

**AGENDA
CITY OF ST. CHARLES
ZONING BOARD OF APPEALS
CHAIRMAN ELMER RULLMAN III**

**THURSDAY, SEPTEMBER 24, 2026 - 7:00 P.M.
COUNCIL CHAMBERS
2 E. MAIN STREET, ST. CHARLES, IL 60174**

- 1. Call to order**
- 2. Roll Call -**
 - Rullman
 - Buening
 - Schroeder
 - Flamand
 - Johnston
 - Bambalas
 - Totten
- 3. Presentation of minutes of the June 26, 2025 meeting.**
- 4. Election of Officers**
 - a. Chair**
 - b. Secretary**
- 5. Variation Application V-1-2026, filed by Marc Bossert, record owner of the property located at 1150 N 5th Ave, in the City of St. Charles.**
- 6. Additional Business from Board members or Staff.**
- 7. Public Comment.**
- 8. Adjournment.**

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

**MINUTES
CITY OF ST. CHARLES
ZONING BOARD OF APPEALS
THURSDAY, JUNE 26, 2025
COUNCIL CHAMBERS**

Members Present: Elmer Rullman, III, Chair
Christopher Johnston
John Bambalas
Samantha Flamand
Ross Totten

Member Absent: Scott Buening

Also Present: Bruce Sylvester, Assistant Director of Community Development P&E
Michelle Spruth, Applicant

1. Call to order

Chair Rullman called the meeting to order at 7:00 p.m.

2. Roll call

Mr. Sylvester called roll with five members present. There was a quorum.

3. Presentation of minutes of the November 14, 2024 meeting

A motion was made by Mr. Bambalas, second by Ms. Flamand, with a unanimous voice vote to approve the minutes of the November 14, 2024 meeting.

4. Request for an extension of Variance V-4-2023, filed by Michelle Spruth, owner of the property located at 722 S 9th Ave.

Mr. Sylvester stated the applicant received a variance approval in April 2024 which requires the applicant to obtain a building permit and begin work within one year of the approval date. For a variety of reasons, the applicant was not able to do this. The applicant is requesting an extension for another year. If approved, she would like it to begin in June 2025. Due to unforeseen issues, she was not able to present her request at an earlier meeting.

Ms. Spruth explained she experienced some personal issues that prevented her from starting construction within the year requirement. She briefly presented her original proposal and noted no changes have been made to the approved plans. She has started conversations with her contractor, and she is prepared to begin construction this year.

A motion was made by Mr. Bambalas and seconded by Ms. Flamand as follows:

Whereas, it is the responsibility of the St. Charles Zoning Board of Appeals to review all applications for variations; and,

Whereas, the St. Charles Zoning Board of Appeals has reviewed the request for an extension of a variation filed by Michelle Spruth for the property located at 722 S 9th Ave. in the City of St. Charles, IL; and

Whereas, we find the particular lot in question is a non-standard lot, therefore, creating a difficulty for the homeowner as distinguished from a mere inconvenience; and

Whereas, the conditions upon which the petition for a variation is based would not be applicable generally to other property within the same zoning classification; and

Whereas, the purpose of the variation is not based exclusively upon the desire to make more money on the property, but to extend the homeowner's usefulness and remain in their home; and

Whereas, the practical difficulty or practical hardship has not been created by any person having an interest in the property; and

Whereas, the variation, if granted, will not alter the essential character of the neighborhood; and

Whereas, the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements to the neighborhood in which the property is located; and

Whereas, the proposed variation will not impair an adequate supply of light and air to the adjacent property or substantially increase congestion of the public streets or increase the danger of fire, endanger public safety, or substantially diminish or impair property values within the neighborhood;

Now, therefore, the St. Charles Zoning Board of Appeals grants the extension of the variation request.

Roll called:

Ayes: Flamand, Rullman, Johnston, Bambalas, Totten

Nays: None

Absent: Buening

Motion carried by vote of 5-0.

Chair Rullman stated the applicant needs to begin work within one year of the extension being granted.

5. **Additional Business from Board members or Staff** – None.
6. **Public Comment-** None.
7. **Adjournment at 7:13 p.m.**

MEMO

COMMUNITY DEVELOPMENT DEPARTMENT

VARIATION #: V-1-2026
LOCATION: 1150 N 5TH AVENUE

REQUESTED ACTION:

Zoning Variation to reduce the right-of-way set-back for a proposed freestanding sign along the east side of North 5th Avenue (...west side of the property). If approved, the set-back from North 5th Avenue would be reduced from the required 10 feet to 2 feet.

