

STAFF REPORT

DATE: July 11, 2022
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2022-40
Applicant: Jake Winder
Status of Applicant: Business Owner
Property Owner: Arizona Investors
Location: 560A Joyce Road
Request: Special Use Permit to allow a B-3 (General Business) use (pole vault training facility) in an I-2 (General Industrial) zoning district

Purpose

The applicant is requesting a Special Use Permit to allow a pole vault training facility, a B-3 (General Business) use, in an I-2 (General Industrial) zoning district. Per the City of Joliet Zoning Ordinance, B-3 uses may be allowed as special uses in the I-2 district when authorized by two-thirds majority vote of the City Council, with the advice of the Zoning Board of Appeals in accordance with Section 47-5.2(C).

Site Specific Information

The site in question is approximately 11.2 acres and contains two warehouse buildings and a retention pond. The special use request is for an 18,750 square foot tenant space in the larger warehouse building, which is approximately 250' x 650' (162,500 square feet). This building has five other current tenants: TEAM Industrial Services, Container Service Group, Bravo Inc, UNO Volleyball, and Logoplaste Joliet Inc. The smaller warehouse is 300' x 100' (30,000 square feet) and is occupied by Ameriplaste, Inc.

In 1986, along with the approval of the preliminary plat for the overall commercial and industrial subdivision, this site was reclassified from B-3 (General Business) to I-2 (General Industrial) zoning because of a proposal for a soy processing plant, which was never built. The existing warehouses were built in 1998. In August 2016, the City Council approved a Special Use Permit to allow a volleyball club (UNO Volleyball), a B-3 use, in another tenant space in the larger warehouse.

Surrounding Zoning, Land Use and Character

The property is located in the Oak Leaf Center subdivision, which contains a mix of light industrial and commercial uses. The Cornerstone Services administrative offices and

services center are located across the street on Joyce Road. The zoning and land use for the adjacent properties are as follows:

- North: I-1 (Light Industrial), commercial / industrial
- South: I-80; Village of Rockdale I-1 (Heavy Commercial / Light Industry), industrial
- East: I-1, commercial / industrial
- West: I-1 and I-2, commercial

Applicable Regulations

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

Discussion

The petitioner, Jake Winder of RISE Pole Vault Training Center, is seeking approval of a Special Use Permit to allow a pole vault training facility, a B-3 (General Business) use, in an I-2 (General Industrial) district. The training center is currently located in Shorewood but the location does not have enough room to allow a full approach to the vaulting bar and pit. The petitioner would like to relocate to the space in Joliet because it is large enough to accommodate a full approach as well as other training equipment, and thus allow for a higher quality operation.

RISE Pole Vault mainly serves high school and college level athletes. The center operates in the afternoons and evenings, from around 3:00 p.m. to 8:30 p.m., and occasionally on weekends. The center generally runs two classes at a time of approximately 6 to 9 people each, with one coach per 9 athletes. The proposed tenant space has enough parking in front to accommodate the users of the facility, and the site also has additional parking located along the west, north, and east sides of the warehouse building. Employees of RISE may park in the overflow parking to leave the spaces out front available for the athletes.

The proposed location for the training facility is within a multi-tenant warehouse that contains both light industrial and commercial uses. In 2016, the City Council approved a special use permit to allow UNO Volleyball, a volleyball club, to be located in another tenant space at this site. Per the Zoning Ordinance, B-3 uses are allowed as special uses in the I-2 zoning district if they are not “adversely affected by their location within industrial districts” and when the proposed use does not interfere with “the orderly and economic development of the remaining portions of the industrial district.”

Conditions

If the Zoning Board desires to approve this Special Use Permit to allow a pole vault training facility, a B-3 (General Business) use, in an I-2 (General Industrial) zoning district, the following conditions would be included:

1. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit; and
2. That the business shall be registered with the City Clerk's Office.

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:

Rise Athletic Club
3700 Squires Mill Rd.
Joliet, IL 60431

Petition #: 2022-40

Common Address: 5600 A Joyce Rd.

