



To: Plan Commission/ZBA
From: Maura A. Rigoni, AICP, Interim Planner
Date: September 14, 2023
Re: Reza Flagpole Variance

Project Details

Project	Reza Flag Pole Variance
Request	Variance
Location	2386 Jorie Court

Site Details

Lot Size:	1.26 Acres
Existing Zoning	B-3

Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcel	Commercial	Office	B3
North	Commercial	Commercial	B2
South	Detention Pond	Office	B2
East	Detention Pond	Detention	B2
West	Vacant	Office	B3

Attachments

Aerials, Supporting Documents prepared by applicant.

Project Summary

The owner of Reza's Auto Repair has applied for a variance to permit the installation of a flagpole at 2386 Jorie Court. The Zoning Ordinance requires all flagpoles to maintain a setback from the property line equivalent to the height of the pole. The applicant proposes to install a 35' pole, approximately 8" of the curb line along the east portion of the parking lot.

Analysis

In consideration of the request, the points of discussion and details are as follows:

- The property is currently zoned B-3 and subject to accessory structure regulations.
- Section 8.3-8 Permitted Obstructions In Yards of The Zoning Ordinance outlines specific regulations for flagpoles, allowing them as a permitted obstruction in the required yards, provided the flagpoles are not greater in height than the distance setback from all lot lines.
- The applicant proposes to install the flagpole along the curb line adjacent to the east drive aisle. Because of the height of the pole is 35', the pole must maintain a setback of no less than 35'.

- The flagpole will maintain the required setback on the north, west and south property lines, however, it does not maintain the required setback from the east property line.
 - As proposed, the flagpole is approximately 24' from the east property line, therefore encroaching the required setback by 11'. (see attached map)
- The City has enforced this setback requirement as a safety measure to ensure that should the flagpole fall; it would fall within the confines of the property on which it is located.
- The applicant has cited the request for consideration for the variance as the property which would be impacted to the east is the outlot which includes the detention for the Jorie Court development. Therefore, should the flagpole fall to the north, south, and west, it would impact the applicant's property, but it should it fall to the east, it will not impact structures or roadways.

Section 12.6-2 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a variation only when it shall have been determined, and recorded in writing, that all of the following standards are complied with:

- 1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;*
- 2. That the plight of the owner is due to unique circumstances; and*
- 3. That the variation, if granted, will not alter the essential character of the locality.*

Additional supplemental standards (Exhibit A) are attached for your consideration.

Items for discussion are as follows:

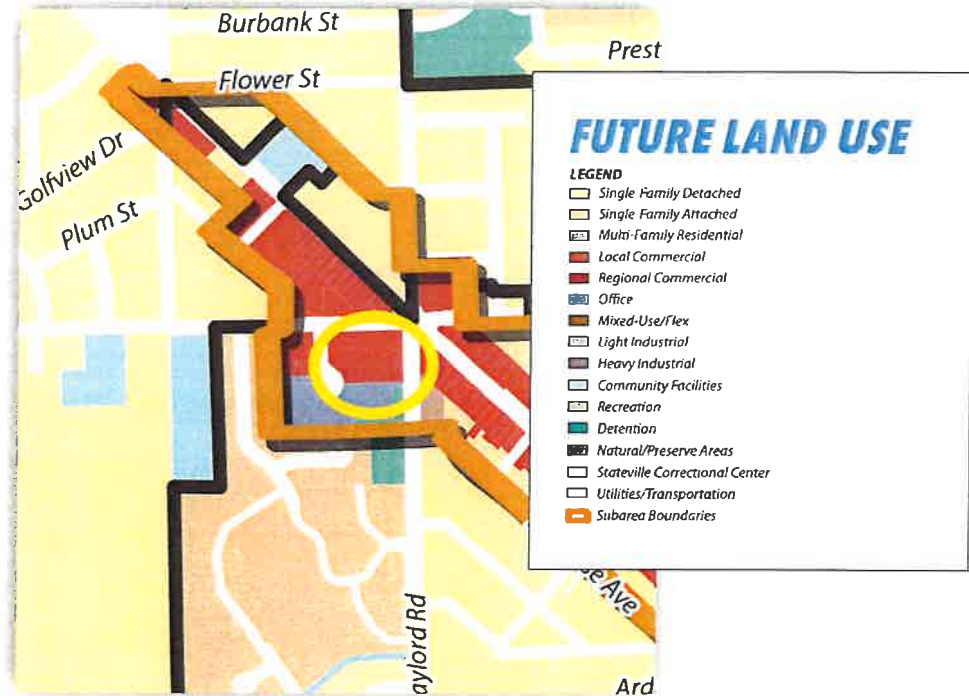
- Reduced setback from the east property line.

Please contact me at 815-412-2721 or mrigoni@reltd.com with any questions or concerns.



