

STAFF REPORT

DATE: December 8, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-57
Applicant: Victory City Church (Rusty Railey)
Status of Applicant: Property Owner
Location: 2200 McDonough Street (Council District #5)
Request: A series of Variations to allow installation of a new ground sign

Purpose

The applicant is requesting the following Variations on signage to install a new ground sign for a non-residential use in the R-2 (single-family residential) zoning district at 2200 McDonough Street:

- Variation to increase maximum sign area for a ground sign from 12 square feet to 72 square feet
- Variation to increase maximum height for a ground sign from 11 feet to 16 feet 3 inches
- Variation to reduce the required setback to a pole sign from 15 feet to 0 feet (based on the property line as shown on the attached survey)

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

Site Specific Information

The subject property is 7 acres and contains a church and school campus for Victory City Church. The current owner purchased the property in January 2025; the site was formerly occupied by the St. Jude Roman Catholic Church and St Jude School. The site was developed as a religious campus for St. Jude in the 1950s and was annexed in 1956. The property is zoned R-2 (single-family residential) and has had that zoning designation since at least 1971 when the city-wide zoning maps were established.

In 2002, the Zoning Board of Appeals approved a series of variations to allow construction of the existing ground sign on the property. The request included the following:

- Variation to increase maximum height of a ground sign from 11 feet to 15 feet 8 inches

- Variation to increase maximum area of a ground sign from 12 square feet to 32 square feet
- Variation to allow illumination in a residential zoning district
- Variation for an electronic message center

The staff report from 2002 states that the existing sign would be constructed with a 10-foot setback, which was considered the permitted setback at that time. Staff considers the proposed sign to be a pole sign which would require a 15-foot setback to the leading edge of the sign.

Surrounding Zoning, Land Use and Character

- North: R-2 (single-family residential), residential (Marycrest subdivision)
- South: I-1 (light industrial), industrial
- East: B-1 (neighborhood business) and B-3 (general business), commercial
- West: B-3 (general business), health care facility

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, Victory City Church, seeks to install a new ground sign to replace the existing sign that was installed for St. Jude Church in 2002. The proposed sign would be 16 feet 3 inches in height to its peak and have a sign area of approximately 72 feet. The sign would contain an approximately 37-square-foot upper cabinet with illuminated letters and a 32-square-foot electronic message center.

The previously approved variation from 2002 allows an illuminated sign in the R-2 (single-family residential) district. Electronic message centers are now permitted wherever illuminated signs are permitted as long as they are 50 square feet or smaller. The proposed sign exceeds the height and area permitted with the 2002 request, so the petitioner seeks additional variations on height and sign area at this time.

Additionally, the petitioner is requesting a sign setback of 0 feet from the north property line. The Will County parcel maps show that the right-of-way width for McDonough Street varies adjacent to this property, with the north property line around 10 feet closer to the sidewalk on the east side of the property where the sign is located. The existing sign was installed based on this property line layout. However, the survey prepared for the owner in 2024 shows a straight property line across the north, which places the pole of the existing sign directly on the property line. The petitioner has prepared their plans based

on the 2024 survey and has moved the sign several feet to the south so that the sign falls entirely on private property. Therefore, even with a 0-foot setback from the property line as shown on the survey, the new sign will be located around three feet farther from the sidewalk than the existing sign.

Recommended Action

Staff finds that these variation requests meet the criteria for 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 height and area of signs for non-residential uses in residential zoning districts without accounting for differences in property size. The property in question, at 7 acres, is much larger than a typical residential lot and is located on a major collector street alongside other commercial and institutional uses. Staff finds that the proposed sign dimensions are suitable for a property of this size. The proposed sign is a similar height to the existing illuminated ground sign that has been in place for over 20 years. Additionally, the property slopes down from the sidewalk toward the parking lot at the location of the sign, so the sign will not appear as tall from the street. The proposed sign location, while it requires a reduced setback, actually moves the sign farther away from the street and ensures that the sign is located entirely on private property.

