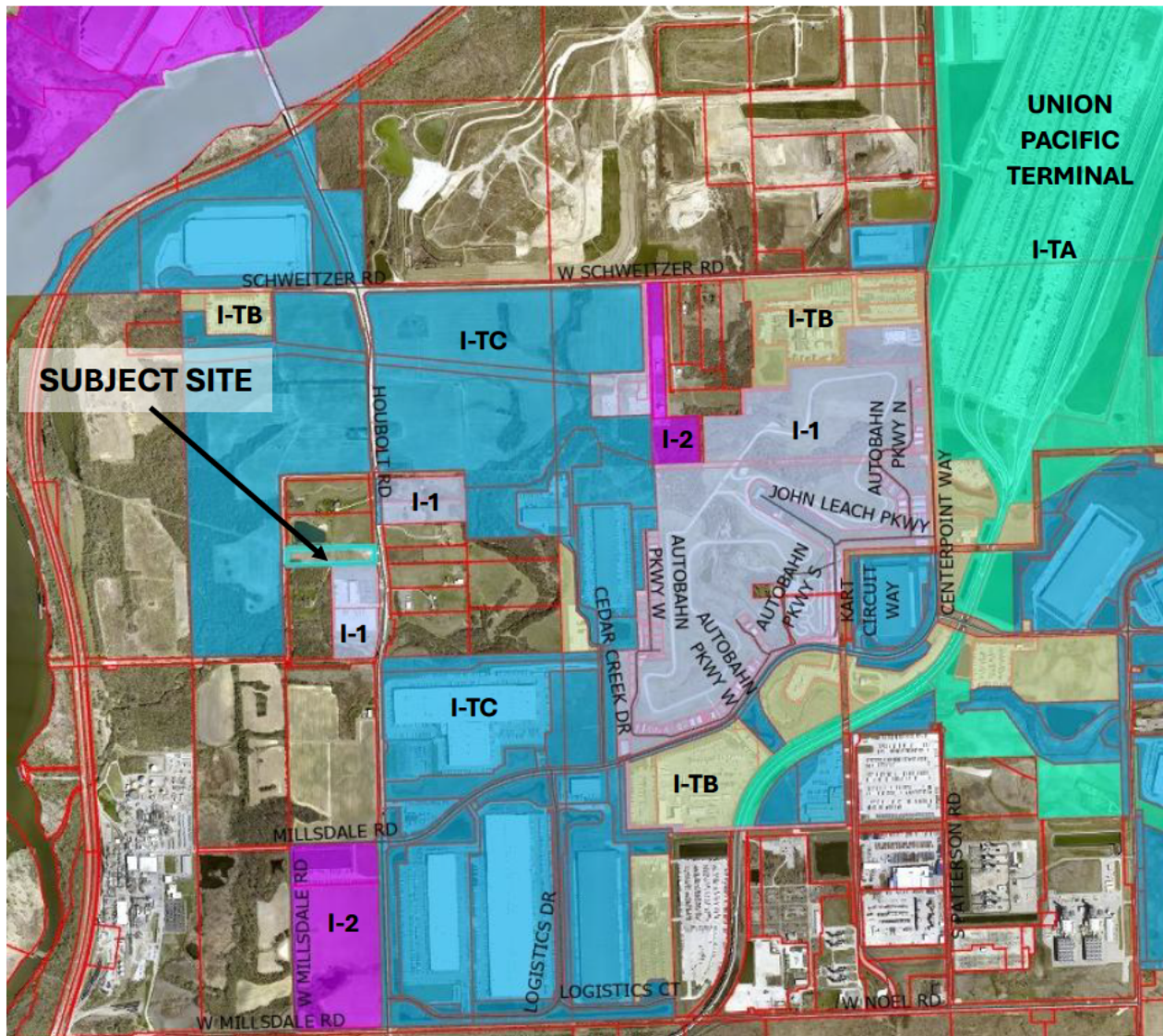
2026-26 and 2026-27: If the Zoning Board desires to approve the Special Use Permit and Variation of Use to allow container storage and stacking up to three-high in the I-1 (light industrial) district, located at 23656 S. Houbolt Road, as requested by the applicant, staff recommends that the following conditions would be included:

1. That container storage be prohibited on the east 200 feet of the site;
2. 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
3. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit and Variation of Use.

