

STAFF REPORT

DATE: March 19, 2026
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2026-12
Applicant / Owner: Omega Sign & Lighting Inc / Stone Hill Bible Church
Location: 1516 Edgerton Dr.
Request: A Variation to increase maximum area of a ground sign for a non-residential use in the R-2 (single-family) zoning district.

Purpose

The applicant is requesting a Variation to increase the maximum area of a ground sign for a non-residential use in the R-2 (single-family residential) zoning district from 12 square feet to 60 square feet in size, located at 1516 Edgerton Dr. The Zoning Board of Appeals makes the final decision on this request.

Site Specific Information

The subject property is approximately 3.80 acres in size and is zoned R-2 (Single-family Residential). The current principal use of the property is a non-residential use, a church.

Surrounding Zoning, Land Use and Character

Properties in this vicinity are zoned R-2 (Single-family Residential). There is a utility greenway to the east of the property as well as forest preserve property to the north of the property.

Applicable Regulations

- Section 47-17.21 Signs

Discussion

The applicant, Omega Sign & Lighting Inc who is the sign contractor, seeks to install a ground sign that will exceed the allowable square footage set forth in the Zoning Ordinance. The proposed dimensions for the sign are 148" wide and 59" long for a total sign area of 60.63 square feet in area. The sign will be mounted to two 6' high posts. The ground sign will be installed on the northwest corner of the property at the intersection of Theodore Street and Edgerton Drive, well outside of the required visibility triangle where the two streets intersect. The zoning ordinance allows for one ground sign on a property within an R-2 (Single-Family Residential) zoning with a maximum sign area of 20 square

feet and a maximum height of 11 feet. The proposed ground sign will have a sign area of 60 square feet and will be 6 feet in height. Sign elevations for the proposed project are included in the staff report packet.

Requested Action

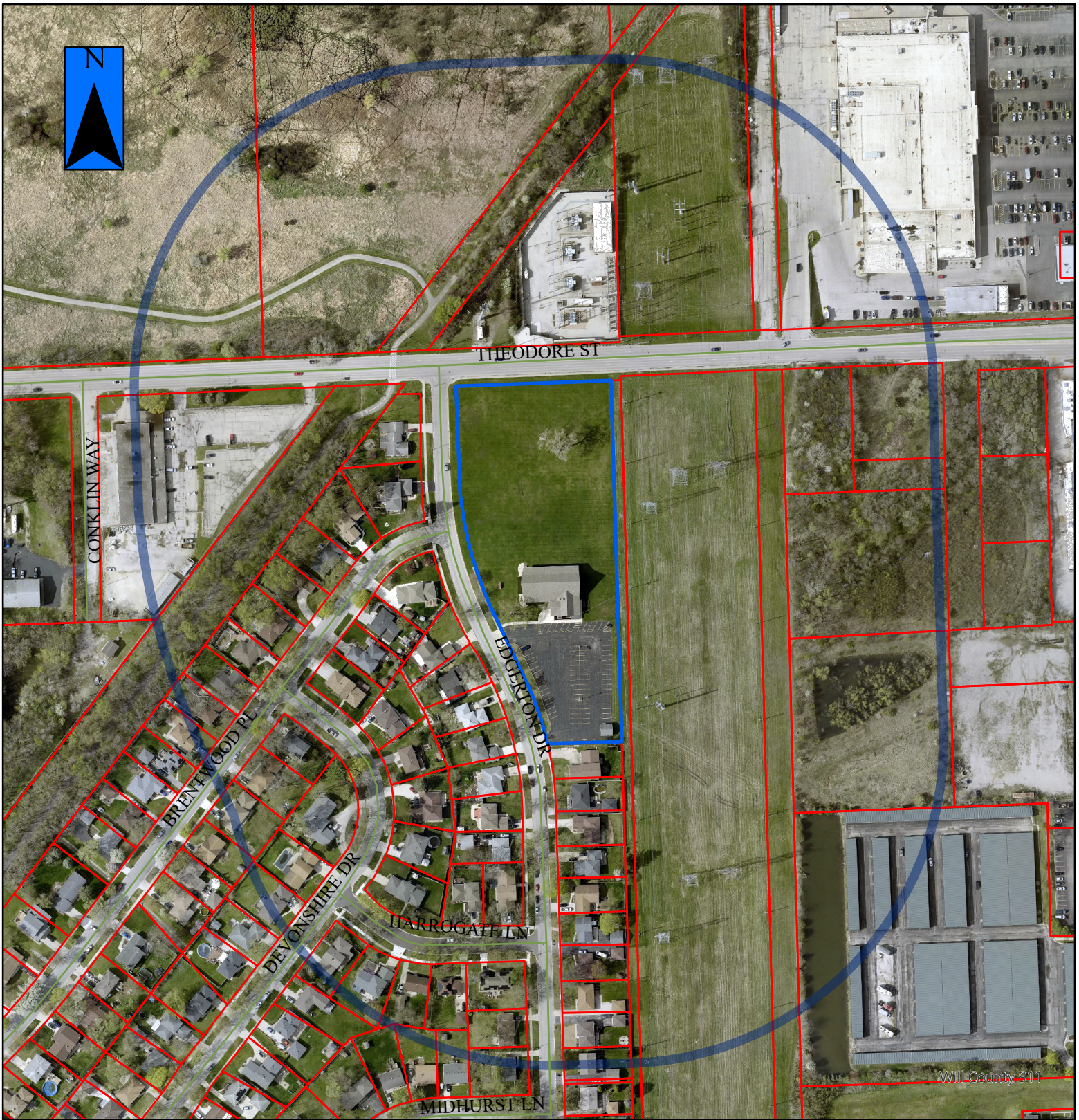
Staff finds that the Variation request meets the criteria sign variations: enforcement of the ordinance would cause hardship due to unique attributes of the property; the proposed use would not be detrimental to the use or development of other property in the area; ownership of the property has been demonstrated; and approval of the variation would not be contrary to the objective of improving the overall appearance of the City.

