

STAFF REPORT

DATE: October 7, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-42
Applicant: Kuntal Shah
Status of Applicant: Business Owner
Property Owner: SUP Development Group LLC
Location: 2121 W. Jefferson Street (Council District #2)
Request: A series of Variations on signage to allow wall and ground signs

Purpose

The applicant is requesting the following Variations on signage for wall and ground signs at 2121 W. Jefferson Street:

- Variation to allow a wall sign that does not face a public way (east side)
- Variation to reduce the required setback for a pole sign from 15 feet to 1 foot
- Variation to increase the total permitted sign area from 200 feet to 234 feet

The Zoning Board of Appeals makes the final decision on these Variation requests.

Site Specific Information

The subject property is around 0.75 acres and contains an approximately 6,000-square-foot commercial building and adjacent surface parking lot. In April 2025, City Council approved a Special Use Permit to allow an adult-use cannabis dispensary at this location (Ordinance #18744). The building is currently being remodeled for the Bisa Lina Cannabis Dispensary, with exterior façade improvements on the south and east sides. The property is part of a two-lot commercial subdivision with the Walgreens property to the east. The two sites have access easements that provide shared use of the two driveway entrances off Jefferson Street and Hammes Avenue. The property is zoned B-3 (general business).

Surrounding Zoning, Land Use and Character

The property is located on the north side of Jefferson Street to the west of Hammes Avenue. The surrounding properties all have B-3 (general business) zoning and contain the following uses:

- North: Stormwater detention

- South: Multi-tenant Marycrest Shopping Plaza
- East: Walgreens
- West: Multi-tenant retail building

Applicable Regulations

- Section 47-17.21 Signs
- Section 47-17.21(3)(bb) Criteria for Granting a Sign Variation
(refer to attachment)

Discussion

The petitioner, Kuntal Shah with Veltiste Illinois, seeks to install two wall signs and a new pole sign for their new business at 2121 W. Jefferson Street. Both wall signs would be 82 square feet, with one located on the south wall facing Jefferson Street and the other located on the east wall facing the Walgreens lot and Hammes Avenue. The proposed pole sign would be 17 feet tall with a sign face area of 70 square feet. Sign renderings are included in the staff report packet.

The City of Joliet Zoning Ordinance does not allow wall signs that do not face a public street in the B-3 (general business) zoning district. The petitioner would like to install a wall sign on the east façade to help direct westbound traffic on Jefferson Street to the site. With the addition of a second wall sign, the total proposed sign area for the site is 234 square feet. The site is permitted to have 200 square feet of signage (based on the street frontage of 100 feet). Therefore, the petitioner requests variations to allow a wall sign that does not face a public way and to exceed the total sign allotment for the site.

Additionally, the petitioner requests a variation to reduce the setback to the pole sign from 15 feet to 1 foot. The setback is measured to the leading edge of the sign; the pole itself will be approximately 5 feet from the property line (see Figure 2). The petitioner states that the reduced setback is needed due to existing landscaping on Jefferson Street which will block the view of the sign for westbound traffic. The proposed pole sign will meet sign visibility requirements: it will be located just outside of the visibility triangle at the Jefferson Street driveway, and the bottom edge of the sign will be over 7 feet above grade. The existing monument sign on the east side of the driveway will need to be removed if the new sign is installed since only one ground sign is permitted at this site.

Staff finds that the requests for an additional wall sign and to increase total sign area for the site meet the following criteria for sign variations: the proposed use would not be detrimental to the use or development of other property in the area; ownership of the property has been demonstrated; and approval of the variation would not be contrary to the objective of improving the overall appearance of the City. Many other properties on Jefferson Street have wall signs on their side elevations. The proposed east wall sign will be integrated with the updated façade of the building.

Staff does not find a hardship for the request for a reduced setback to the pole sign. There is space within the grass area adjacent to the driveway to locate the sign farther back from the property line, closer to the required setback of 15 feet. However, there are many examples of nonconforming ground signs along Jefferson Street.

