

**LOWELL BOARD OF ZONING APPEALS MEETING**  
**April 13<sup>th</sup>, 2023**

Chairman Ben Clemens called the meeting to order at 6:01pm. The Pledge of Allegiance was recited. Rich Oman called the roll. Members answering the roll call were Ben Clemens, Jim Konradi, Tom Cartwright, and Shane Lawrence. Bryan Schuch was absent. Also present was, Nicole Bennett, Town Legal Counsel and Rich Oman Director of Planning and Building.

**APPROVAL OF MINUTES:**

Mr. Konradi made a motion to approve the March 9<sup>th</sup>, 2023, regular meeting minutes, seconded by Mr. Lawrence and carried by roll call vote of all ayes.

**OLD BUSINESS:** NONE

**NEW BUSINESS: #23-004 - 1204 COMMERCIAL AVE. - SIGNAGE**

Ordinance §155.104(A)(1)(a) for property located at 1204 Commercial Ave. The petitioner is requesting to exceed the amount of the total square footage of allowed signage. The petition has been filed by Roeda Inc., 20530 Stoney Island, Lynwood, IL. This petition is for Parcel #45-19-24-352-009.000-008. The property is owned by Valvoline LLC, 100 Valvoline Way, Lexington, KY., 40509.

Bill Missal, Roeda Inc. Business address is, 20530 Stoney Island Ave., Lynwood, IL 60411. He is here representing Valvoline. He stated his company is doing the signage for the St. John and Crown Point locations. The signage is branding, and Valvoline would like all locations to match.

Mr. Clemens asked to clarify if the total square footage was 186 sq. ft. Mr. Missal stated yes and gave the exact location for each sign on the building and the existing pole sign. Mr. Oman stated there is an update, the canopy does not have signage on it so, the total sq ft being petitioned for is 149 sq. ft. They are allowed 101 sq. ft. by ordinance. Variance total is 48 sq. ft. Mr. Oman went over all the signage. Discussion on the ordinance maximum of not more than 150 sq. ft. allowed.

Mr. Clemens opened the public hearing. A citizen asked if this meeting was only about signage. Mr. Oman stated yes. The citizen stated he owned a property near this and was not sure what the intent of this hearing was when he read the notice. He stated he has nothing to comment on about the requested signage. No remonstrances were heard online. The public hearing was closed.

Mr. Cartwright made a motion to approve the petitioner's variance request to exceed the allowed sq feet for the signage on the property as presented, seconded by Mr. Konradi and carried with a roll call vote of all ayes. Motion passes 4-0.

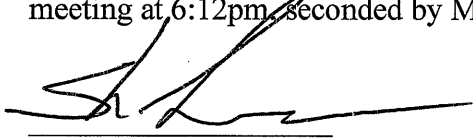
Mr. Konradi made a motion to accept the staff report as the Findings of Fact, seconded by Mr. Lawrence and carried with a roll call vote of all aye.

**PUBLIC COMMENT:** NONE

**ANNOUNCEMENTS:** Next regularly scheduled meeting is on, May 11<sup>th</sup>, 2023

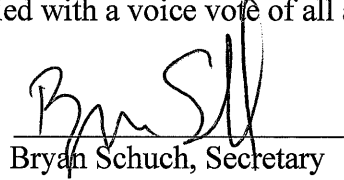
**ADJOURNMENT:**

With no further comments or questions, Mr. Lawrence made a motion to adjourn the meeting at 6:12pm, seconded by Mr. Lawrence and carried with a voice vote of all ayes.



~~Ben Clemens, Chairman~~

Shane Lawrence,  
Vice Chairman



Bryan Schuch, Secretary