The Zoning Ordinance limits the square footage of a sign for non-residential uses in a residential zoning district to 12 square feet and a maximum height of 11 feet. The proposed dimensions for the sign are 60.63 square feet in area and appropriate for a property of this size. The property in question is roughly 3.80 acres and is much larger than a standard residential lot and the placement of the proposed sign will be along the Theodore Street frontage. The proposed sign will not face the residences that are to the west of the property and will not be illuminated. The sign will also be located well outside of the required visibility triangle and will not be a concern for drivers traveling along Theodore Street or Edgerton Drive. The larger sign will allow the property owners to better promote the church and any future functions as well as providing wayfinding for attendees.

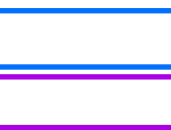
Conditions

If the Zoning Board desires to approve this Variation request to allow a ground sign with a 60.63 square foot area, staff recommends the following conditions should be included:

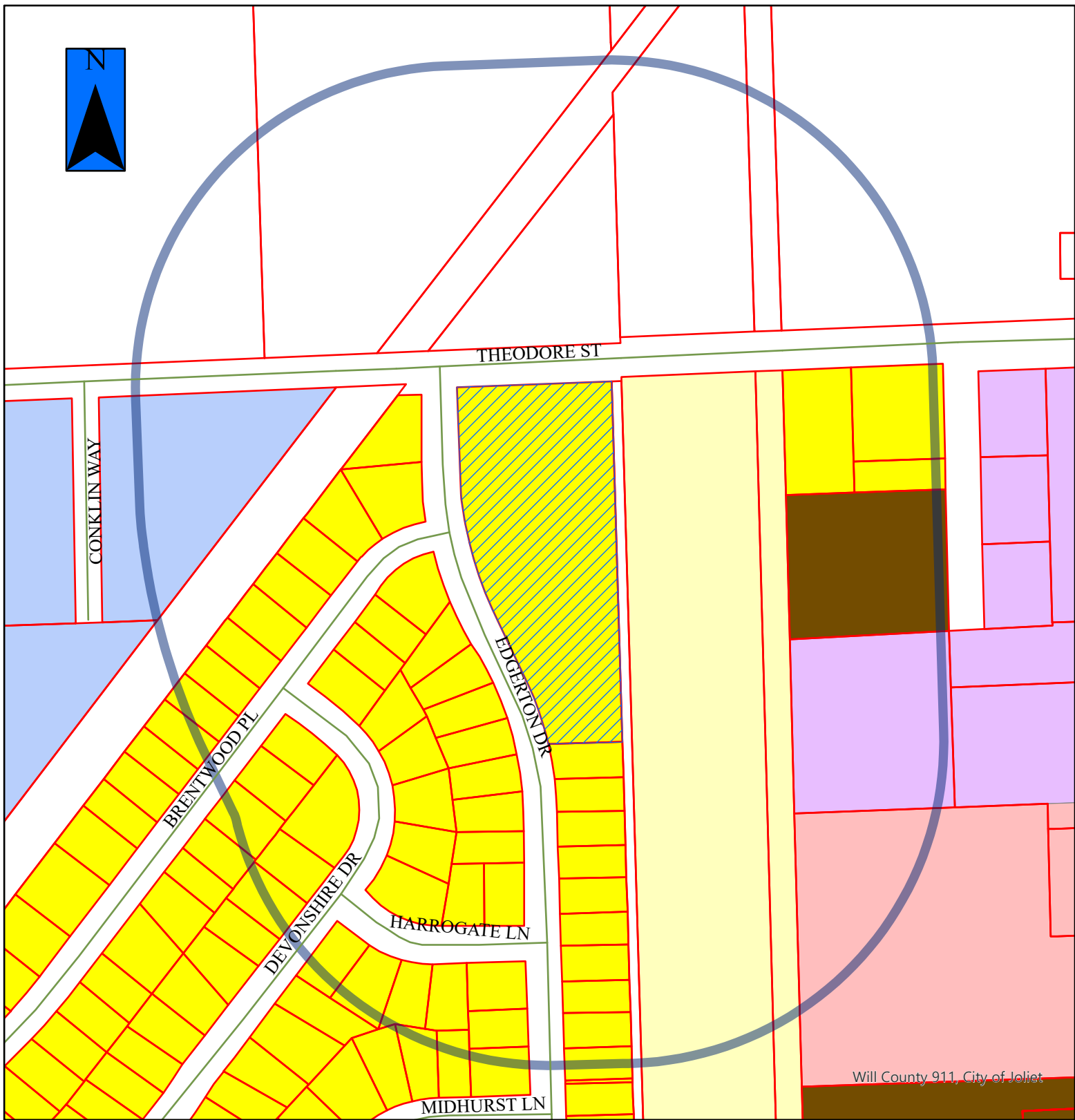
1. That the sign shall be maintained and shall not show visible signs of wear or tear.
2. That a building permit shall be obtained prior to construction.



2026-12a





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






Will County 911, City of Joliet

2026-12



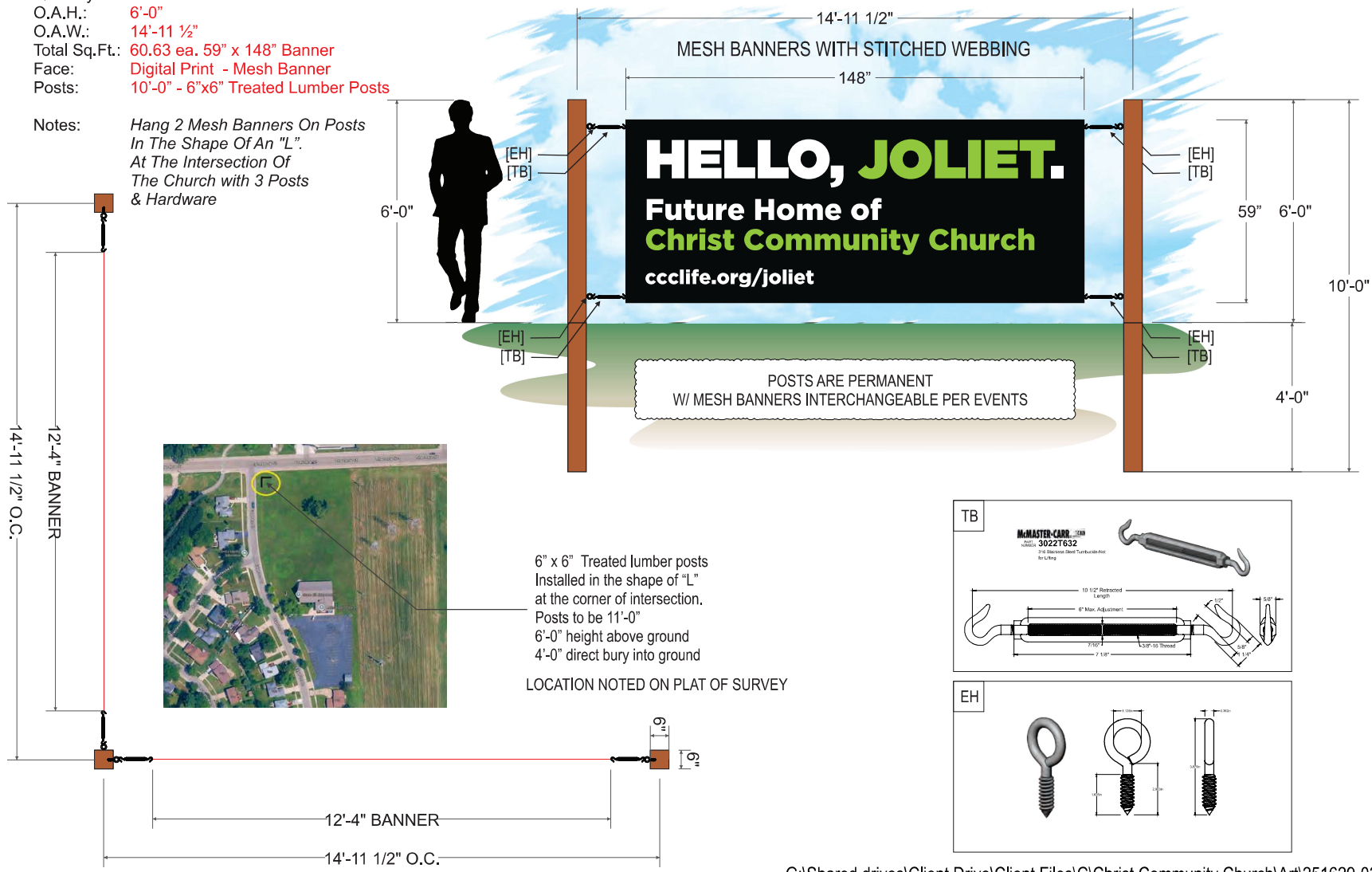
 = Property in Question
 = 600' Public Notification Boundary

