

STAFF REPORT

DATE: September 9, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-36
Applicant: Integrity Sign Company
Status of Applicant: Sign Contractor
Owner: Joliet Houbolt LLC
Location: 480 Houbolt Road (Council District #5)
Request: Variation on signage to allow a wall sign that does not face a public way

Purpose

The applicant is requesting a Variation on signage to allow a wall sign that does not face a public way for a new Starbucks restaurant at 480 Houbolt Road. The Zoning Board of Appeals makes the final decision on this Variation request.

Site Specific Information

The property is 1.6 acres and contains a new Starbucks restaurant constructed in May 2025. The site includes a drive thru and an accessory surface parking lot. The property is zoned B-1 (neighborhood business).

Surrounding Zoning, Land Use and Character

The property is located in the Silver Leaf Commercial Subdivision on the east side of Houbolt Road, south of McDonough Street. The zoning and land use for the adjacent properties are as follows:

- North: R-1A (single-family residential), detention pond
- South: B-1 (neighborhood business), commercial
- East: R-4 (multi-family residential), residential
- West: R-4 (multi-family residential), residential

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 and sign contractor, Integrity Sign Company, seeks to install a wall sign that does not face a public way on the new Starbucks building at 480 Houbolt Road. The City of Joliet Zoning Ordinance does not allow wall signs that do not face a public street in the B-1 (neighborhood business) zoning district. The proposed wall sign would be 25 square feet in area and be located above the drive thru on the north elevation. The proposed sign would help identify the site for traffic approaching from the north. The site has an existing wall sign on the main (west) side, a monument sign near the driveway entrance, and several directional and drive thru signs. The total sign area at the site, including the proposed sign, will not exceed the permitted 120 square feet.

Staff finds that the request meets the following criteria for sign variations: 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 sign will face a detention pond and will not alter the essential character of the area.

Conditions

None

Figure 1: 480 Houbolt Road (2025)

