

STAFF REPORT

DATE: September 6, 2024
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2024-49
Applicant: Patrick Moore (ER2 Image Group)
Owner: Will County Metropolitan Exposition & Auditorium Authority
Location: 5, 13, 15. E. Van Buren Street; 100, 102 and 104 N. Chicago Street; and 121 N. Scott Street
Request: A Variation to allow an on-premise sign that exceeds 200 sq. ft. in sign area, a sign that exceeds the maximum permitted height, and an increase in total sign area for the property
(COUNCIL DISTRICT #5)

Purpose

The petitioner requests Variations on signage for a giant mural-like sign at the rear of the Rialto Square Theater complex, which has an address of 121 N. Scott Street although the complex itself includes multiple addresses and parcels. The Zoning Board of Appeals makes the final decision for these variance requests, which include:

- A Variance to allow a 1,824 square feet sign on-premise sign that exceeds 200 square feet in area
- A Variance to increase maximum sign height from 20 feet to 70.5 feet
- A Variance to increase the total sign area for the property

Site Specific Information

The subject site is the Rialto Square Theater complex and includes multiple parcels and addresses and, altogether, is approximately 1.25 acres in size. The subject site is zoned B-2 (Central Business) District. The Rialto Square Theater is an architecturally significant movie palace theater design. Chicago architects Rapp and Rapp designed the 4.5-story theater in the Classical Revival style with Baroque Revival influences, and the theater was completed in 1926. Construction of the building was a result of a planning effort by the business community, led by eventual Rialto Square Theater owners Maurice and Louis Rubens. The two-story E. Van Buren Street section was completed in 1929. There is a gravel lot in the rear, Scott Street facing elevation of the Theater complex, a portion of which was formerly occupied by the Ivanhoe building that was demolished in the early 2000s. The Rialto Square Theater was listed on the National Register of Historic Places in 1978.

Surrounding Zoning, Land Use and Character

This building and property is in the heart of downtown Joliet. Central Business District (B-2) zoning surrounds the property on all four sides. The property is surrounded by a mix of entertainment, retail, office, and institutional uses.

Applicable Regulations

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

Discussion:

Patrick Moore of ER2 Image Group requests approval of these sign variations on behalf of the Will County Metropolitan Exposition & Auditorium Authority (WCMEAA), which manages the Rialto Square Theater. The Rialto Square Foundation, which is the 501C3 nonprofit arm of the Rialto Square Theatre, received funding from the DCEO Route 66 Grant program for a giant celebratory mural that recognizes the 100th anniversary of Rialto Square Theater as well as the 100th anniversary of Route 66. The elevation of the proposed mural-like sign is attached. The proposed sign is approximately 84' wide and 21.5' long and is 1,824 square feet in size. The base of the sign would start at a height of 48.9' feet and will rise to a final height of 70.7' off the ground. The City limits on-premise signs to a maximum of 200 square feet and limits sign placement to 20' in height and total sign area to 120 square feet in the B-2 (Central Business District). Therefore, the petitioner requests approval of these variances.