2026-26 and 2026-27: If the Zoning Board desires to approve the Special Use Permit and Variation of Use to allow container storage but with no stacking or at an amount lesser than three-high in the I-1 (light industrial) district, located at 23656 S. Houbolt Road, staff recommends that the following conditions would be included:

1. Containers shall be allowed but shall not be stacked on top of each other;
2. That container storage be prohibited on the east 200 feet of the site;
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 and Variation of Use.

Figure 1: Aerial of subject site and surrounding area including the intermodal center (2025); City zoning layer shown



Zoning	
	B-1 (Neighborhood Business Districts)
	B-2 (Central Business Districts)
	B-3 (General Business Districts)
	I-1 (Light Industrial Districts)
	I-2 (General Industrial Districts)
	I-T (Intermodal Terminal)
	(I-TA) Intermodal Terminal--Intermodal Terminal
	(I-TB) Intermodal Terminal--Transportation Equipment
	(I-TC) Intermodal Terminal--Industrial Park

Figure 2: Subject site at 23656 S. Houbolt Road, view looking west from Houbolt Road (May 2025)



Figure 3: Subject site and existing Whimsy Trucking terminal to the south at 3901 Houbolt Road (May 2025)

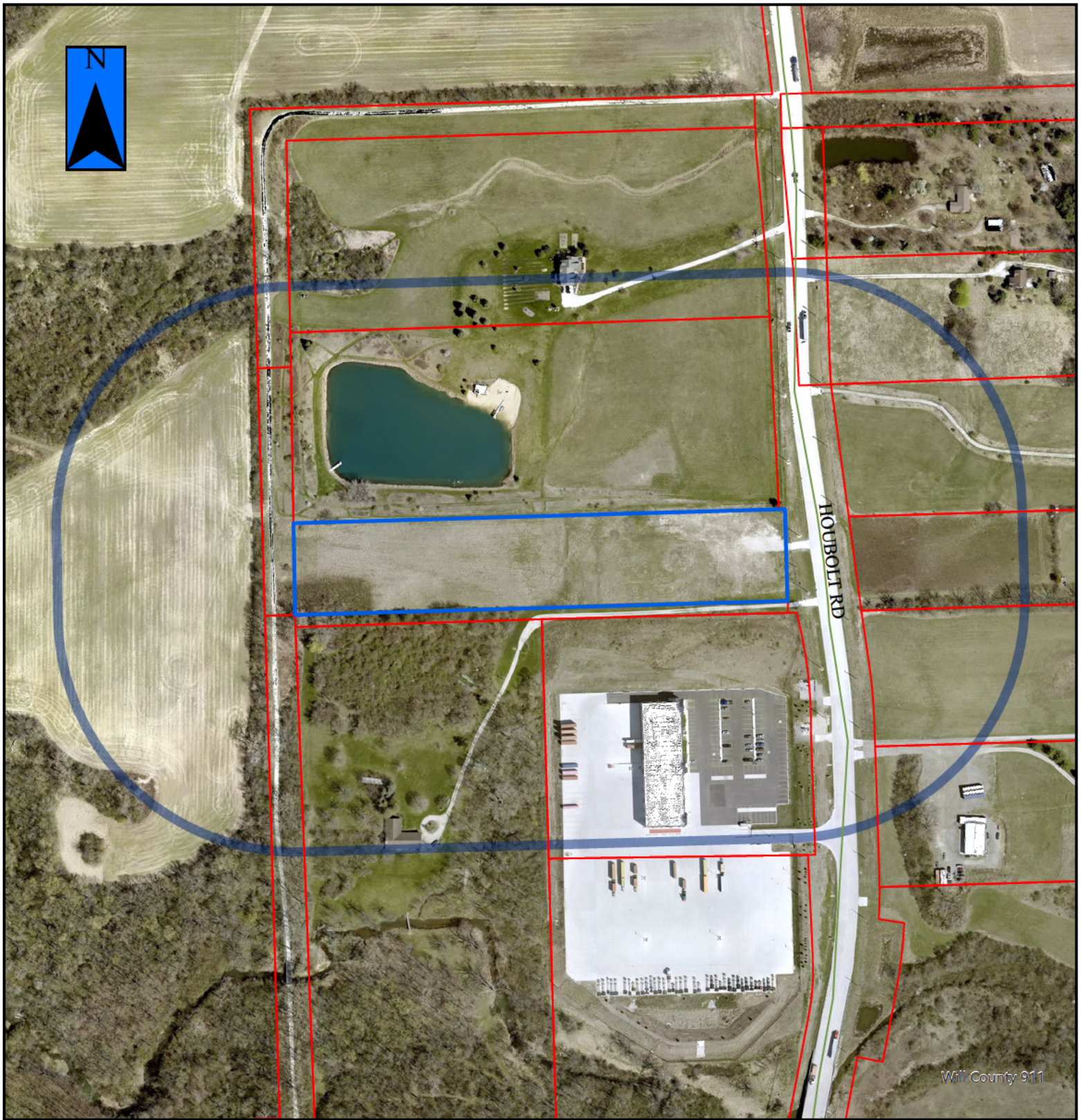


Figure 5: Existing Whimsy Trucking terminal at 3901 Houbolt Road (May 2025)

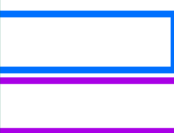


Figure 6: Example of a mobile CNG fueling station – note that this is not the specific unit requested, and the design and appearance could differ based on the provider