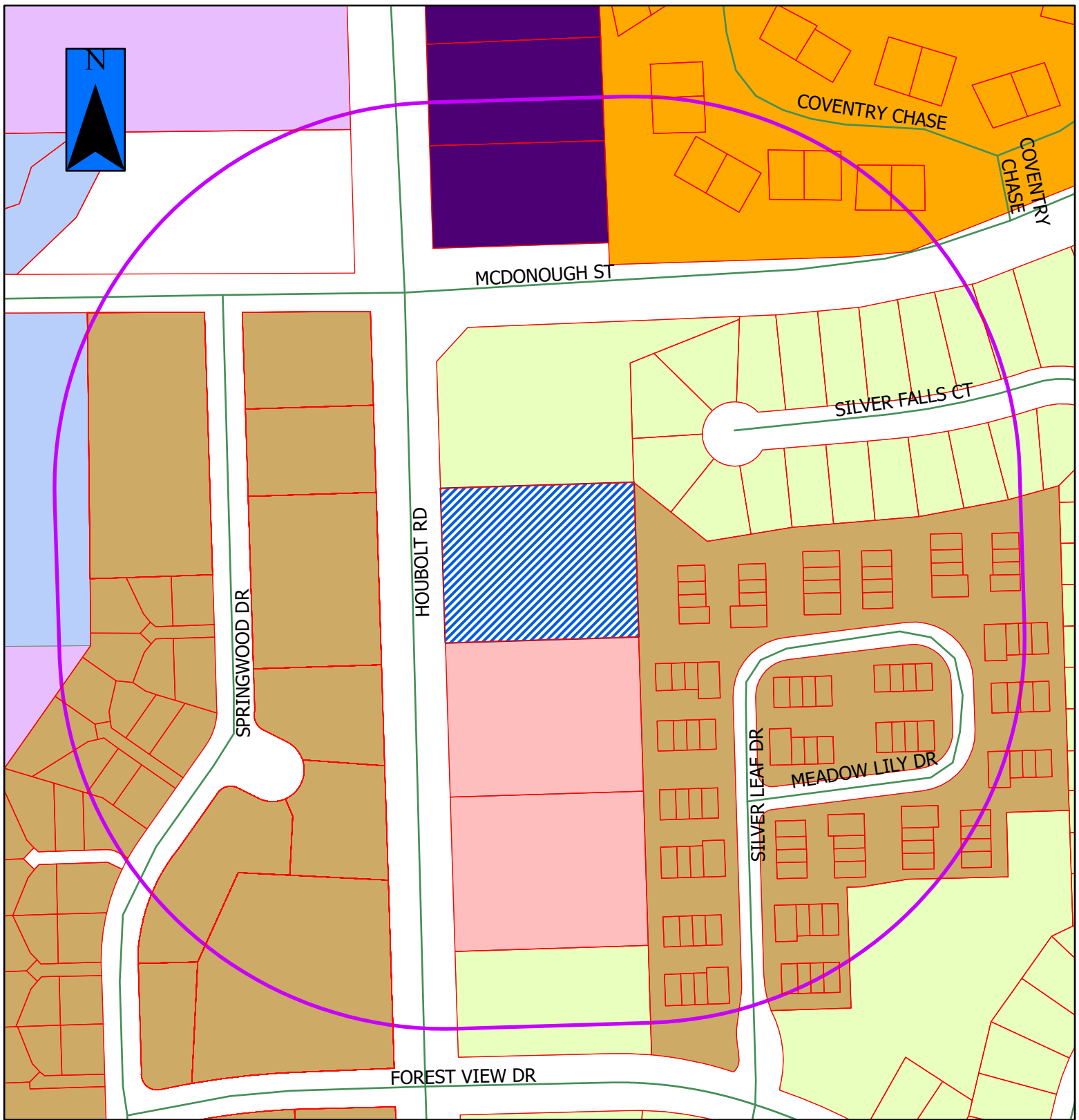


Figure 2: 480 Houbolt Road, view east from Houbolt Road (May 2025)



Figure 3: View of subject site from intersection of Houbolt Road and McDonough Street, looking southeast (May 2025)