Date filed: 06/14/22

Meeting date requested: 07/21/22

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: 560 A Joyce Rd Joliet, IL 60436

PETITIONER'S NAME: Jake Winder

HOME ADDRESS: 16154 S. Dan O'Connell Dr. Plainfield, IL ZIP CODE: 60586

BUSINESS ADDRESS: 125 Capista Dr. Shorewood, IL ZIP CODE: 60404

PHONE: (Primary) 815-219-1700 (Secondary)

EMAIL ADDRESS: jake@risepolevault.com FAX:

PROPERTY INTEREST OF PETITIONER: Renter

OWNER OF PROPERTY: Arizona Investors

HOME ADDRESS: ZIP CODE:

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

EMAIL ADDRESS: jsharp@buildsharp.com FAX:

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

BUSINESS REFERENCES (name, address, phone):

Paul Skubic, 708-205-5128

Tim Fitzgerald, 773-301-5120

OTHER PROJECTS AND/OR DEVELOPMENTS:

Current RISE Pole Vault Training Center - 125 Capista Dr. Shorewood, IL 60404

● PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-18-301-007-000
_____ ; _____ ; _____

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):

● LOT SIZE: WIDTH: 708 DEPTH: 750 AREA: 531,000 / 12.14 ACRES

● PRESENT USE(S) OF PROPERTY: WAREHOUSING, MANUFACTURING, SPORTS CLUB

PRESENT ZONING OF PROPERTY: I-2

SPECIAL USE REQUESTED: Pole vault training center

This includes the training of pole vaulters in the act of pole vaulting and performance training such as
weight lifting and sprinting.

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?

Our training center will not have a negative impact on the items mentioned above.

RISE has an incredible reputation in the pole vaulting community, because we have always put our customer's health, safety, and general welfare above all else.

We work hard to make sure that we are doing what is right by the people we serve and the community we are a part of, and this attitude has always served us well.

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

not be negatively effected by our operation since we operate in "off hours". RISE and our neighbors, UNO Volleyball,

have developed a good working relationship and have made sure we are not interfering with each other's businesses.

We operate very small, high quality classes, so overcrowding will not be an issue.

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

This use will not impede the normal/orderly development/improvement of the surrounding area. Instead, we

believe that we will add significant value to the surrounding properties/area. We have always operated

a very professional business and we look forward to adding value to the community.

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

Yes, this property works very well for our operation and has all the necessary facilities to function properly without causing any disturbances to the surrounding area.

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

As stated above, we have been in communication with UNO Volleyball to ensure that the traffic patterns

are safe and effective for the surrounding businesses and ourselves.

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

Yes, the RISE Pole Vault Training Center conforms to the land use regulations. Our operation is well suited for this property and conforms to all 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)?

NA

REQUIRED SUPPORTING ATTACHMENTS

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


NOTARIZATION OF PETITION

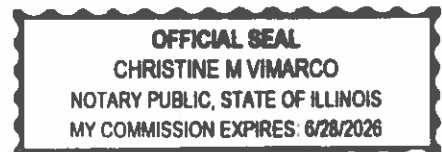
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, JAKE WINDER, 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 14th day of June, 2022




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:

540 JOYCE RD, JOLIET, IL

PIN(s): 30-07-18-301-007-0000

III. PROPERTY OWNERSHIP

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

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

ARIZONA INVESTORS

852 SHARP DR, UNIT N

SHOREWOOD, IL 60404

(815) 741-7000

E-MAIL: JSHARP@BUILDSHARP.COM FAX: (815) 741-3131

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

JAKE WINPSE - 16154 S. DAN O'CONNELL DR
(100% OWNERSHIP) PLAINFIELD, IL 60586
815-219-1700

E-MAIL: JAKE@RISSPOLEVAULT.COM FAX: _____

NOTE:

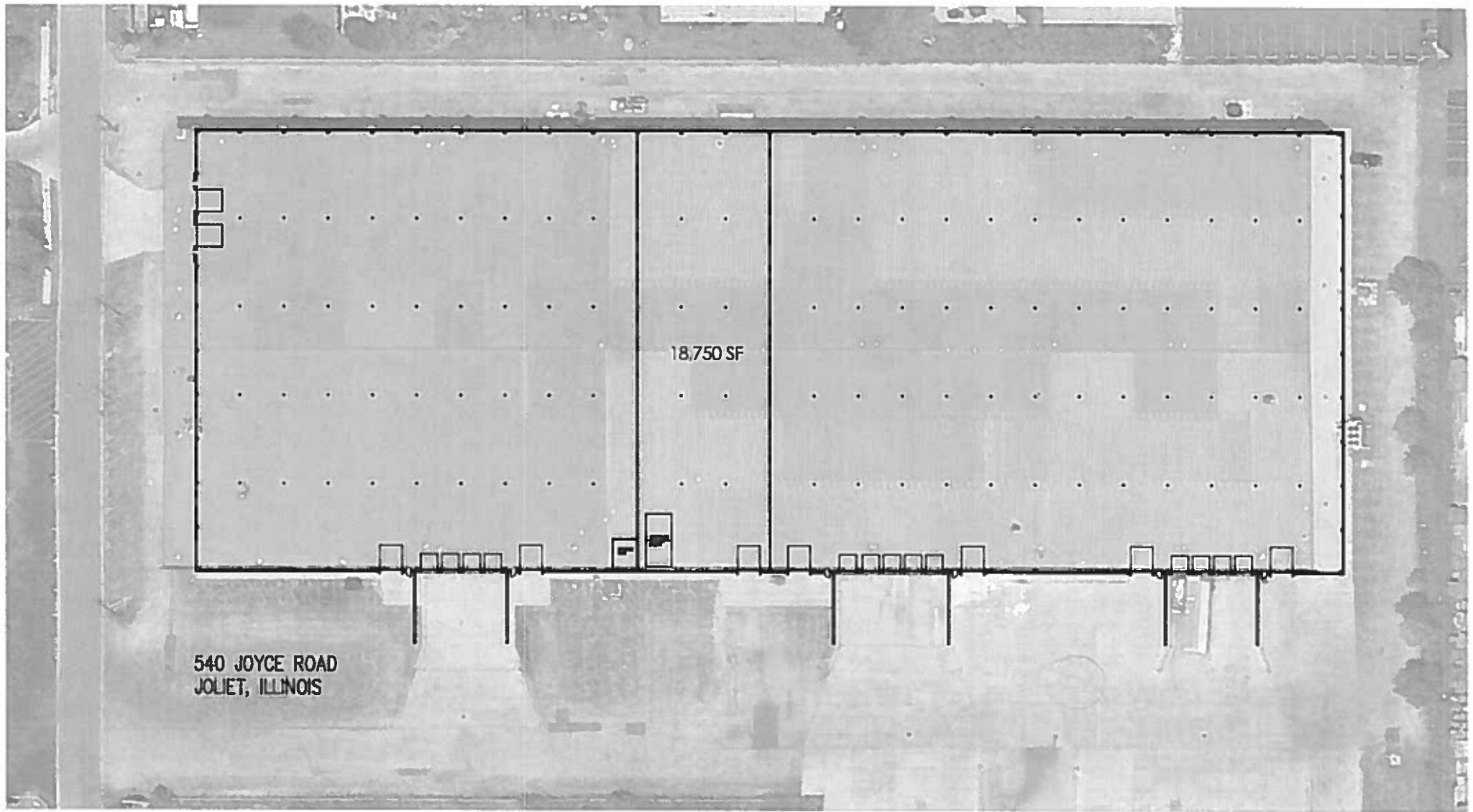
If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated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