Conditions

None

Figure 1: Subject site and existing sign at 2200 McDonough Street (2025)



Figure 2: Existing ground sign at 2200 McDonough Street (right), view east down McDonough Street (July 2025)



Figure 3: North property line and existing sign on Will County parcel layer (2025)



Figure 4: North property line and existing sign on 2024 survey

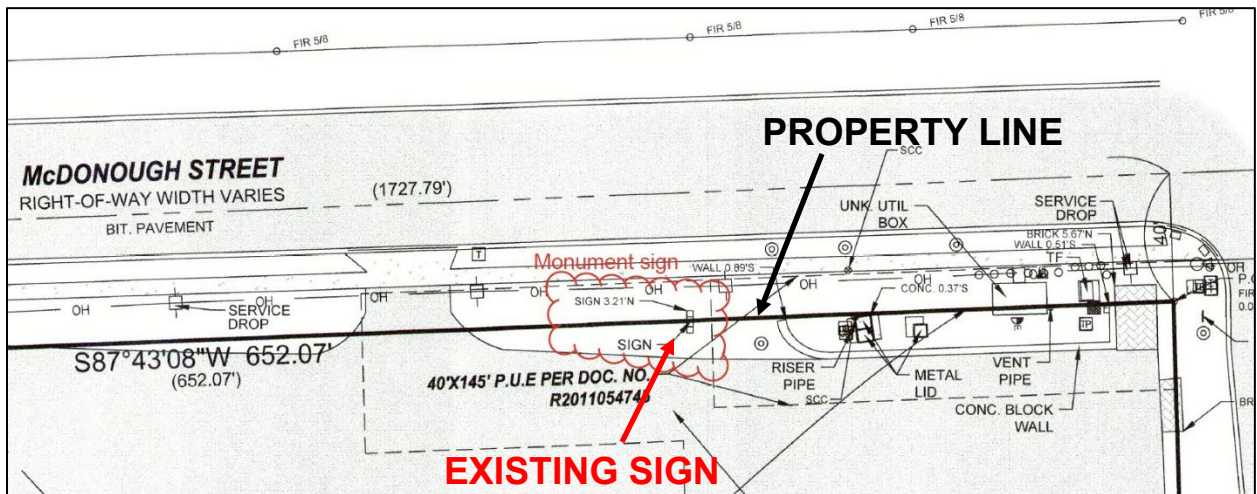


Figure 5: Location of new sign based on 2024 survey

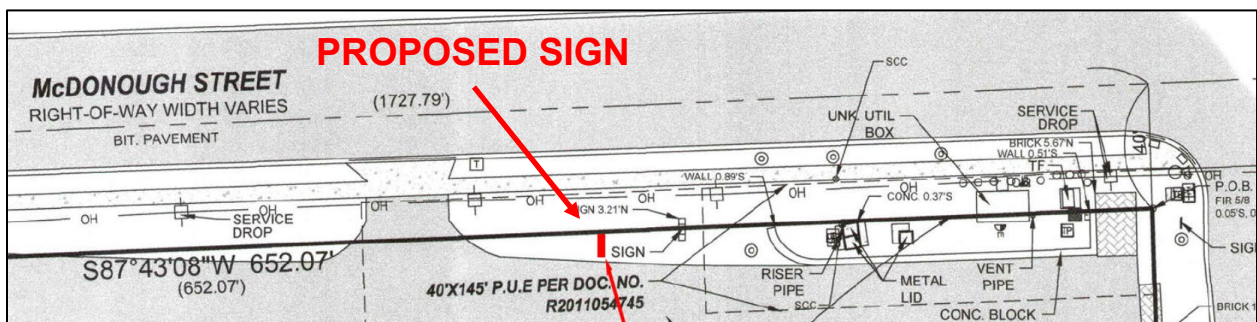


Figure 6: Existing ground sign at 2200 McDonough Street, view northwest from Hammes Avenue (May 2025)