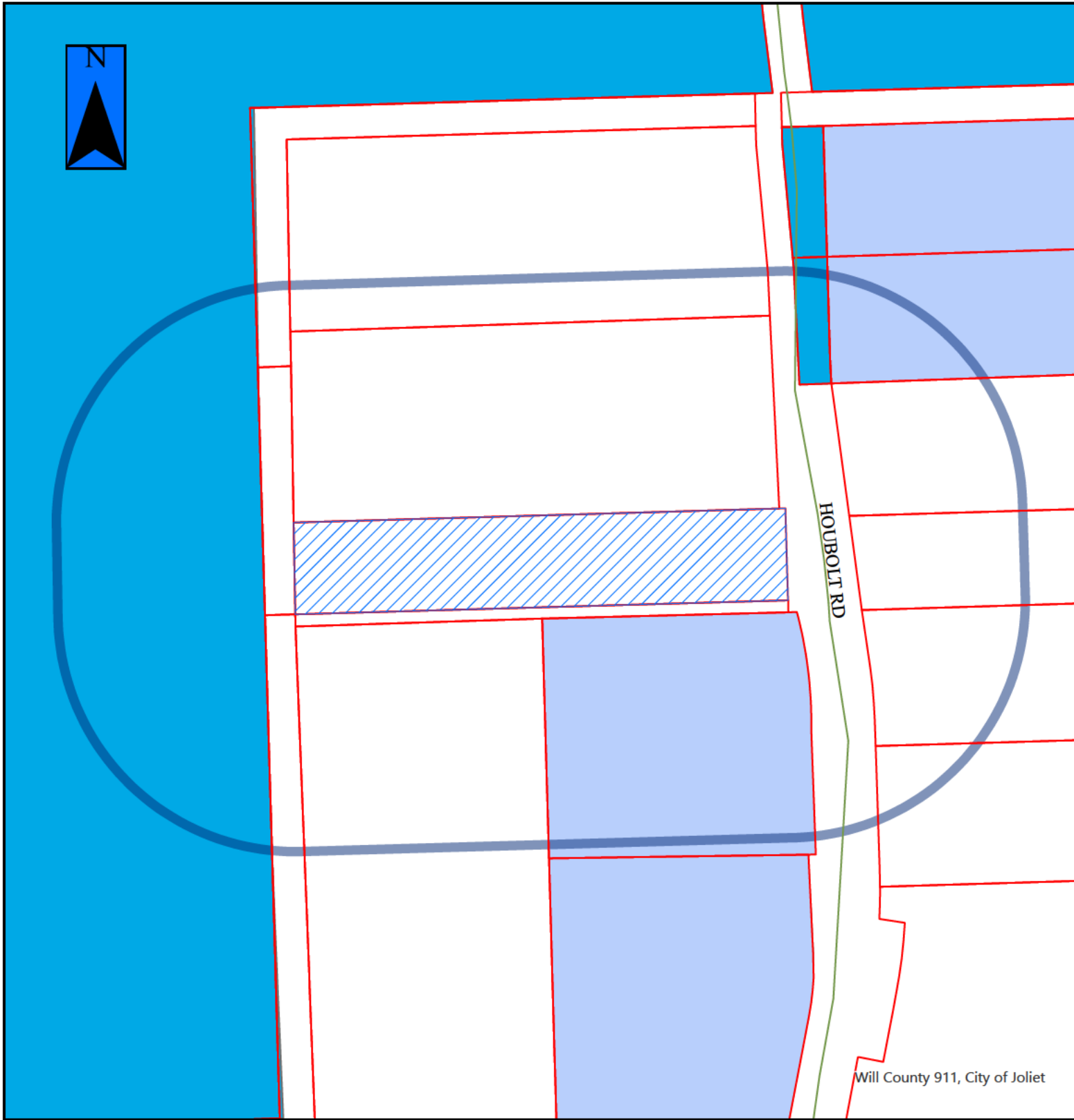




2026-24a / 25a / 26a / 27a

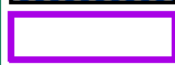


= Property in Question / Propiedad en cuestión
 = 600' Public Notification Boundary /
 Límite de notificación pública de 600 ft (180 m)



2026-24 / 25 / 26 / 27



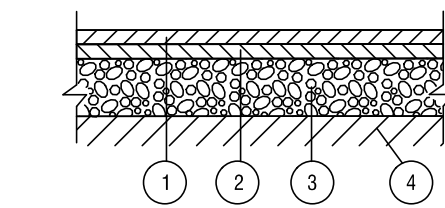
 = Property in Question
 = 600' Public Notification Boundary

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



FUELING TRUCK EXAMPLE*

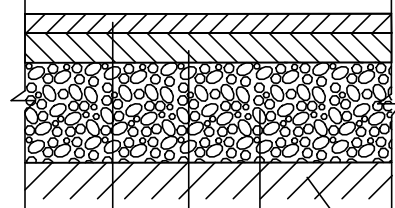
*IMAGE FROM SENECA TANK OWNER TO PROVIDE FUELING TANK INFORMATION FOR WHAT WILL BE USED ON SITE



TYPICAL ASPHALT PAVEMENT SECTION

N.T.S.

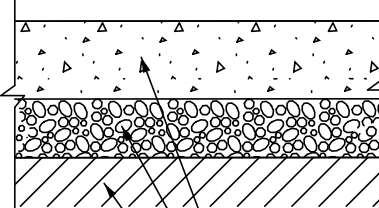
