

STAFF REPORT

DATE: April 5, 2024
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2024-11
Applicant: Xcelerate Permits LLC (agent for Bank of America)
Owner: Lucky NGIM LLC
Location: 1550 W. Jefferson Street
Request: Variation on signage to allow a wall sign that does not face a public way

Purpose

The petitioner is requesting a variation on signage to allow a wall sign that does not face a public way for Bank of America. The Zoning Board of Appeals makes the final decision on this variation request.

Site Specific Information

The subject site is located at the southeast corner of Jefferson Street and Stryker Avenue and contains a Bank of America facility. The property is approximately 1.15 acres and is zoned B-3 (general business). The site has two access driveways off Stryker Avenue. The proposed sign, which would be located on the south face of the building, would face the southern driveway which serves as the main entrance to the bank's drive-thru lanes. The sign would also face additional parking located on the south side of the building. There are existing wall signs on the north and west sides of the building and a monument sign at the northwest corner of the site. The petitioner is currently updating all existing site signage.

Surrounding Zoning, Land Use and Character

The property is located on the south side of Jefferson Street in the Stryker-Jefferson commercial subdivision. The zoning and land use for the adjacent properties are as follows:

- North: B-1 (neighborhood business), restaurant
- South: B-3 (general business), parking lot
- East: B-3 (general business), blood donation center
- West: B-3 (general business), auto repair shop; and R-2A (single-family residential), residences

