



To: Members of the Board of Zoning Appeals

From: Tom Vander Woude, Planning Director

Date: June 4, 2020

Re: Preliminary Hearing

BZA Docket No. 20-007. Doyle Signs, Inc. on behalf of Jewel Osco requesting variances from Table 26-6.701.B of the Munster zoning ordinance to permit an additional sign on the front elevation of the building at 716 Ridge Road.

Applicant:	Doyle Signs, Inc. on behalf of Jewel Osco
Property Owner:	Jetco Prop Inc.
Property Address:	9445 Calumet Avenue
Current Zoning:	CD-5
Adjacent Zoning:	North: CD-5 South: CD-3.R-2 East: CD-5 West: CD-5
Action Requested:	Schedule public hearing
Additional Actions Required:	Approve variances Approve findings of fact
Attachments:	Rendering of proposed sign dated 03.16.2020

Background

Doyle Signs Inc. on behalf of Jewel Osco, has applied for a sign permit to install a “Drive Up & Go” sign on the front elevation of the store located at 716 Ridge Road.

Discussion

Table 26-6.701.B of the Munster zoning ordinance lists the standards for band signs:

STANDARD	PROPOSED
Quantity: 1 per Facade	3 (2 existing plus 1 new sign proposed)
Height: Max 3 feet	5 feet

Materials: any background panel shall be made of metal or painted or stained wood	Vinyl on white plex
--------------------------------------------------------------------------------------	---------------------

Variance Standards

The variance process is established to provide relief to a property owner when, due to unique circumstances, compliance with the zoning code imposes a hardship or practical difficulty on a property owner. The BZA is under no obligation to grant a variance. It is the petitioner's responsibility to prove a hardship or practical difficulty. The BZA should ask the petition to address the criteria listed below.

Sec. 26-6.804.I of the Munster Zoning Code states that the basis for a variance is as follows:

g. General Standards.

A Variance may be granted only if the Decision- Making Authority has made the following determinations for such Variance:

- i. the practical difficulties or unnecessary hardships that would be incurred by strict application of the Use or Development standard, as applicable, are unique and not shared by all properties in the vicinity and are not self-imposed;
- ii. such Variance is the minimum Variance that will relieve such practical difficulties or unnecessary hardships, as applicable;
- iii. such Variance is in the spirit of the general purposes and intent of this Article as stated in Division 1; and
- iv. such Variance is so designed as to provide reasonable consideration to, among other things, the character of the neighborhood, District, or Civic Zone, the conservation of property values in the vicinity, and the guidance of Development in accordance with the Comprehensive Plan.