2025-36



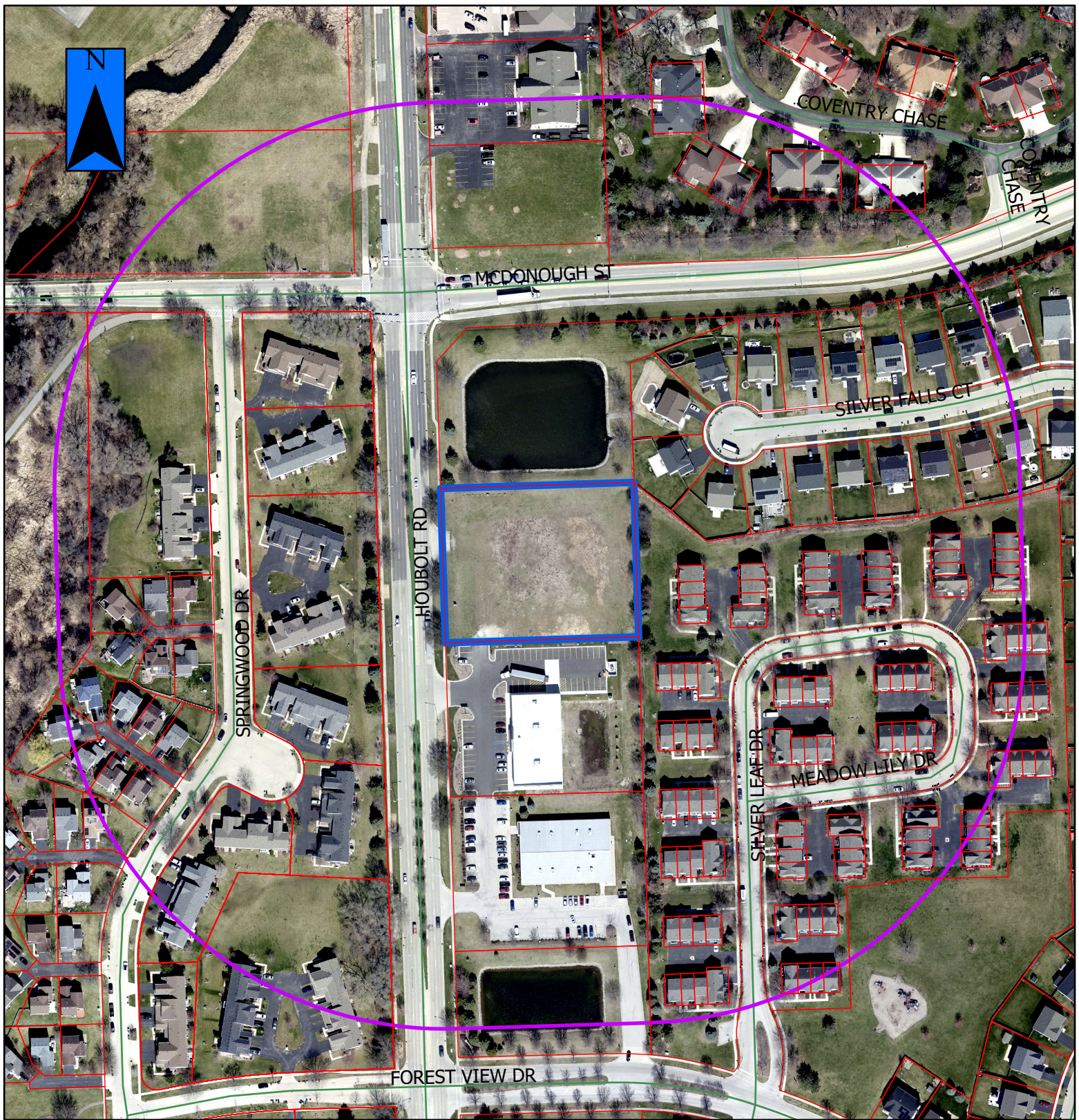
= Property in Question



= 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



2025-36a



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

SITE PLAN

A SIREN

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 25-77428

JOB NAME

Starbucks 84219

LOCATION

480 Houbolt Road
Joliet IL

CUSTOMER CONTACT

SALESMAN / PM

Andrea Redding

DESIGNER

Laura DeVries

DWG. DATE

5-29-25

