

STAFF REPORT

DATE: April 9, 2026
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2026-06
Applicant: Fall Creek Homeowners Association (Unit Two)
Status of Applicant: Property Owner
Location: Southeast Corner of Theodore Street and Staghorn Drive (Council District #3)
Request: A Variation to allow an illuminated subdivision monument sign in the R-1A (single-family residential) zoning district

Purpose

The applicant is requesting a Variation on signage to allow illumination of the existing subdivision monument sign for the Fall Creek Unit Two Subdivision at the southeast corner of Theodore Street and Staghorn Drive. Illuminated signs are not permitted by-right in residential zoning districts. The Zoning Board of Appeals makes the final decision on this Variation request.

Site Specific Information

The subject site is part of the Fall Creek Unit Two subdivision, which was approved and recorded in 2005 and 2006. The sign is located at the southeast corner of Theodore Street and Staghorn Drive at the entrance to the subdivision. The Fall Creek Homeowners Association owns and maintains the lot that contains the sign. The existing sign consists of a wood panel containing the name "Fall Creek" mounted between two stone pillars. The sign is not currently illuminated. The property is zoned R-1A (single-family residential).

Surrounding Zoning, Land Use and Character

- North: B-1 (neighborhood business), commercial (gas station); and County A-1 (agricultural), utility right-of-way
- South: R-1A (single-family residential), residence (Fall Creek Subdivision)
- East: County A-1 (agricultural), agricultural and rural residence
- West: R-1A (single-family residential), landscaping lot (Fall Creek Subdivision)

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, the Fall Creek Unit Two Homeowners Association, is requesting a Variation to allow internal illumination of the existing subdivision monument sign at the southeast corner of Theodore Street and Staghorn Drive. The letters would be backlit and mounted on a new aluminum panel that would replace the existing panel. The full panel itself will not be illuminated.

The proposed sign requires approval of a Variation because illuminated signs are not permitted by-right in residential zoning districts. There are several examples of other illuminated subdivision signs within the City. According to the petitioner, the proposed sign will allow greater nighttime visibility of the subdivision entrance for residents, visitors, and emergency personnel. The sign faces the corner of a commercial property and a utility right-of-way and does not directly face any nearby residential homes.

Recommended Action

Staff finds that the Variation request meets the following criteria for sign variations: the proposed use would not be detrimental to the use or orderly development of other property in the vicinity; 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 proposed sign will have internally-illuminated letters, which is an appropriate style for this location and type of sign. The sign does not face residential properties and is located along a major street. An illuminated subdivision sign is not out of character with the area.