Applicable Regulations

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

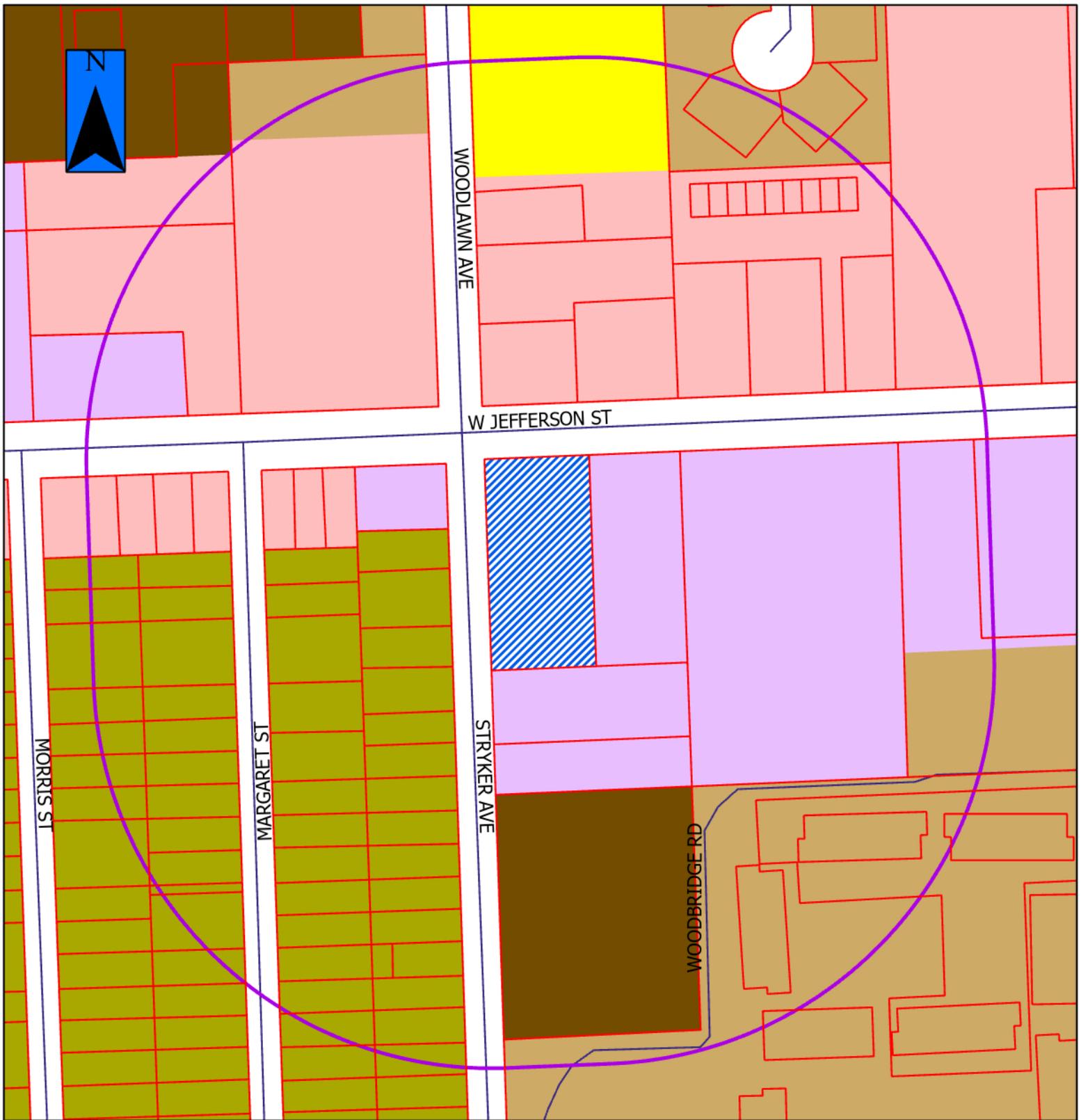
Discussion

The petitioner, Xcelerate Permits LLC on behalf of Bank of America, seeks to install a wall sign that does not face a public way on the existing bank. The building currently has wall signs on the north and west sides, facing Jefferson Street and Stryker Avenue. The petitioner is proposing a third illuminated wall sign on the south face of the building, which faces the main entrance for patrons entering the drive-thru lanes. The proposed wall sign would help direct traffic traveling north on Stryker Avenue.

The proposed sign is approximately 42 square feet in area and would have the same design as the other two wall signs. The total area of all site signage, including this proposed sign, does not exceed the total permitted for this site.