PURPOSE AND SCOPE:

The applicant is proposing to construct a freestanding sign. There is currently no freestanding sign on the property. If approved, the variance would allow the freestanding sign to be 2 feet away from the west property line where 10 feet is required.

EXISTING LAND USE:

Existing multi-tenant commercial building.

EXISTING ZONING

BL – Local Business District.

STAFF COMMENTS:

A. REGARDING PERMITTED SIGNS FOR BUSINESS AND MIXED USE DISTRICTS:

Section 17.28.050 Table 17.28-2 of the Zoning Ordinance provides the following provides the requirement for Minimum ROW Setback

Type	Maximum Number	Minimum ROW setback	Maximum Area	Maximum Height	Other Requirements
<i>BL, BC, and BR Districts</i>					
Freestanding Signs	1 per lot	10 ft	1.5 sf per linear frontage of the building, or 100 sf, whichever is less	15 ft.	Minimum separation between freestanding signs = 100 ft

Staff has reviewed the proposed sign and found that all other sign requirements are met except for the required minimum setback.

B. REGARDING “CRITERIA FOR APPROVAL”

The Zoning Board of Appeals members are reminded of the criteria that must be met in order for a variance to be approved:

1. The particular physical surroundings, shape or topographical condition of the specific property involved would result in a practical difficulty or particular hardship to the property 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 would not be applicable, generally, to other property within the same zoning classification;
3. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
4. The alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property;
5. The Variation, if granted, will not alter the essential character of the neighborhood.
6. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
7. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the 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 neighborhood.



Aerial View of Subject Property at 1150 N 5th Avenue.

Zoning Board of Appeals
CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



FOR OFFICE USE	
Received	<u>8-27-24</u>
File #	<u>V-1-2024</u>
Fee Paid \$	<u>300</u>
Receipt	_____

APPLICATION FOR A VARIATION

PLEASE PRINT AND PROVIDE ALL INFORMATION AS REQUESTED.

APPLICANT & OWNER:

Name of Applicant* MARC BOSSERT
Phone _____ Email Address _____
Address/City/State/Zip _____
Applicant's interest in the property owner, manager
Name and Phone of Owner(s) of Record* Marc Bossert
Applicant is (check one) _____ Attorney _____ Agent ☒ Owner _____ Other: _____
Owner acquired the property on (date): 2016

ADDRESS, USE & ZONING OF PROPERTY:

Address of Property (attach legal description) 1150 N. 5th AVE St. Charles IL 6017
Present Use (commercial, industrial, residential, etc.) Commercial
Zoning District BL Local Business District
To your knowledge, have any previous applications for variations been filed in connection with this property? NO
If YES, provide relevant information _____

ACTION BY APPLICANT ON PROPERTY:

Permit applied for and denied? (yes or no) YES
An Appeal was made with respect to this property? (yes or no) _____
Appeal Application File Number _____
Appeal approved? (yes or no) _____
Appeal Application accompanies this request for variation? (yes or no) _____

**In the event that the applicant or owner is a trustee of a land trust or beneficiary of a land trust, a statement identifying each beneficiary by name and address of such land trust and defining his/her interest therein must be attached hereto. Such statement shall be verified by the trustee of such trust.*

REASON FOR REQUEST:

- A. Variation requested (state specific measurements): Allow a small monument sign to be installed 5 FT. from the property line along RT 25 on the west side of the property (See Picture)
- B. Reason for request: There is no other place to install a monument sign that conforms to codes.
The building has been without a sign for many years. That creates a hardship for the buildings tenants
- C. Purpose for which property will be used: Commercial, office, Retail

CRITERIA FOR VARIATION:

The Board of Zoning Appeals may approve a Variation only when it makes written findings with respect to each requested Variation, based upon the evidence presented at the public hearing, that strict compliance with the regulations and standards of the Zoning Ordinance would create practical difficulties or particular hardships for the subject property, and the requested Variation is consistent with the stated purposes and intent of the Zoning Ordinance.

In making its determination of whether practical difficulties or particular hardships exist, the Board of Zoning Appeals must take into consideration the extent to which evidence has been submitted substantiating the criteria have been met.

Provide a response under each item to substantiate that the requested variation meets the criteria:

1. Do the particular physical surroundings, shape or topographical condition of the specific property involved result in a practical difficulty or particular hardship to the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out? (Explain)

Yes, the only other option for placement of a sign would be in the parking lot traffic flow. The parking lot is small and all parking spaces are required. Putting a sign in the parking lot will choke-off traffic flow and create a hazard.