Conditions

None

ZONING BOARD OF APPEALS

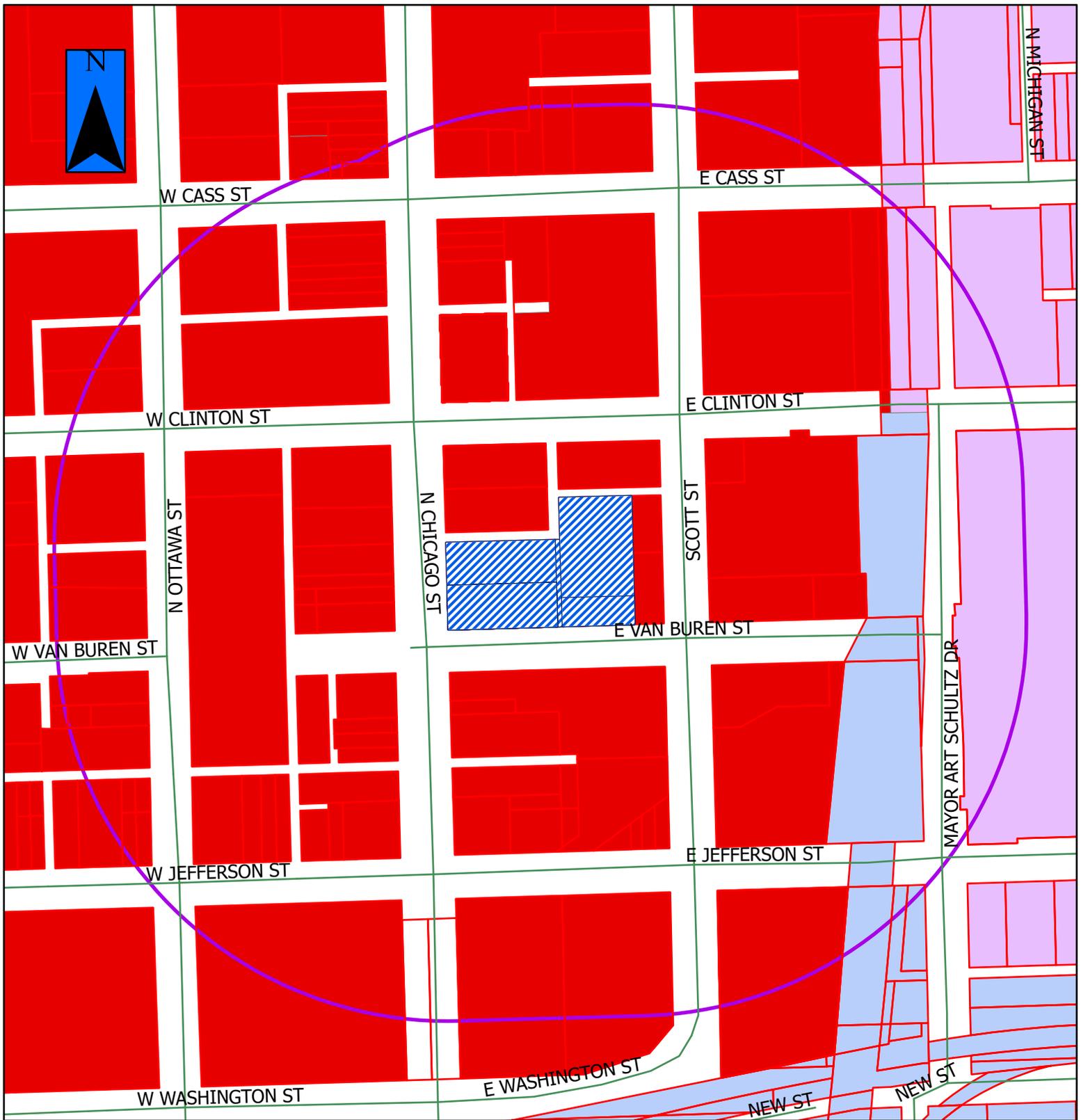
CRITERIA FOR SIGN VARIATIONS

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:

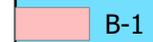
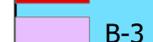
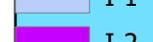
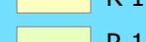
| | Does the evidence presented sustain this criteria? | Comments |
|--|--|----------|
| (a) That strict enforcement of the ordinance would cause undue hardship to the property owner due to circumstances unique to the individual property in question. | | |
| (b) That the proposed use would not be detrimental 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. | | |