Conditions

None

Figure 1: Subject site at 2121 W. Jefferson Street (2025)



Figure 2: Visibility triangle and proposed pole sign (red) at the Jefferson Street driveway entrance

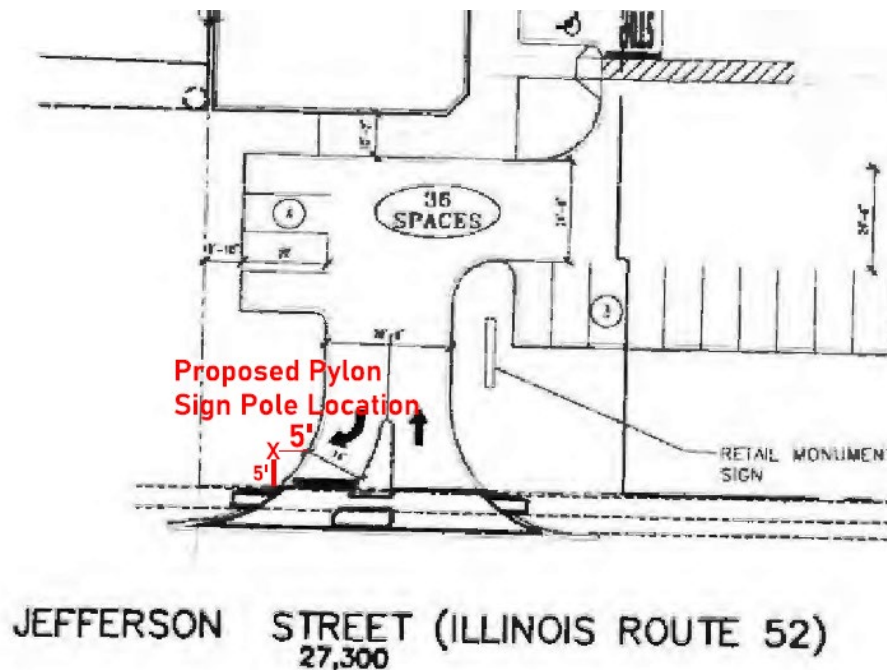
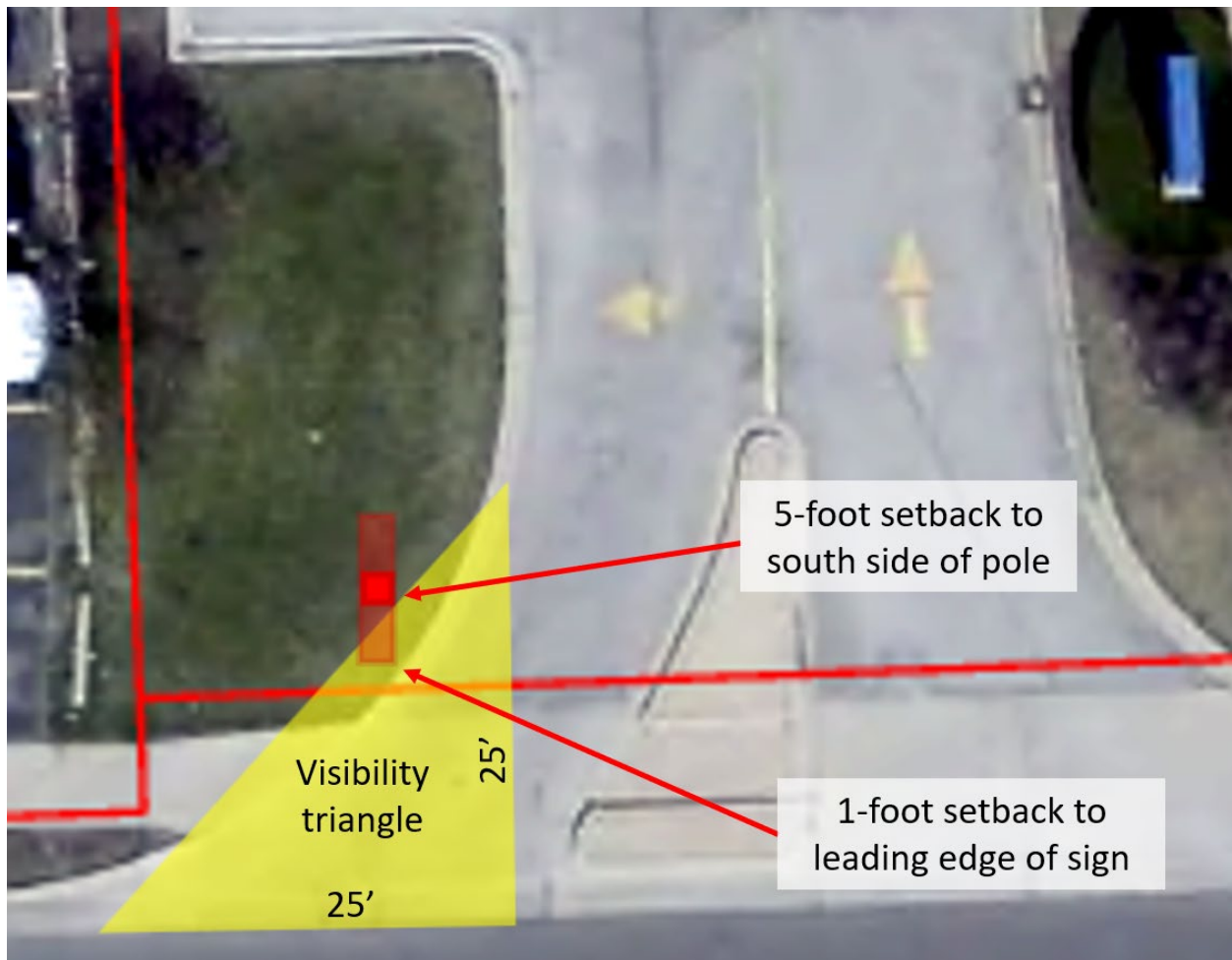