Conditions

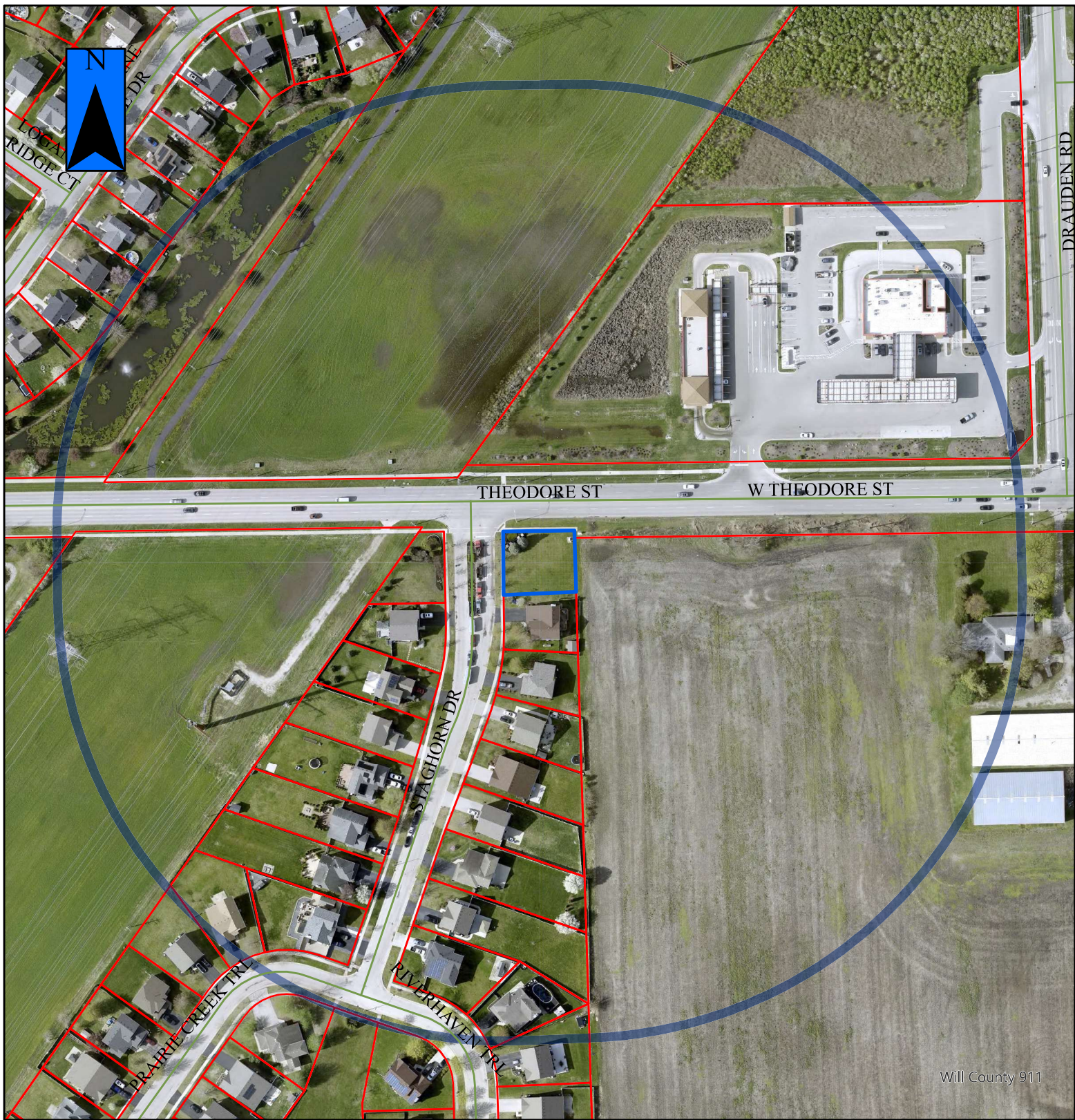
None

Figure 1: Subject site and existing sign location for Fall Creek Subdivision Unit Two (2025)



Figure 2: Existing subdivision sign at the SEC of Theodore Street and Staghorn Drive, view southeast from Theodore Street (May 2025)





