

STAFF REPORT

DATE: August 9, 2022
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2022-48
Applicant: Eddie Hartsell, sign contractor
Owner: First Assembly of God Church
Location: 1741 Essington Road
Request: A series of Variations on signage to allow an electronic message center with illuminated sign for a church in a residential district

Purpose

The petitioner, who is a sign contractor for the property owner, requests several Variations on signage to allow the replacement of an existing monument sign with an electronic message center with larger signage, located at 1741 Essington Road. The ZBA makes the final decision for these variance requests. Variance requests include:

- A Variance to allow an illuminated ground sign for a church in residential zoning district;
- A Variance to increase the total sign area for all ground signs on the property; and
- A Variance to increase the permitted sign height to 12'4".

Site Specific Information

The subject property is 36 acres in size. First Assembly of God Church has been located here since 1986. The property is zoned R-2 (Single-family Residential). The church's main entrance is on Essington Road, just north of Theodore Street. There is a secondary entrance on Theodore Street, just west of Lakewood Drive.

Case History

The Zoning Board of Appeals approved Variance requests on signage for this property three times since the Church was built in 1986:

- 1986: Variation of maximum allowable signage from 12 square feet to 60 square feet and a Variation of a major street setback from 80' to 54' from centerline.
- 1992: A variation of maximum sign area from 12 sq.ft. to 72 sq. ft and variation to allow a secondary illuminated sign on Theodore Street.
- 2009: Variation to allow a 32 sq.ft. electronic message center to replace a manual message center atop the existing monument sign.

Surrounding Zoning, Land Use and Character

- North: R-2 (Single-family Residential), Single-family residential homes (Warwick subdivision)
- South: R-2 (Single-Family Residential), Single-family residential homes (Autumn Lake South subdivision)
- East: B-3 (General Business), variety of commercial uses
- West: R-2 (Single-family Residential), Single-family residential homes (Autumn Lake Estates subdivision)

Applicable Regulations

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

Discussion:

In a residential zoning district, the Zoning Ordinance does not allow illuminated ground signs and limits total sign area for all ground signs to 12 square feet. The petitioner, acting on behalf of First Assembly of God Church, seeks to replace the existing monument sign that includes an existing 32 square foot electronic message center located at the Church's Essington Road entrance with a new sign that includes a 50 square foot electronic message center, 21 square foot illuminated top cabinet and a 20 square foot non-illuminated lower cabinet. The total proposed sign area for this replacement sign, including the 50 square foot electronic message center, is 91 square feet. The City limits signs in a residential zoning district to 11' in height so the petitioner also requests a Variance to increase the permitted height to 12'4". The proposed sign will maintain the setbacks of the existing monument sign. The Church is not proposing to modify the existing manual message center / monument sign that is located at its secondary entrance on Theodore Street at this time. Should the Zoning Board approve the proposed modified sign, total sign area for the property would be 126 square feet of signage, including the existing Theodore Street sign.

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.		

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from: _____

Petition #: 2022-48

Common Address: 1741 Essington Rd.

Date filed: 7/15/22

Meeting date assigned: 08/18/22

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: 1741 Essington Rd

PETITIONER'S NAME: Eddie Hartsell Jr

HOME ADDRESS: 22312 Camelot Ct Shorewood ZIP CODE: 60404

BUSINESS ADDRESS: 22312 Camelot Ct Shorewood ZIP CODE: 60404

PHONE: (Primary) 815-693-3514 (Secondary) _____

EMAIL ADDRESS: eddiejr@boydsigns.com FAX: _____

PROPERTY INTEREST OF PETITIONER: Sign Contractor

OWNER OF PROPERTY: First Assembly of God Church

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 1741 Essington Rd ZIP CODE: 60435

EMAIL ADDRESS: pastor@jfa.church 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.): 0603354000300000 ;
_____ ; _____ ; _____

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: 1358' DEPTH: 1286' AREA: 36 acres

PRESENT USE(S) OF PROPERTY: Church

PRESENT ZONING OF PROPERTY: RZ

VARIATION/APPEAL REQUESTED: ~~Variance~~ Request for 50 sq ft digital message sign and overall square footage of 126 sq ft.

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?