2. Are the conditions upon which the petition for a Variation is based applicable, generally, to other property within the same zoning classification? (Explain)

yes 1150 N. 5th is an old building built before new zoning laws. it is 6 1/2 Ft. from the property line. Similar, office/Retail buildings have monument signs.

3. Is the purpose of the Variation based exclusively upon a desire to make more money out of the property? (Explain)

NO NOT having a sign has created a hardship for the building tenants. They have been asking me to put a sign up for years. Previous attempts to apply for a monument sign without a variance have been denied.

4. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property? (Explain)

NO

5. Will the Variation, if granted, alter the essential character of the neighborhood? (Explain)

NO

6. Will granting of the Variation be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located? (Explain)

NO

7. Will the proposed Variation impair an adequate supply of light and air to adjacent property, or substantially increase the 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 neighborhood? (Explain)

NO

ATTACHMENTS REQUIRED:

- A. PLAT OF SURVEY: One (1) copy of a plat of survey (to scale) of the property showing dimensions of all lot lines, existing and proposed structures and distances from lot lines, easements and adjoining streets or uses.
- B. MAILING LIST: A written certified list (form attached) containing the registered owners, their mailing and tax parcel numbers as recorded in the Office of the Recorder of Deeds in the county in which the property is located and as appears from the authentic tax records of such county, of all property within 250 feet in each direction of the location for which the variation is requested, provided all the number of feet occupied by all public roads, streets, alleys and other public ways shall be excluded in computing the 250 feet requirement. Registered owner information may be obtained at the St Charles Township Assessor's office, 1725 Dean St., St. Charles, (630) 584-2040. The Kane County Recorder of Deeds is located in the Kane County Government Center, 719 Batavia Ave., Geneva, and (630) 232-5935. The DuPage County Recorder of Deeds is located in the DuPage County Government Center, 421 N. County Farm Rd., Wheaton, and (630) 682-7200.
- C. FILING FEE: Filing fee in the amount of **\$300.00** must be rendered at the time the application is submitted. If payment is made by check, it should be made payable to the City of St. Charles.
- D. REIMBURSEMENT OF FEES AGREEMENT: An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning

Ordinance. By signing this Agreement, the applicant agrees to reimburse the City all costs incurred during review of the application, including but not limited to: the cost of the newspaper notice publication; certified mailing to surrounding property owners; Court Reporter at the public hearing(s); and City staff time spent on review and administration of the application.

The total cost of an application typically amounts to approximately \$1,000. However, the cost of each application varies depending on the following:

- Location of the property, due to the number of surrounding property owners and resulting number of certified letters that will be sent.
 - Length of the newspaper notice publication which is based on the legal description of the property.
 - Length and number of public hearings, which effect the cost of the Court Reporter. Note that if not all Board members are in attendance at the meeting, the applicant may request a continuation of the public hearing in the interest of having more Board members in attendance at a later meeting. If the public hearing is continued, at the request of the applicant or otherwise, the applicant is responsible for the cost of the Court Reporter at the additional public hearing(s).
 - Amount of City staff time spent on review and administration of the application.
- E. REIMBURSEMENT OF FEES INITIAL DEPOSIT: Deposit of funds in escrow with the City. For properties less than 5 acres, a deposit in the amount of **\$1,000** is needed. For larger properties, see the table in the Reimbursement of Fees Agreement. These funds will be used to reimburse the City for all costs incurred during review of the application, per the Reimbursement of Fees Agreement. The applicant may need to provide additional funds to cover costs.
- F. LETTER OF AUTHORIZATION: Letter of authorization from the property owner as to the request for the zoning variation must be included, if the applicant is not the property owner.
- G. DISCLOSURE: Disclosure of beneficiaries of a land trust must be included, if the applicant or owner is a land trust.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.