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

A VINYL BANNERS MOUNTED TO 6" x 6" POSTS - TO FORM "L" SHAPE

Quantity: **ONE CORNER INSTALLATION**
 O.A.H.: **6'-0"**
 O.A.W.: **14'-11 1/2"**
 Total Sq.Ft.: **60.63 ea. 59" x 148" Banner**
 Face: **Digital Print - Mesh Banner**
 Posts: **10'-0" - 6"x6" Treated Lumber Posts**

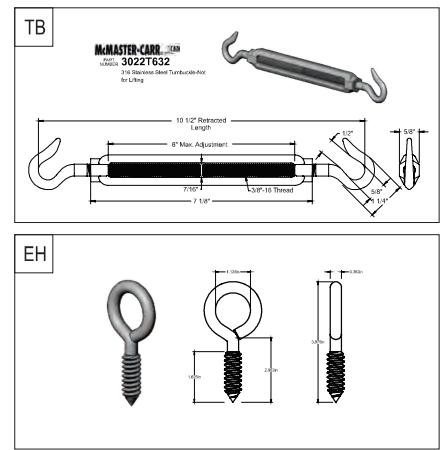
Notes: *Hang 2 Mesh Banners On Posts In The Shape Of An "L". At The Intersection Of The Church with 3 Posts & Hardware*



POSTS ARE PERMANENT
 W/ MESH BANNERS INTERCHANGEABLE PER EVENTS



6" x 6" Treated lumber posts
 Installed in the shape of "L"
 at the corner of intersection.
 Posts to be 11'-0"
 6'-0" height above ground
 4'-0" direct bury into ground
 LOCATION NOTED ON PLAT OF SURVEY



OMEGA
 Sign & Lighting Inc.
630.237.4397
 OMEGASIGNCHICAGO.COM

Christ Community Church
 1516 Edgerton Dr.
 Joliet, IL 60435

Date	12-19-2025
Acct. Executive	Fernando Duran
Sheet #	001
Revision Number	Date
1	1-19-2026
2	A. Stanfa - 1-27-2026
3	
4	
5	
6	
Drawn By	D. Townson

****For Production****
SQC # 251629-03

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Signature	initials
Cust. Approval	Date
Signature	initials
Landlord Approval	Date

This Document, and the information contained, is the property of Omega Sign & Lighting Inc. (the Company). By receipt of this Document, the holder agrees not to distribute to any other entities, nor reproduce this Document and the information contained, without the prior written approval by the Company. The Customer agrees that Omega Sign & Lighting Inc. will fabricate signs as per the above rendering(s) and Customer agrees to all charges to fabricate sign(s) including permit & procurement fees & storage fees. The colors depicted in the rendering(s) are not an exact color match that will appear in the sign(s) construction, and exact color swatches can be provided only at the Customer's request.