SIGNED: Jake Wimpse

DATE: 6/14/2022

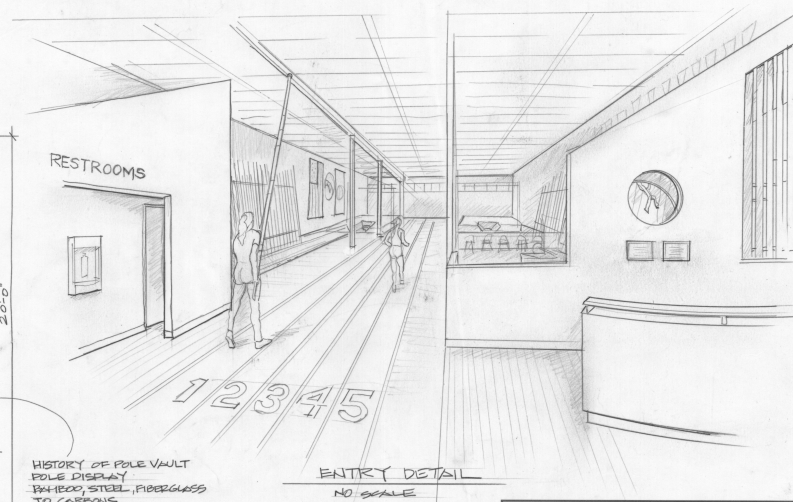
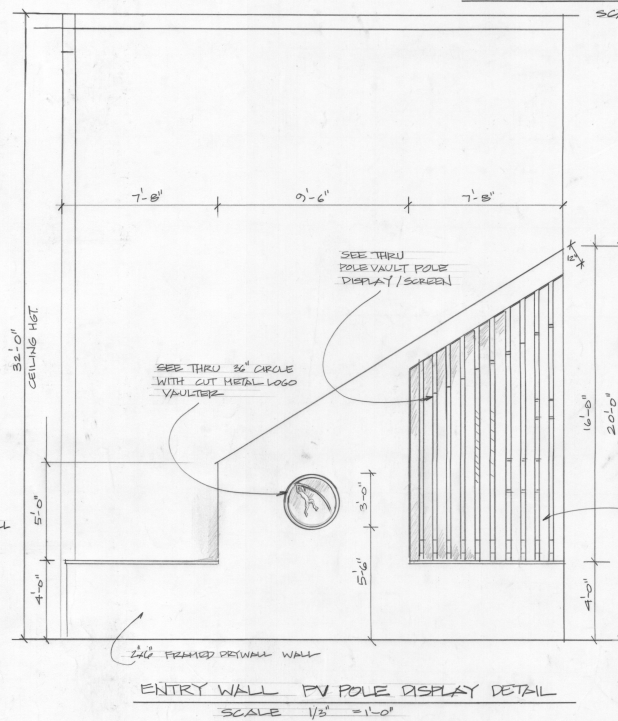