REV. DATE / REVISION

SCALE

As Noted

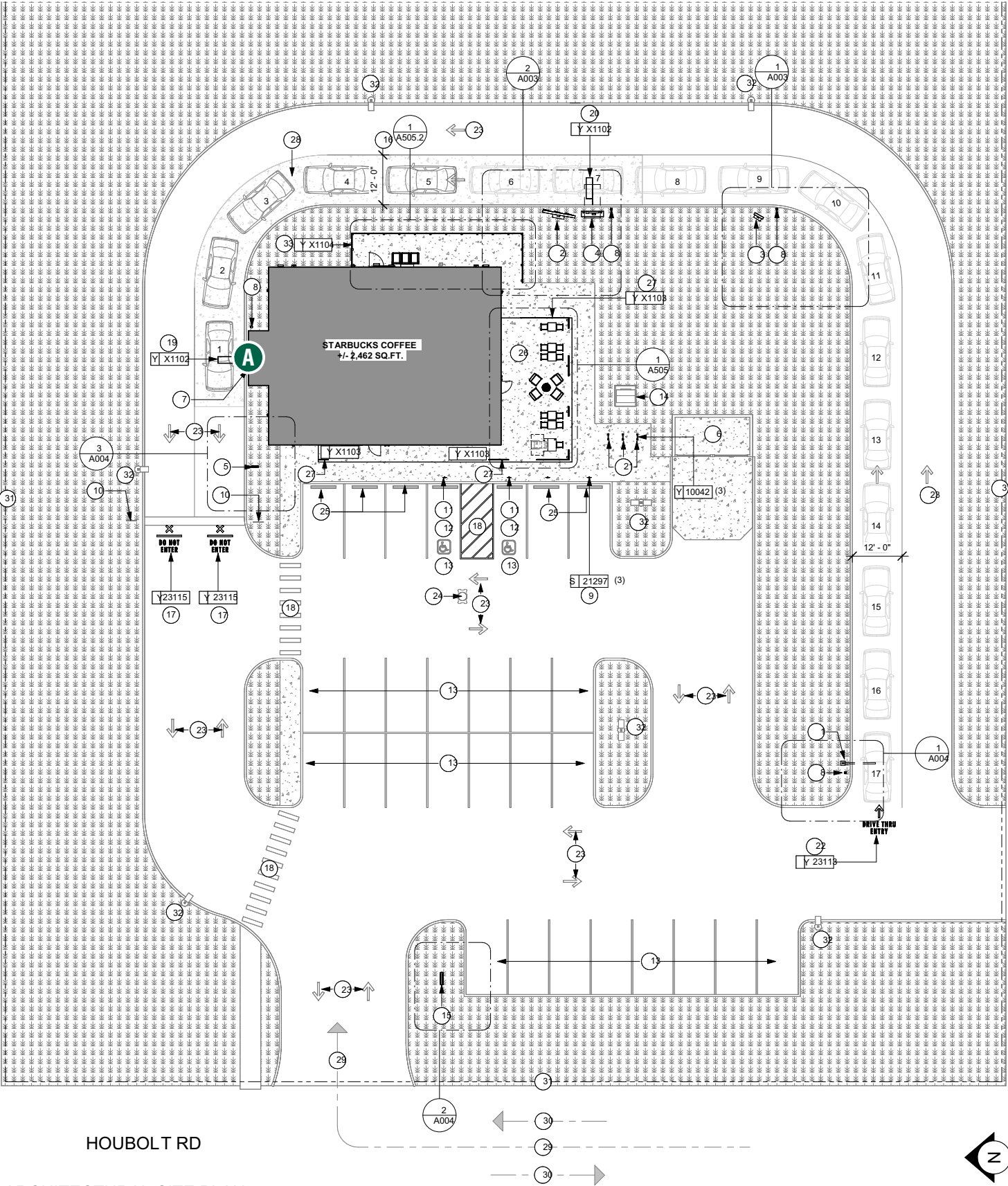
FILE

2025/Starbucks/Locations/
Joliet IL/ 25-77428/
SB Joliet IL 24-77428

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



1 ARCHITECTURAL SITE PLAN

Scale: 1/32" = 1'-0"

ELEVATION

A SIREN

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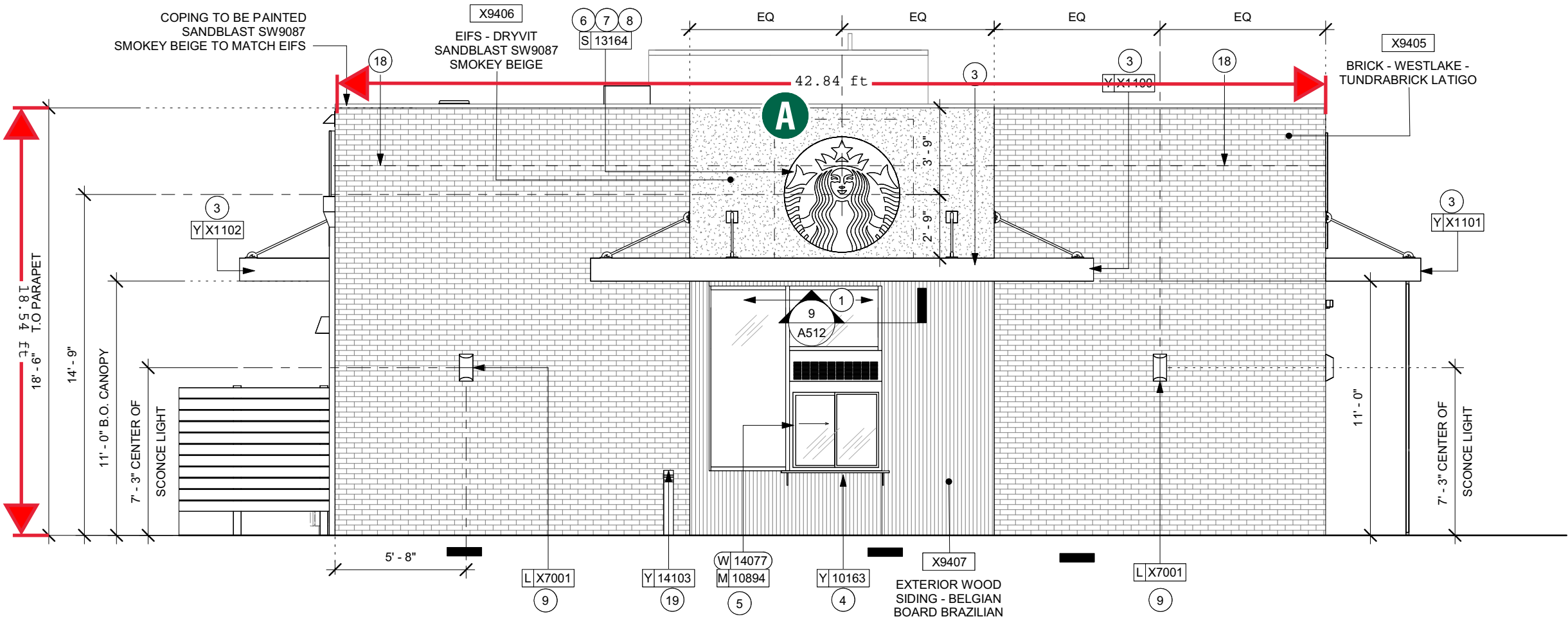
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1 EXTERIOR ELEVATION @ DT WINDOW