- 1.75" HMA SURFACE COURSE, MIX "C", N50
- 2.25" HMA BINDER COURSE, IL 19.0, N50
- 10" AGGREGATE BASE COURSE, TYPE B
- COMPACTED AND STABLE SUBGRADE



HEAVY DUTY ASPHALT PAVEMENT SECTION

N.T.S.

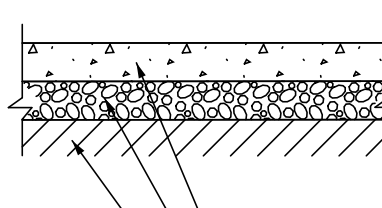
- 2.0" HMA SURFACE COURSE, MIX "C", N70
- 4.0" HMA BINDER COURSE, IL 19.0, N70
- 12" AGGREGATE BASE COURSE, TYPE B
- COMPACTED AND STABLE SUBGRADE



TYPICAL CONCRETE PAVEMENT SECTION

N.T.S.

- 8" PORTLAND CEMENT CONCRETE
- 4" AGGREGATE BASE COURSE, TYPE B
- COMPACTED AND STABLE SUBGRADE



TYPICAL SIDEWALK/PEDESTRIAN PATH SECTION

N.T.S.

- 5" PORTLAND CEMENT CONCRETE
- 4" AGGREGATE BASE COURSE, TYPE B
- COMPACTED AND STABLE SUBGRADE

NOTES:

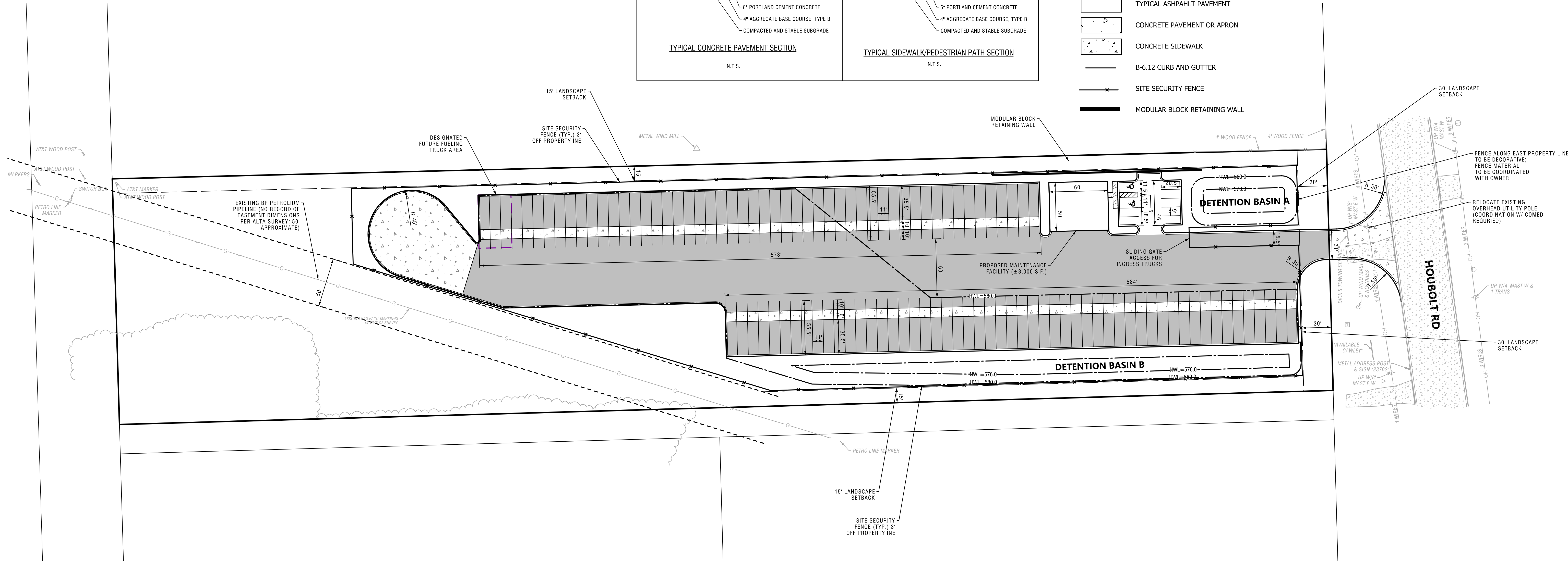
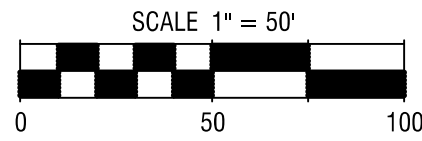
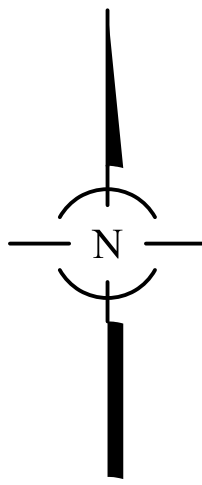
1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE STANDARD REVERSED PITCH UNLESS OTHERWISE NOTED.
3. SEE THIS SHEET FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE PAINT THERMOPLASTIC.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDINGS

SITE DATA SUMMARY

PROPOSED INDUSTRIAL MAINTENANCE BUILDING (60' X 50') = 3,000 S.F.
PROPOSED TRAILER STALLS (55' X 11') = 105
PROPOSED AUTO PARKING STALLS (20' X 9') = 9
PROPOSED ADA PARKING STALLS (16' X 20') = 2

LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- TYPICAL ASPHALT PAVEMENT
- CONCRETE PAVEMENT OR APRON
- CONCRETE SIDEWALK
- B-6.12 CURB AND GUTTER
- SITE SECURITY FENCE
- MODULAR BLOCK RETAINING WALL



PRELIMINARY GEOMETRIC PLAN

WHIMSY TRUCKING
UNINCORPORATED WILL COUNTY, ILLINOIS



FILENAME:
14327P-GM
DATE:
2/5/26
JOB NO.
14327
SHEET
P-GM
1 OF 2

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: 23656 S. Houbolt Road, Elwood IL 60421

PETITIONER'S NAME: Clayton Rule

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 1901 S Busse Rd. Mt Prospect IL ZIP CODE: 60056

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Authorized representative of the property owner, Whimsy Joliet LLC.

OWNER OF PROPERTY: Whimsy Joliet LLC

HOME ADDRESS: 23656 S. Houbolt Road, Elwood IL ZIP CODE: 60421

BUSINESS ADDRESS: 1901 S Busse Rd. Mt Prospect IL ZIP CODE: 60056

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.): 410013000130000 ;
_____ ; _____ ; _____ .

