

STAFF REPORT

DATE: August 9, 2022
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2022-50
Applicant: Illinois Rock & Roll Museum on Route 66
Owner: Illinois Rock & Roll Museum on Route 66
Location: 9 W. Cass Street
Request: A series of Variations on signage for a future museum

Purpose

The petitioner requests Variations on signage for a future museum, located at 9 W. Cass Street. The Zoning Board of Appeals makes the final decision for these variance requests, which include:

- A Variance to increase maximum sign height from 20' to 37'6" for a 24' tall by 9' wide sculpture;
- A Variance to allow an on-premise sign (sculpture) that exceeds 200 square feet in area; and
- A Variance to increase the total sign area for the property from 50 square feet to 860.6 square feet.

Site Specific Information

The subject property is approximately 5,280 square feet and is zoned B-2 (Central Business) District. The three-story white, terra cotta building faces south onto W. Cass Street. This circa 1930 building is a well-preserved example of a late Beaux Arts style / Sullivanesque style commercial building. The Joliet City Council designated this property, the "White Store" as a local historic landmark on August 4, 2020. At their July 27, 2022 meeting, the Joliet Historic Preservation Commission issued a Certificate of Appropriateness to allow the Museum to hang the proposed sculpture on the front façade.

Typical of commercial buildings of this era, the property has zero-foot front and side yard setbacks. There is an alley that runs along the western façade of the building as well as northern (rear) property line. There is currently a tree directly in front of the building and at the location of the proposed sculpture. The City Arborist has confirmed that the existing tree can be replaced with smaller ornamental tree.

The "White Store" (dry-goods) opened in 1930 at this location. By 1937, the White Store had outgrown the space at 9 W. Cass Street, and the business moved around the corner to the building at 235 North Chicago Street (which was the building most people

remember as the “White Store”). After the White Store relocated, the Goldblatt Brothers Department Store took over the building using it as an annex to their store across the street until the late 1950s. The building then changed hands several times. In 2019, the Illinois Rock & Roll Museum on Route 66 purchased the property and is currently renovating the building for a museum.

Surrounding Zoning, Land Use and Character

This building and property is in the heart of downtown Joliet. Central Business District (B-2) zoning surrounds the property on all four sides. The property is surrounded by a mix of entertainment, retail, office, and institutional uses.

Applicable Regulations

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

Discussion:

The Illinois Rock & Roll Museum on Route 66 seeks three variations on signage for their future museum. The first two variance requests are related to the installation of a non-illuminated, 213.6 square foot, fiberglass guitar sculpture that is approximately 24’ tall and 9’ wide at the location where a previous large projecting sign had hung. The base of the sculpture will start at 13’6” off the ground and will rise to a final height of 37’6” off the ground. The City limits on-premise signs to a maximum of 200 square feet and limits sign placement to 20’ in height in the B-2 (Central Business District). Therefore, the petitioner requests approval of these two variances. Specifications and narrative on the proposed sculpture can be found as an attachment.

The third variance request is to increase the total amount of signage for the property. Single-tenant properties in the B-2 (Central Business District) are limited to 50 square feet in signage. The Museum proposes 860.6 square feet of signage for the property, including:

- 213.6 square foot non-illuminated fiberglass guitar sculpture
- 642 square feet of non-illuminated window lettering and graphics on first floor “storefront” windows
- 5 square feet of non-illuminated awning lettering and graphics

The Museum contends that the window graphics will keep damaging UV rays off the future exhibits as well as hide the museum contents for security. Some of the window graphics have been installed. The attached photos depict the existing and proposed location of the window graphics.

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 #: 2022-50

Common Address: 9 W. Cass St

Date filed: 7/18

Meeting date assigned: 8/18

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: 9 W. Cass St. Joliet, 60432

PETITIONER'S NAME: Illinois Rock & Roll Museum on Route 66

HOME ADDRESS: 9 W. Cass St ZIP CODE: 60432

BUSINESS ADDRESS: 9 W. Cass St ZIP CODE: 60432

PHONE: (Primary) 815-927-1540 (Secondary) 815-955-1247

EMAIL ADDRESS: Ron@RoadToRock.org FAX: _____

PROPERTY INTEREST OF PETITIONER: Executive Director of the Non Profit that owns the property