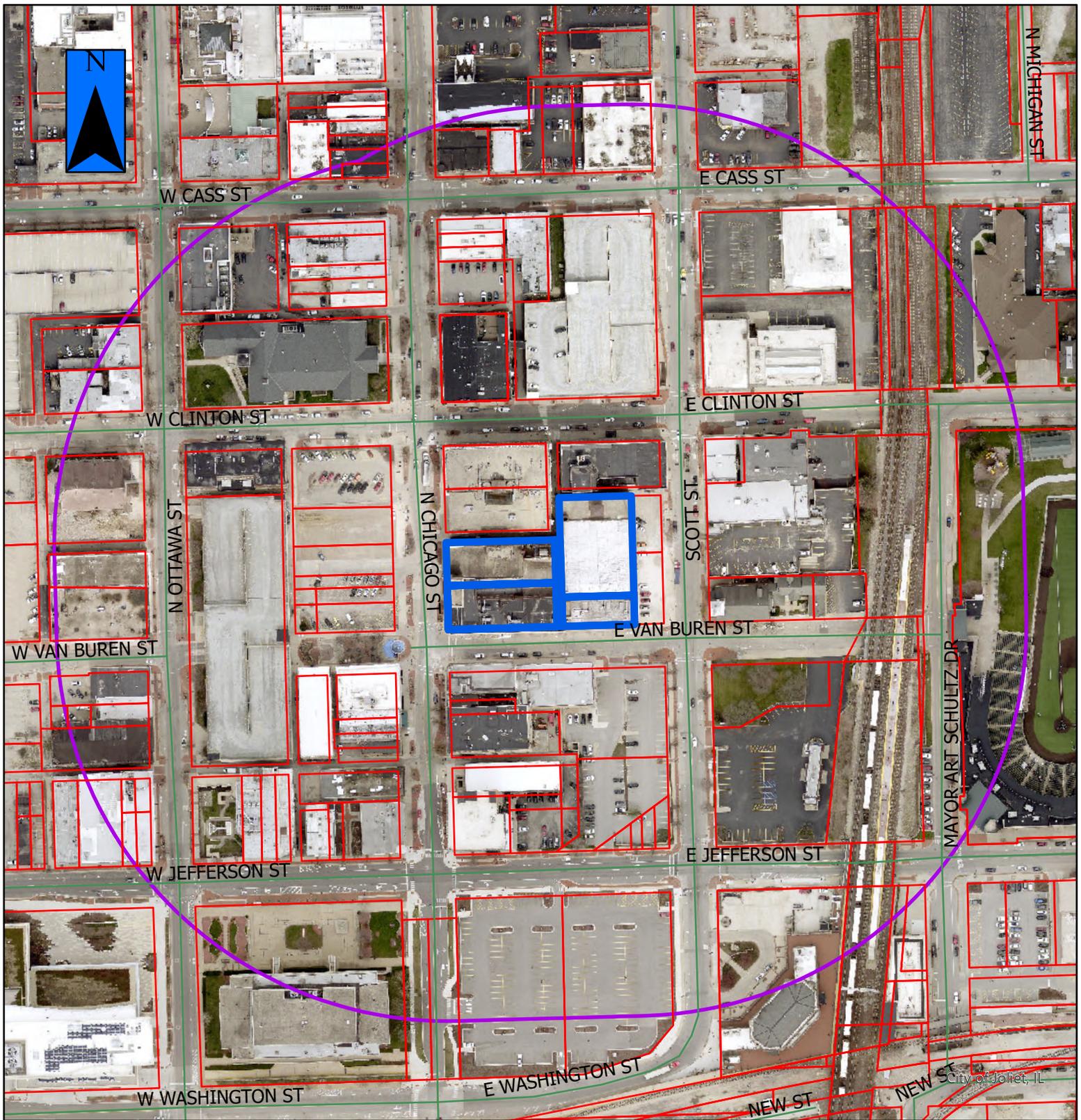


2024-49



 = Property in Question
 = 600' Public Notification Boundary

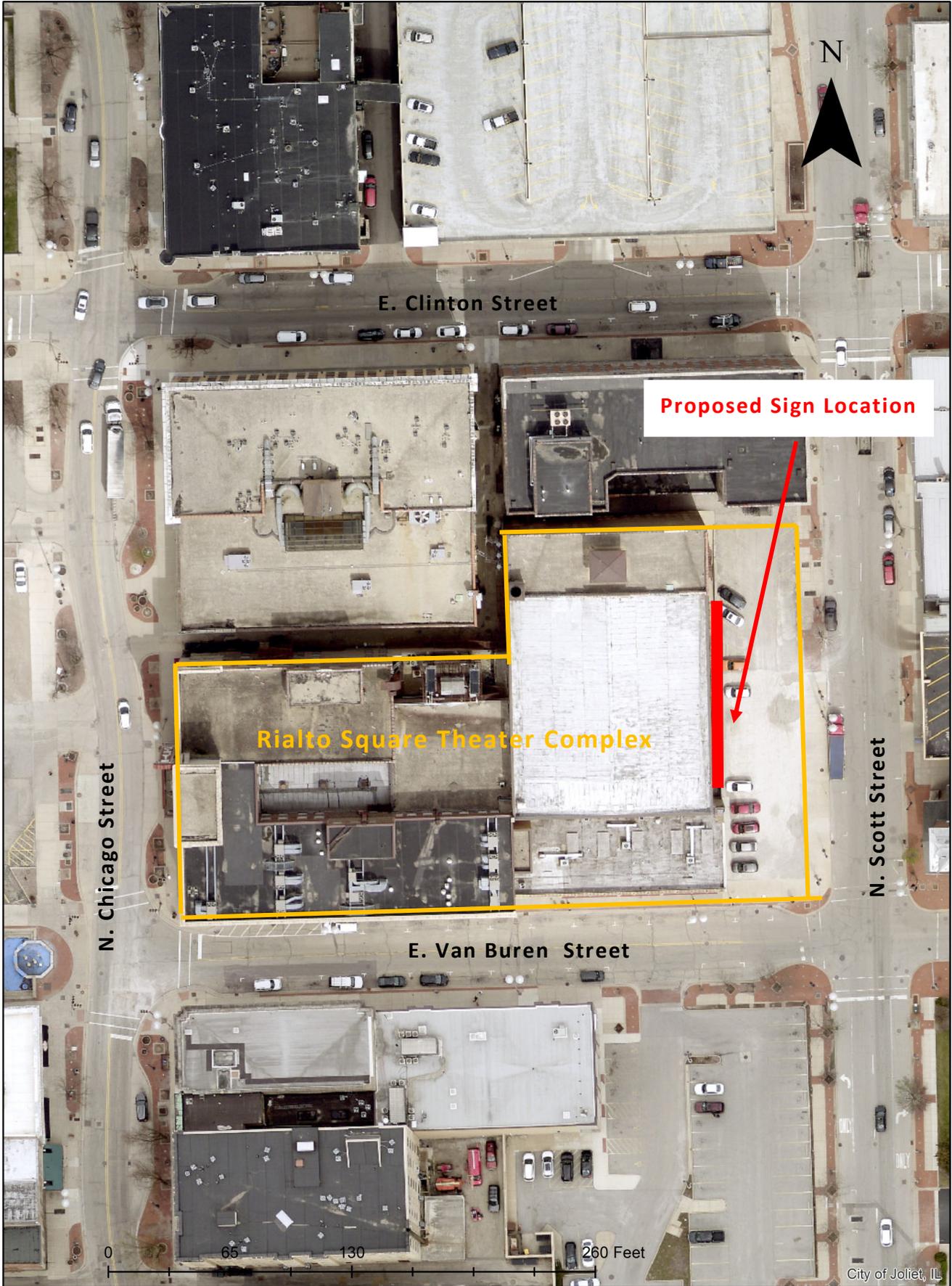
| Legend | | | | | |
|---|-----|---|------|---|------|
|  | B-1 |  | I-TA |  | R-2 |
|  | B-2 |  | I-TB |  | R-2A |
|  | B-3 |  | I-TC |  | R-3 |
|  | I-1 |  | R-1 |  | R-4 |
|  | I-2 |  | R-1A |  | R-5 |
|  | I-T |  | R-1B |  | R-B |



2024-49a



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



E. Clinton Street

Proposed Sign Location

Rialto Square Theater Complex

N. Chicago Street

N. Scott Street

E. Van Buren Street

0 65 130 260 Feet

City of Joliet, IL

Proposed area for sign





Rialto Theatre/Route 66 Wall Mural

- | | |
|---------------|----------------|
| 10.11.23 (v1) | 03.26.24 (v6) |
| 01.30.24 (v2) | 04.03.24 (v7) |
| 02.20.24 (v3) | 04.15.24 (v8) |
| 02.26.24 (v4) | 04.16.24 (v9) |
| 03.26.24 (v5) | 05.20.24 (v10) |
| | 07.09.24 (v11) |
| | 07.31.24 (v12) |