Figure 3: South and east facades of the subject site, under construction (October 2025)



Figure 4: 2121 W. Jefferson Street, view north from Jefferson Street (April 2025)



Figure 5: 2121 W. Jefferson Street, view west from Jefferson Street (April 2025)

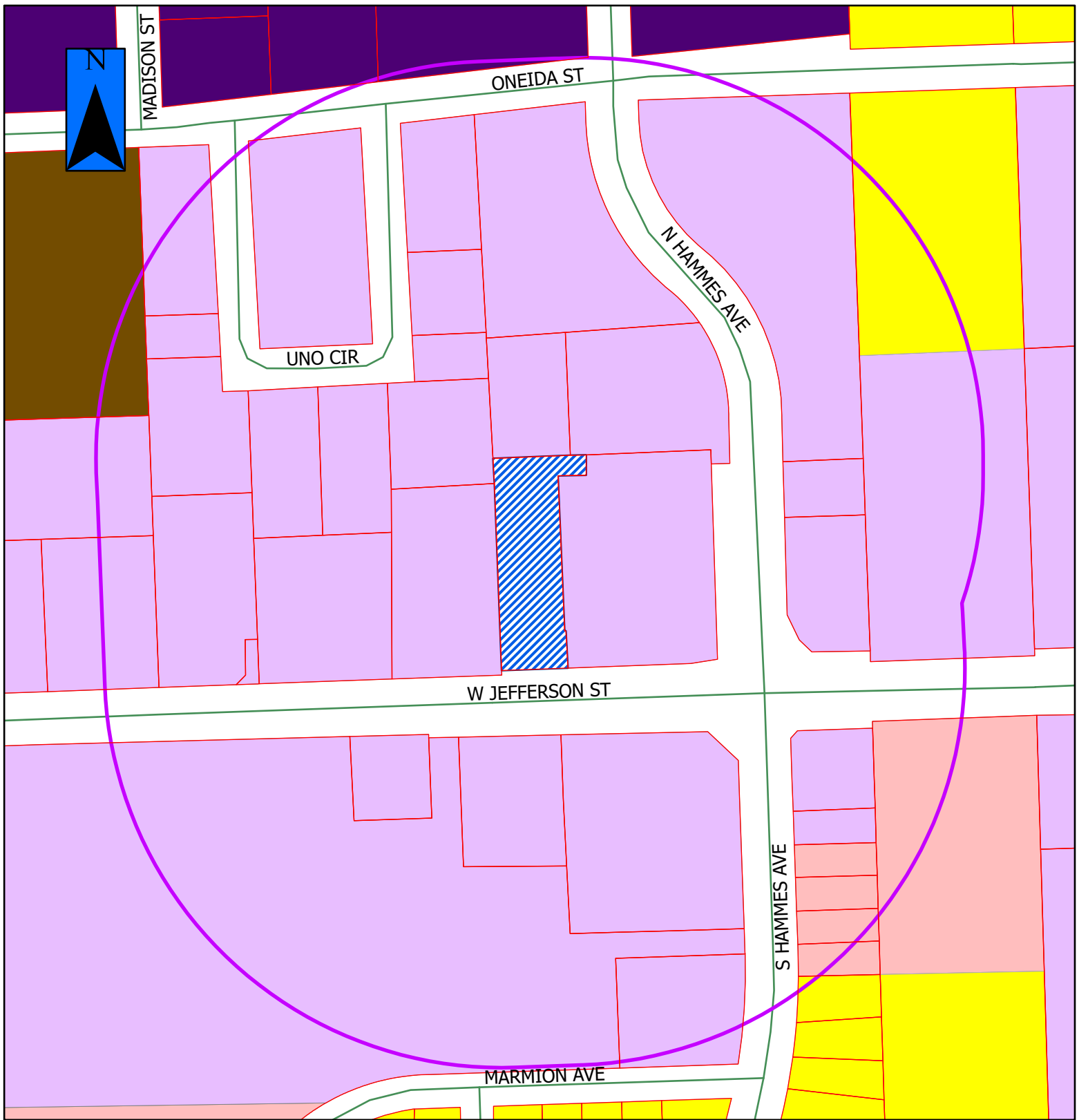