OWNER OF PROPERTY: Illinois Rock & Roll Museum on Route 66

HOME ADDRESS: Same ZIP CODE: _____

BUSINESS ADDRESS: _____ ZIP CODE: _____

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.): 30-07-09-431-023-0000;
_____; _____;

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):

Sublot 1 & Sublot 2 and the west 2 feet of Sublot 2 West 60 feet Sublot 7 West 60 feet of the south 3 feet of subplot 8 in assessors sub
of lot 5 & 6 in Block 12, part of the south east quarter of section 7 township 35 north range 10 east

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

PRESENT USE(S) OF PROPERTY: Museum

PRESENT ZONING OF PROPERTY: Commercial

VARIATION/APPEAL REQUESTED: Install sculpture on front of building and allow for additional
window graphics on glass on first floor. *add painting into*

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 museum is requesting permit to place a sculpture as depicted in the attached photo (exhibit A)
to the front of the building at 9 W. Cass St. It is similar in size as to what was previously on the
front of the building as shown in (exhibit B). The sign itself will be an attraction to the Museum and to Downtown Joliet.

Window graphics cover clear windows to keep damaging UV rays off of exhibits while hiding the contents of the building for security reasons.

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

The Museum received a grant to install a sculpture that will rise 24 feet from above the first floor of the building. The sign will help to attract tourism to the area through the Illinois Rock & Roll Museum located at this site.

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 sculpture will help to attract tourism to the general area, help to ensure inclusion in tourism advertisements and will be come a world-wide known sculpture

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)

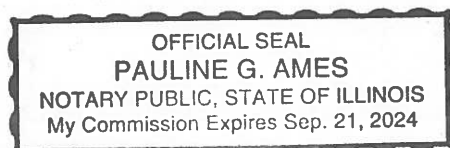
I, Ron Romero, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Ron Romero
Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 20 day of July, 2022

Pauline G. Ames



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:

9 W. Cass St. , Joliet, IL 60432

PIN(s): 30-07-09-431-023-0000

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

Illinois Rock & Roll Museum on Route 66, NFP

9 W. Cass St

Joliet, IL 60432

E-MAIL: Ron@RoadToRock.org

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

Illinois Rock & Roll Museum on Route 66, NFP

9 W. Cass St

Joliet, IL 60432

E-MAIL: Ron@RoadToRock.org

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: _____

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

Ron Romero, Executive Director

Museum 815-927-1540 Cell 815-955-1247

PRINT



Front façade of the building at 9 W. Cass Street. View facing north.



Side view of the building at 9 W. Cass Street. View facing east.



Historic photo of the building at 9 W. Cass Street. Arrow indicates location of the monumental, projecting "Goldblatt's" sign.



Illinois Rock & Roll Museum on Route 66

9 W. Cass St.

Joliet, IL 60435

Tel. 815-927-1540

Email Ron@RoadToRock.org

Plans for sculpture/sign

The Illinois Rock & Roll Museum on Route 66 plans on installing a large sculpture on the front of the building that will represent the museum and attract visitors on Route 66. The sculpture is environmentally safe (green) and will be hung on the Museum building which is located downtown Joliet, IL.

The designer is Shannon MacDonald whose art is internationally recognized. Shannon has an extraordinary ability to capture the distinct energy and spirit of each of her subjects and to reflect these unmistakable qualities through her wonderfully vivid creations.

Combined with a tremendous flair for originality and daring expression, Shannon possesses an uncanny ability to express the grace, dignity, strength, and intensity which have elevated her subjects to positions of irrefutable recognition and prestige.

Shannon's clientele include:

Rock and Roll Hall of Fame located in Cleveland, Ohio, The Beatles' Hard Day's Night Hotel located in Liverpool, England, The Cavern Club in Liverpool, England, Elvis' Graceland in Memphis, American Airlines, James Dean Foundation, Rick Nielsen of Cheap Trick, Sylvester Stallone, King Features, Steven Tyler/Aerosmith, The Spielbergs,

Customer Quotes:

Shannon, your artwork is absolutely beautiful. _Diane Sawyer

Her paintings truly look like photographs. _Sylvester Stallone

Always thinking! Never sleeping! _Rick Nielsen/Cheap Trick

Absolutely incredible! I'm serious! _Gene Simmons/KISS

Your art is so - so - so... It's so real, Shannon! _Steven Tyler (Aerosmith)

Shannon, wow! This is very impressive work. _Joe Perry (Aerosmith)