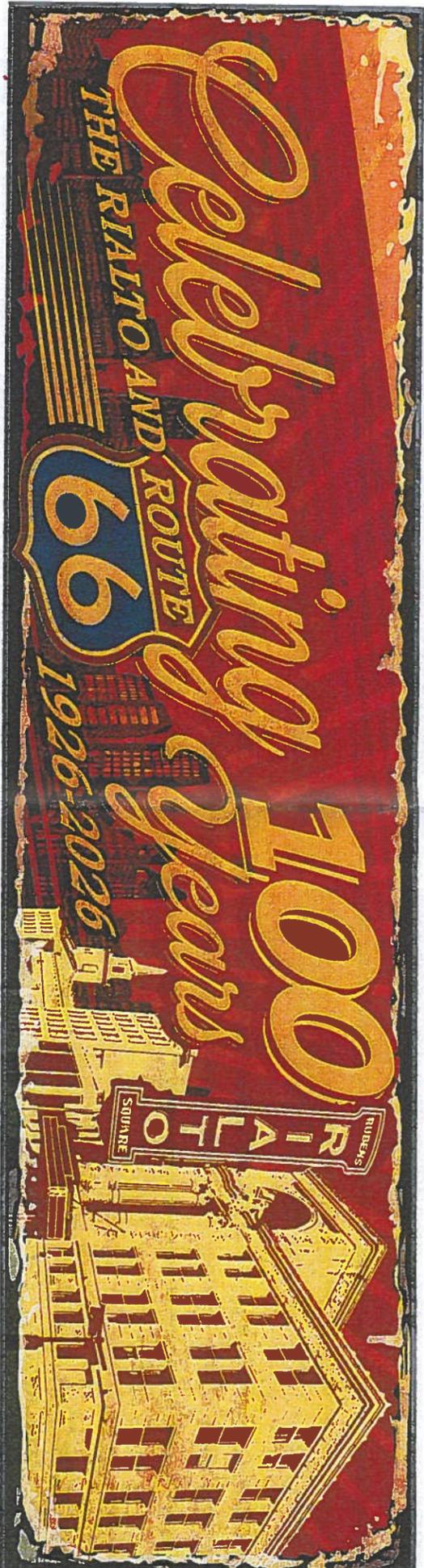
Stratus

Framed Banner Option

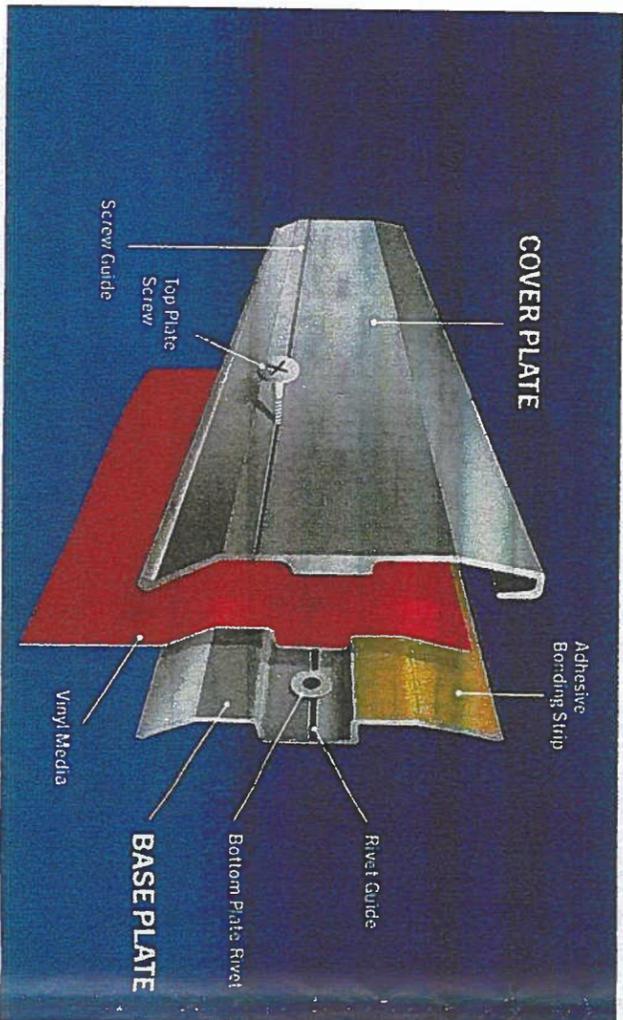


Stratus®

Framed Banner - 1010"W x 260"H, 1824 Sq Ft..



Frame Diagram



stratusunlimited.com • 888.503.1569

This drawing, including the principle of design, is the property of Stratus Unlimited. This drawing is submitted with the agreement that it is not to be copied, reproduced or, in any way, in part or in whole, and will not be used in any manner that may constitute a reference directly or indirectly to Stratus Unlimited. Acceptance of this drawing will be construed as an agreement to these conditions.

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from: _____

Petition #: 2024-49

Common Address: 15 E Van Buren

Date filed: 8/16/24

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: 102 N. CHICAGO ST.

PETITIONER'S NAME: PATRICK MOORE / ER2 IMAGE GROUP

HOME ADDRESS: 1682 VIRGINIA DR. ZIP CODE: 60007

BUSINESS ADDRESS: 4350 CHANDLER DRIVE, HANOVER PARK ZIP CODE: 60133

PHONE: (Primary) 630-210-5536 (Secondary) 630-980-4567

EMAIL ADDRESS: PMOORE@ER2IMAGE.COM FAX: _____

PROPERTY INTEREST OF PETITIONER: SIGN CONTRACTOR

OWNER OF PROPERTY: WILL COUNTY METROPOLITAN EXPOSITION & AUDITORIUM AUTHORITY (W.C.E.M.A.A.)

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 15 E. VAN BUREN ST. ZIP CODE: 60432

EMAIL ADDRESS: rramirez@rialtosquare.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 or email):

OTHER PROJECTS AND/OR DEVELOPMENTS:

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

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):

RIALTO THEATRE