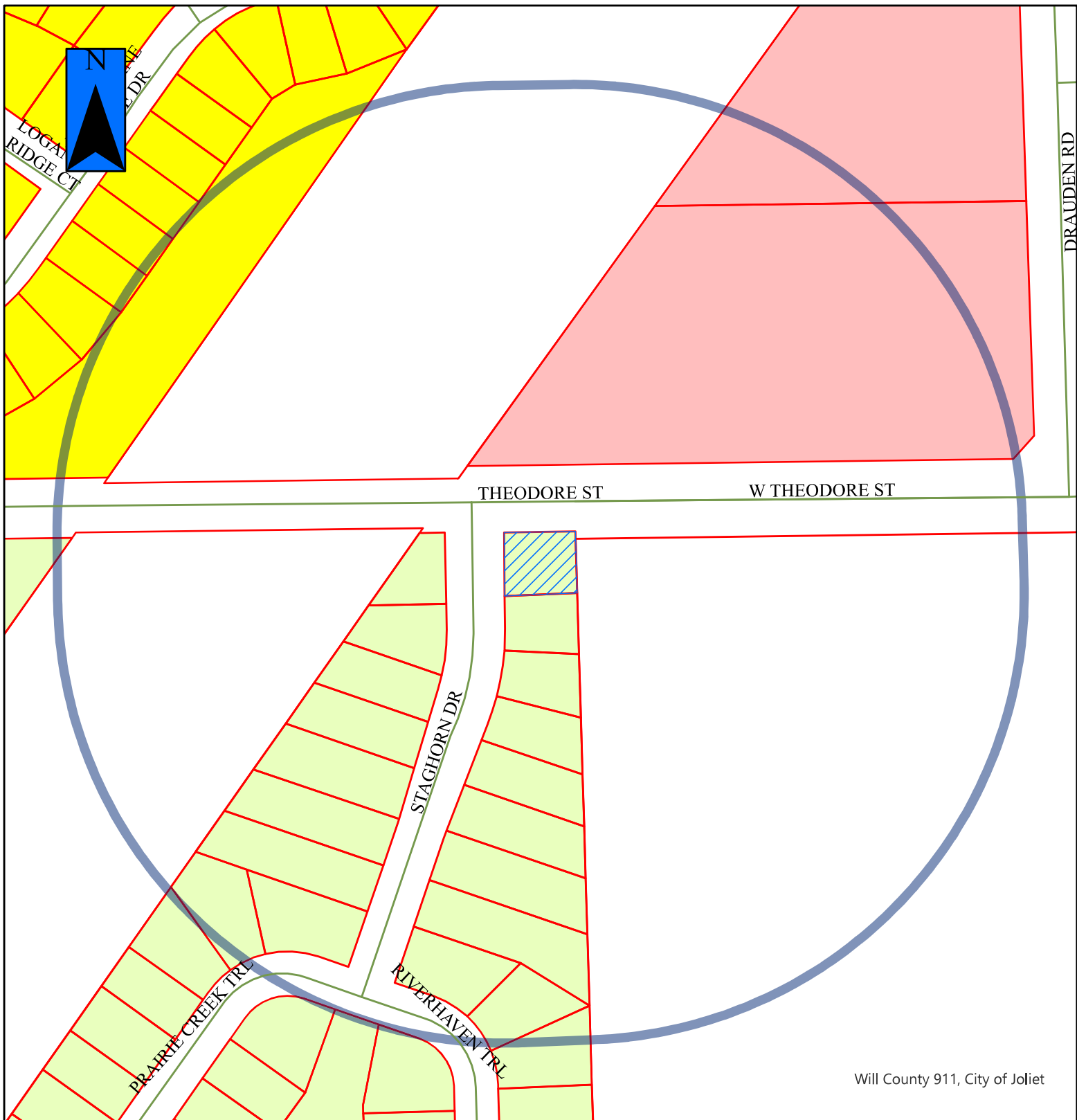
2026-06a



= 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

2026-06



 = Property in Question
 = 600' Public Notification Boundary

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

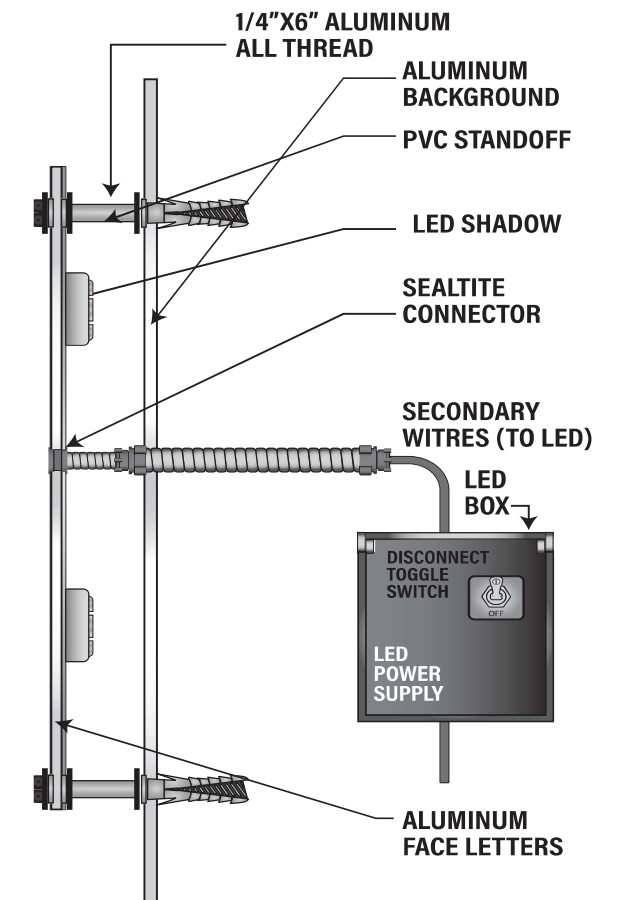


BEFORE

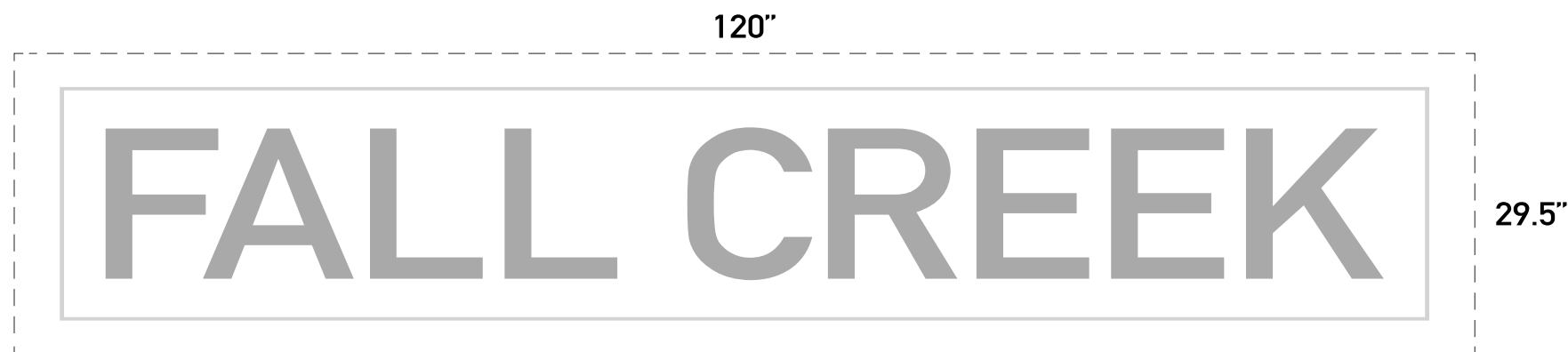


2D SIDE & FRONT VIEW

BACKLIT LETTERS MOUNTED ON BACK 2" ALUMINUM PANEL



MEASUREMENT



“\$650 Fee For An Existing Sign Removal Only”

Please note that this fee covers only the removal of existing signs and does not include any wall preparation or cleanup. Customers are advised to ensure that the area is ready for the installation of new signage to avoid any delays or additional charges.



“Channel Letters” are intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes, including proper grounding and bonding of the entire sign.”



7236 W. 90th Place Bridgeview, IL 60455
 708-233-6677 Bill 708-228-1552
 Orders@Reeshaprinting.com www.Reeshaprinting.com



I authorize Reesha Printing & Signs to do a Sign on My Building
 Located on: **595 W Theodore St, Joliet, IL 60435**

Name..... Signature.....

Phone..... Date.....