You're a very talented lady. I love your painting. _ Yoko Ono

If I wasn't here to see it happen myself I would have thought it to be a photograph. _Neil Aspinall (Chief Executive of The Beatles' Apple Corps) after witnessing Shannon paint a portrait of John Lennon

Those aren't photographs? _Ron Wood of the Rolling Stones

These are all truly amazing paintings. _ Mike McCartney Brother of Paul McCartney

One of the most talented people I have ever met. _Terry Stuart (CEO - Rock and Roll Hall of Fame)

Outstanding work, Shannon. _Graham Nash of the Hollies and Crosby, Stills and Nash

Shannon is one of the most talented people you could ever meet. _Ita Goltzman - V.P., N. American Licensing for King Features

I just have to say, Shannon, your talent is wonderful! _Neil Innes (Monty Python / The Rutles / Bonzo Dog Doo-Dah Band)

You are an incredibly talented artist. _Rosie O'Donnell

No Changes to the terra cotta façade are needed:

The Illinois Rock & Roll Museum Building is located at 9 W. Cass Street in downtown Joliet. This building was formerly the White Store and GoldBlatts. Below is a photo of a sign that was attached to the building where the proposed sculpture will be. There are steel I-beams that protrude from the building and the terra cotta was placed around the I-beams when the previous signs were hung. With that said, the terra cotta will remain untouched and unaltered. New galvanized steel I-beams will be welded to extend the support as it had been previously. The beams along with the existing hang points above are more than sufficient to hold the full weight of the sculpture and resilient enough to withstand high winds and storms.

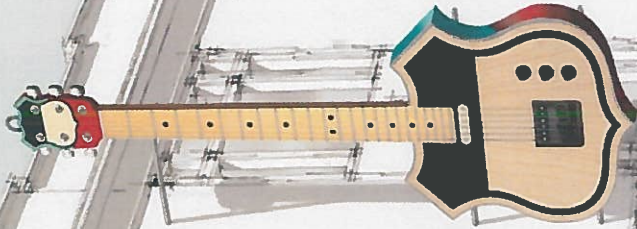
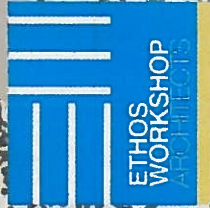
Creation and installation:

There are two components to the building of this sculpture. First is the creation of the sculpture and the second is the installation.

Creation, includes design, welding and fabrication of the sculpture, painting, sealing etc