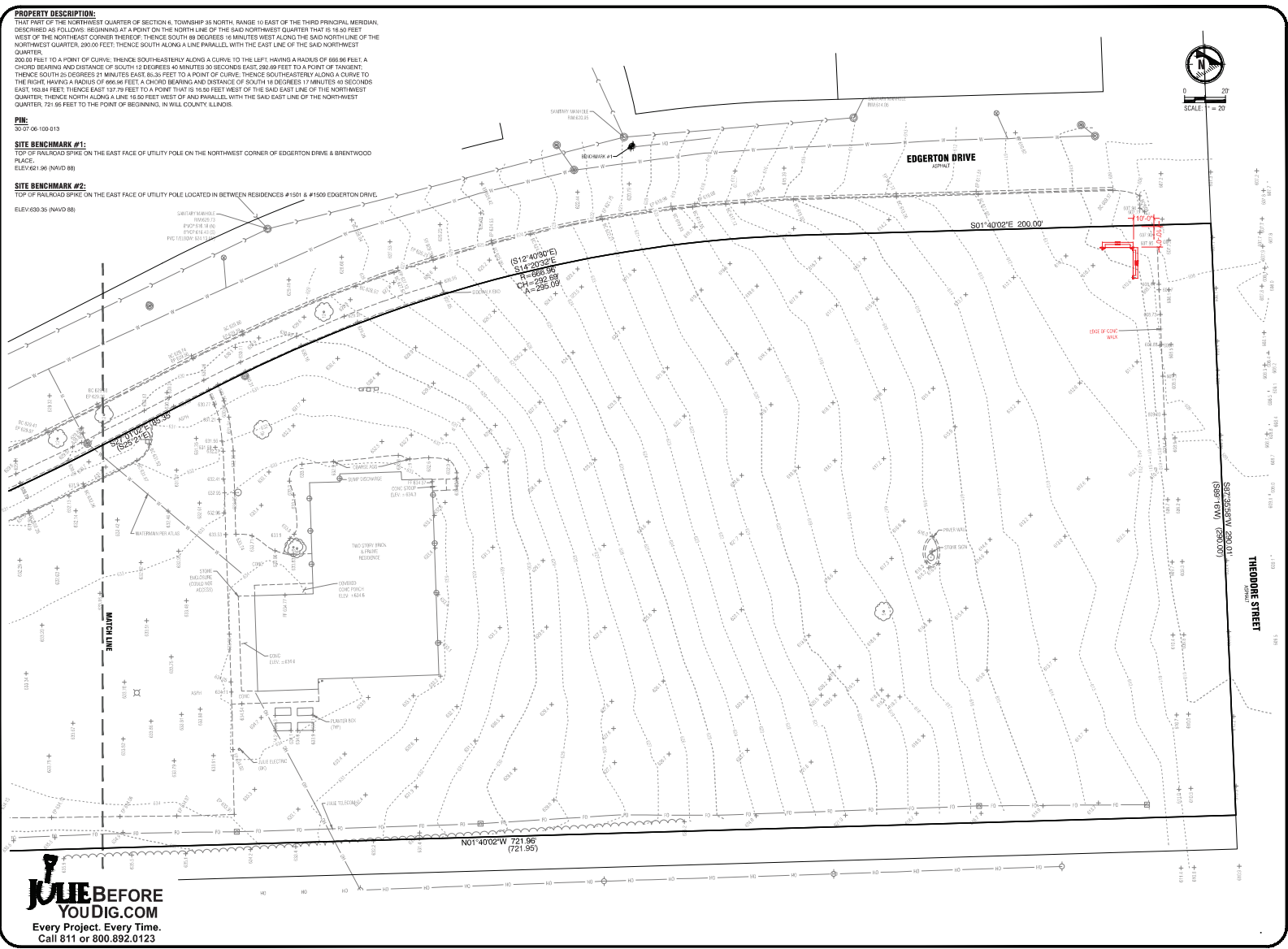
G:\Shared drives\Client Drive\Client Files\C\Christ Community Church\Art\251629-03

630.237.4397
OMEGASIGNCHICAGO.COM



ELECTRICAL NOTES
 Sign company DOES NOT provide Primary Electrical to Sign. Power to the Sign must be done by a licensed electrical contractor or licensed electrician.