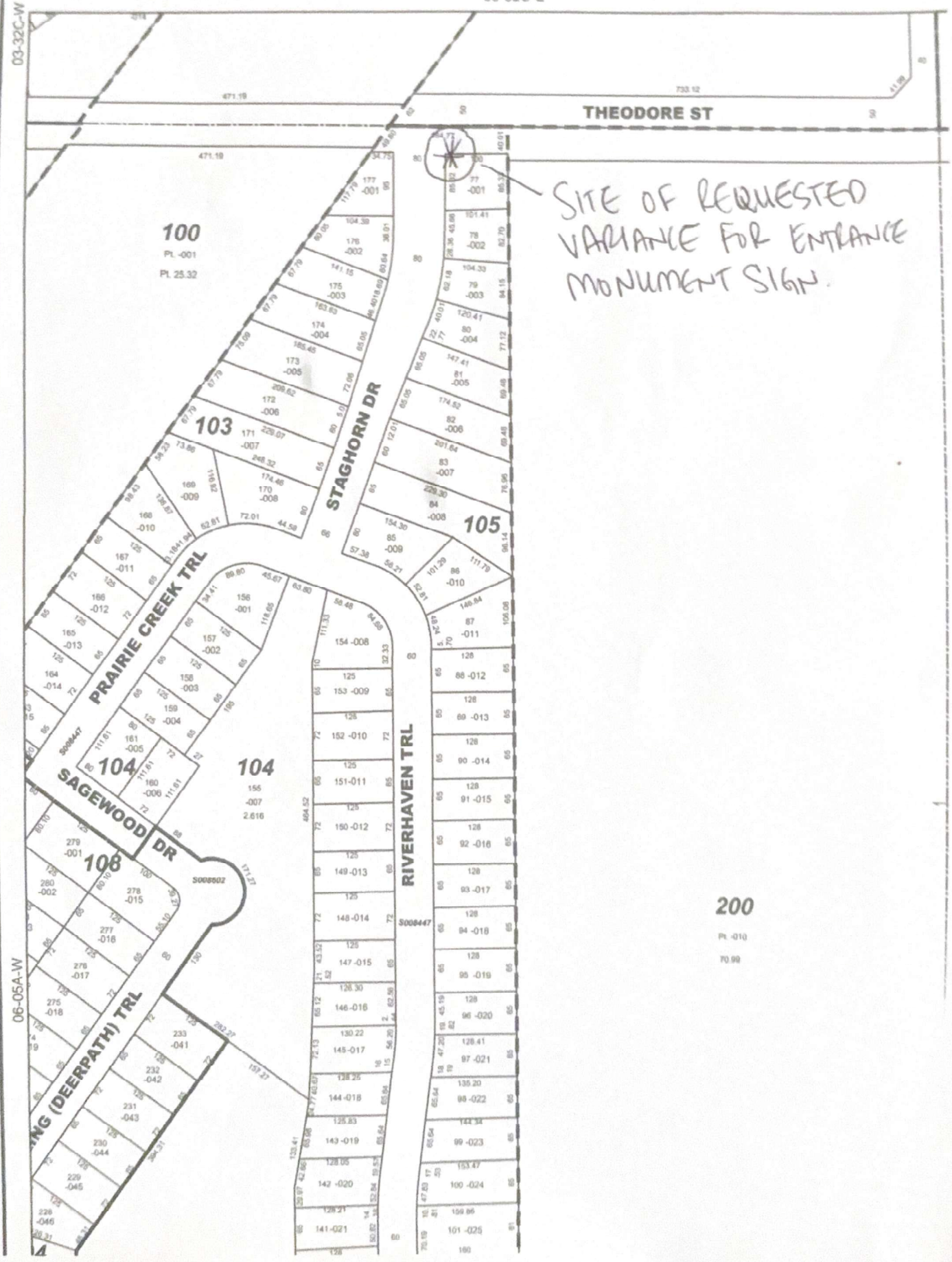


Jennifer Bertino-Tarrant
County Executive
Dale D. Butalla
Supervisor of Assessments

Disclaimer of Warranties and Accuracy of Data
Although the data developed by Will County for its maps, estimates and Geographic Information System has been purchased and
presented from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, reliability,
completeness, legality, timeliness or usefulness of any information. This disclaimer applies to both printed and electronic uses of
the information. The County and other officials provide this information on an "as is" basis. All accuracy of any data segments
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periodically made to the information herein. These changes may or may not be incorporated in any new version of the publication.
If you have additional information from any of the County's other agencies that may affect other than the County's maps, for example, that
electronic data can be affected subsequent to original distribution. Data can also quality become out of date. It is recommended
that careful attention be paid to the contents of any data, and that the originals of the data or information be consulted with
the database regarding appropriate use. Please direct any questions to Mapping & Planning at 3155 150-0000.

Will County, Illinois
Tax Assessment Map
Revised for the 2025 Assessment
Copyrighted 2025 by Will County GIS I

03-32C-E



SITE OF REQUESTED
VARIANCE FOR ENTRANCE
MONUMENT SIGN.

200
Pl -010
70.99

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

(THEODORE + STAGHORN)

ADDRESS FOR WHICH VARIATION IS REQUESTED: COMMUNITY ENTRANCE MONUMENT SIGN

PETITIONER'S NAME: FALL CREEK HOMEOWNERS ASSOCIATION (UNIT TWO)

HOME ADDRESS: [REDACTED] ZIP CODE: [REDACTED]

BUSINESS ADDRESS: [REDACTED] ZIP CODE: [REDACTED]

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

EMAIL ADDRESS: [REDACTED] FAX: _____

PROPERTY INTEREST OF PETITIONER: HOA REPRESENTING PROPERTY OWNERS OF FALL CREEK

OWNER OF PROPERTY: FALL CREEK HOMEOWNERS ASSOCIATION

HOME ADDRESS: [REDACTED] ZIP CODE: [REDACTED]

BUSINESS ADDRESS: (SAME AS ABOVE, PROPERTY MGMT ADDRESS) ZIP CODE: _____

EMAIL ADDRESS: [REDACTED] _____

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 - NOT A BUSINESS OPERATION

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 05-06-06-203-073-0000;

_____; _____; _____
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):

(SEE ATTACHMENT)

LOT SIZE: WIDTH: 100 ft. DEPTH: 85 ft. AREA: 4,250 sq. ft.