Installation, includes welding, hanging, securing. crane and electrical, etc

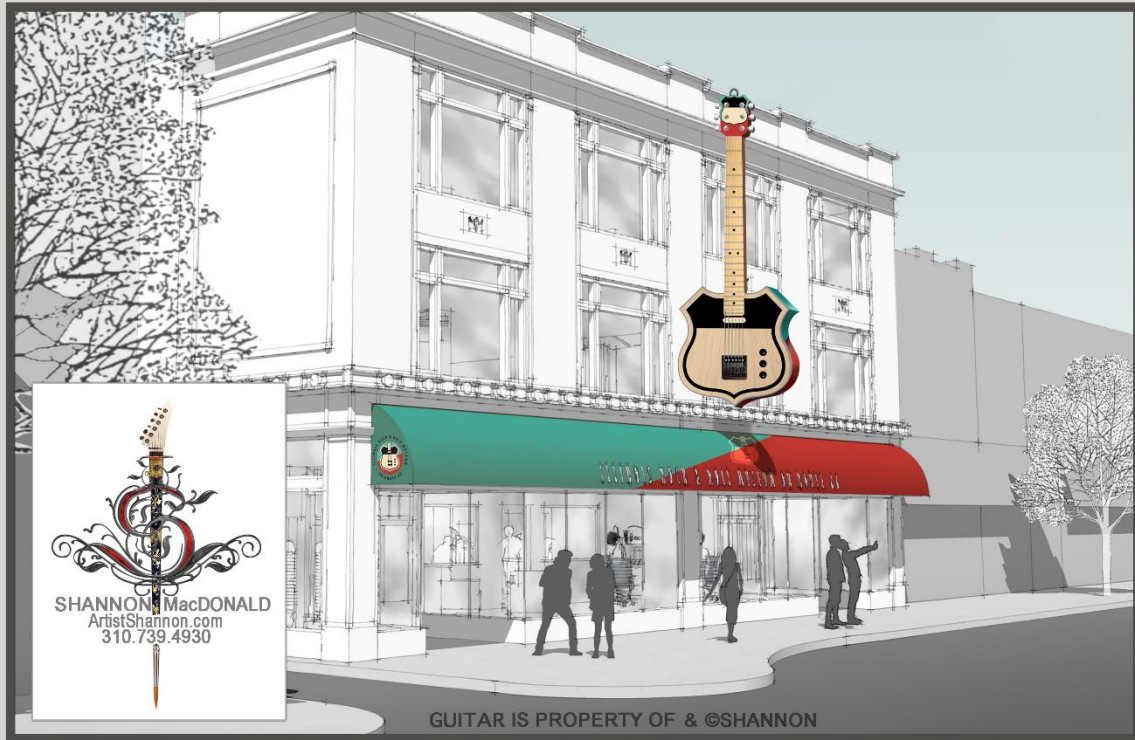
Ex. A



ILLINOIS ROCK & ROLL MUSEUM ON ROUTE 66



GUITAR & AWNING

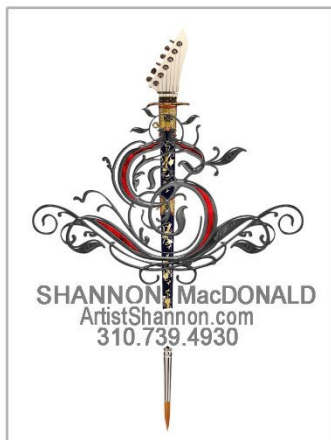


SIZE REFERENCE ONLY UNTIL CONFIRMED

NEED I-BEAM SIZE & CLEAR
PHOTOS TO CONFIRM &
COORDINATE THICKNESS OF GUITAR

GUITAR:
Tall: 24 feet

BODY:
105 inches wide
113 inches tall

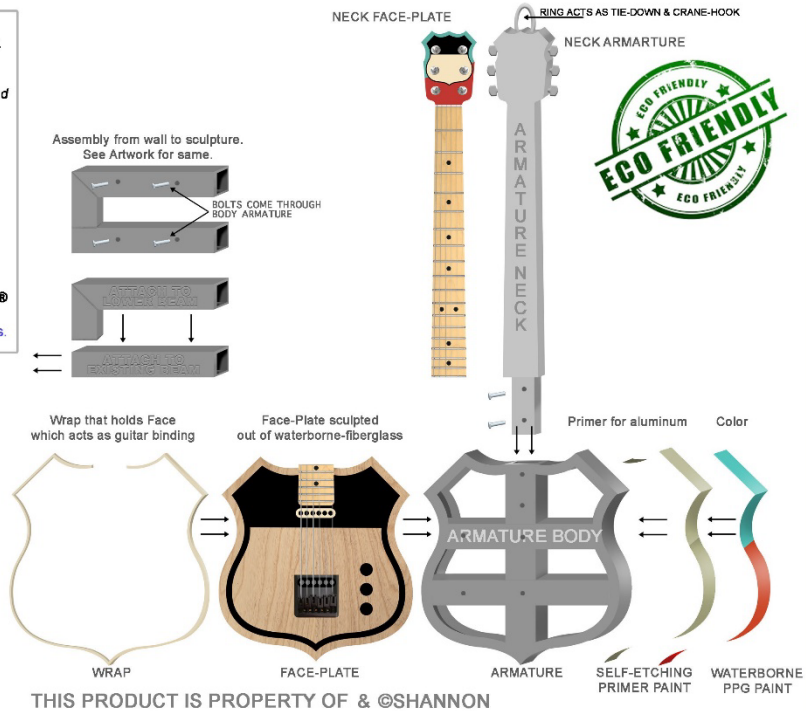


WOODGRAIN CAN BE LIGHTER
TO REFERENCE THE LOGO COLOR

THIS PRODUCT IS PROPERTY OF ©SHANNON

SCULPTURE ASSEMBLY

1. WRAP: Holds sculpted face-plate in place. Assembly acts as cream guitar inlay.
2. BODY FACE-PLATE: Sculpted out of "waterborne" fiberglass (we are keeping this guitar as green-friendly as possible and suggest using this in any and all for PR representation).
3. BODY ARMATURE: Made of aluminum and welded together.
4. NECK ARMATURE: Neck Armature slides into Body Armature and is bolted together.
5. NECK FACE-PLATE: Sculpted out of waterborne fiberglass.
6. PRIMER: Self-etching epoxy primer will be used as it is the only primer aluminum.
7. COLOR: PPG® Waterborne Envirobase® will be used top-coated with urethane.
8. The same for performance for both sides.