LOT SIZE: WIDTH: 145 DEPTH: 290 AREA: 45,050

PRESENT USE(S) OF PROPERTY: RIALTO THEATRE

PRESENT ZONING OF PROPERTY: B-1

VARIATION/APPEAL REQUESTED: AN ON-PREMISE SIGN THAT EXCEEDS 200 SQFT IN SIGN AREA.

A SIGN THAT EXCEEDS THE MAXIMUM PERMITTED HEIGHT; AND IN INCREASE

IN TOTAL SIGN AREA FOR THE PROPERTY

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?
SQUARE FOOTAGE OF ALLOWABLE CURRENTLY WOULD BE TOO SMALL FOR

REQUESTED BANNER.

2. What unique circumstances exist which mandate a variance?

BANNER WILL PAY HOMAGE TO 100 YEARS OF THE RIALTO THEATRE IN JOLIET

NEEDS TO BE LARGE ENOUGH TO MAKE AN IMPACT.

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.

HOME TOWN PRIDE, CELEBRATING 100 YEARS OF THE RIALTO THEATRE.

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)

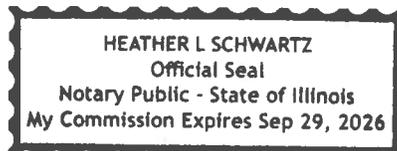
I, Rafael Ramirez, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Rafael Ramirez
OWNER Petitioner's Signature

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

Subscribed and sworn to before me
this 7 day of August, 2024

[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:

Rialto Square Theatre
PIN(s): 15 E. Van Buren ST. Joliet, IL 60432

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

Will County Metropolitan Exposition ; Auditorian Authority

Contact: Rafael Ramirez (815) 726-7171
Associate Executive Director Ext. 203

E-MAIL: rramirez @ Rialtosquare 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: Steve Randich

DATE: 8/6/2024

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:
Steve Randich (815) 685-4335
President, Rialto Square Foundation