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):

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, EXCEPT THE NORTH 1043.00 FEET THEREOF AND
EXCEPT THE WEST 82.50 FEET THEREOF AND ALSO EXCEPT THE SOUTH 30.00 FEET THEREOF

SECTION 1, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHANNAHON TOWNSHIP, WILL COUNTY, ILLINOIS

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA : _____

PRESENT USE(S) OF PROPERTY: Vacant Land

PRESENT ZONING OF PROPERTY: AG - General Agricultural District

SPECIAL USE REQUESTED: Special Use Permit to allow a trucking facility and CNG mobile fueling within an I-1
(General Industrial) District.

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

- (1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- (4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and
- (7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

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

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

The proposed truck parking facility will be professionally managed and designed in compliance with all city engineering and fire safety standards. The site will include controlled access, defined parking stalls, adequate lighting, and stormwater management. By consolidating truck parking within a designated facility, the project enhances public safety and general welfare by reducing unauthorized street and lot parking within the community.

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

The use is compatible with surrounding industrial and transportation-oriented properties and will not create adverse noise, odor, or visual impacts. Landscape buffers and fencing will be provided to screen the site from adjacent parcels. The facility's appearance and operations will be consistent with the City's intent for transitional use between agricultural and industrial zones, and therefore will not diminish property values or enjoyment of neighboring lands.

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

The proposed use supports orderly development by providing infrastructure that complements nearby logistics, warehousing, and transportation businesses. It will not impede future development; in fact, it facilitates continued investment in the area by improving road access and utilities.

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

All required utilities—including water, sewer, electric, and storm drainage—either exist adjacent to the property or will be extended to meet City standards. The site plan includes engineered stormwater detention, paved access drives, and compliance with the City of Joliet engineering specifications for drainage and infrastructure.

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

The facility's ingress and egress points are designed to accommodate truck turning radii and minimize impact on public streets. Internal circulation will prevent on-street queuing, and directional signage will guide traffic flow. Coordination with the City's Transportation and Engineering Departments will ensure safe access and limited congestion during peak operations.

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

The project will comply with all applicable City of Joliet zoning, building, and stormwater regulations. A special use permit is being requested specifically to ensure conformity with the AG District standards and the intent of the PILOT ordinance. The project will not violate any federal, state, or local laws 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)?

No prior application for a special use permit for this site has been denied. This is the first such request submitted by Whimsy Joliet LLC.

REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

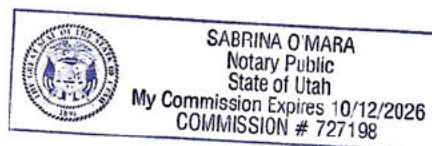
UTAH
STATE OF ~~ILLINOIS~~ ss
COUNTY OF ~~WILL~~ ^{SUMMIT}

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


Petitioner's Signature


Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 18 day of February, 2026



FOR OFFICE USE ONLY

****Verified by Planner (please initial):*_____***

Payment received from:

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIATION OF USE

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432

Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 23656 S. Houbolt Road, Elwood IL 60421

PETITIONER'S NAME: Clayton Rule

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 1901 S Busse Rd. Mt. Prospect IL ZIP CODE: 60056

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Authorized representative of the property owner, Whimsy Joliet LLC.

OWNER OF PROPERTY: Whimsy Joliet LLC

HOME ADDRESS: 23656 S. Houbolt Road, Elwood IL ZIP CODE: 60421

BUSINESS ADDRESS: 1901 S Busse Rd. Mt. Prospect IL ZIP CODE: 60056

EMAIL ADDRESS: _____ FAX: _____

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

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

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 0410013000130000 ;
_____; _____; _____.