Signature of Applicant or agent

MARC BOSSERT
Print name of applicant/agent

8/26/26
Date


Signature of owner

MARC BOSSERT
Print name of owner

8/26/26
Date

CITY OF ST. CHARLES
REIMBURSEMENT OF FEES AGREEMENT



City of St. Charles Acct. # _____

I. Owner:

Owner of Property: MARC BOSSENT Date: 8/26/26

Owner's Address: 689 Fieldcrest dr. B South Elgin IL.
60177

Owner's Phone Number: 630-263-1379

If Owner is a Land Trust, the names and addresses of the beneficiaries of the Trust:

II. Person Making Request (Petitioner/Applicant):

Name of Petitioner/Applicant: MARC BOSSENT

Petitioner's/Applicant's Address: 689 Fieldcrest dr. Unit B
South Elgin IL. 60177

Petitioner's /Applicant's Phone Number: 630 263 1379

III. Location of Property:

General Location of Property: 1150 N. 5th AVE ST. Charles

Acreage of Parcel: 3/4 of an Acre (200 Ft. x 181 Ft.)

Permanent Index Number(s): _____

Legal Description (attach as Exhibit A)

IV. Reimbursement of Fees:

If the City determines, in its sole and exclusive discretion, that it is necessary to obtain professional services, including, but not limited to, attorneys; engineers; planners; architects; surveyors; court reporters; traffic, drainage or other consultants, and/or to incur costs related to any required notices or recordations, in connection with any Petition or Application filed by the Petitioner/Applicant, then the Petitioner/Applicant and Owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the City.

The remedies available to the City as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the City's right to seek relief of such fees against any or all are responsible parties in a court of competent jurisdiction.

Any remaining balance of funds deposited pursuant to this Agreement shall be refunded upon the later occurring of the following events: completion of City deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, or issuance of a building permit upon the real property in question.

BY SIGNING BELOW, THE PETITIONER/APPLICANT AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AND OWNER AGREE THAT PETITIONER/APPLICANT AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE CITY OF ST. CHARLES, AND AS SET FORTH HEREIN.



Petitioner/Applicant



Owner

Date: 8/26/26

City of St. Charles

By: _____
City Administrator

Attest

Date: _____

MOCKUPS AND PRELIMINARY DESIGN IDEAS

Customer Name / Estimate #:

Date: 05-07-2026 Created by: Rafael Plazola

Shopping Center Monument Sign Specifications

- Shopping center sign with (6) tenant dark gray ACM panels, each measuring 7' x 32" x 0.5" deep
- Aluminum cabinet painted black to support tenant slim panels
- White polycarbonate faces with vinyl graphics, each panel measuring 12" x 47"
- Last (2) tenant panels to remain blank for future occupancy
- 5" x 5" square steel support tube with decorative top
- 2" x 2" square tube framing/support structure
- Indirect landscape lighting only (no internal illumination)

NOT A FINAL PROOF - This form is intended to get the idea and design process started only. You will be asked to approve a proof before any production will take place.