Zoned RZ

2. What unique circumstances exist which mandate a variance?

Seeking to enhance visibility of main entrance of Church property off of Essington Rd.

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.

No negative impacts. Positive impact would be that new sign will promote upcoming and current events and would also be in line w/ general theme of their rebranding.

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)

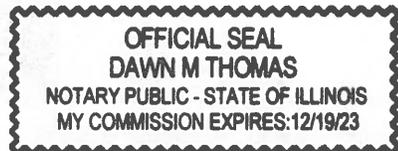
I, Elle Harrell J, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Elle Harrell J
Petitioner's Signature

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

Subscribed and sworn to before me
this 15 day of JULY, 2022

[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:

1741 Essington Rd

PIN(s): 0603354000300000

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

501C3 First Assembly of God Church of Joliet

E-MAIL pastor@jfa.church 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

501C3 First Assembly of God Church of Joliet

E-MAIL: pester@fga.church 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: 7-15-22

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

Joy Ure - Director of Operations
815-436-8200 ext 107

PRINT

**First Assembly of God Church
1741 Essington Road, Joliet, IL 60435**

Legal Description:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THE NORTH 200.00 FEET OF THE SOUTH 877.35 FEET OF THE EAST 435.60 FEET THEREOF; AND ALSO EXCEPTING WARWICK SUBDIVISION UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1978, AS DOCUMENT NO. R78-23985; AND ALSO EXCEPTING WARWICK SUBDIVISION UNIT NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 4, 1983, AS DOCUMENT NO. R83-3031; ALSO EXCEPTING THE SOUTH 33 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND ALSO ALSO THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, EXCEPTING THE EAST 40.00 FEET THEREOF; ALSO EXCEPTING WARWICK SUBDIVISION UNIT NO. 1, ACCORDING TO THE PLAT, THEREOF, RECORDED AUGUST 22, 1978, AS DOCUMENT NO. R78-32989; ALSO EXCEPTING WARWICK SUBDIVISION UNIT 3, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 19, 1979, AS DOCUMENT NO. R79-8890; ALSO EXCEPTING THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 103 IN WARWICK SUBDIVISION UNIT NO. 1, THENCE SOUTH 10.00 FEET ALONG THE EAST LINE OF SAID LOT 103, EXTENDED SOUTHERLY, THENCE NORTH 89 DEGREES 10 MINUTES 35 SECONDS WEST 62.50 FEET PARALLEL AND 10.00 FEET SOUTH OF THE SOUTH LINE OF SAID LOT 103 TO THE WEST LINE OF LOT 103, EXTENDED SOUTHERLY, THENCE NORTH 10.00 FEET ALONG THE SAID WEST LINE OF LOT 103 EXTENDED SOUTHERLY TO THE SOUTHEAST CORNER OF LOT 103, THENCE EAST 62.50 FEET ALONG THE SOUTH LINE OF LOT 103 TO THE POINT OF BEGINNING, ALL IN PLAINFIELD TOWNSHIP, WILL COUNTY, ILLINOIS.

Verify that all of your Illinois Sales Tax Exemption Certificate information is correct

- ✓ **If not**, contact us immediately.
- ✓ **Do not discard** - your Illinois Sales Tax Exemption Certificate is an important tax document that authorizes you to purchase tangible personal property for use or consumption tax-free.

OFFICIAL DOCUMENT

State of Illinois - Department of Revenue

OFFICIAL DOCUMENT

Illinois Sales Tax Exemption Certificate



FIRST ASSEMBLY OF GOD CHURCH OF JOLIET

JOLIET FIRST ASSEMBLY
1741 ESSINGTON RD
JOLIET IL 60435-1623

Sales Tax Exemption Certificate

Issue date:

03/12/2021

Expiration date:

04/01/2026

Sales Tax Exemption

E99848104

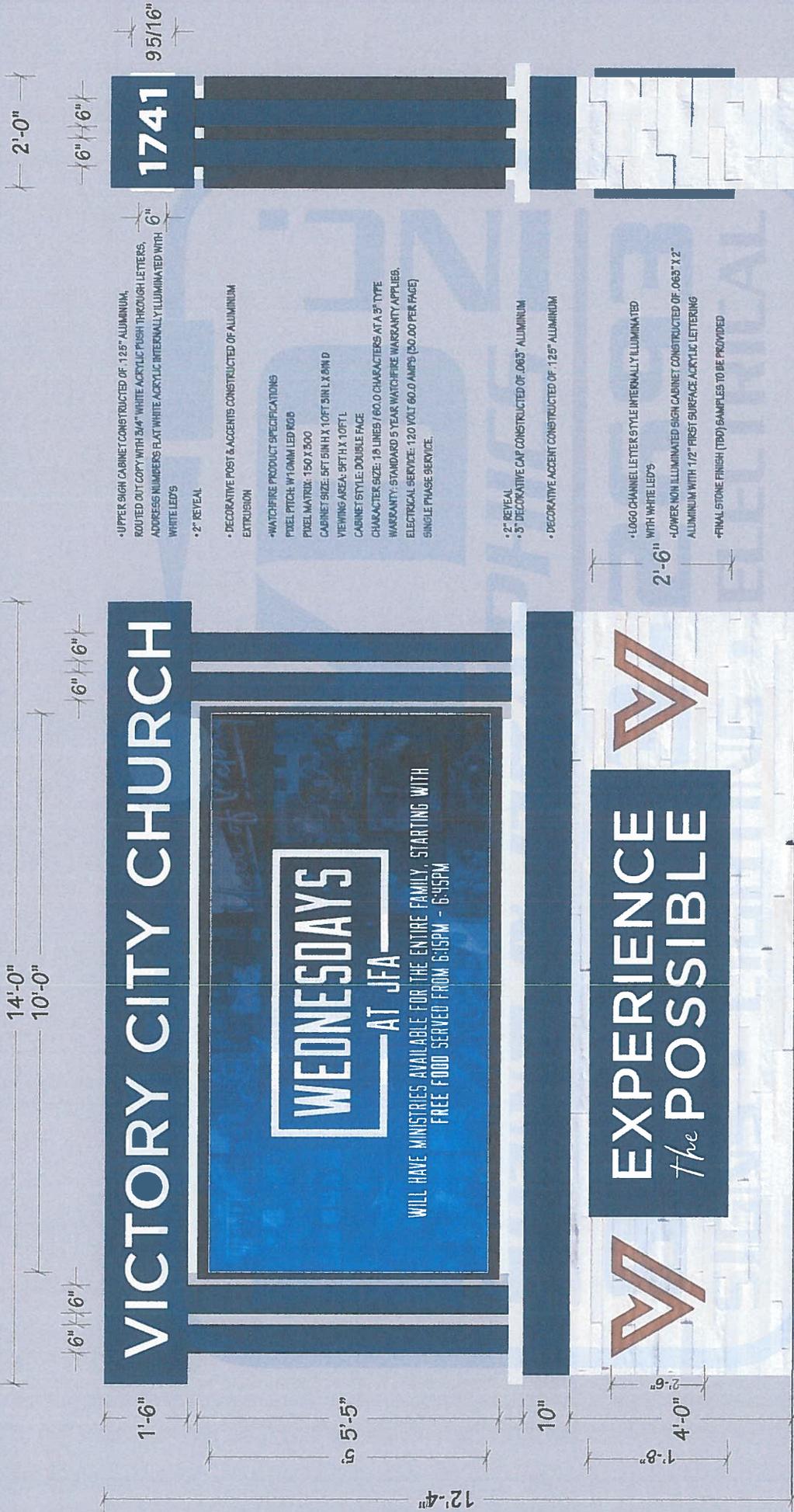
Organization type:

Religious

This entity is authorized under the Retailers' Occupation Tax Act to purchase tangible personal property for use or consumption tax-free.