2025-42a





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



2025-42



 = Property in Question
 = 600' Public Notification Boundary

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

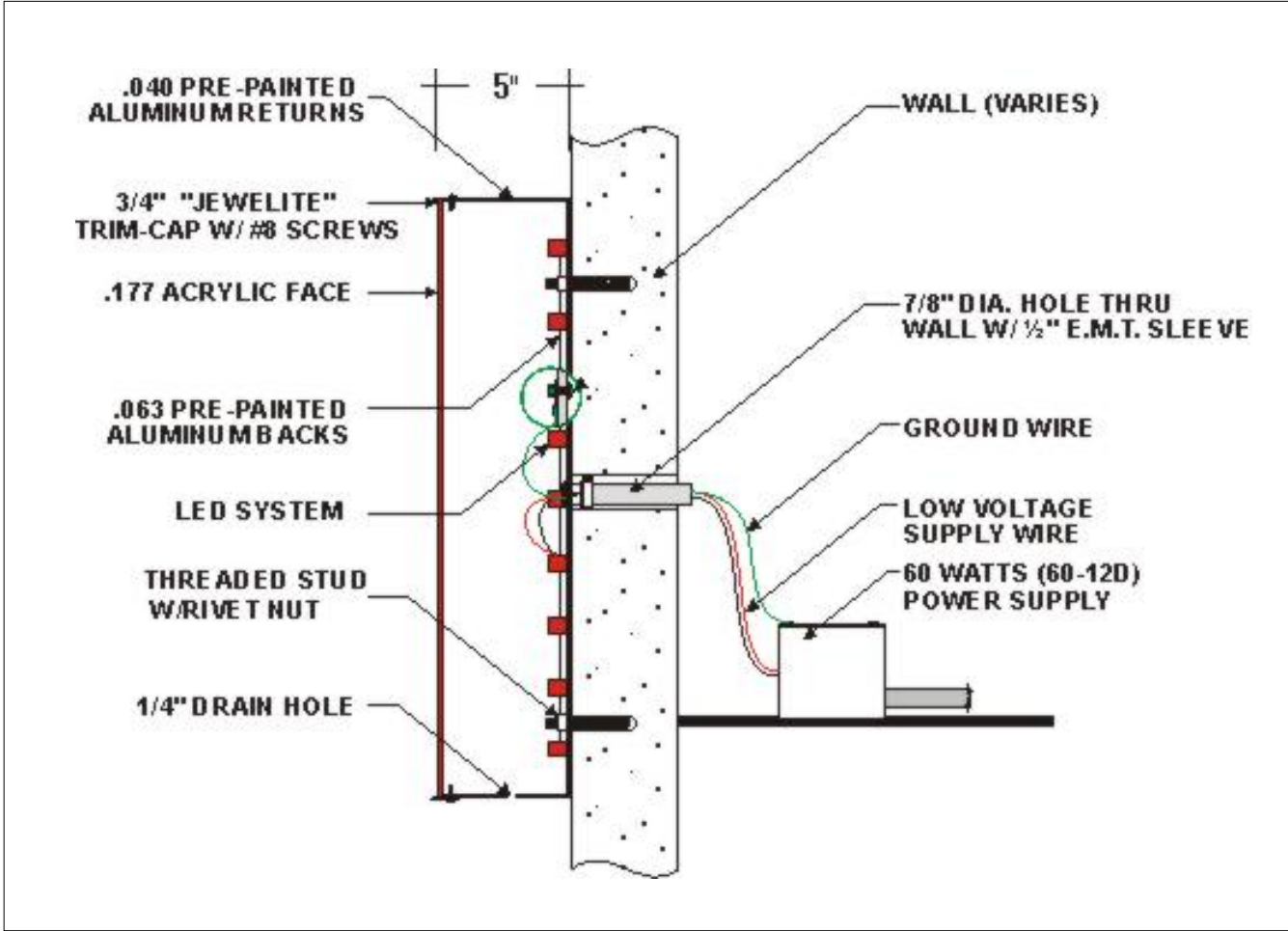
▶ 2121 W. Jefferson St. Joliet, IL.