- Each Sign Must Have:**
1. A minimum of One(1) dedicated 120V 20A circuit.
 2. Junction box installed within Six(6) feet of Sign.
 3. Three Wire: Line, Ground, and Neutral.




PROPERTY DESCRIPTION:
 THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER THAT IS 16.50 FEET WEST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88 DEGREES 18 MINUTES WEST ALONG THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 280.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF THE SAID NORTHWEST QUARTER, 2000.00 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 666.96 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 40 MINUTES 30 SECONDS EAST, 292.20 FEET TO A POINT OF TANGENT; THENCE SOUTH 20 DEGREES 21 MINUTES EAST, 86.38 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 666.96 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 17 MINUTES 40 SECONDS EAST, 103.84 FEET; THENCE EAST 137.79 FEET TO A POINT THAT IS 16.50 FEET WEST OF THE SAID EAST LINE OF THE NORTHWEST QUARTER; THENCE NORTH ALONG A LINE 16.50 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 721.96 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PIN:
 30-07-06-100-013

SITE BENCHMARK #1:
 TOP OF RAILROAD SPIKE ON THE EAST FACE OF UTILITY POLE ON THE NORTHWEST CORNER OF EDGERTON DRIVE & BRENTWOOD PLACE.
 ELEV: 621.96 (NAVD 88)

SITE BENCHMARK #2:
 TOP OF RAILROAD SPIKE ON THE EAST FACE OF UTILITY POLE LOCATED IN BETWEEN RESIDENCES #1501 & #1503 EDGERTON DRIVE.
 ELEV: 630.35 (NAVD 88)

10 MINUTES BEFORE YOU DIG.COM
 Every Project. Every Time.
 Call 811 or 800.892.0123

PREPARED BY:

ENGINEERING
 RESOURCE ASSOCIATES
 33201 WEST AVENUE
 SUITE 150
 WARRENVILLE, IL 60555
 630.393.3300
 WWW.ERCONSULTANTS.COM
 PROFESSIONAL ENGINEER
 FIRM NUMBER: 154-001105

CLIENT:
 WILDESIGN

720 SUNDRIEST DRIVE
 AURORA, IL 60506
 615.236.4986

REVISIONS:

1	
2	
3	
4	
5	
6	

TITLE:
EXISTING CONDITIONS
 EXISTING BUILDING EXPANSION
 1516 EDGERTON DRIVE - JOLIET, IL 60435

DESIGNED BY: N/A
 DRAWN BY: CS
 CHECKED BY: TBM
 DATE: 10-14-2025
 PROJ. NO.: W25070-AD

SCALE: 1" = 20'
1.0
 SHEET: 1 OF 3

© PROTECTED BY ENERGY MANAGEMENT SOLUTIONS, INC. Edgerton Dr. Joliet, Illinois 60435. All rights reserved. See drawing for more information.

OMEGA
 Sign & Lighting Inc.
630.237.4397
 OMEGASIGNCHICAGO.COM

Christ Community Church
 1516 Edgerton Dr.
 Joliet, IL 60435

Date	12-19-2025
Acct. Executive	Fernando Duran
Sheet #	002
Revision Number	Date
1	1-19-2026
2	A. Stanfa - 1-27-2026
3	
4	
5	
6	
Drawn By	D. Townson

****For Production****
SQC # 251629-03

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Signature	initials
Cust. Approval	Date
Signature	initials
Landlord Approval	Date

G:\Shared drives\Client Drive\Client Files\C\Christ Community Church\Art\251629-03

630.237.4397
 OMEGASIGNCHICAGO.COM



ELECTRICAL NOTES
 Sign company DOES NOT provide Primary Electrical to Sign. Power to the Sign must be done by a licensed electrical contractor or licensed electrician.

Each Sign Must Have:
 1. A minimum of One(1) dedicated 120V 20A circuit.
 2. Junction box installed within Six(6) feet of Sign.
 3. Three Wire: Line, Ground, and Neutral.

This Document, and the information contained, is the property of Omega Sign & Lighting Inc. (the Company). By receipt of this Document, the holder agrees not to distribute to any other entities, nor reproduce this Document and the information contained, without the prior written approval by the Company. The Customer agrees that Omega Sign & Lighting Inc. will fabricate signs as per the above rendering(s) and Customer agrees to all charges to fabricate sign(s) including permit & procurement fees & storage fees. The colors depicted in the rendering(s) are not an exact color match that will appear in the sign(s) construction, and exact color swatches can be provided only at the Customer's request.