MOCKUPS AND PRELIMINARY DESIGN IDEAS

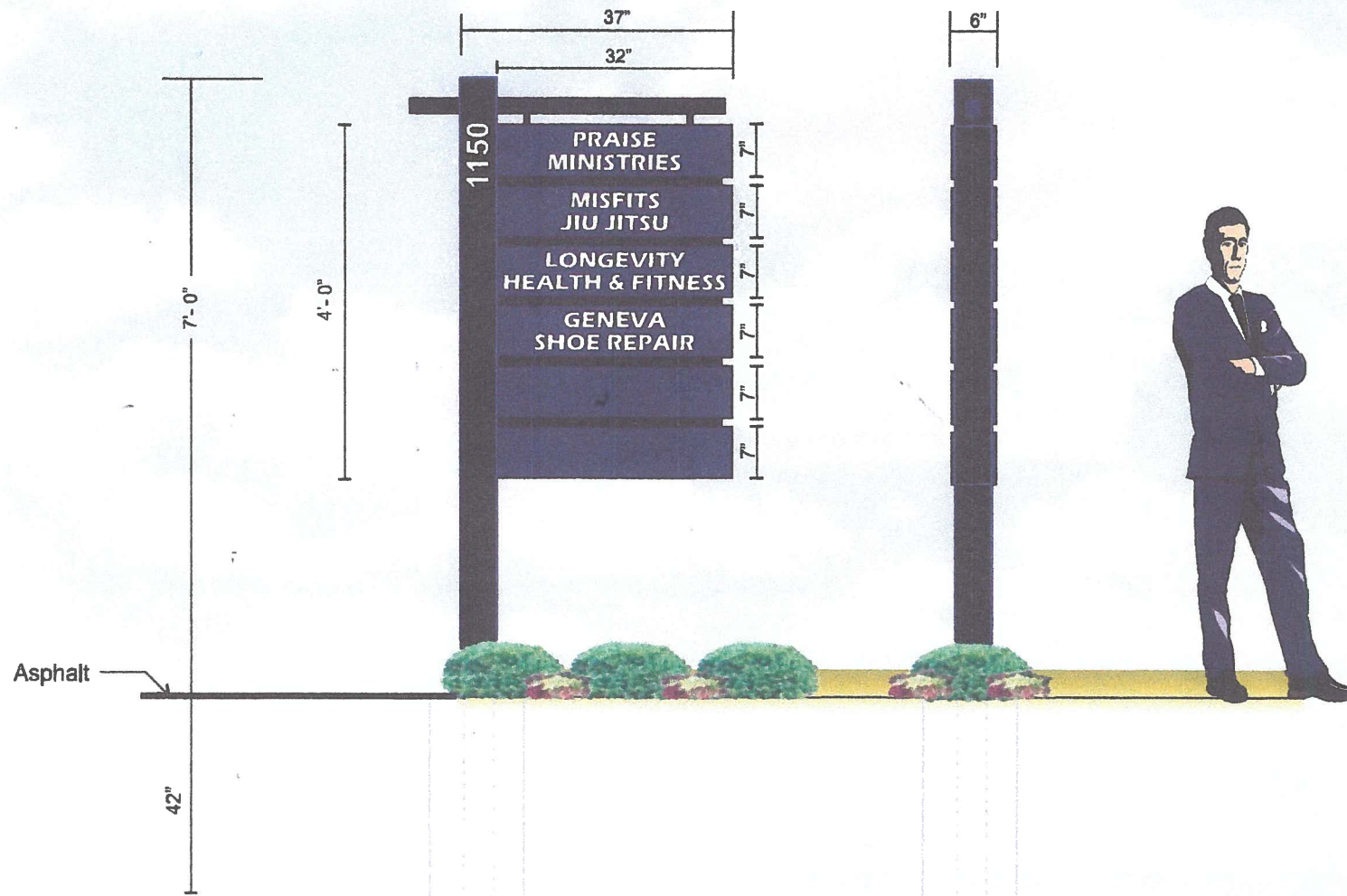
Customer Name / Estimate #:

Date: 05-07-2026 Created by: Rafael Plazola

Shopping Center Monument Sign Specifications

- Shopping center sign with (6) tenant dark gray ACM panels, each measuring 7' x 32" x 0.5" deep
- Aluminum cabinet painted black to support tenant slim panels
- White polycarbonate faces with vinyl graphics, each panel measuring 12" x 47"
- Last (2) tenant panels to remain blank for future occupancy
- 5" x 5" square steel support tube with decorative top
- 2" x 2" square tube framing/support structure
- Indirect landscape lighting only (no internal illumination)

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3D MOCKUP – SHOPPING CENTER MONUMENT SIGN

Customer Name / Estimate #:

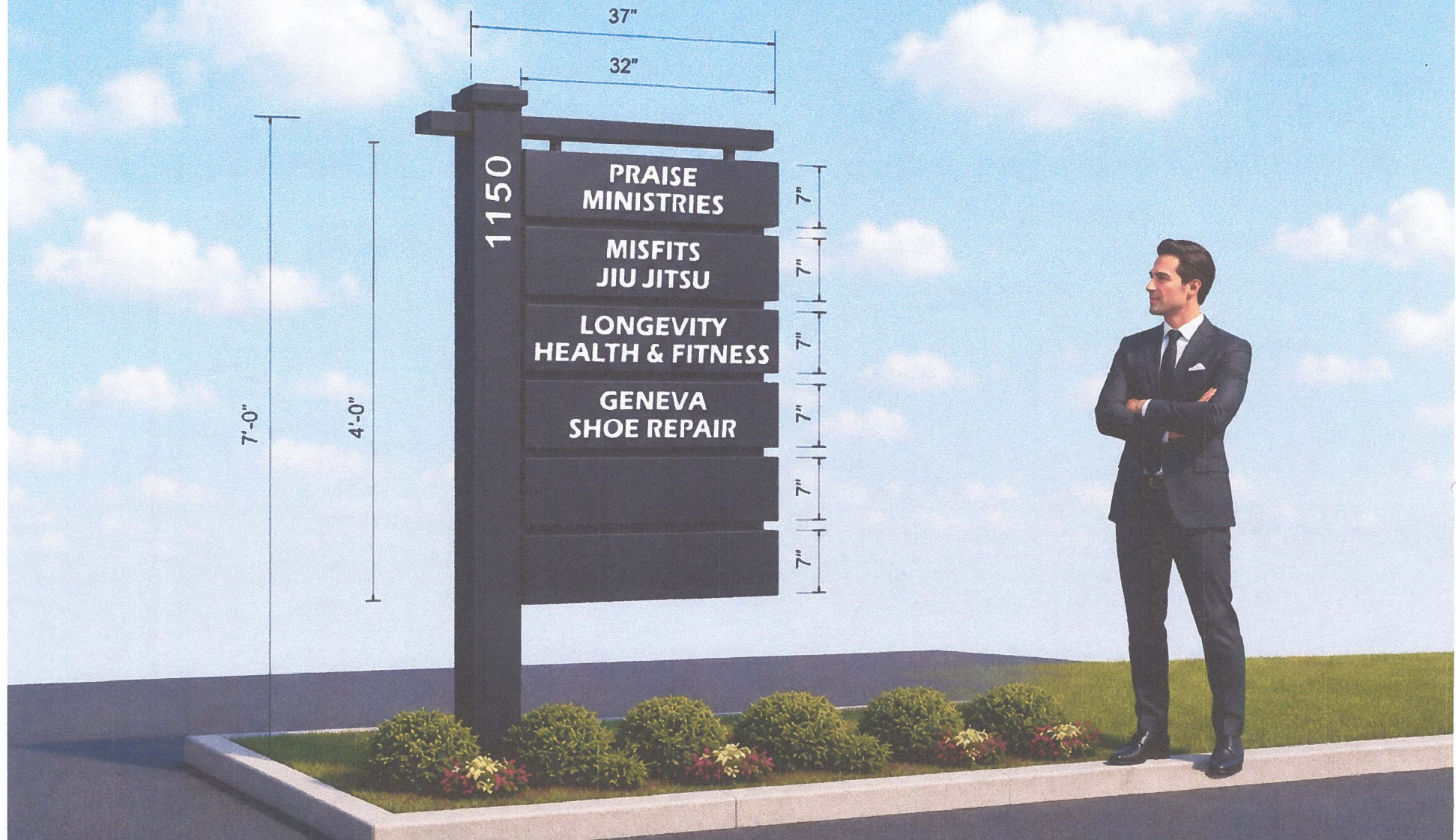
Date: 05-07-2026

Created by: Rafael Plazola

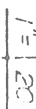
Shopping Center Monument Sign Specifications

- Shopping center sign with (6) tenant dark gray ACM panels, each measuring 7' x 32' x 0.5' deep
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10-10-10



1. *Indica* 5. *Indica*

FRANCIS FORD

20

Letter of Opposition

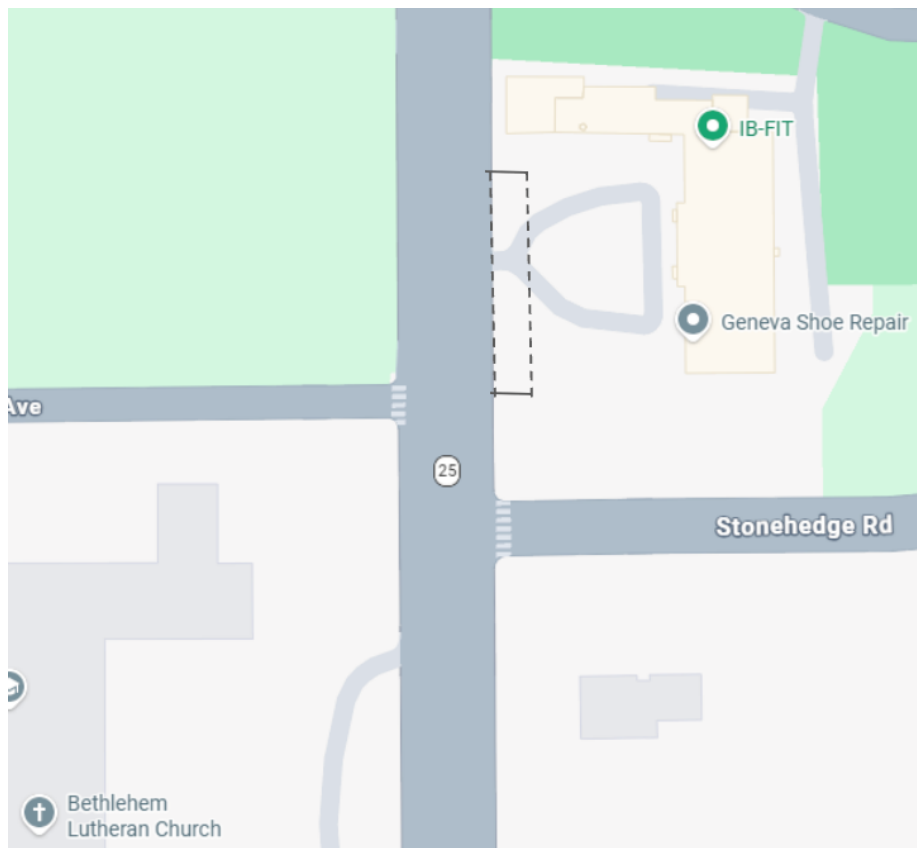
Proposed Signage/Zoning variation near 25 and Stonehedge