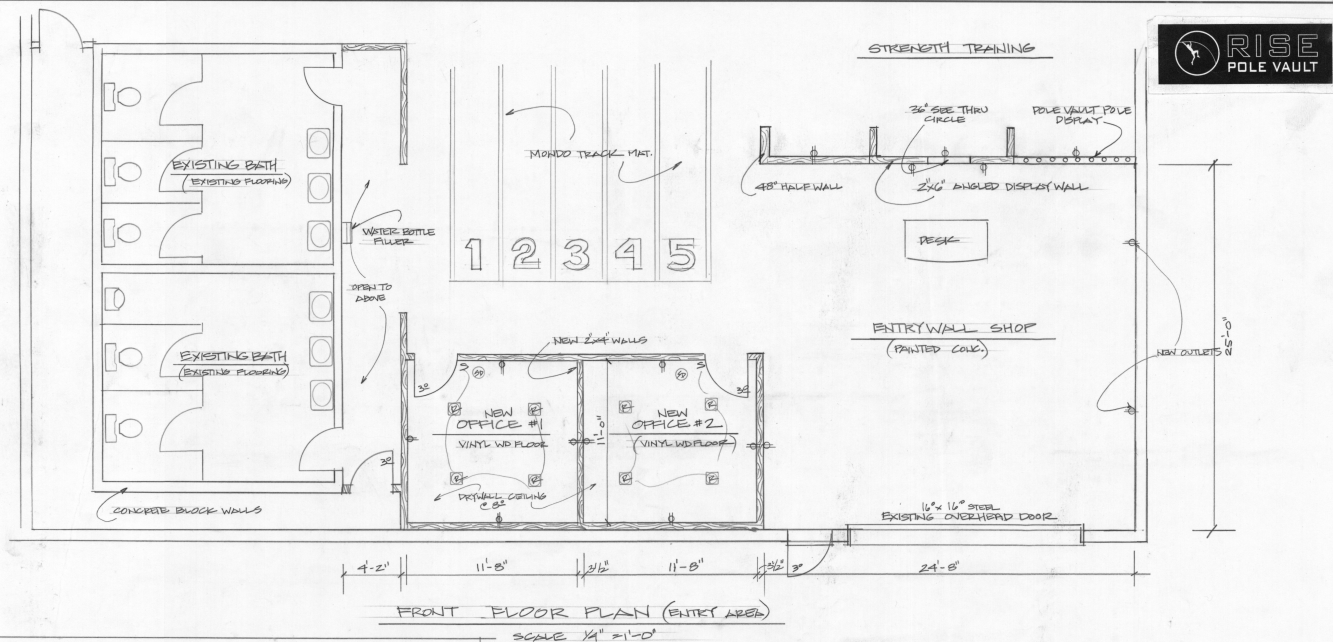
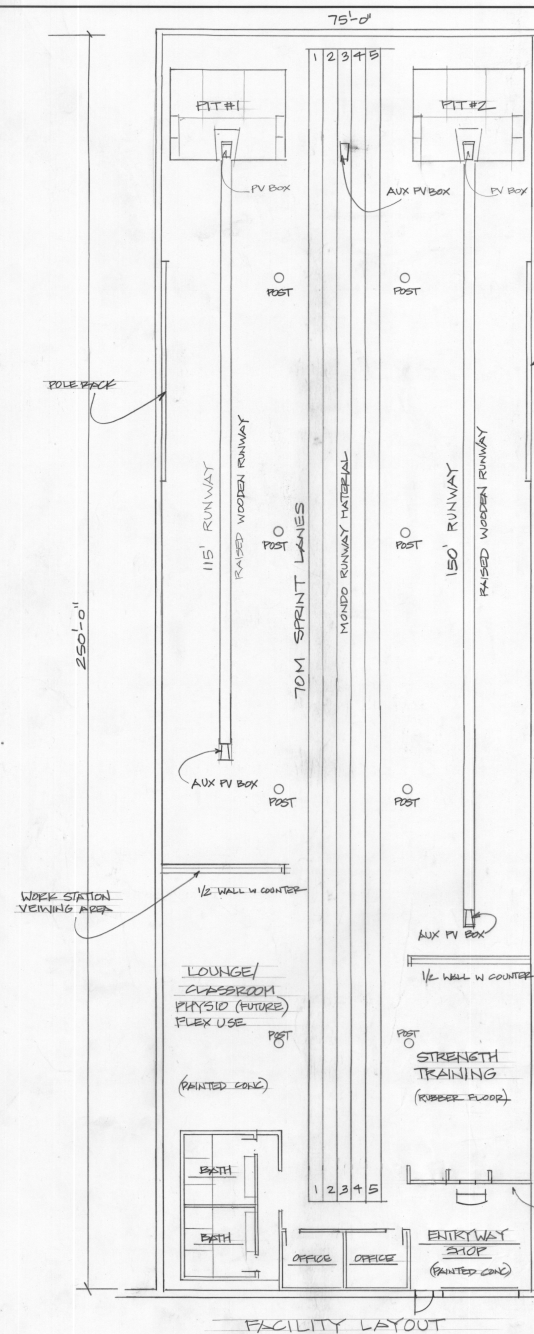
Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