Distance to East Property Line
Will County GIS

FUTURE LAND USE MAP-COMP PLAN 2014



ZONING MAP

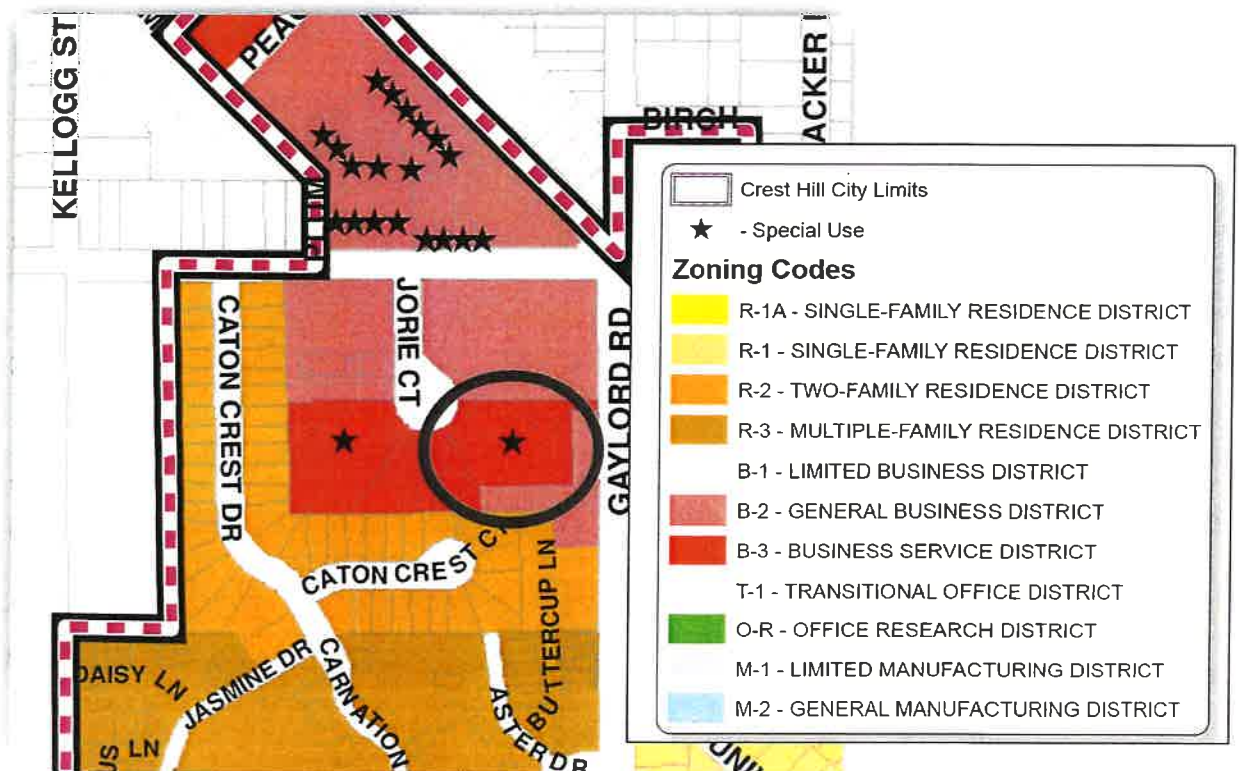


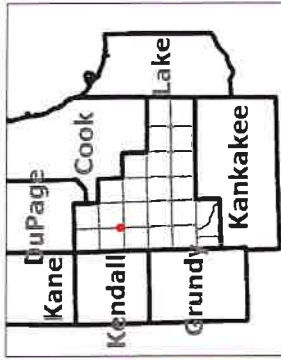
Exhibit A

For the purpose of supplementing the above standards, the Plan Commission, in making the determination, whenever there are particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

1. *That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*
2. *The conditions upon which the petition for a variation is based are unique to the property owner for which the variation is sought and are not applicable, generally, to the other property within the same zoning classification.*
3. *That the alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.*
4. *That the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.*
5. *That the variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the City Council, as "similar and compatible uses."*
6. *That the variation granted is the minimum adjustment necessary for the reasonable use of the land.*
7. *That the granting of any variation is in harmony with the general purposes and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City Administration and Enforcement City of Crest Hill.*
8. *That, for reasons fully set forth in the recommendations of the Plan Commission, and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance would deprive the applicant of any reasonable use of his land. Mere loss in value shall not.*



2386 Jorie Court-Flagpole Variance



Legend

- Parcels
- Townships

WGS_1984_Web_Mercator_Auxiliary_Sphere

0 0.02 0.0 Miles

1:1,128



Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyillinois.com.