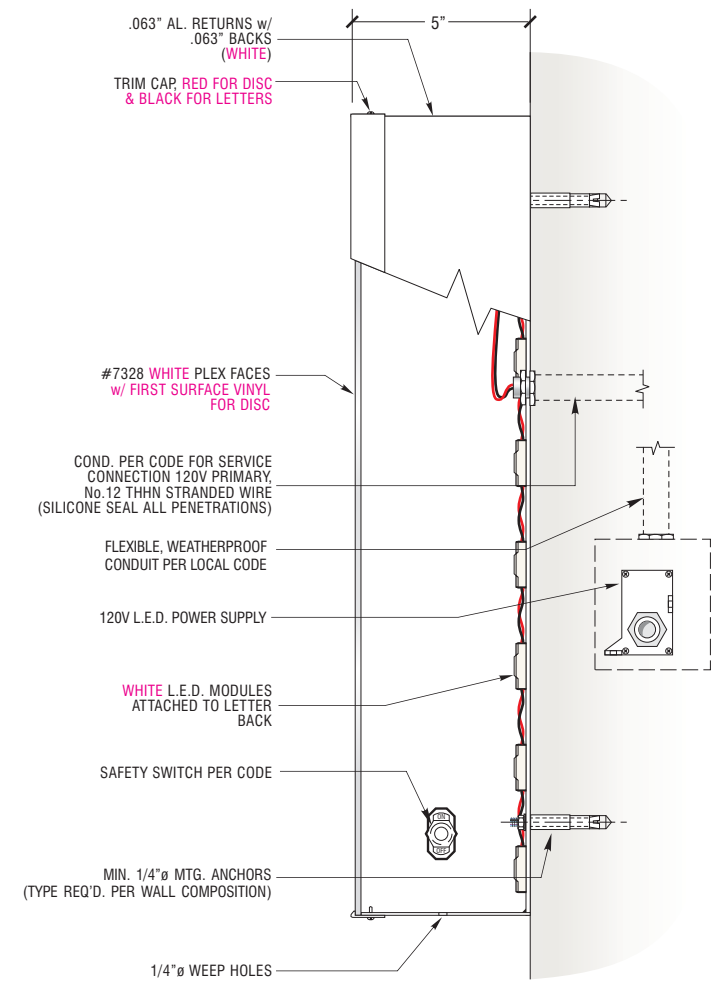
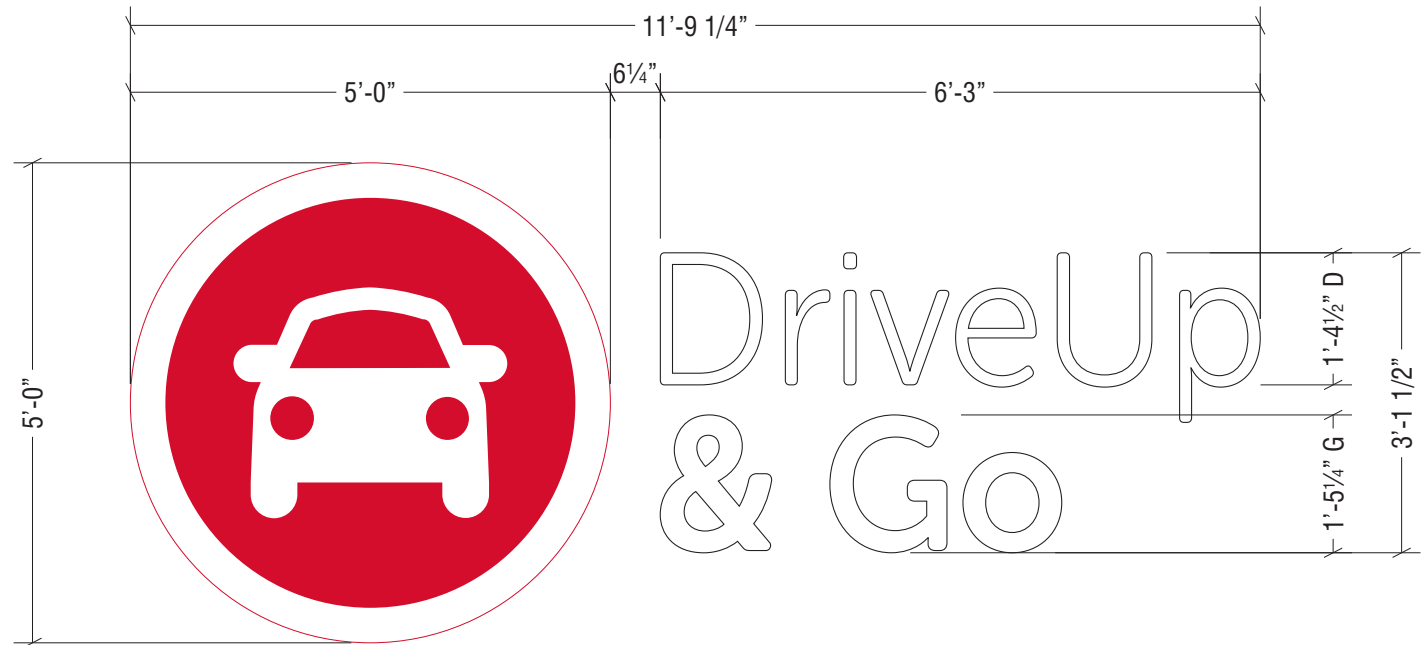
h. Specific to Development standards Variances:

A Variance from Development Standards may be approved or approved with conditions only if:

- i. It will not be injurious to the public health, safety, morals, and general welfare of the community;
- ii. The use and value of the area Adjacent to the property included in the Variance will not be affected in a substantially adverse manner; and
- iii. The strict application of the Development standards will result in practical difficulties in the use of the property.

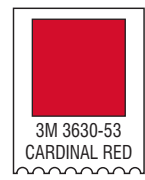
Recommendation

Motion to schedule a public hearing for BZA Docket No. 20-007.



A PLEX-FACE, INDIVIDUALLY MOUNTED CHANNEL LETTERS w/ LED ILLUMINATION
SCALE: 1/2" = 1'

FACE: #7329 WHITE PLEX
VINYL: 3M #3630-53 CARDINAL RED ON LOGO DISC ONLY
TRIMCAP: 1" RED FOR DISC & 1" BLACK FOR LETTERS
RETURNS: 5" PRE FINISHED WHITE
LED: WHITE
MOUNTING: INDIVIDUALLY MOUNTED FLUSH TO BLDG. FASCIA



SCALE: 1/16" = 1'



DOYLE

GENERAL SIGN CONTRACTORS

232 INTERSTATE RD. P.O. BOX 1088
ADDISON, IL 60101

630-543-9490
FAX 630-543-9493

DATE	REVISION

CUSTOMER APPROVAL _____ DATE _____

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT	JEWEL OSCO #3096				
ADDRESS	716 RIDGE RD.				
CITY	MUNSTER	STATE	IN	DESIGNER	KM
DRWG. NO.	17930	SCALE:	NOTED	DATE:	03.16.2020
				SALESPERSON	TD
				SHEET NO.	1

O:\Design\J\JEWEL\MUNSTER IN\JEWEL OSCO - MUNSTER IN - DUG.cdr