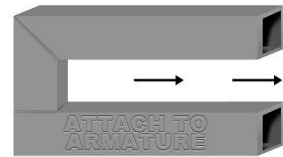
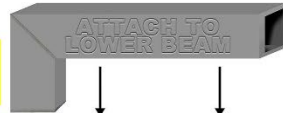


ARMATURE TO U-BRACKET TO WALL

U-BRACKET BUILD

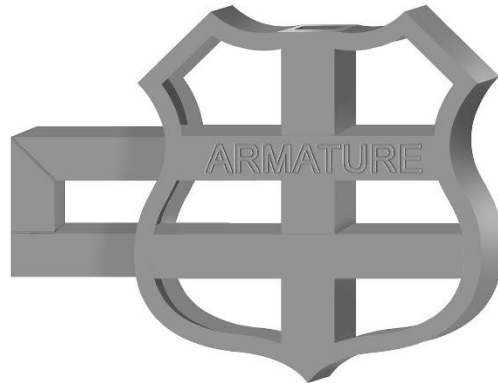
OUR TEAM NEEDS TO KNOW THE
"EXACT" SIZE OF YOUR I-BEAM FOR
A POSSIBLE SLEEVE-OVER

EXISTING I-BEAM



U-BRACKET

U-BRACKET INSERT

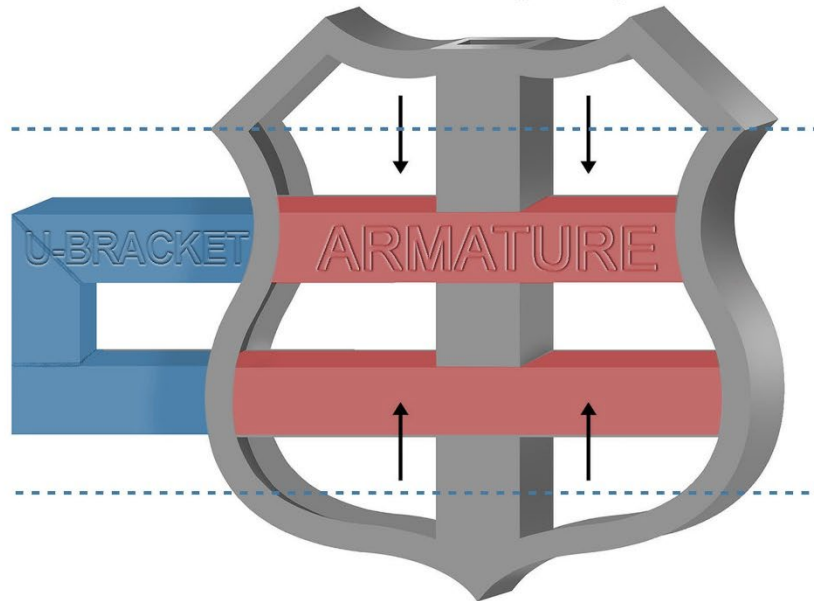


THIS PRODUCT IS PROPERTY OF & ©SHANNON

U-BRACKET INSERT

This INTEGRAL bracket (**RED**) all depends on how far from the building and how high from the street you are permitted and would prefer to erect guitar sculpture.

We can move U-Bracket assembly up and down to your liking and needs before final welding takes place.



This is crucial to moving forward as this sets the boundaries for our armature build. Our team needs these measurement to move forward:

What size is the your i-beam?