Qty 2
13'

6.3'

Bisa Lina.
CANNABIS DISPENSARY

DISCONNECT



FLUSH MOUNT LETTERS

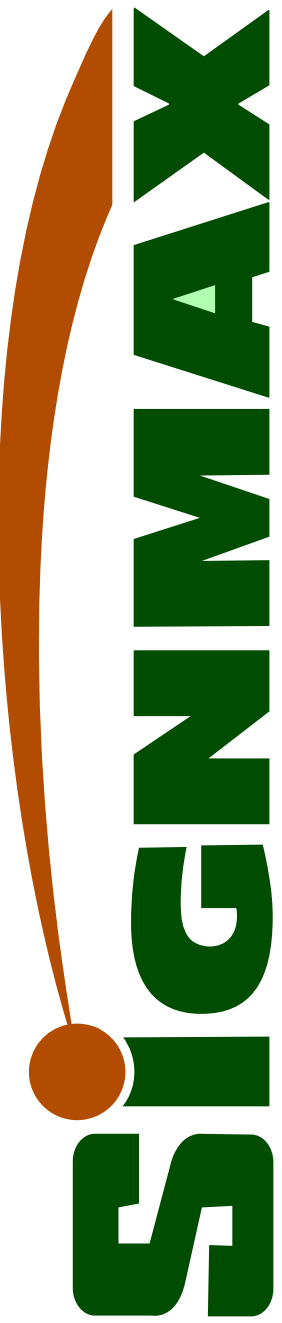
PRODUCTION/ MATERIAL DETAILS

LETTERS= White acrylic, first surface 3M translucent vinyl.
RETURNS= Black, 4" deep, 1" black trimcap (preprinted materials)
LED= White 7200K, sloan VL4

FLUSH MOUNT TYPE INSTALLATION.