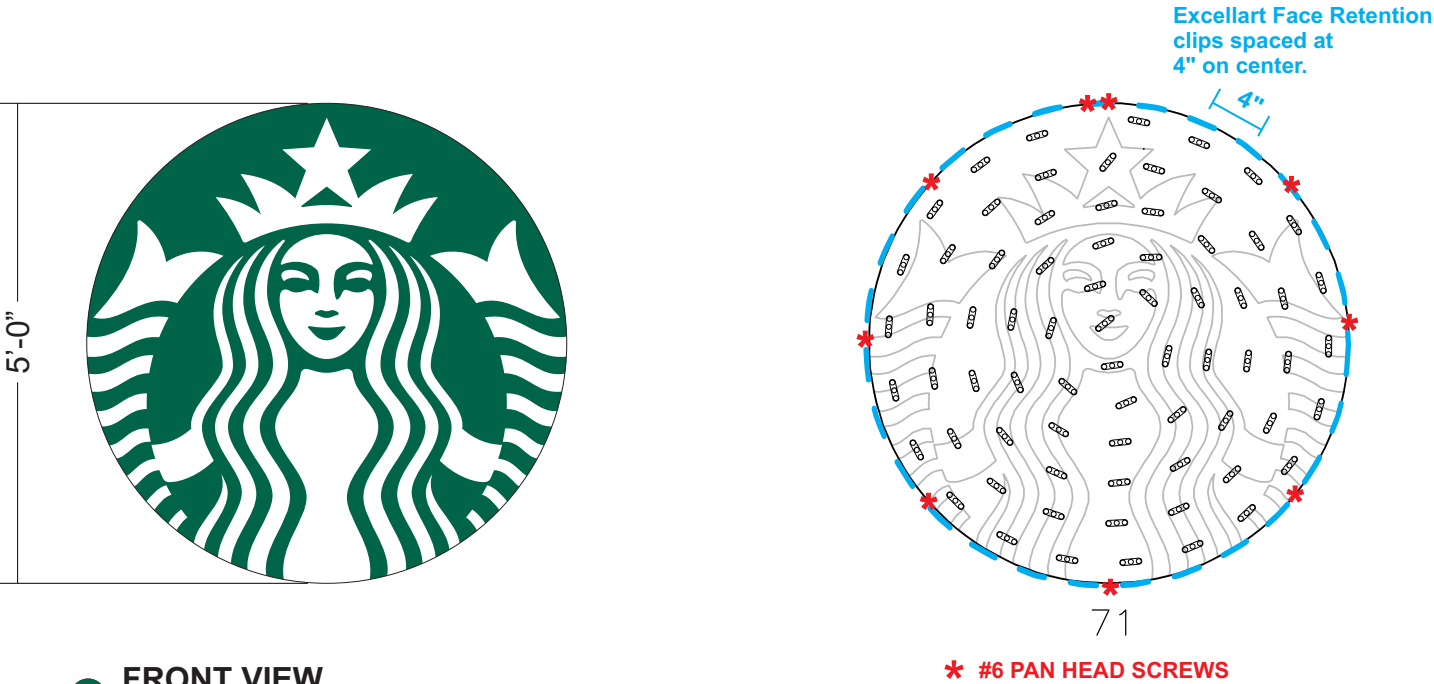
scale: 3/16" = 1'-0"