Conditions

None

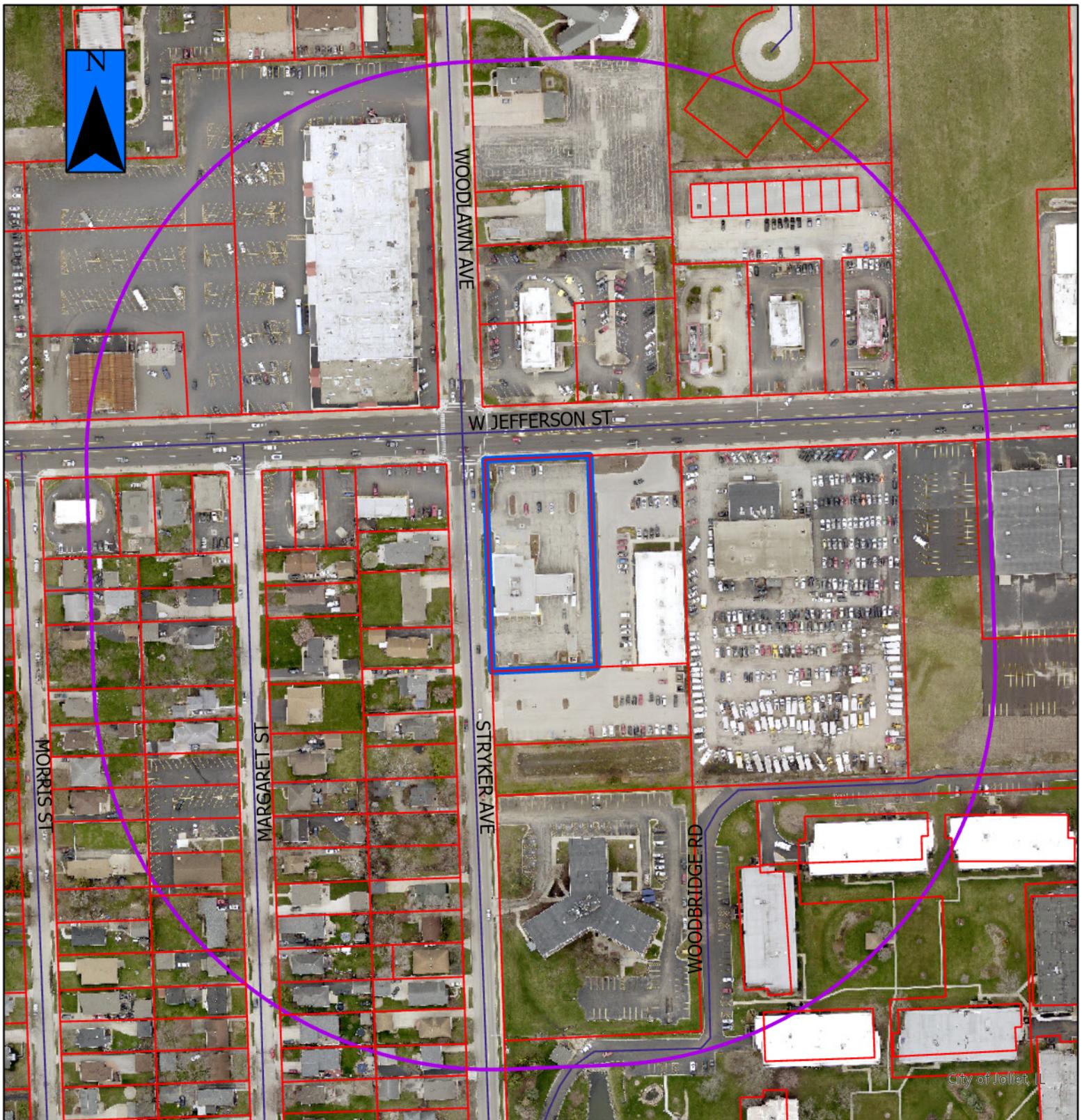


2024-11



 = 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



2024-11a



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

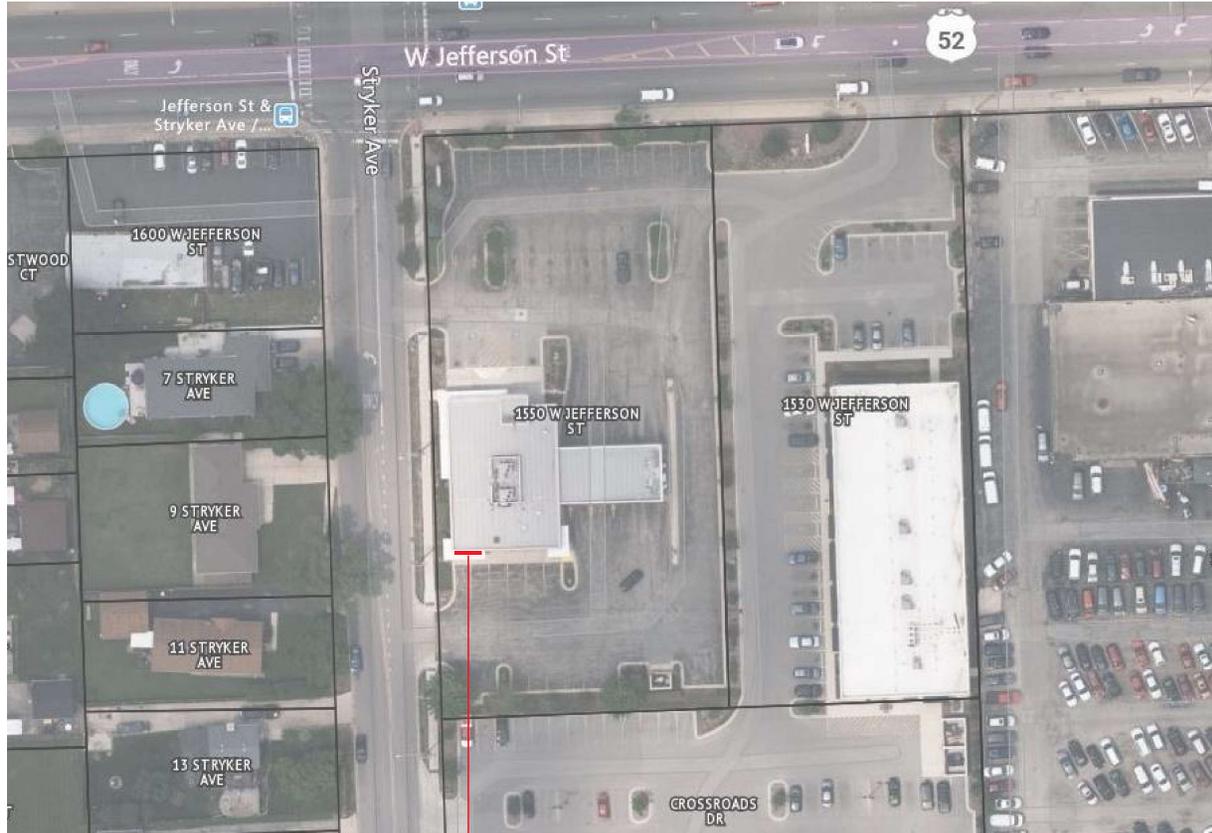
Figure 1: South side of the Bank of America building at 1550 W. Jefferson Street, view facing northeast from Stryker Avenue (April 2024)