ILLINOIS REVENUE
Director

OFFICIAL DOCUMENT - DO NOT DESTROY



- UPPER SIGN CABINET CONSTRUCTED OF 1.25" ALUMINUM, ROUTED OUT COPY WITH 3/4" WHITE ACRYLIC PUSH THROUGH LETTERS, ADDRESS NUMBERS FLAT WHITE ACRYLIC INTERNALLY ILLUMINATED WITH WHITE LED'S
- 2" REVEAL
- DECORATIVE POST & ACCENTS CONSTRUCTED OF ALUMINUM EXTRUSION
- WATCHFIRE PRODUCT SPECIFICATIONS
- PIXEL PITCH: W/ 10MM LED ROD
- PIXEL MATRIX: 150 X 300
- CABINET SIZE: 5FT 6IN H X 10FT 5IN L X 6IN D
- VIEWING AREA: 8FT X 10FT L
- CABINET STYLE: DOUBLE FACE
- CHARACTER SIZE: 18 LINES / 60.0 CHARACTERS AT A 3" TYPE
- WARRANTY: STANDARD 5 YEAR WATCHFIRE WARRANTY APPLIES, ELECTRICAL SERVICE: 120 VOLT 60.0 AMPS (50.00 PER PAGE) SINGLE PHASE SERVICE.

- 2" REVEAL
- 5" DECORATIVE CAP CONSTRUCTED OF .063" ALUMINUM
- DECORATIVE ACCENT CONSTRUCTED OF 1.25" ALUMINUM

- LOGO CHANNEL LETTER STYLE INTERNALLY ILLUMINATED WITH WHITE LED'S
- LOWER NON ILLUMINATED SIGN CABINET CONSTRUCTED OF .063" X 1/2" ALUMINUM WITH 1/2" FIRST SURFACE ACRYLIC LETTERING
- FINAL STONE FINISH (TBD) SAMPLES TO BE PROVIDED

- 1'6" x 14' ILLUMINATED TOP CABINET (21 SQ FT)
- 5' X 10' WATCHFIRE MESSAGE SIGN (50 SQ FT)
- 2'6" X 8' NON-ILLUMINATED LOWER CABINET (20 SQ FT)

GRAND TOTAL = 91 SQ FT

- NOTES:
- EXISTING SIGN WILL BE REMOVED AND FOUNDATION & POLE WILL BE UTILIZED
 - FINAL SHERWIN WILLIAMS PAINT COLORS (TBD)
 - 5-20AMP CIRCUITS W/ GROUND ROD REQ'D & TO BE LOCATED @ SIGN BASE (OTHERS)
 - INSTALLATION REQ'D TO BE IN ACCORDANCE WITH ARTICLE 600 (NEC) & INTENDED TO MEET OR EXCEED LOCAL BUILDING CODES INCLUDING PROPER GROUNDING & BONDING

BOYDZ
SIGNS & GRAPHICS

CLIENT: VICTORY CITY CHURCH LOCATION: Joliet, IL PROJECT: Main ID Sign DATE: 7/11/2022 CLIENT APPROVAL:

SCALE: 3/8" = 1'



- UPPER SIGN CABINET CONSTRUCTED OF .125" ALUMINUM, ROUTED OUT COPY WITH 94" WHITE ACRYLIC PUSH THROUGH LETTERS, ADDRESS NUMBERS FLAT WHITE ACRYLIC INTERNALLY ILLUMINATED WITH WHITE LEDs
- 2" REVEAL
- DECORATIVE POST & ACCENTS CONSTRUCTED OF ALUMINUM EXTRUSION
- WATCHFIRE PRODUCT SPECIFICATIONS
PIXEL PITCH: W10MM LED RGB
PANEL MATRIX: 150 X 500
CABINET SIZE: 6FT 5IN H X 10FT 5IN L X 6IN D
VIEWING AREA: 5FT H X 10FT L
CABINET STYLE: DOUBLE FACE
CHARACTER SIZE: 18 LINES / 60.0 CHARACTERS AT A 5" TYPE
WARRANTY: STANDARD 5 YEAR WATCHFIRE WARRANTY APPLIES.
ELECTRICAL SERVICE: 120 VOLT 60.0 AMPS (30.00 PER FACE)
SINGLE PHASE SERVICE.
- 2" REVEAL
- 5" DECORATIVE CAP CONSTRUCTED OF .063" ALUMINUM
- DECORATIVE ACCENT CONSTRUCTED OF .125" ALUMINUM
- LOGO CHANNEL LETTER STYLE INTERNALLY ILLUMINATED WITH WHITE LEDs
- LOWER NON ILLUMINATED SIGN CABINET CONSTRUCTED OF .063" X 2" ALUMINUM WITH 1/2" FIRST SURFACE ACRYLIC LETTERING
- FINAL STONE FINISH (TBD) SAMPLES TO BE PROVIDED