S/F EXTERIOR TRIMLESS FLEX FACE SIREN WALL SIGN

Qty. 1

SBC-S13164-60-FF

A

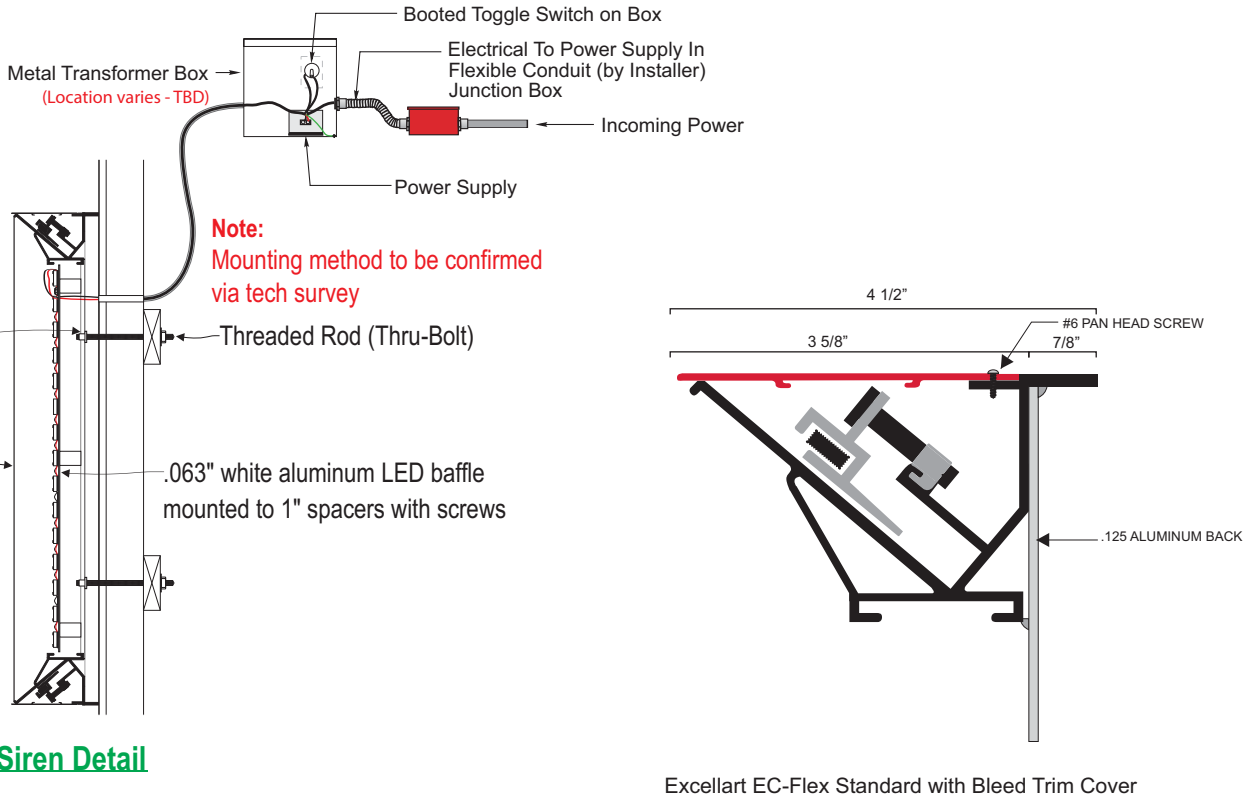


1 FRONT VIEW
Scale: 1/2" = 1' (11x17 Paper) 25 SQ FT

Specifications:

- A Single face internally illuminated Excellart EC-Flex Standard flex face cabinet with bleed trim cover.
- B White 3M 19 oz Panagraphics III Flex Faces with 3M 3630-126 Dark Emerald Green vinyl. Face retention clips spaced every 4".
- C Interior of cabinet painted reflective white and exterior painted satin black.
- D Internally illuminated with 6500K Sloan Prism Enlighten LEDs with remote power supply.
- E 1/4" drain holes located at the bottom of cabinet as required by UL 48 for Electric Signs.
- F Drain holes to be covered with drain hole covers to reduce light leaks.

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-126
	SATIN BLACK	3M 3630-22
	PMS WHITE	3M 3630-20 / 7725-10 TRANSLUCENT OPAQUE
	PMS 560 C	NA
	REFL. WHITE	3M 680-10



- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
 - 2) PRISM ENLIGHTEN WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 5.0" ON CENTER
 - 3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 72 PRISM ENLIGHTEN WHITE 6500K MODULES
 - 4) LAYOUT BASED ON A 2.5" CAN DEPTH
 - 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
 - 6) 701269-6WEJ1-MB WATTS PER MODULE: .75
 - 7) PRIMARY SYSTEM POWER: 66.56 WATTS
 - 8) LED MODULE POWER USAGE (secondary): 53.25 WATTS
- ESTIMATED PRODUCT B.O.M. PER SIGN:
71 Each Prism Enlighten White 6500K Modules - 48'
PN: 701269-6WEJ1-MB
1 Each 60C2 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supply 12VDC
1 Each 100' Roll of Jacketed Cable