FABRICATE AND INSTALL ONE SET OF FACE LIT CHANNEL LETTERS.
COPY= BISA LINA CANNABIS DISPENSARY



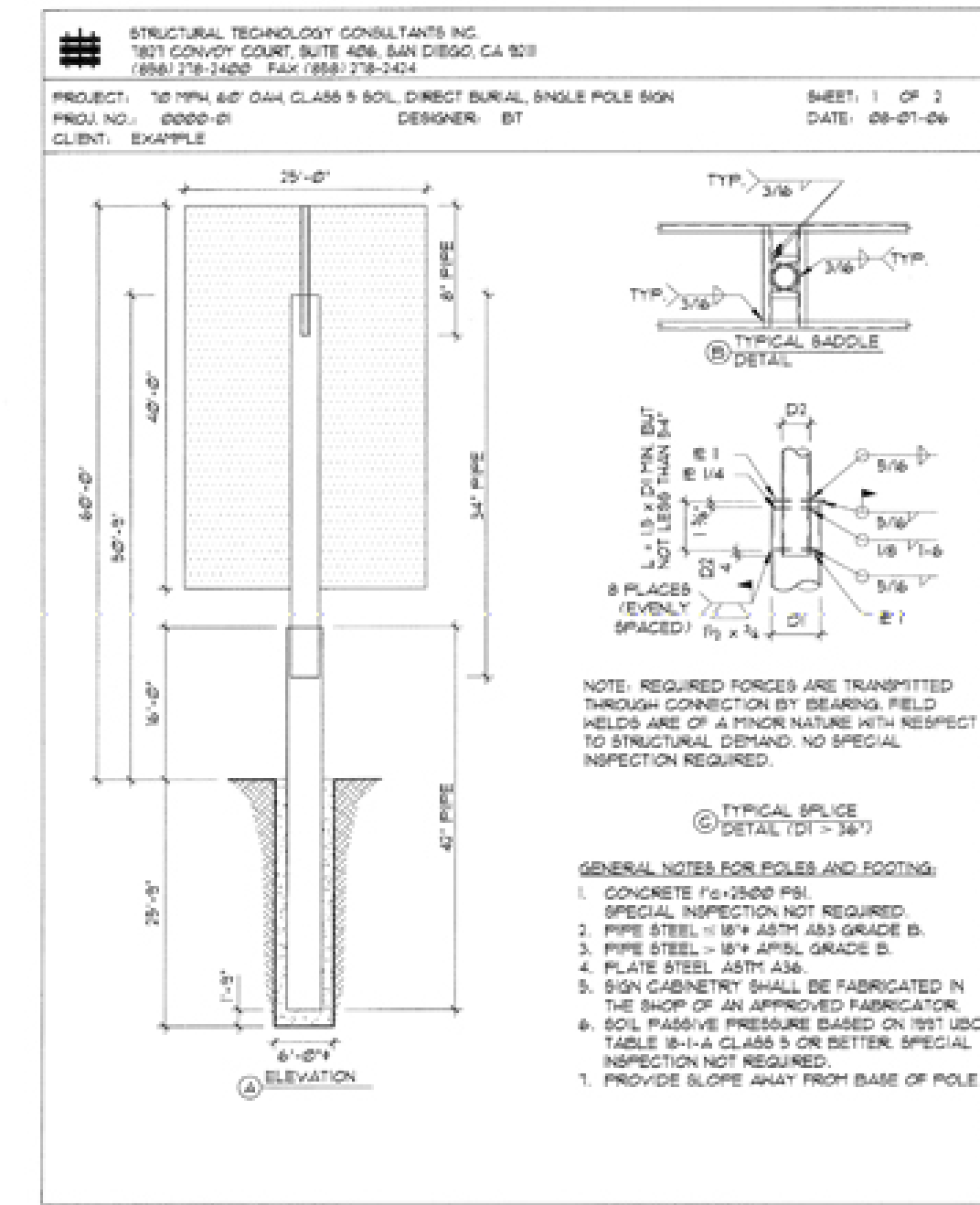

MANUFACTURING-SERVICE-INSTALLATION

1018 Lunt Ave. Schaumburg, IL. 60193

847-534-7135 847-534-5594

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Designed
for
110 Volts
unless noted otherwise