Figure 2: Bank of America site at 1550 W. Jefferson Street, view southeast from intersection of Jefferson Street and Stryker Avenue (May 2023)



SITE OVERVIEW



EXT-003a



Proposed Sign Schedule			
Item	Description	Qty	Page #
EXT-003a	D5ing Channel Letters On Backer	1	9

Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:

BANK OF AMERICA

ORDER NUMBER:

1203354

PROJECT NUMBER:

4306

SITE NUMBER:

15501

PROJECT MANAGER:

Michelle Homer

ADDRESS:

1550 W Jefferson Street
Joliet, IL 60435

PAGE NO.:

2

ELECTRONIC FILE NAME:

K:\ACCOUNTS\BANK OF AMERICA\2023\ML\15501_Joliet\4306_15501_Joliet_R2.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	45774	12/26/23 SV					
Rev 1	459279	01/09/24 SV	Updated Site Plan				
Rev 2	465445	03/04/24 NPP	Removed all signs from SP except EXT-003a, Rev SP N up				

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

EXT-003a ILLUMINATED CHANNEL LETTERS ON BACKER (INLINE)

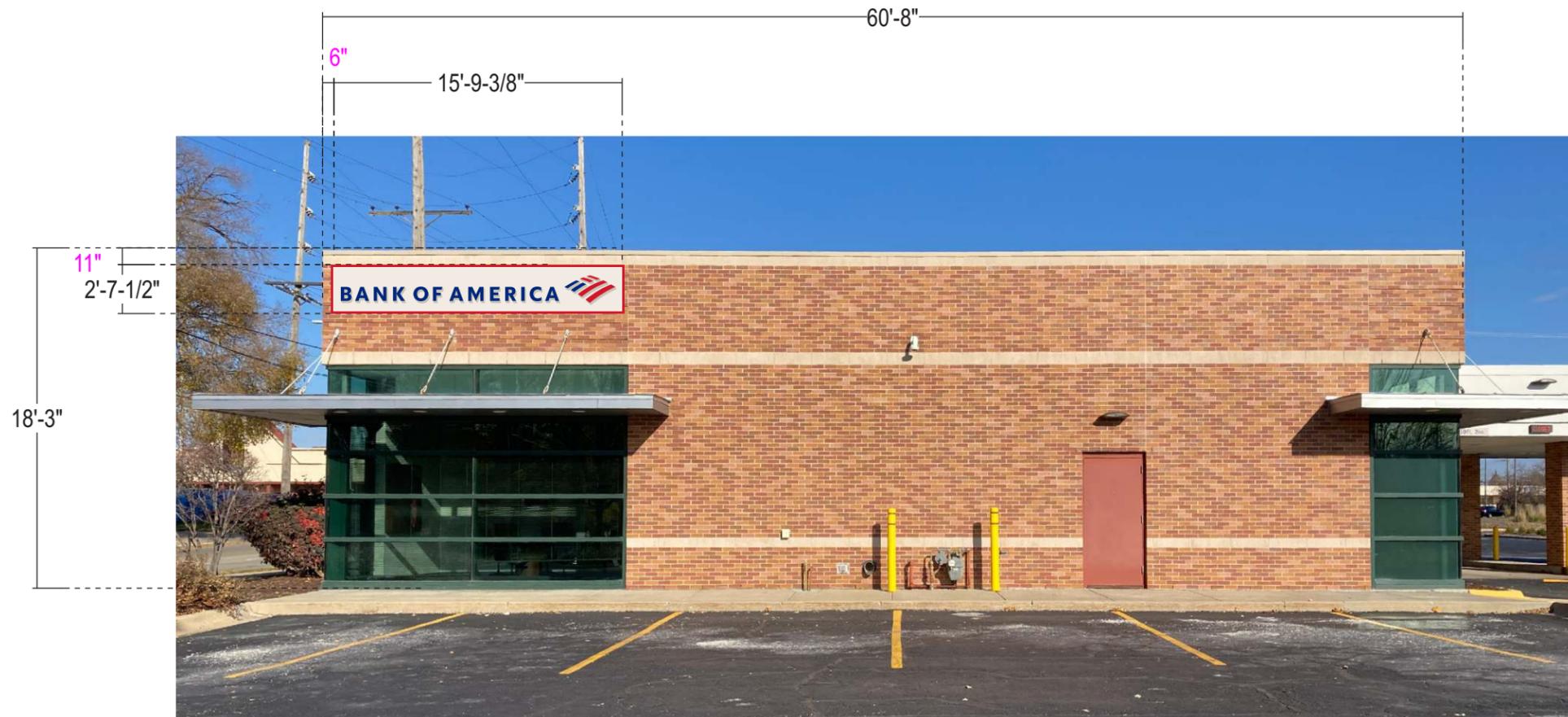
SOUTH ELEVATION

Existing SQ. FT.	42.3
Proposed SQ. FT.	41.4

EXISTING CONDITIONS



NEW ELECTRIC CIRCUIT TO BE RAN WITHIN 6'-0" OF NEW SIGN LOCATION BY OTHERS



PROPOSED SIGNAGE

Scale: 1/8"=1'-0"