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: 1516 EDGERTON DR. JOLIET IL 60435

PETITIONER'S NAME: OMEGA SIGN & LIGHTING INC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 1401 W JEFFREY DR. ADDISON IL ZIP CODE: 60101

PHONE: (Primary) [REDACTED] (Secondary) _____

EMAIL ADDRESS: [REDACTED] FAX: _____

PROPERTY INTEREST OF PETITIONER: SIGN MANUFACTURER & INSTALLER

OWNER OF PROPERTY: STONE HILL BIBLE CHURCH

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 1516 EDGERTON DR. 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):
N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:
N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-06-100-013-0000 ;
_____ ; _____ ; _____ .

****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):
Please see attached for legal description

LOT SIZE: WIDTH: 223YD DEPTH: 95YD AREA: 17419 YD

PRESENT USE(S) OF PROPERTY: Institutional

PRESENT ZONING OF PROPERTY: R-2 Single Family Residential district

VARIATION/APEAL REQUESTED: Pursuant to the Joliet sign ordinance, permanent ground signs within the R-2 zoning district are restricted to a maximum sign area of 12 square feet. We respectfully request an allowance for increased square footage, specifically seeking approval for a sign area of 60.63 square feet per face of the proposed L-shaped sign.

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?

SEE ATTACHED RESPONSES

2. What unique circumstances exist which mandate a variance?

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.

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)

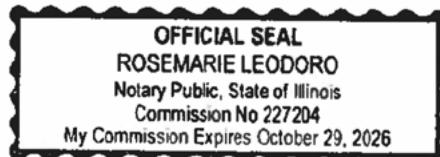
I, [redacted] depose and say that the above statements are true and correct to the best of my knowledge and belief. I depose to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

[redacted]
Petitioner's Signature

[redacted]
(If other than petitioner)

Subscribed and sworn to before me
this 19th day of February, 2026

[redacted]



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:

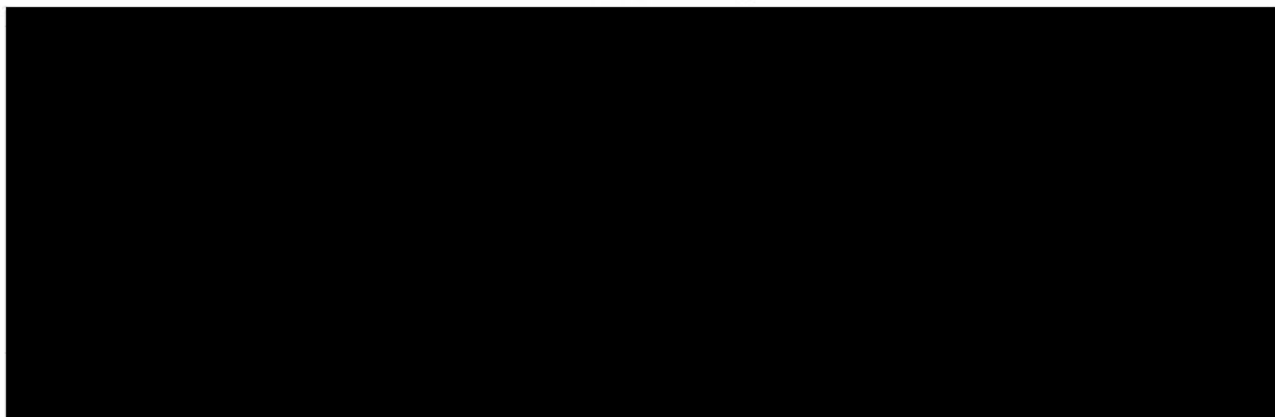
1516 Edgerton Dr. Joliet Il 60435

PIN(s): 30-07-06-100-013

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



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: February 10, 2026

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

PRINT

February 25th, 2026

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

Re: Responses to Variation Criteria

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

The current zoning regulations do not prohibit the property from achieving a reasonable return; this return is measured not in financial terms but in the form of attendees.

The existing zoning ordinance restricts Christ Community Church's ability to effectively inform the community about upcoming events. Specifically, the sign ordinance limits permanent ground signage to 12 square feet, which significantly impairs visibility for both passersby and attendees. Authorizing an increase in signage would enhance visibility and legibility, thereby reducing potential confusion for drivers viewing the sign from the adjacent road.