ACCOUNT:
VICTORY CITY CHURCH
REFERENCE | LOCATION:
2200 McDonough st Joliet Illinois
DATE:
10/28/25
DESCRIPTION:
(X1) NEW DOUBLE FACED MONUMENT SIGN
with push thru lettering on the front & side

MATERIALS:
VINYL, ALUMINUM, ACRYLIC
COLORS:
AS SHOWN
ILLUMINATION:
LED-ILLUMINATED
INSTALLATION:
EXISTING FOUNDATION & ELECTRICAL

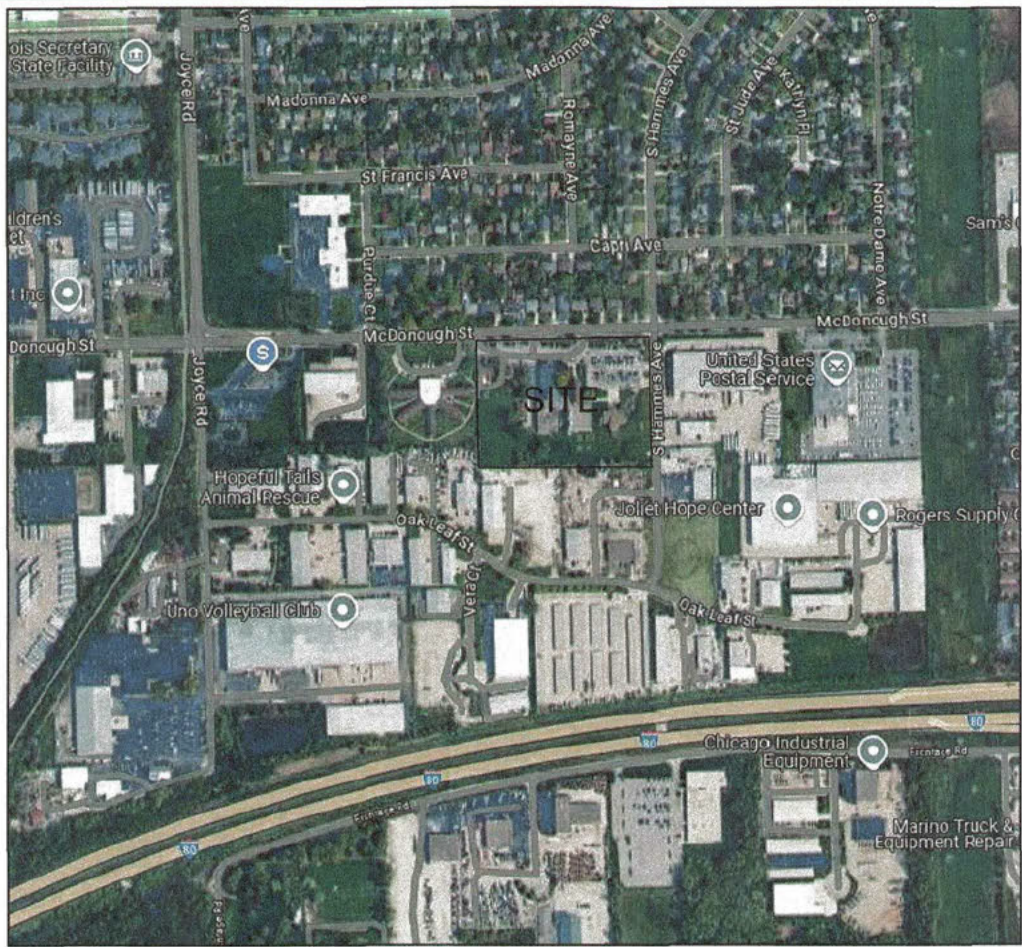
Please Check Carefully

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final
option



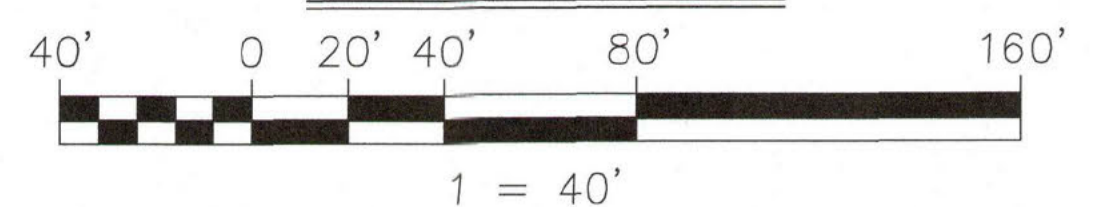
VICINITY MAP
NOT TO SCALE

ALTA/NSPS LAND TITLE SURVEY
OF
2200 MCDONOUGH ST
JOLIET, ILLINOIS

LEGAL DESCRIPTION

THAT PART OF LOTS 5 AND 6 OF ASSESSOR'S SUBDIVISION OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 18, A DISTANCE OF 1727.79 FEET TO THE WEST LINE OF HAMMES AVENUE EXTENDED SOUTH, IN MARVCREST SUBDIVISION, EXTENDED SOUTH, THENCE SOUTH 40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG THE WEST LINE OF HAMMES AVENUE EXTENDED SOUTH, A DISTANCE OF 466.69 FEET TO A POINT; THENCE WEST ON A LINE PARALLEL TO THE NORTH LINE OF SECTION 18, A DISTANCE OF 652.07 FEET; THENCE NORTH ON A LINE PARALLEL TO THE WEST LINE OF HAMMES AVENUE EXTENDED SOUTH, A DISTANCE OF 1727.79 FEET TO THE WEST LINE OF HAMMES AVENUE EXTENDED SOUTH, A DISTANCE OF 466.69 FEET TO THE SOUTH LINE OF SAID STREET, A DISTANCE OF 652.07 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

GRAPHIC SCALE



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE
COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE
1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 41° 30' 53.87183" N
LONGITUDE: 88° 08' 04.48810" W
ELLIPSOIDAL HEIGHT: 531.078 SFT
GROUND SCALE FACTOR: 1.0000470048
ALL MEASUREMENTS ARE ON THE GROUND.