typi



MANUFACTURING-SERVICE-INSTALLATION

847-534-7135 fax 847-534-5594

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SRS Real Estate Partners

N.W.C. OF JEFFERSON AND HAMMES
JOLIET, IL

TOTAL SITE AREA ————— ±3.92 ACRES

LOT 2 AREA _____ .75 ACRES
RETAIL _____ 6,600 S.F.
PARKING _____ 36 CARS

LOT 4 AREA ————— 0.5 ACRE

HAMMES AVENUE
6,000

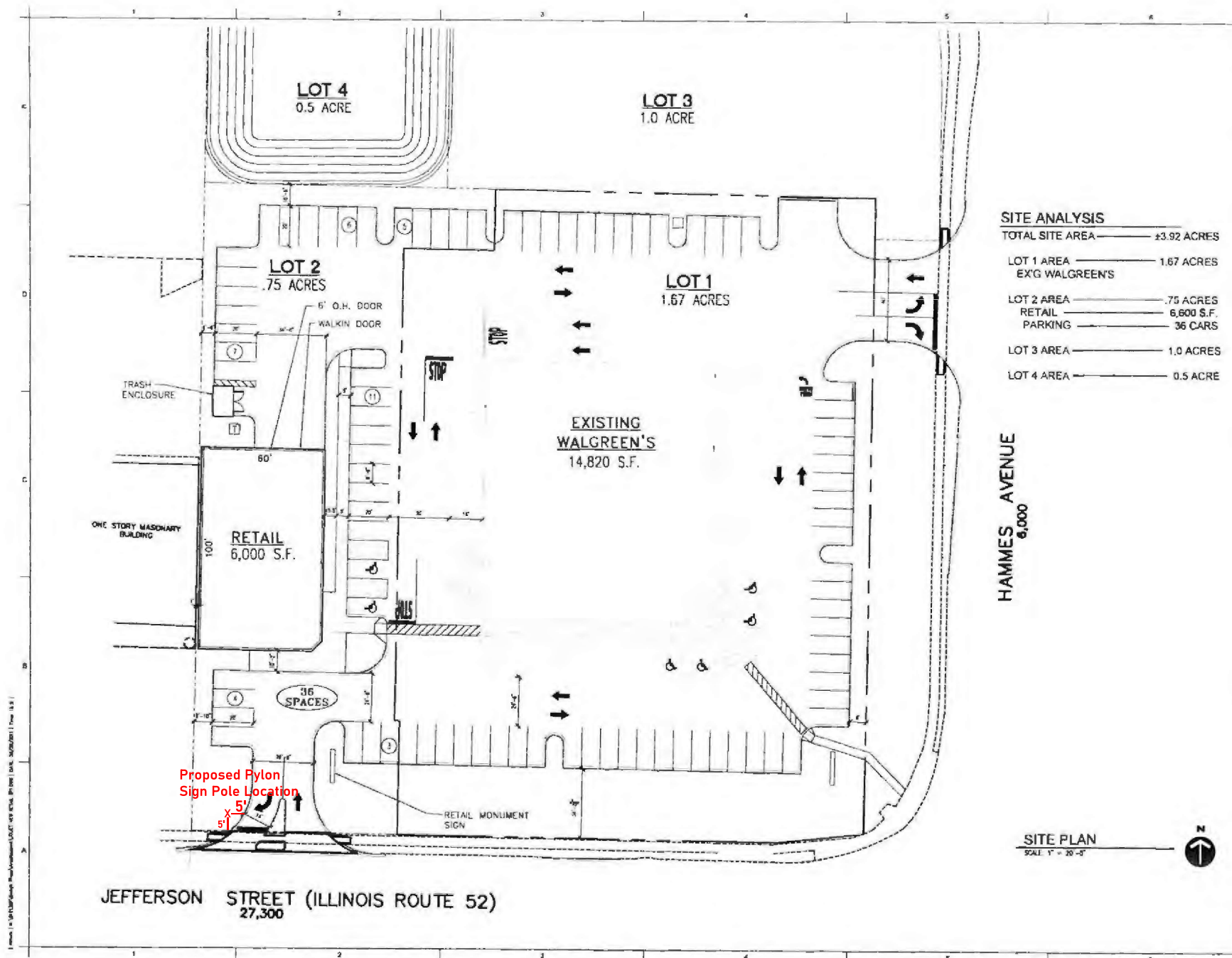
SITE PLAN
SCALE: 1" = 20'-0"



UNIFORM	W22
SHIRT	W24
TRUNK	W24
DATE	10, 17, 18
FIELD NO.	
PROJECT	10, 17, 18

SITE PLAN

SP1.0



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/APPEAL

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: 2121 W. Jefferson St

PETITIONER'S NAME: Kuntal Shah

HOME ADDRESS: _____ ZIP CODE: 60527

BUSINESS ADDRESS: 2121 W. Jefferson St. ZIP CODE: 60435

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: N/A

PROPERTY INTEREST OF PETITIONER: ~~Sign contractor~~ Business owner (HM 10/7/25)