- 1'6" x 14' ILLUMINATED TOP CABINET (21 SQ FT)
 - 5' X 10' WATCHFIRE MESSAGE SIGN (50 SQ FT)
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NOTES:

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BOYDZ
SIGNS & GRAPHICS

CLIENT: VICTORY CITY CHURCH

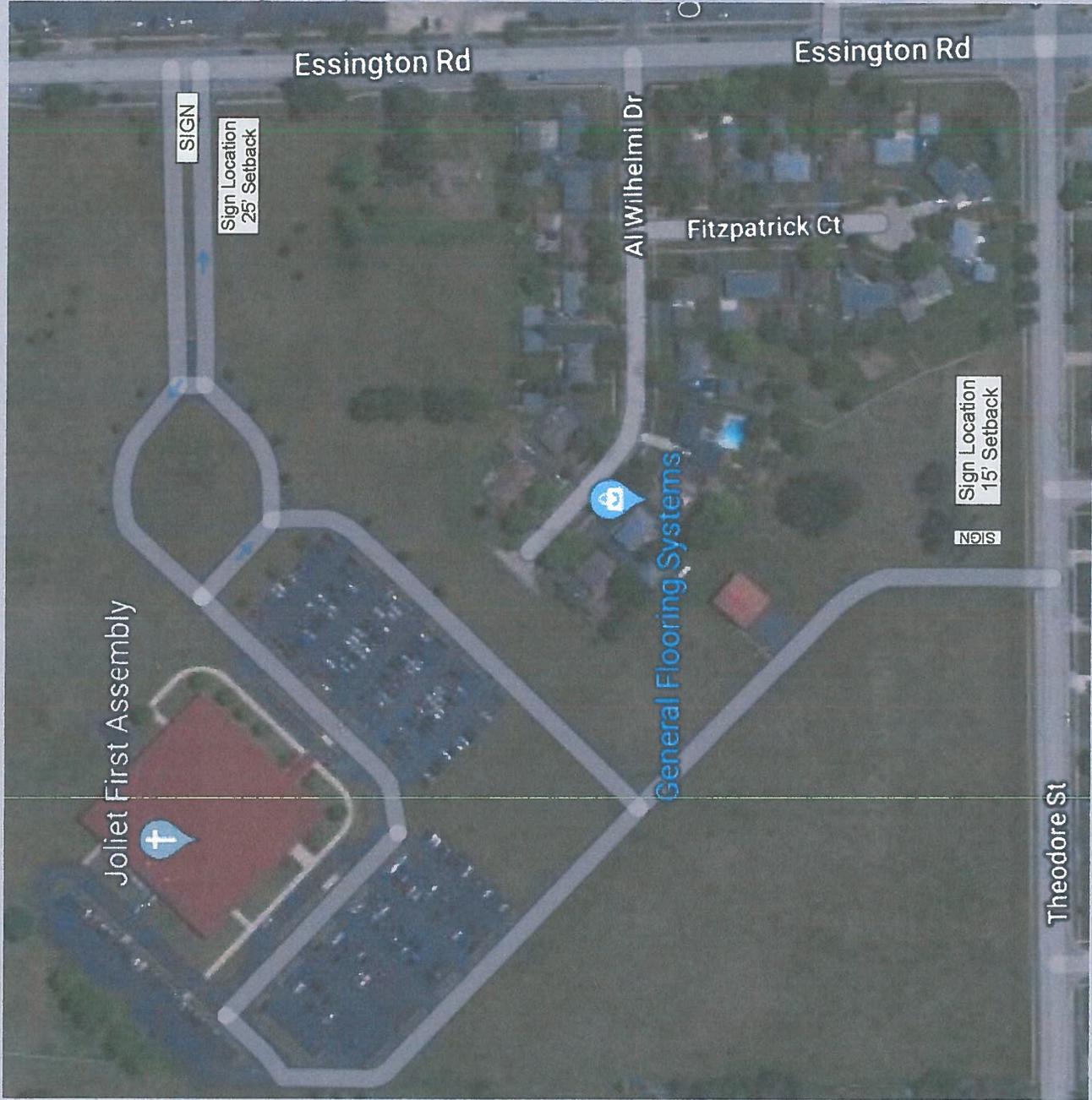
LOCATION: Joliet, IL

PROJECT: Main ID Sign

DATE: 7/11/2022

SCALE: 3/8"=1'