Notes



Property Looking East



Property Looking South

Model ECXV35 - Vanguard Internal Halyard

6" - gold anodized aluminum ball

Single sheave truck, cast aluminum revolving, internal halyard truck

(1) 3/16" (#6) nylon wire center rope assembly with swivel snaps and vinyl covers

(1) 2" x 3-1/2" vinyl covered counterweight with eyelet

Beaded retaining ring

Internally framed locking door

Spun aluminum flash collar

3000 PSI concrete (supplied by others)

Hardwood wedges (supplied by others)

Dry sand tightly tamped (supplied by others)

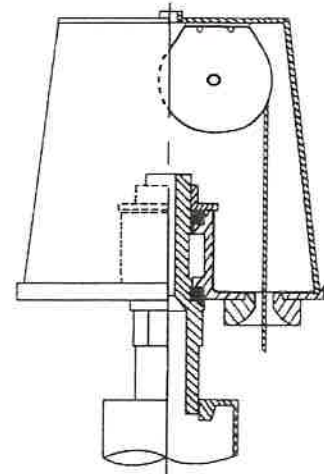
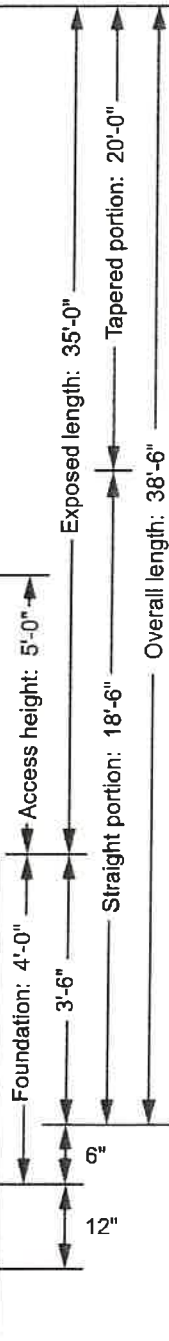
Foundation sleeve - 16 ga galvanized steel

Steel centering wedges

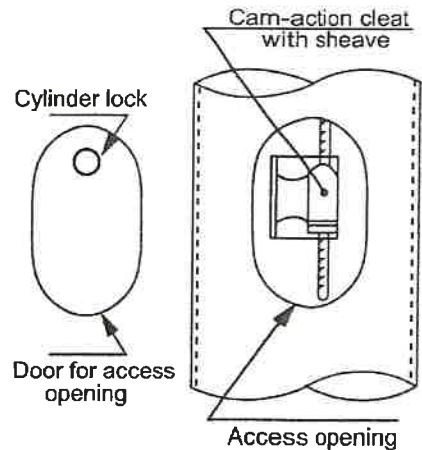
3/16" Steel base plate

3/16" Steel support plate welded to ground spike

3/4" Lightning ground spike



Revolving Internal Halyard Truck
Cast aluminum body
Enclosed stainless steel ball bearing and raceway
Plated steel sheave



MAY 09 2023

Project:
Location:
Contractor:
Customer:

Date:
Job:
Revision:

Exposed Height 35'-0"
Overall Height 38'-6"
Butt Diameter 6"
Top Diameter 3-1/2"
Wall Thickness .156"
Ships in 1 section

Ground Set Tapered
Aluminum Flagpole
ALLOY 6063T6
80 grit polish

FINISH:

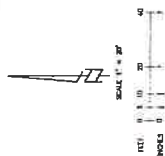
EDER FLAG
1000 W. Rawson Avenue
Oak Creek, WI 53154
www.ederflag.com



PARCEL DESCRIPTION: LOT 5 IN CATON CREST BUSINESS PARK, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUANTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 26, 1997, AS DOCUMENT NO. R97-104485, IN WILL COUNTY, ILLINOIS.



CATON FARM ROAD



- [illegible]

ALTA TABLE A ITEMS[illegible]

GENERAL NOTES

[illegible]

RECEIVED BY THE DIRECTOR, FBI, 11/11/68

TO: JACOBS, INC.
PERCUTAN MEDICAL, TISSUE SURFACANCE COMPANY
18111 15TH AVE., CLEVELAND, OHIO 44130

[illegible]

May 10, 2017

11/12/87 11:20 AM RECEIVED FROM
FBI NEW YORK (100-1000000000)
RE: [REDACTED]

ALTA/NSPS LAND TITLE SURVEY
Lot 5
Caton Crest Business Park
In Section 36, T 36 N, R 9 E

GEOTECH INC. CONSULTING ENGINEERS - LAND SURVEYORS
1307 CRYSTALWOOD DRIVE WEST HILL, TEXAS 75080
817/730-1010

[illegible]

FOR: TRACY, JOSEPH R WILSON LAW FIRM
2801 BLACK ROAD, 2ND FLOOR
JOLIET, ILLINOIS
DRAWN BY: RL
JOB # 18778
CHECKED BY: CMF
DATE: 9/05/17

4-24-2023

To whom it may concern:

We at Reza's Auto Repair would like to install a flag pole in front of our business at 2386 Jorie ct. Crest Hill IL 60403 in front of the building facing Gaylord Rd. We will be installing the pole ourselves with the help of a few friends in the trade. I have attached a plot of survey with the proposed location of the flag pole. Please let us know if you have any further questions. I can be reached at 815-782-8000 or my cell 630-768-3190. Thank you in advance!

Reza Jaddi

Reza's Auto Repair