NOTES FROM SCHEDULE B PART II

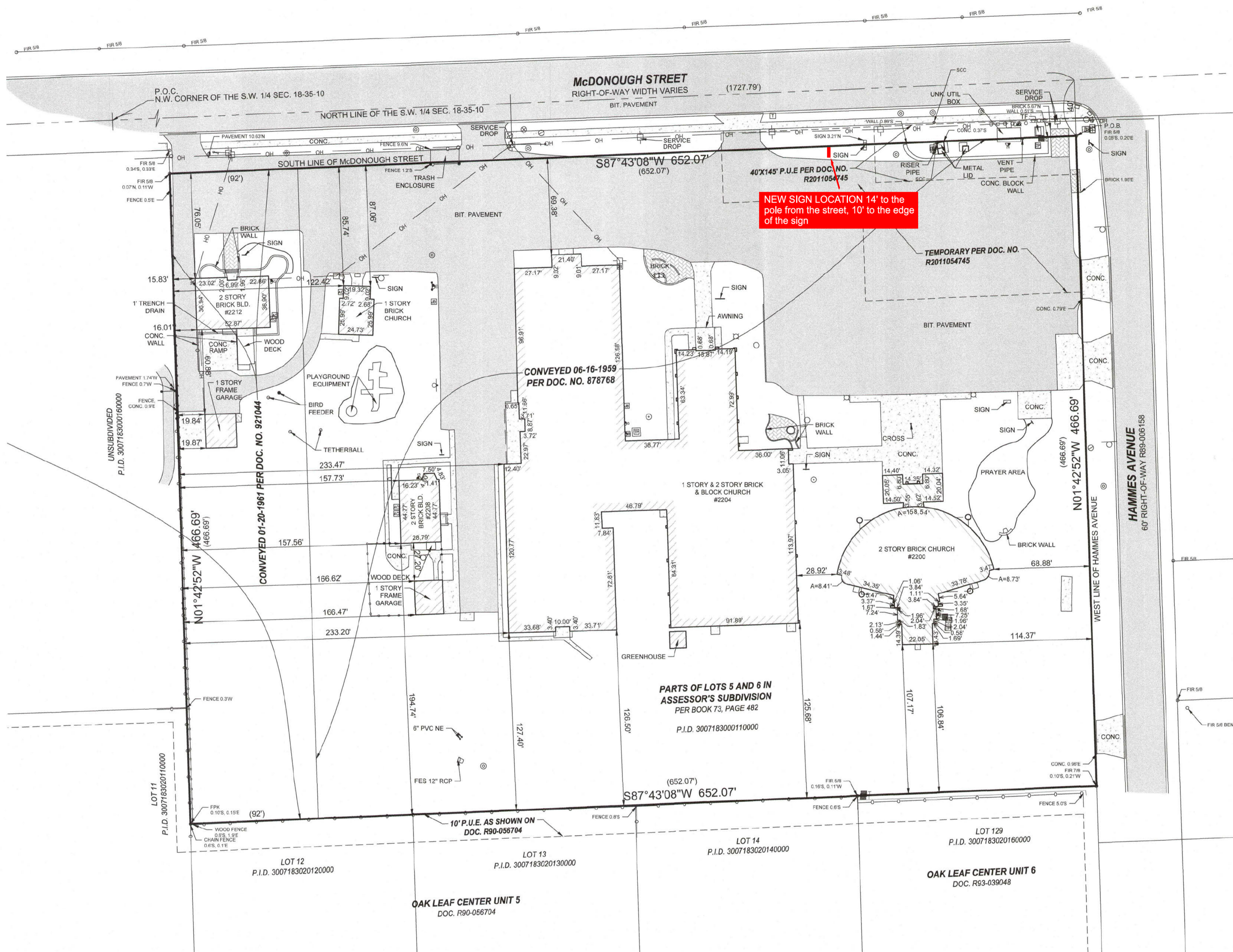
A CURRENT TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE COMPANY HAVING A COMMITMENT NO. OF WJ2402C060 AND DATE OF 12/30/2024 WAS PROVIDED FOR SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY.

EXCEPTIONS		NOTE
H.	R2011-54745 EASEMENT	(a)

EXCEPTIONS NOT SHOWN ABOVE AFFECT THE PROPERTY BUT ARE NOT PLOTTABLE OR NOT A SURVEY MATTER

CLARIFICATION STATEMENTS

- a. its location is shown;
- b. its location cannot be determined from the record document;
- c. there was no observed evidence at the time of the fieldwork;
- d. it is a blanket easement;
- e. it is not on, does not touch, and/or - based on the description contained in the record document - does not affect, the surveyed property;
- f. it limits access to an otherwise abutting right of way;
- g. the documents are illegible; or
- h. the surveyor has information indicating that it may have been released or otherwise terminated



GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY. TOGETHER WITH A NORMAL SEARCH AND WALK THROUGH OF THE SITE, THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES. UNDERGROUND UTILITY LINES SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
5. NO UNDERGROUND UTILITIES, OR DRAIN LINES, IF ANY EXIST, SHOWN HEREON.
7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
9. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
10. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION, OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
11. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
12. THE SURVEYOR IS NOT AWARE OF ANY NEW OR PROPOSED RIGHT OF WAY CHANGES. UNLESS SHOWN OR NOTED HEREON, THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. WETLAND FLAGS WERE NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. PARKING STRIPES WERE TOO FADED TO LOCATE AT TIME OF SURVEY ON 11/22/2024, AND THEREFORE ARE NOT SHOWN HEREON.