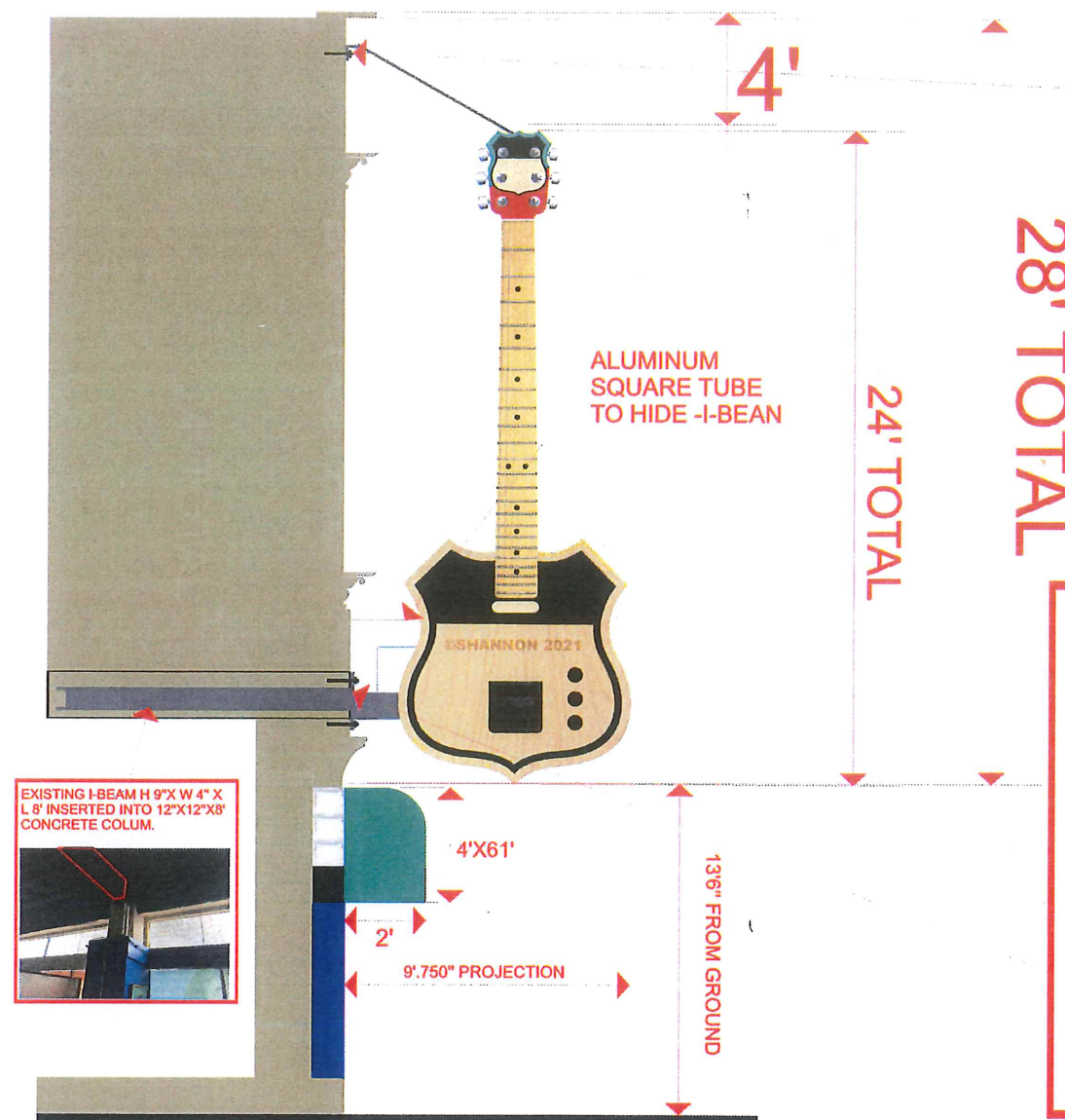
How far would the bottom the of the guitar body hang from that i-beam? (your preference and the law's)

How far from the outside building wall is the inside of sculpture permitted?

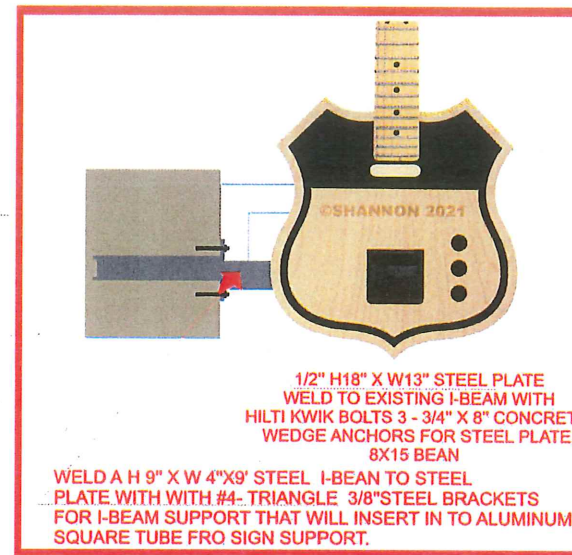
At that point-what is your preference?