OWNER OF PROPERTY: SUP Development Group LLC

HOME ADDRESS: _____ ZIP CODE: 60527

BUSINESS ADDRESS: 2121 W Jefferson St., Joliet, IL ZIP CODE: 60435

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.): 07-07-312-016-0000 ;

_____ ; _____ ; _____

****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):

LOT SIZE: WIDTH: 100' DEPTH: 316' AREA: 31,600

PRESENT USE(S) OF PROPERTY: Cannabis dispensary (under construction currently)

PRESENT ZONING OF PROPERTY: _____

VARIATION/APPEAL REQUESTED: We are requesting for a decreased set back for our proposed pole sign, for an additional wall sign on our East elevation, for a directional sign by our Hammes ave. entrance, as well as for additional total area allowance for our signage.

RESPONSE TO VARIATION 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 zoning regulations significantly limit the visibility of the property, restricting the ability to attract customers and generate sufficient revenue. With only one wall sign, limited sign area, no entrance sign off of Hammes ave, and a pole sign with a large setback, the business struggles to compete in a high-traffic commercial area where visibility is critical. These restrictions prevent the property from yielding a reasonable return by reducing its marketability and overall customer traffic.

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

The large row of trees present along Jefferson make it very difficult for potential customers driving westbound to see the pole sign unless it were to be closer to the street. Customers driving along Hammes have no indication that there is a valid entrance to our business there. Also, westbound drivers would have better visibility of our signage if we could also have a wall sign on the east elevation. To accomodate this extra signage we would need to be able to exceed the maximum square foot allowance of 200.

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.*

I believe that the requested variances would fit in well with the essential character of the general area. For example, Laundry World has wall signs on two elevations. NAPA has a pole sign directly next to the side walk. Pharmacy has numerous wall signs and exceeds 200 sq. ft in area. Our signage will be aesthetically pleasing, it will draw customers to a business where they seek to improve their quality of life, and it will align with the existing essential character of this commercially focused area.

REQUIRED SUPPORTING ATTACHMENTS

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

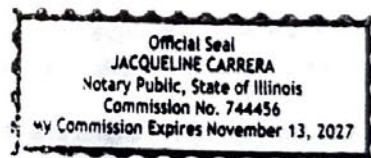
NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, KUNTAL SHAH, 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.

[Signature]
Petitioner's Signature

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



Subscribed and sworn to before me
this 5th day of September, 20 25

[Signature]

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- ☒ Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- ☐ Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- ☐ Building Permit (Complete Sections II and III)
- ☐ Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

2121 W. Jefferson St., Joliet, IL 60435

PIN(s): 07-07-312-016-0000

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

SUP Development Group LLC. 2 members:

1) Umang Patel, [REDACTED]

2) Sheela Patel, [REDACTED]

E-MAIL: [REDACTED]

FAX: N/A

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:

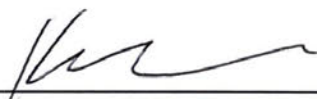
Select the type of business owner associated with this application and fill in the contact information below:

- ☐ **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: 9/5/2023

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

ZONING BOARD OF APPEALS
CRITERIA FOR SIGN VARIATIONS

Section 47-17.21(3)(bb) of the Zoning Ordinance states:

Any sign which is not specifically permitted in any zoning district shall require the granting of a variation, obtained from the Zoning Board of Appeals. This includes signs that have flashing or pulsating illumination, animation, rotation, or overall dimensions which exceed the maximum dimensions permitted in any district.

Variation Criteria: A variation may be granted by the Zoning Board of Appeals based on all of the following criteria:

	Does the evidence presented sustain this criteria?	Comments
(a) That strict enforcement of the ordinance would cause undue hardship to the property owner due to circumstances unique to the individual property in question.		
(b) That the proposed use would not be detrimental to the use, orderly development and enjoyment of other property in the immediate vicinity for the purposes permitted under the zoning ordinance, nor substantially diminish the property value within the neighborhood.		
(c) That ownership or lease of the property in question can be demonstrated.		
(d) That approval of the variation would not be contrary to the objective of improving the overall appearance of the City.		