PRESENT USE(S) OF PROPERTY: LANDSCAPED COMMON-AREA ENTRANCE PARCEL FOR THE FALL CREEK (12) RESIDENTIAL SUBDIVISION.

PRESENT ZONING OF PROPERTY: R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

VARIATION/APEAL REQUESTED: REQUEST FOR A ZONING VARIANCE TO PERMIT INSTALLATION OF A RESIDENTIAL SUBDIVISION MONUMENT 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?
RESIDENTIAL ZONING REGULATIONS DO NOT ALLOW INTERNALLY ILLUMINATED SIGNS, WHICH PREVENTS THE SUBDIVISION FROM INSTALLING AN APPROPRIATELY VISIBLE ENTRANCE MONUMENT SIGN. ILLUMINATION IS NECESSARY FOR CLEAR IDENTIFICATION OF THE FALL CREEK SUBDIVISION DURING EVENING & NIGHTTIME HOURS FOR RESIDENTS, VISITORS AND EMERGENCY SERVICES.

2. What unique circumstances exist which mandate a variance?

THE ENTRANCE PARCEL IS UNIQUELY LOCATED AT STABLE DR AND THEODORE STREET AND FACES A UTILITY RIGHT-OF-WAY RATHER THAN ANOTHER RESIDENTIAL SUBDIVISION. BECAUSE THE SIGN WILL NOT FACE NEARBY HOMES, INTERNAL ILLUMINATION WILL NOT NEGATIVELY IMPACT SURROUNDING RESIDENTIAL PROPERTIES.

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.

APPROVAL OF THE VARIANCE WILL ALLOW THE INSTALLATION OF A PROFESSIONALLY DESIGNED MONUMENT SIGN THAT IMPROVES NEIGHBORHOOD IDENTIFICATION AND AESTHETICS. BECAUSE THE SIGN FACES A UTILITY CORRIDOR RATHER THAN HOMES, THE LIGHTING WILL NOT ADVERSELY AFFECT NEARBY PROPERTIES, & WILL REMAIN CONSISTENT WITH THE RESIDENTIAL CHARACTER OF THE AREA.

REQUIRED SUPPORTING ATTACHMENTS

- Site plan / concept plan / floor plan / building elevation plan
- Joliet Ownership Disclosure form
- Business license application (if applicable) N/A

NOTARIZATION OF PETITION

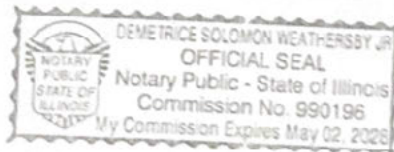
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, JUSTIN HARRISON, 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 6 day of March, 2026



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:

INTERSECTION CORNER OF STAGHOLM DR AND THEODORE ST.

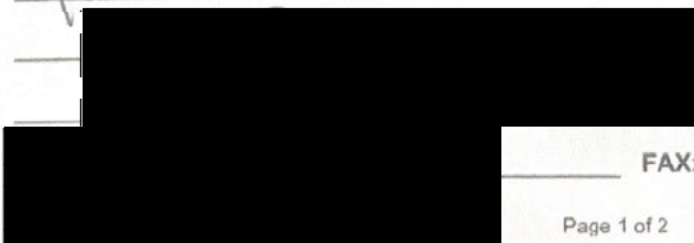
PIN(s): 05-06-06-703-073-0000

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

FALL CREEK HOMEOWNERS ASSOCIATION
c/o BAM PROPERTY SERVICES



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


N/A - NO BUSINESS OPERATION ASSOCIATED WITH THIS APPLICATION.

 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:  BOARD MEMBER - FALL CREEK HOA AUTHORIZED REPRESENTATIVE

DATE: 03/06/2026

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:
JUSTIN HARRISON - PRESIDENT, FALL CREEK BOARD OF DIRECTORS


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.		