St Charles Zoning: 17.28.010 - Purpose.

The purpose of this chapter is to establish a framework for a comprehensive system of sign controls governing the display, design, construction, installation and maintenance of signs that will:

- A. Balance the rights of individuals to identify their businesses and convey their messages, and the rights of the public to be protected against the unrestricted proliferation of signs.
- B. Protect the public health, safety, comfort, convenience and general welfare.
- C. Reduce traffic hazards.
- D. Enhance the attractiveness of the City.
- E. Protect property values.
- F. Promote economic development.
- G. Further the objectives of the Comprehensive Plan.

Dotted line = approximate location of where signage could be located



Stonehedge & 25. Approach via car on Stonehedge toward 25. Note that this is a designated bike route with a marked dedicated bike lane.



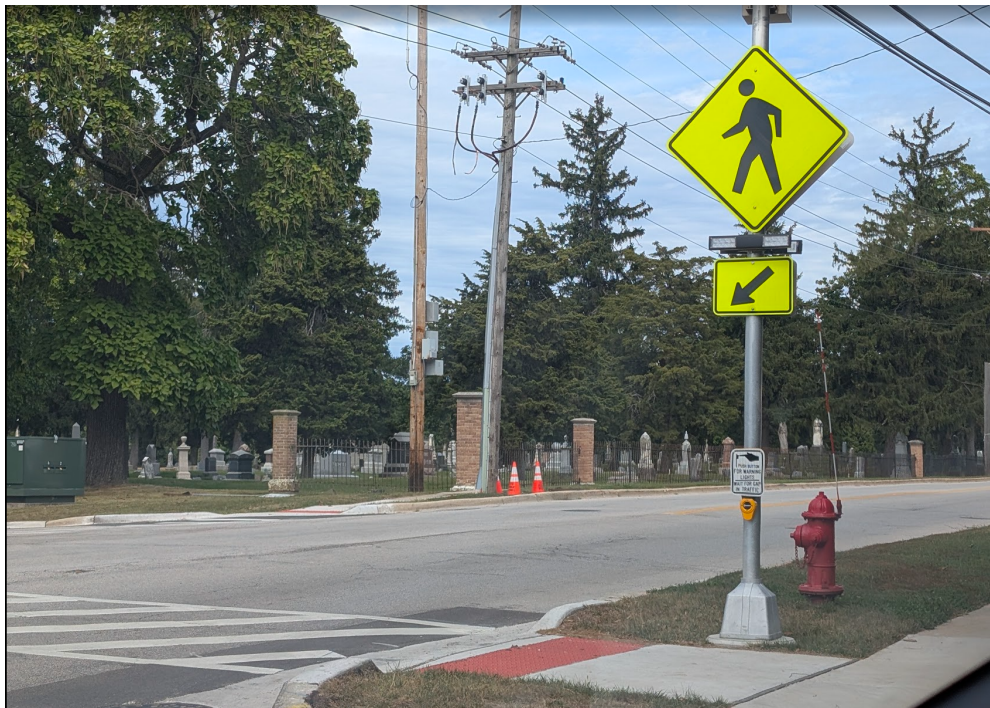
Stonehedge & 25.
Stopped on Stonehedge at the stop sign looking North from the drivers seat of car



AI Mock up of *potential* signage



Stonehedge & 25. Relatively new lighted and marked crosswalk that was installed presumably to increase the safety for pedestrians. Previously, this area had no street marking, no pedestrian signage, and no signal.



Perspective from across the street from proposed signage.



17.28.080 - Prohibited signs

It shall be unlawful to erect or maintain the following signs:

A. *Signs which constitute a traffic hazard.* No sign shall:

1. Obstruct free and clear vision at any street, intersection, parking lot entrance or exit, or driveway.
2. Interfere with, obstruct the view of, or be designed so as to be confused with any authorized traffic sign, signal or device because of its position, shape or color.