PRINT



18,750 SF

540 JOYCE ROAD
JOLIET, ILLINOIS



RISE POLE VAULT CLUB	
SCALE: $3/4" = 1'-0"$	APPROVED BY:
DATE: JUNE 2002	DRAWN BY: ED REVISED: PK
560 B JOYCE RD JOLIET, IL.	
ED SALOGA DESIGN BUILD	
DRAWING NUMBER: P-1	

RISE Pole Vault Training Center

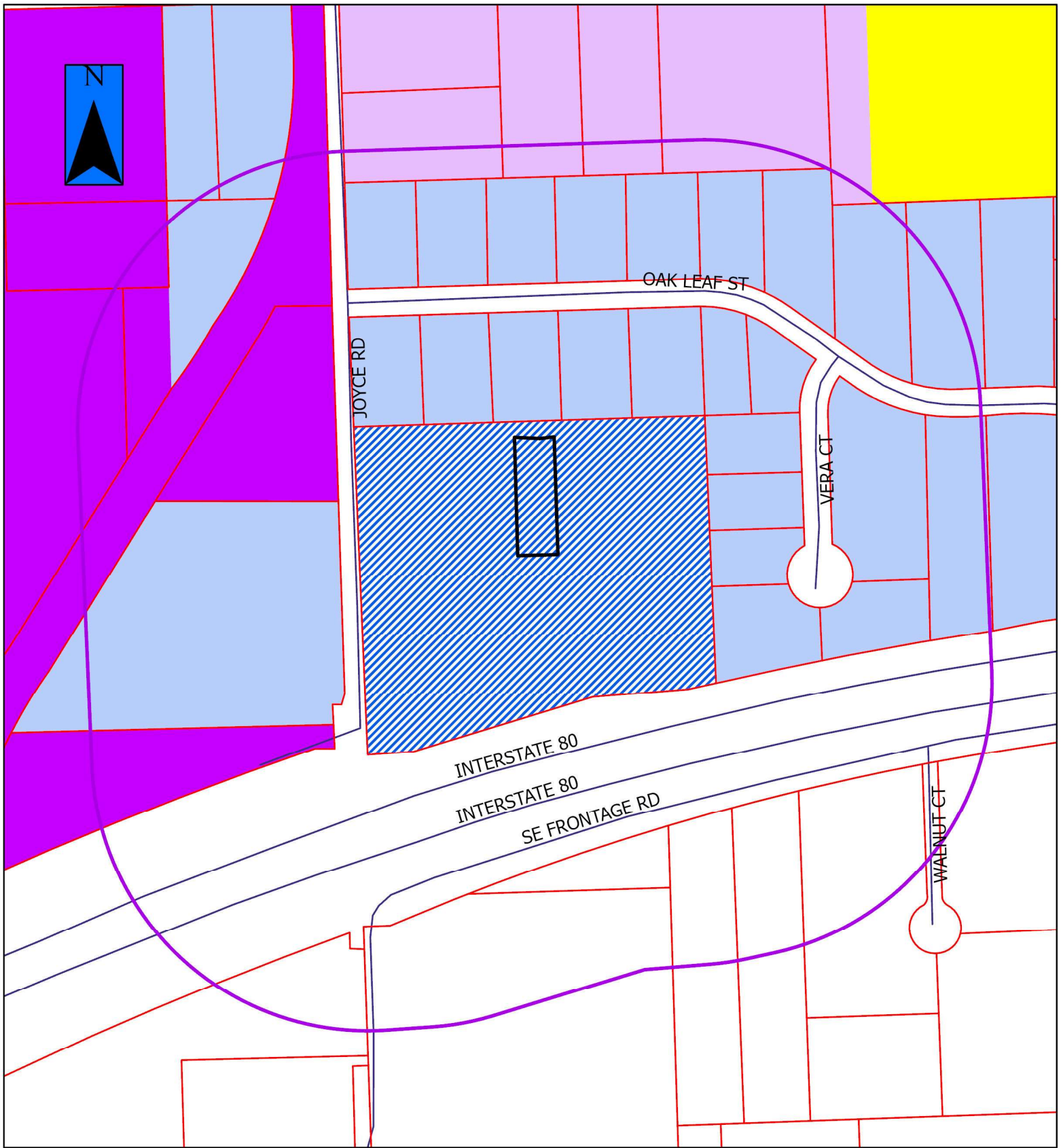


Figure 1: Tenant space at 560A Joyce Road, and adjacent parking