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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: 480 Houbolt Road

PETITIONER'S NAME: Integrity Sign Company

HOME ADDRESS: 18770-A S. 88th Avenue, Mokena, IL ZIP CODE: 60448

BUSINESS ADDRESS: 18770-A S. 88th Avenue, Mokena, IL ZIP CODE: 60448

PHONE: (Primary) 708-478-2700 (Secondary) _____

EMAIL ADDRESS: karen@integritysigncompany.com FAX: 708-478-5074

PROPERTY INTEREST OF PETITIONER: Sign Contractor

OWNER OF PROPERTY: Joseph Development / Dan Abdo

HOME ADDRESS: 1406 W. Fulton Street, Chicago, IL ZIP CODE: 60607

BUSINESS ADDRESS: 1406 W. Fulton Street, Chicago, IL ZIP CODE: 60607

EMAIL ADDRESS: Not Provided 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.): 05-06-14-403-135-000 ;
_____ ; _____ ; _____ .

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 Attached

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

PRESENT USE(S) OF PROPERTY: Retail Coffee Shop

PRESENT ZONING OF PROPERTY: B1

VARIATION/APPEAL REQUESTED: To allow a wall sign on the North building elevation which
does not face a public way.

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 does not allow a business ID sign to be installed on the building elevation which
does not face a public way. The North elevation sign would allow potential customers to identify the
Starbucks Coffee location.

2. What unique circumstances exist which mandate a variance?

The zoning regulation requires a variance to install the proposed North elevation wall sign.

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 positive impact would be the potential increase in sales traffic which could possibly benefit other area businesses.

There would not be a negative impact associated with the proposed sign.

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, Austin Davis, 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.

Austin Davis

Petitioner's Signature

Daniel Abdo

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 5th day of August, 2025

Keith E. Hlad



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:

550 Houbolt Rd, Joliet, IL 60431

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

Daniel J. Abdo - Joliet Houbolt LLC - Manager - Sole Member -

1406 W. Fulton St. - Suite A2 Chicago, Illinois 60607

M.312.208.2500



E-MAIL: dabdo71@aol.com

FAX: n/a

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

Starbucks Coffee Company

2401 Utah Ave. S,

Seattle, WA 98134

(800) 782-7282

E-MAIL: info@starbucks.com

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:

heamarti@starbucks.com

Digitally signed by heamarti@starbucks.com
DN: E=heamarti@starbucks.com,
CN=heamarti@starbucks.com
Date: 2025.08.01 10:57:41-05'00'

DATE: 7-24-25

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

Heather Martin, Construction Project Manager, 312-261-0880

PRINT

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Tax Parcel Number: 05-06-14-403-135-000.

That certain tract of land situated in the County of Will, State of Illinois, and more particularly described below.

LOT 1 IN SILVER LEAF COMMERCIAL SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 14, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 2010 AS DOCUMENT NUMBER R201055234, IN WILL COUNTY, ILLINOIS.

LAND AND BUSINESS OWNER AUTHORIZATION AND CONSENT

TO: Hilton Displays, LLC

FROM: Dan Abdo
Joseph Development
1406 W. Fulton St
Chicago, IL 60607

RE: Starbucks #84219
480 Houbolt Road
Joliet, IL 60431

I declare and affirm that I am the Business Owner and Owner or Trustee of the real property (land) located at

480 Houbolt Rd, Joliet IL, 60431

(Street Address, City, and State)

And have full authority to authorize


Hilton Displays, LLC

(Name of person or Company)

and their subcontractors to submit a Permanent Sign Application for the aforementioned real property. I understand that sign construction is subject to Building code and contractor competency requirements as administered by the County Building Inspections Department.

In addition, I hereby give notice to the sign permitting authority that I approve the sign Design Documents as submitted.

I authorize the sign vendor, Hilton Displays, Inc., under contract with **Integrity Sign Company** to make application for and secure the necessary permit(s), remove any existing signs, install the new approved signs and provide wall surface restoration of any resulting visible wall damage.

	Daniel Abdo	Manager	6/11/2025
Signature	Name (Print)	Title	Date

All signage subject to City approval and any other authority having jurisdiction

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.		