Stratus™

stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
BANK OF AMERICA
ADDRESS:
1550 W Jefferson Street
Joliet, IL 60435
PAGE NO.:
8

ORDER NUMBER:
1203354
SITE NUMBER:
15501
ELECTRONIC FILE NAME:
K:\ACCOUNTS\BANK OF AMERICA\2023\IL\15501_Joliet\4306_15501_Joliet_R1.cdr
PROJECT NUMBER:
4306
PROJECT MANAGER:
Michelle Homer

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	457774	12/26/23 SV					
Rev 1	459279	01/09/24 SV					

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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: 1550 W Jefferson Street

PETITIONER'S NAME: Lori Burgardt, Xcelerate Permits LLC, agent for Bank of America

HOME ADDRESS: N/A ZIP CODE: _____

BUSINESS ADDRESS: 1332 W Bartlett Way Chandler AZ ZIP CODE: 85248

PHONE: (Primary) 847-772-1719 (Secondary) N/A

EMAIL ADDRESS: lori@xceleratepermits.com FAX: N/A

PROPERTY INTEREST OF PETITIONER: 0

OWNER OF PROPERTY: Lucky NGIM LLC c/o SVN Pacific Commercial Advisors

HOME ADDRESS: N/A ZIP CODE: _____

BUSINESS ADDRESS: 1674 Post Street, Suite 1 San Francisco CA ZIP CODE: 94115

EMAIL ADDRESS: kevinc@svn.com FAX: N/A

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.): 30-07-17-113-003-0000 ;
_____ ; _____ ; _____

****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 1 IN STRYKER-JEFFERSON SUB, BEING A RESUB OF LOT 2 IN HEATHER
HIGHLANDS, A SUB OF PRT OF THE W1/2 OF THE NW1/4 OF SEC 17, T35N-R10e.

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA: _____

PRESENT USE(S) OF PROPERTY: Bank

PRESENT ZONING OF PROPERTY: B-3 (General Business Districts)

VARIATION/APPEAL REQUESTED: Allow an additional wall sign on the south elevation facing parking lot
so traffic heading north on Stryker Avenue will have visibility that Bank of America is located in this building.

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?
Current zoning only allows business signage on elevations facing a public street.

2. What unique circumstances exist which mandate a variance?

Traffic traveling north on Stryker Avenue view a blank wall until passing an entrance to the parking lot and drive-thru lanes before seeing the name of the business.

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.

The addition of a business identification sign facing south (parking lot) will allow traffic to identify Bank of America before passing the entrance to the parking lot and drive-thru lanes.

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~~ ^{Arizona} ss
COUNTY OF ~~WILL~~ ^{Maricopa}

I, Lori Burgardt, 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.

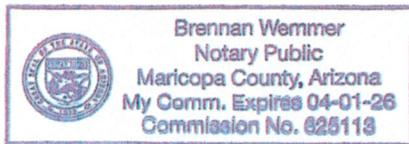
[Signature]
Petitioner's Signature

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

Subscribed and sworn to before me
this 5th day of March, 2024

[Signature]

PLEASE SEE ATTACHED CALIFORNIA JURAT



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 13th day of March, 2024, by
Date Month Year

(1) George K. Ngim

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Signature]
Signature of Notary Public



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Petition For Variation / Appeal

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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:

1550 W Jefferson Street

PIN(s): 30-07-17-113-003-0000

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

Lucky NGIM LLC c/o SVN Pacific Commercial Advisors

1674 Post Street, Suite 1

San Francisco, CA 94115

E-MAIL: kevinc@svn.com

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:

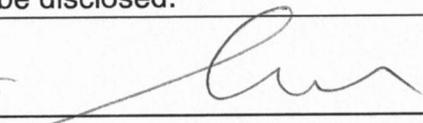
Select the type of business owner associated with this application and fill in the contact information below:

- 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

Bank of America

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: 3-13-24

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

PRINT

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.		