Figure 2: 162,500 square foot warehouse building, view east from Joyce Road












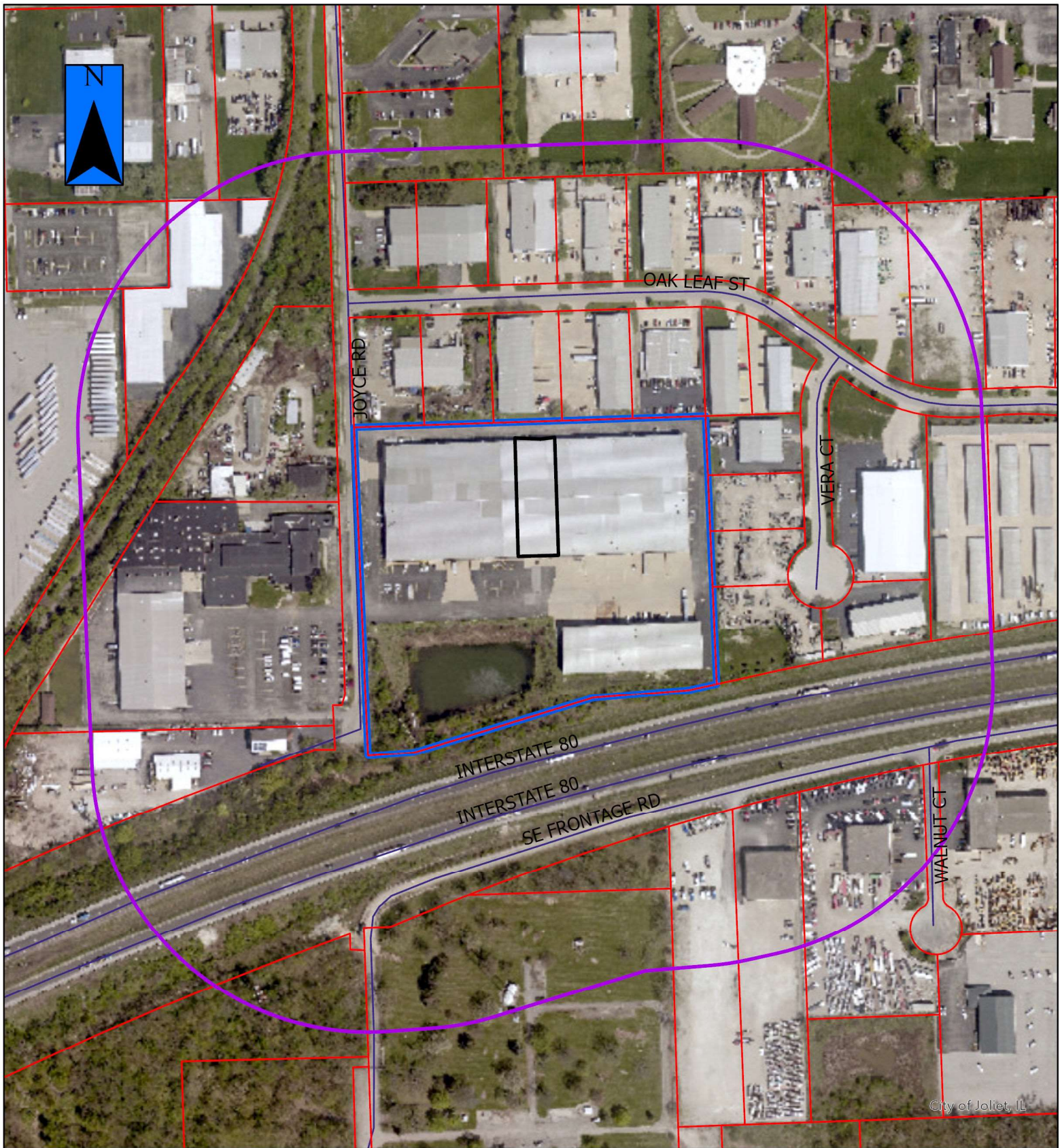


2022-40





-  = Property in Question
-  = 600' Public Notification Boundary

Legend		
	B-1	 I-TA
	B-2	 R-2
	B-3	 R-2A
	I-1	 R-3
	I-2	 R-4
	I-T	 R-5
		 I-TB
		 R-1
		 R-1A
		 R-1B
		 R-B



2022-40a



-  = Property in Question
-  = 600' Public Notification Boundary