

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF ZONING, PLANNING AND APPEALS**

**CASE NUMBER:** 23-ZPA-06-001

**HEARING DATE:** July 13, 2023

**PETITIONER:** Fluoresco Services, LLC

**OWNER:** Wilson Neighbor IL, LLC (True Value Co. LLC)

**LOCATION:** 201 Jandus Road

**REQUEST:** 1. Variance to increase the maximum size for a wall sign from 144 square feet to 252 square feet (Section 14.5.3.1)

**MEMBERS PRESENT:** Khoury, Kelps, Kretschmer, Graziano, Jasper, Castetter and Williams

**MEMBERS ABSENT:** O’Laughlin

**STAFF MEMBERS PRESENT:** Brian Simmons, Director of Community Development

Chairman Khoury called the meeting to order at 7:00 PM. Chairman Khoury introduced Village Mayor Mark Kownick and new ZPA Board Members Holly Kelps and Julie Castetter. Mayor Kownick issued the Oath of Office and swore in Member Kelps and Associate Member Castetter.

Chairman Khoury presented minutes from a previous hearing for approval. The minutes were approved by voice vote. Chairman Khoury reviewed meeting procedures for those present.

Chairman Khoury called Village Case No. 23-ZPA-06-001.

Director Simmons stated the Petitioner, Fluoresco Services, LLC, is seeking to install a new wall sign on the True Value Manufacturing building located at 201 Jandus Road (Subject Property). The new wall sign will replace existing signage located on the building and will be located just to the west of the main entrance to the manufacturing facility. Per the Village’s Unified Development Ordinance, wall signs are permitted to have a maximum wall area of seventy-two (72) square feet. However, this maximum may be increased in size by up to two times, for a maximum of 144 square feet, for buildings with a setback in excess of 200 feet. The proposed sign will be setback approximately 295 feet from Jandus Road, is proposed to measure 252 square feet in size, and therefore requires a variance. The ZPA hearing was properly noticed in the June 24, 2023, edition of the Northwest Herald newspaper. In addition, the Petitioner has completed the required written notice to property owners within 250 feet and staff posted a public hearing sign on the Subject Property.

Director Simmons stated there had been no feedback from surrounding property owners.

Director Simmons answered questions from the Board and reviewed additional details regarding the Petitioners request.

Rich White, True-Value Marketing Manager, was available to answer questions from the Board.

Member Jasper asked for additional information on the construction materials for the sign.

Chairman Khoury asked if True-Value had received any feedback from surrounding property owners. Mr. White stated there had been none.

Chairman Khoury opened the floor to public comment. With no public present at the meeting, Chairman Khoury closed the public comment portion of the meeting.

***Chairman Khoury entertained a motion.***

***Member Williams moved, seconded by Member Kretchmer, to approve a variation to increase the maximum area for a wall sign from 144 square feet to 252 square feet for the property located at 201 Jandus Road, subject to the conditions listed in the staff report.***

***Aye: Khoury, Kelps, Kretschmer, Jasper, Graziano and Williams***

***Nay: None***

***Abstain: None***

***Absent: O'Laughlin***

***Motion Passed: 6-0***

Chairman Khoury welcomed the new members and thanked them for participating in the process. Director Simmons reviewed meeting dates and future cases to be presented to the Zoning Board of Appeals.

Chairman Khoury entertained a motion to adjourn at 07:21 pm.

***All Ayes by Voice Vote***

***Motion Passed***

Respectfully submitted,



Susan Greene, Deputy Village Clerk