PREPARATION FOR ABSOLUTE PERFECTION:

When we have this important data my team will build the steel “**u-bracket assembly**” and “**armature inserts**” (both male and female). The u-bracket will be made of steel. When finished we will ship u-bracket to your team. This will be the most positive way to make a “sure fit”, with no doubts, when erecting in place.



GUITAR WILL HAVE # 2 12"X 2"X2" 1/4' STEEL ANGLE IRON WITH WEDGE ANCHORS 1/2"X5" AND #2 3/8' CHAIN GRADE 70 FOR EXTRA SUPPORT.



O.A.H: 24'.0"

O.A.W.: 8'.9"

Total Sq.Ft.: 213.6

Face: FIBERGLASS

Sign Frame: 4"x4" 1/4" aluminum square tube.

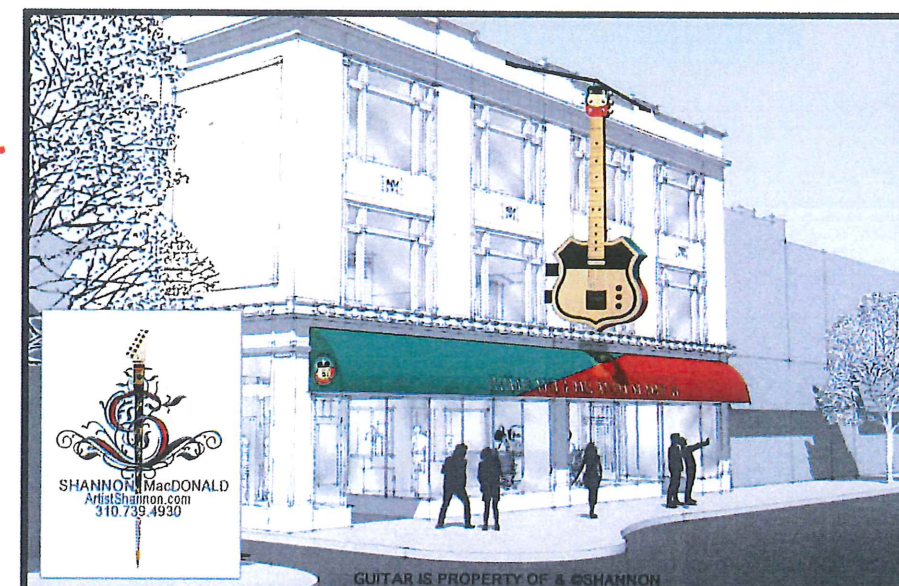
Color: PPG Waterborne Envirobase.

Raceway: NONE

Mounting: as shown on drawing.

Illumination: NONE

Notes:



US SIGN & ELECTRIC LLC
CONTRACTORS

317 McDonough St.
Joliet, IL 60436
P 815-774-9621 / P 815-726-2975
F 815-7749629

ussignelectric@gmail.com

CUSTOMER: ILLINOIS
ROCK & ROLL MUSEUM

LOCATION: 9 W. CASS ST.
JOLIET IL 60432

DATE: 7/12/2022
DWG:
DESIGNER: A.G.

SCALE:

REVISION:



NOTE:

THIS DRAWING IS THE PROPERTY OF US SIGN & ELECTRIC LLC. AND IS TO BE USED IN CONNECTION WITH WORK PERFORMED BY US SIGN & ELECTRIC LLC. THIS DRAWING IS NOT TO BE REPRODUCE, COPIED OR EXHIBITED IN ANY FASHION WITH WRITTEN CONSENT FROM US SIGN & ELECTRIC LLC. CHARGES UP TO \$2,500.00 WILL BE ASSESSED FOR ANY MISSUSE.