CLIENT APPROVAL:



CLIENT APPROVAL:

DATE: 7/14/2022
SCALE: NTS

PROJECT: Main ID Sign

LOCATION: Joliet, IL

CLIENT: VICTORY CITY CHURCH

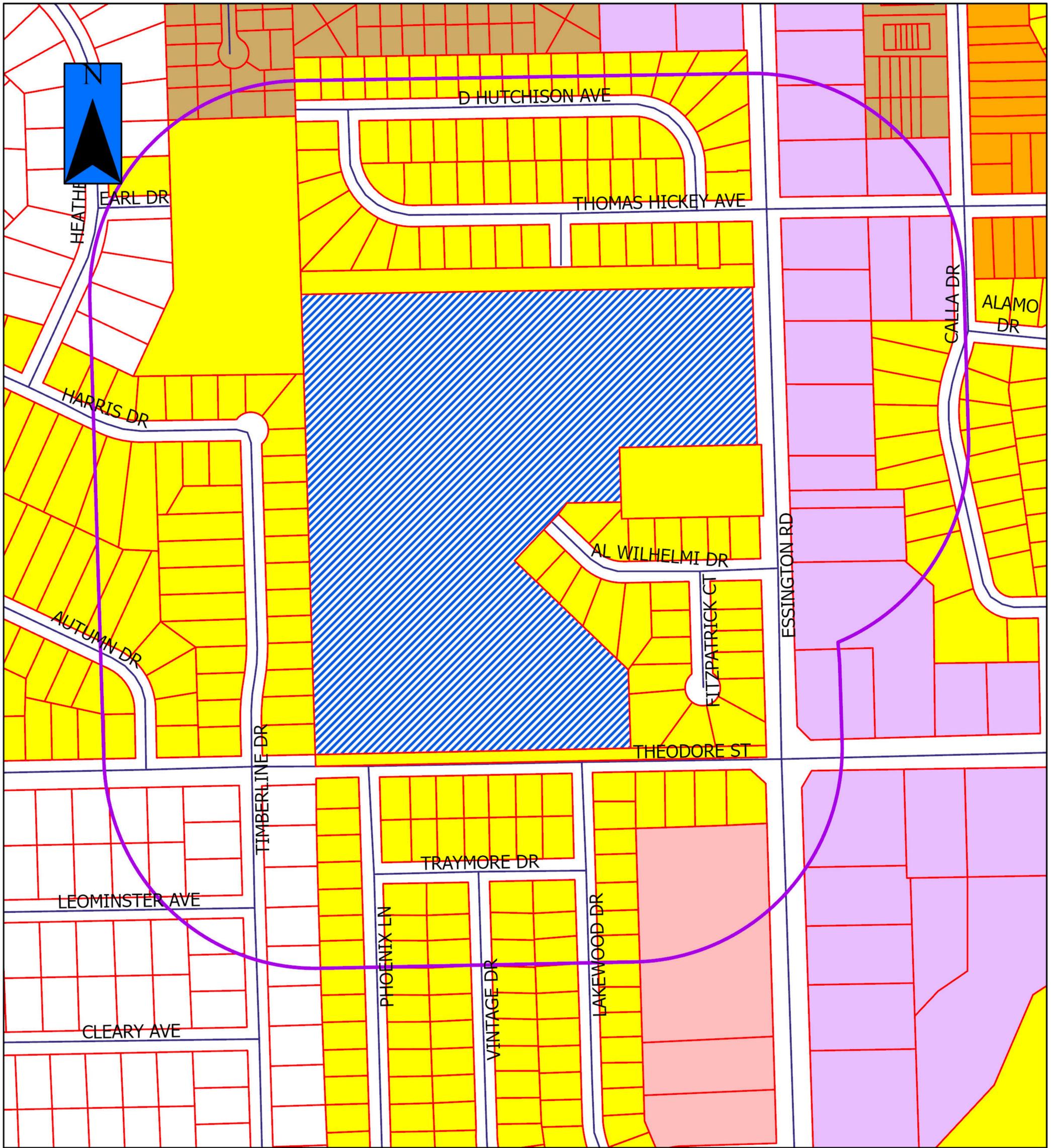




Ground Sign ONE – Essington Road. View facing north. This is the subject sign for this request.