ABBREVIATIONS

AP ACCESSIBLE PARKING
 FF FINISHED FLOOR
 TF TOP OF FOUNDATION
 CCR CORRUGATED METAL PIPE
 CRP REINFORCED CONCRETE PIPE
 VOP VITRIFIED CLAY PIPE
 FRM FRAME
 BRK BRK
 IC TOP OF CURB
 DEP DEPRESSION CURB
 GUT GUTTER
 EP EDGE OF PAVEMENT
 F FLOWLINE
 CONC CONCRETE
 BIT BITUMINOUS
 MH MANHOLE
 TW TOP OF WALK
 BW BOTTOM OF WALK
 TP TOP OF PIPE
 BW BACK OF CURB
 FES FLARED END SECTION
 INV INVERT
 DR DUCTILE IRON PIPE
 ST STORM DRAIN
 SAN SANITARY SEWER
 N NORTH
 E EAST
 W WEST
 CB CHORD BEARING
 A ARC LENGTH
 R RADIUS
 U.E. UTILITY EASEMENT
 P.E. PUBLIC UTILITY EASEMENT
 D.E. DRAINAGE EASEMENT
 M.E. MUNICIPAL UTILITY EASEMENT
 I.E. INDUSTRY & EGRESS EASEMENT
 P.C. POINT OF CURVATURE
 P.C. POINT OF REVERSE CURVATURE
 P.C. POINT OF COMPOUND CURVATURE
 T.Y. TANGENT
 REC RECORD DATA
 MEAS MEASURED DATA
 CALG CALCULATED DATA
 INFO INFORMATION TAKEN FROM DEED
 EXCEP EXCEPTION TO BLANKET EASEMENT

LEGEND

	CABLE TV PEDESTAL		PAINTED GAS LINE		HEADWALL
	TRAFFIC LIGHT POLE		GAS VALVE		CURB INLET
	TRAFFIC CONTROL BOX		GAS METER		STORM INLET
	TRAFFIC CONTROL VAULT		GAS VALVE VAULT		STORM MANHOLE
	TRAFFIC LIGHT		GAS METER		FLARED END SECTION
	TELEPHONE PEDESTAL		PIPELINE MARKER		CLEANOUT
	TELEPHONE MANHOLE		MONITORING WELL		SANITARY MANHOLE
	PAINTED TELEPHONE LINE		POST INDICATOR VAULT		HOSE BIB
	FIBER OPTIC CABLE LINE		WELL HEAD		B-BOX
	ANCHOR		FLAGPOLE		HYDRANT
	GUY POLE		MAILBOX		WATER VALVE
	UTILITY POLE		SGN		WATER VALVE VAULT
	POWER POLE		POST		PAINTED WATER LINE
	LIGHT STANDARD		PUBLIC PAY TELEPHONE		IRRIGATION HEAD
	ELECTRIC MANHOLE		PARKING METER		IRRIGATION CONTROL VALVE
	ELECTRIC PEDESTAL		WETLAND MARKER		WATER METER
	ELECTRIC TRANSFORMER PAD		BASKETBALL HOOP		FOUND DISK IN CONCRETE
	ELECTRIC METER		AIR CONDITIONER PADUNIT		FOUND BRASS DISC
	HANDHOLE		DECIDUOUS TREE		FOUND ROW MARKER
	ELECTRICAL JUNCTION BOX		W TRUNK SIZE		FOUND IRON ROD
	ELECTRIC VAULT		NON DECIDUOUS TREE		FOUND RAILROAD SPIKE
	ELECTRIC SERVICE OUTLET BOX		W TRUNK SIZE		FOUND FIRE PIT
	PAINTED ELECTRIC LINE		BUSH		FOUND FLAG
	TRANSFORMER PAD		SOIL BORING HOLE		FOUND CUT CROSS
			W NUMBER		FOUND IRON PIPE
			SECTION CORNER		FOUND IRON BAR
	SECTION CORNER		QUARTER SECTION CORNER		SET TRAVERSE POINT
					SET PK NAIL
					SET FLAG
					SET MAC NAIL
					SET IRON PIPE
					SET CONCRETE MONUMENT WITH BRASS DISC
					SET CONCRETE MONUMENT WITH IRON PIPE

PARKING STALLS

STANDARD PARKING STALLS= 166
ACCESSIBLE PARKING STALLS=11
TOTAL PARKING STALLS=177

APPROXIMATE COUNT. SEE NOTE 13 HERE

AREA

304,295 SQ. FT.
6.98566 ACRES

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF CITY OF JOLIET, WILL COUNTY, ILLINOIS (COMMUNITY PANEL NO. 17197C0144G) EFFECTIVE DATE 02/15/2019.