CUSTOMER APPROVAL:














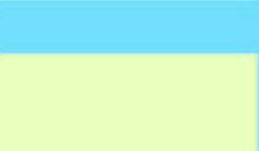




DATE:

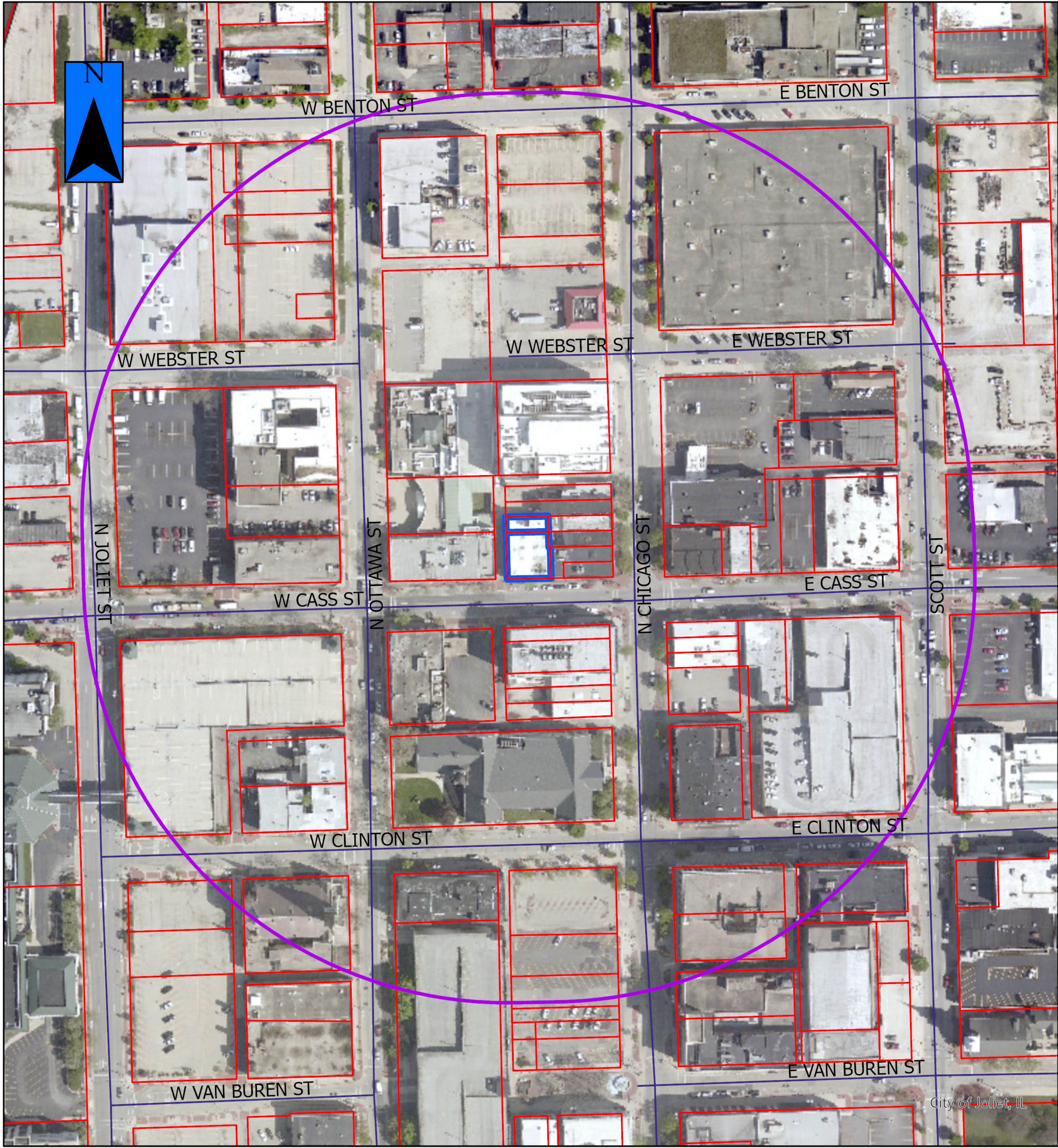


2022-50



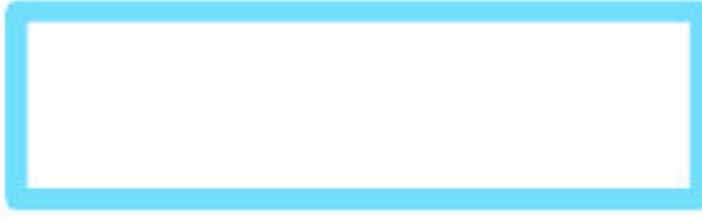

 = Property in Question
 = 600' Public Notification Boundary

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



2022-50a



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