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

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, EXCEPT THE NORTH 1043.00 FEET THEREOF AND
EXCEPT THE WEST 82.50 FEET THEREOF AND ALSO EXCEPT THE SOUTH 30.00 FEET THEREOF,
SECTION 1, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD
PRINCIPAL MERIDIAN, CHANNAHON TOWNSHIP, WILL COUNTY, ILLINOIS
LOT SIZE: WIDTH: _____ DEPTH: _____ AREA: _____

PRESENT USE(S) OF PROPERTY: Vacant Land

PRESENT ZONING OF PROPERTY: AG - General Agricultural District

VARIATION OF USE REQUESTED: Variation of Use to allow above-ground fuel tanks

RESPONSE TO VARIATION OF USE CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

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

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

The current AG (General Agricultural) zoning classification limits the property primarily to farming and low-density rural uses, which are not economically feasible given the
site's location, size, and surrounding industrial and transportation context. The property is directly influenced by nearby logistics and intermodal activity, making
agricultural production impractical. Without the requested variation to allow limited container stacking and associated truck parking, the property cannot achieve a
reasonable return consistent with its location and available infrastructure.

2. *What unique circumstances exist which mandate a variance?*

The property is uniquely located adjacent to major freight and intermodal transportation routes, making it far more suitable for truck parking and container storage than for traditional agricultural use. The surrounding area has transitioned from rural to logistics and industrial operations, creating a unique situation where the current AG zoning no longer reflects actual land use conditions. The site's access geometry, lot depth, and adjacency to truck-serving infrastructure make container stacking necessary for safe and efficient operation while minimizing overall land disturbance.

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

Granting the variance will complement the existing industrial and transportation character of the surrounding area by consolidating container storage into a managed, screened facility. Positive impacts include improved organization of truck and container operations, reduced illegal or off-site parking, and enhanced economic productivity. The design incorporates fencing, landscaping, and lighting controls to maintain visual compatibility and minimize noise or glare. No significant negative impacts are anticipated, as the proposed use is consistent with nearby logistics facilities and does not alter the overall character or intensity of 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, _____, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this _____ day of _____, 20_____

2. *What unique circumstances exist which mandate a variance?*

The property is uniquely located adjacent to major freight and intermodal transportation routes, making it far more suitable for truck parking and container storage than for traditional agricultural use. The surrounding area has transitioned from rural to logistics and industrial operations, creating a unique situation where the current AG zoning no longer reflects actual land use conditions. The site's access geometry, lot depth, and adjacency to truck-serving infrastructure make container stacking necessary for safe and efficient operation while minimizing overall land disturbance.

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NOTARIZATION OF PETITION

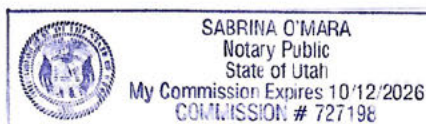
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Clayton Rule, 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 18 day of February, 2026



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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: 23656 S. Houbolt Road, Elwood IL 60421

PETITIONER'S NAME: Clayton Rule

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 1901 S Busse Rd. Mt Prospect IL ZIP CODE: 60056

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Authorized representative of the property owner, Whimsy Joliet LLC.

OWNER OF PROPERTY: Whimsy Joliet LLC

HOME ADDRESS: 23656 S. Houbolt Road, Elwood IL ZIP CODE: 60421

BUSINESS ADDRESS: 1901 S Busse Rd. Mt Prospect IL ZIP CODE: 60056

EMAIL ADDRESS: _____ FAX: _____

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

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 410013000130000 ;
_____ ; _____ ; _____ .

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):

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, EXCEPT THE NORTH 1043.00 FEET THEREOF AND

EXCEPT THE WEST 82.50 FEET THEREOF AND ALSO EXCEPT THE SOUTH 30.00 FEET THEREOF

SECTION 1, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHANNAHON TOWNSHIP, WILL COUNTY, ILLINOIS

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA : _____

PRESENT USE(S) OF PROPERTY: Vacant Land

PRESENT ZONING OF PROPERTY: AG - General Agricultural District

SPECIAL USE REQUESTED: Special Use Permit to allow truck parking and outdoor container storage up to three (3) containers high

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 current AG zoning regulations restrict the height and nature of outdoor storage, which prevents efficient use of the site for intermodal container operations. Without

the ability to stack containers up to three units high, the property's usable storage capacity is substantially reduced, limiting its operational and financial return. Allowing

controlled stacking improves site efficiency, reduces land disturbance, and enables the property to generate a reasonable return consistent with its location near major freight corridors and intermodal facilities.

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

The property's unique circumstances include its proximity to regional rail and trucking infrastructure, its depth and layout suitable for containerized storage, and its location

within an area transitioning from agricultural to industrial and logistics uses. These factors make the site ideally suited for managed intermodal storage rather than

agricultural production. To safely and effectively operate within the available footprint, container stacking up to three units high is necessary. This configuration reflects standard logistics practice and allows the site to function competitively while minimizing sprawl and visual impact.