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

TO:

- VICTORY CITY CHURCH
- AG FINANCIAL
- FIDELITY NATIONAL TITLE COMPANY

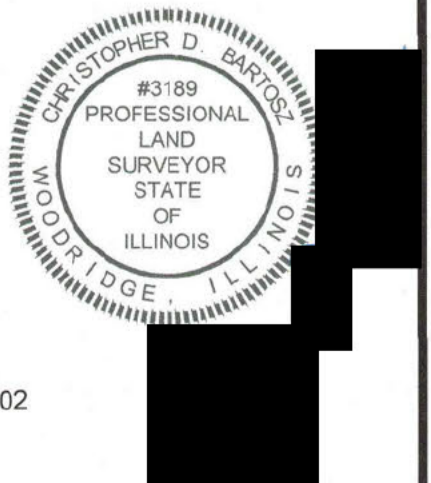
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8 AND 9 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS
FOR BOUNDARY SURVEYS.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 11, 2024.

DATED THIS 5TH DAY OF DECEMBER, A.D., 2024.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025
CDBARTOSZ@V3CO.COM



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Roman Catholic Diocese of Joliet
16555 Weber Road
Crest Hill, IL 60403
815-221-6100

[illegible]

ALTA/NSPS LAND TITLE SURVEY

DRAFTING COMPLETED:	12/05/2024	DRAWN BY:	ADS	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	11/05/2024	CHECKED BY:	ADS	SCALE:	1" = 50'

Project No: 240428

SHEET NO. 1 of 1

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: 2200 McDonough Street, Joliet, IL 60436

PETITIONER'S NAME: Rusty Railey

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 1741 Essington Road, Joliet, IL ZIP CODE: 60435

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: First Assembly of God Church of Joliet DBA Victory City Church

HOME ADDRESS: 2200 McDonough Street, Joliet IL 60436 ZIP CODE: 60436

BUSINESS ADDRESS: 1741 Essington Road, 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.): 30-07-18-300-011-0000 ;
_____ ; _____ ; _____ .

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):

Attached land survey

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

PRESENT USE(S) OF PROPERTY: Church/School

PRESENT ZONING OF PROPERTY: Residential

VARIATION/APPEAL REQUESTED: Digital Sign Installation

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 zoning regulations restrict our ability to install a digital sign on the property, which significantly limits visibility to the public.

Because the property is located along a high-traffic roadway, a static sign is not sufficient to communicate service times, school information, and community events to passing motorists.

The lack of visibility directly impacts our ability to grow and sustain ministry and educational operations, which are dependent on community engagement and enrollment.

A digital sign will provide the visibility needed to sustain operations and allow the property to serve its intended community purpose effectively.

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

The property is under new ownership and is being re-purposed as a church and school to serve the surrounding community.

While the site is well positioned for this use, its existing signage limitations were established under previous ownership and are no longer suitable for the current operational needs.

Unlike larger commercial developments, the site has limited frontage and minimal existing sign visibility, which creates a unique hardship.

These factors - the change in ownership, limited visibility due to site configuration, and the need for increased community awareness, create unique circumstances that make a variance reasonable.

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.*

Granting this variance to allow a digital sign will have a positive impact on the area by enhancing communication, improving aesthetics, and support community engagement.

The sign will be professionally designed and appropriately scaled to complement the existing streetscape.

The variance is not expected to cause any adverse effect on neighboring properties or the overall curb appeal of the 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, RUSTY BAILEY, 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.


Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 30 day of OCTOBER, 2025




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:

2200 McDonough Street, Joliet, IL 60436

PIN(s): _____

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 DBA Victory City Church

1741 Essington Road, Joliet, IL 60435

E-MAIL: _____ 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 _____

DATE: October 27, 2025

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

Rusty Railey, PhD - Lead Pastor

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.		