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

The distinctive geography of the church property presents a singular situation that necessitates the approval of a current variance for the proposed signage. Given that the church building itself is situated on a prominent hill rising above Theodore Street, and considering the overall dimensions and layout of the property, the standard regulations do not adequately address the unique needs of the site.

Its strategic location at the intersection of Theodore Street and Edgerton Drive is critical to its use. By facing both of these streets, the sign is positioned to maximize visibility and serve two essential functions:

- **Informational Use for Attendees:** For regular and new church attendees, the sign will provide clear and necessary information, such as service times, event announcements, and general church identity, assisting them in easily locating and entering the property.
- **Directional Use for the Community:** Crucially, the sign will act as a vital directional guide for the broader community, particularly for individuals who may have never visited the church before but wish to attend an upcoming event or service. Its visible corner placement is essential for navigating visitors who might otherwise miss the entrance due to the church's elevated and set-back position from the main road. The intent is to make the church easily identifiable and accessible, supporting community engagement and traffic safety as cars locate and are directed to the church.

The request for a variance is therefore grounded in the practical need to overcome the site's challenging topography and layout, enabling the church to communicate effectively with both its congregation and the wider public through a well-placed, non-obtrusive, and essential piece of informational and directional signage.

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

Granting this requested sign variance is expected to yield overwhelmingly positive and substantial impacts on the overall character of the Joliet area, while introducing only minimal, manageable negative consequences. The proposed design features a non-illuminated sign, a deliberate and responsible choice made to ensure seamless aesthetic harmony with the surrounding neighborhood's established residential character. This non-illumination commitment actively prevents light pollution, and positively preserves the night sky for nearby residents.

The sign's proposed location, at the critical intersection of Theodore Street and Edgerton Drive, is not arbitrary but is, in fact, absolutely essential for its intended function. This placement maximizes visibility for both vehicular and pedestrian traffic. Furthermore, the sign is designed to serve as a tangible and permanent source of community spirit, offering a clear identifier for the area without introducing safety hazards. Crucially, its dimensions and positioning have been designed to ensure it will not obstruct the view lines of drivers or pedestrians, nor will it serve as a distracting element from the roads.

Additionally, this new signage is fundamentally necessary due to a significant, positive institutional change. Stone Hill Bible Church, the original and long-standing fixture in the community, was formally adopted by Christ Community Church, resulting in the establishment of a new campus in 2026. This substantive organizational and identity change warrants clear, public, and permanent notification.

While a transition of this nature—moving from an established local church to a new, larger campus identity—might initially create a degree of confusion or uncertainty for both long-time attendees and new members of the public, the sign will serve as an effective, welcoming, and immediate directional and informational tool. The sign plays an active role in maintaining community inclusion and awareness. By clearly communicating the new identity and location, it ensures that everyone in the area remains informed and connected with city of Joliet as it evolves.

Omega Sign & Lighting Inc, welcomes the opportunity to discuss this request further and provide any additional information that may be required.

Sincerely,

Leslie McCracken
Permit Specialist
Permits@omegasignchicago.com
630-237-4397

Legal Description- Christ Community Church

1516 Edgerton Dr. Joliet 60435

PROPERTY DESCRIPTION: THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER THAT IS 16.50 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 16 MINUTES WEST ALONG THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 290.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF THE SAID NORTHWEST QUARTER, 200.00 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 666.96 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 40 MINUTES 30 SECONDS EAST, 292.69 FEET TO A POINT OF TANGENT; THENCE SOUTH 25 DEGREES 21 MINUTES EAST, 85.35 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 666.96 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 17 MINUTES 40 SECONDS EAST, 163.84 FEET; THENCE EAST 137.79 FEET TO A POINT THAT IS 16.50 FEET WEST OF THE SAID EAST LINE OF THE NORTHWEST QUARTER; THENCE NORTH ALONG A LINE 16.50 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 721.95 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

30-07-06-100-013

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
<p>(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows:</p> <p>(a) _____</p> <p>(b) _____</p> <p>(c) _____</p> <p>(list of reasons)</p>		
<p>(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:</p> <p>(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.</p> <p>(b) The plight of the owner is due to unique circumstances.</p> <p>(c) The variation, if granted, will not alter the essential character of the locality.</p>		
<p>(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).</p>		