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

Granting the variance will not alter the essential character of the area. The surrounding corridor is already characterized by transportation, logistics, and industrial activity. Controlled container stacking will consolidate storage operations within a defined,

screened area, resulting in a more orderly and visually managed site. Positive impacts include efficient land use, reduced surface congestion, and support for local logistics

employment. Any potential visual impacts will be mitigated through landscaping, fencing, and adherence to height and safety standards. No significant negative impacts are anticipated.

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

Yes. The site is designed with adequate utilities, paved access roads, engineered stormwater management systems, and all necessary infrastructure to support the

proposed use. Drainage improvements and detention basins are incorporated in accordance with the City of Joliet engineering requirements. Power, lighting, and security systems will be installed to ensure safe and efficient operation. No additional public infrastructure is required to accommodate the stadi

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

Yes. The site plan provides defined ingress and egress points designed for truck turning movements and safe circulation. Internal drive aisles and designated staging areas will

prevent queuing or obstruction on public streets. Traffic flow has been designed to minimize impacts on surrounding roadways and to ensure all truck activity occurs within the property boundaries. The configuration meets City standards for access management and safety.

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

The proposed container stacking use conforms to the intent of New Zoning District through the special/variation process and complies with all other

applicable City, State, and Federal regulations. The request simply allows greater vertical storage efficiency on an otherwise approved truck parking and logistics site.

The operation will adhere to all safety, screening, and environmental requirements, ensuring full legal compliance.

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

Yes. There have been no prior denials or applications for a similar special use or variation of use on this property. This is the first such request submitted by Whimsy Joliet LLC for container stacking.

REQUIRED SUPPORTING ATTACHMENTS

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

NOTARIZATION OF PETITION

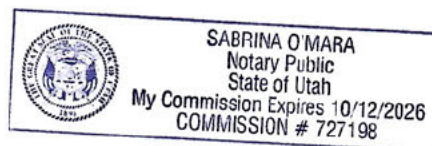
UTAH
STATE OF ILLINOIS) ss
COUNTY OF WILL) Summit

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

Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
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ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIATION OF USE

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432

Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 23656 S. Houbolt Road, Elwood IL 60421

PETITIONER'S NAME: Clayton Rule

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SECTION 1, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD
PRINCIPAL MERIDIAN, CHANNAHON TOWNSHIP, WILL COUNTY, ILLINOIS
LOT SIZE: WIDTH: 1238 DEPTH: 250 AREA: 7.073 acres

PRESENT USE(S) OF PROPERTY: Vacant Land

PRESENT ZONING OF PROPERTY: AG - General Agricultural District

VARIATION OF USE REQUESTED: Variation of Use to allow outdoor intermodal
container storage up to three (3) containers high

RESPONSE TO VARIATION OF USE CRITERIA

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REQUIRED SUPPORTING ATTACHMENTS

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NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

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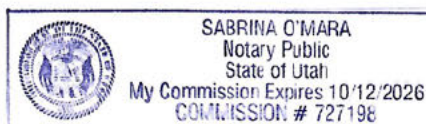
STATE OF ILLINOIS) ss
COUNTY OF WILL)

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[Redacted Signature]
Petitioner's Signature

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

Subscribed and sworn to before me
this 18 day of February, 2026



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:

23656 S. Houbolt Road, Elwood IL 60421

PIN(s): 04-10-01-300-013-0000

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

Matthew O'Mara - 100% Ownership of Whimsy Joliet LLC

E-MAIL:

FAX:

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☐ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

E-MAIL: _____ **FAX:** _____

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: _____

DATE: _____

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

Clayton Rule, CFO, [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.		

ZONING BOARD OF APPEALS
CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

A variation shall not be granted in any case unless the Board shall find and clearly state in its record of the case that:

	Does the evidence presented sustain this criteria?	Comments
(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows: (a) _____ (b) _____ (c) _____ (list of reasons)		
(2) Adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgment of the Board, a variation is permitted because the evidence sustained the existence of each of the three following conditions: (a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone. (b) The plight of the owner is due to unique circumstances. (c) The variation, if granted, will not alter the essential character of the locality.		
(3) A public hearing was held on such variation of which at least 15 days and not more than 30 days notice was published in the _____ (name of newspaper) on _____ (date).		