Ground Sign TWO – Theodore Street. View facing east.

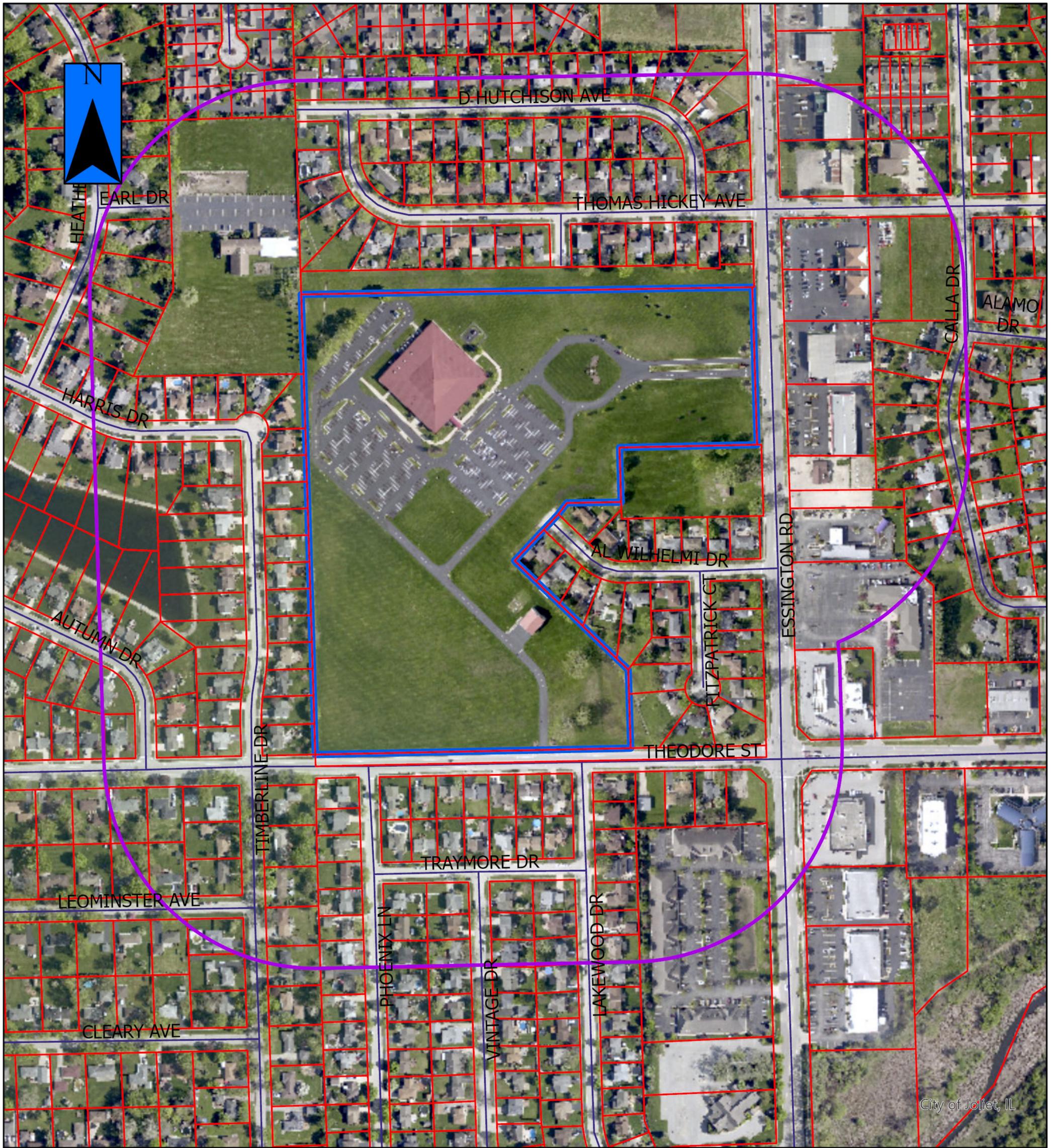


2022-48



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

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



City of Joliet, IL

2022-48a



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