(Ord. [2018-Z-10](#) § 2; [2014-Z-11](#): § 2; Ord. 1991-Z-35; Ord. 1975-Z-7; Ord. 1968-30; Ord. [1960-16](#) § IV (M))

Questions in the context of signage constituting a traffic hazard...

1. Will the sign obstruct the vision of cars exiting Stonehedge attempting to make a lefthand turn onto the southbound lanes of 25?
2. Will the sign obstruct the vision of cars exiting the mall in regard to cars traveling northbound on 25? Line of site is important if exiting to either the south (lefthand turn) or northbound (righthand turn) lanes?
3. Will the sign obstruct the vision of cars traveling southbound on route 25 in regard to the newly created pedestrian crossing and/or people on ebikes/bikes as Stonehedge has a dedicated bike lane? Given the proliferation of ebikes and the new state law which puts these vehicles mostly on the road (vs. sidewalks) it is possible that this intersection could see increased ebike traffic to cross 25.
4. Is there consideration of placing the sign to the north of the mall driveway? This would reduce any issue with line of site of cars/pedestrians/evehicles exiting from Stonehedge. The potential issue would be for cars exiting the mall to the southbound 25 lane.

Question regarding the purpose of St. Charles' signage re: "Enhance the attractiveness of the City" and "Protection of property values"...

Will the proposed signage be in keeping with the nature of the surrounding community (stone entranceway to residential Fox Chase, religious - Bethlehem Lutheran Church, and adjacent cemeteries to the west and north) ?

From:**Sent:** Monday, September 14, 2026 11:51 AM**To:** CD <cd@stcharlesil.gov>**Subject:** Request of a Variation - File No. V-1-2026

Some people who received this message don't often get email from trustme2u@comcast.net. [Learn why this is important](#)

Zoning Board of Appeals:

I would like to submit my concerns and comments against the request of a variation, at 1150 North 5th Avenue, File Number V-1-2026.

I believe this proposal has implications that extend beyond the properties located within 250 feet of the subject property. Below are my concerns and comments that I hope you will take under consideration.

The 10-foot setback requirement is an important issue. The City's existing requirement calls for signage to be set back 10 feet from the right-of-way. The proposed variation would reduce that distance to just 2 feet—a reduction of 80 percent.

There is a reason the City established a 10-foot setback in the first place. It provides a reasonable separation between signage and the roadway, helps preserve the appearance of the area, and provides a buffer between commercial activity and the surrounding community. I believe we should be very careful about making an exception to an established zoning standard, particularly when that exception would reduce a 10-foot setback to only 2 feet.

Once a zoning standard is changed or an exception is granted, it can become more difficult to maintain that standard in the future. I believe the City should consider not only the immediate request, but also the precedent that granting this variation could establish for

other properties and other entrances into our community.

My second concern is the **aesthetic and residential character of the area**. The property is located near the Fox Chase entrance and is highly visible to residents, visitors, and people entering St. Charles from the north along Route 25. Placing signage only 2 feet from the right-of-way would bring the commercial signage considerably closer to the roadway and could make this area appear more commercial.

The attractive appearance of this area did not happen by accident. It is the result of planning decisions and zoning standards that have helped preserve the residential character of our community. I believe we should protect that character rather than gradually erode it through individual zoning exceptions.

My third and most important concern is **traffic safety and visibility**. Signage positioned only 2 feet from the right-of-way could potentially obstruct or limit a driver's view of oncoming traffic when exiting the Fox Chase entrance onto Fifth Avenue. Adequate visibility is particularly important when residents and visitors are making a turn onto a busy roadway. Even if the proposed signage does not completely obstruct the view, I believe the City should carefully consider whether moving signage significantly closer to the roadway is in the best interest of traffic safety. Maybe a traffic study should be done.

I am not opposed to appropriate signage for businesses. My concerns are **reducing an established 10-foot setback to only 2 feet and for traffic safety** at this particular location. I believe the existing 10-foot requirement represents a reasonable balance between the needs of the business and the City's responsibility to protect the appearance, character, and safety of the surrounding community.

I plan to attend the meeting on Thursday, September 24, to express my concerns.

Please confirm receipt of this email and that my written comments will be submitted to the Zoning Board of Appeals before the September 24, 2026 meeting.

Sincerely,