

**NOTICE OF A PUBLIC HEARING
PLAN COMMISSION – ZONING BOARD OF APPEALS
CITY OF COUNTRYSIDE, ILLINOIS**

Notice is hereby given, that a Public Hearing will be held by the Plan Commission – Zoning Board of Appeals of the City of Countryside, Cook County, Illinois, on **Tuesday, June 3, 2025 at 7:15 pm**, in the City Council Chambers, 803 Joliet Road, Countryside, Illinois, 60525 to consider:

A Variance pursuant to Section 8-5-9 (A)(1)(a): Electronic Variable Message (EVM) Signs - Area of the Municipal Code (Building Code):

- **To exceed the maximum area of such a sign from fifty percent (50%) to fifty one percent (51%) of the sign in the construction of a new EVM sign (incorporated only in monument signs) in the B-1 Zoning District;**

A Variance pursuant to Section 8-5-9 (A)(1)(d): Electronic Variable Message (EVM) Signs - Movement Restriction of the Municipal Code (Building Code):

- **To waive the requirement that prohibits the use of animation, or flashing, dissolving, scrolling or blinking characters;**

A Variance pursuant to Section 8-5-9 (A)(1)(g): Electronic Variable Message (EVM) Signs - Hours Of Operation of the Municipal Code (Building Code):

- **To waive the requirement that permits EVM signs to be operated only during the hours of operation of the business;**

A Variance pursuant to Section 8-5-9 (H)(2): Monument Signs - Location of the Municipal Code (Building Code):

- **To reduce the setback from the public right-of-way for monument signs from five feet (5') to one foot - two inches (1'-2") for the construction of a new monument sign in the B-1 Zoning District;**

A Variance pursuant to Section 8-5-9 (H)(3): Monument Signs - Height And Surface Area of the Municipal Code (Building Code):

- **To exceed the maximum height for monument signs from six feet (6') to fifteen feet (15') above the curb level for the construction of a new monument sign in the B-1 Zoning District; and**

A Variance pursuant to Section 8-5-9 (H)(3): Monument Signs - Height And Surface Area of the Municipal Code (Building Code):

- **To exceed the maximum surface area for monument signs from sixty five (65) square feet to one hundred ninety two (192) square feet per side for the construction of a new monument sign in the B-1 Zoning District**

at the real estate commonly known as **6200 Joliet Road, Countryside, IL 60525.**

PIN#: 18-16-303-020-0000 & 18-16-303-014-0000

LEGALLY DESCRIBED as follows:

Parcel PIN 18-16-303-020:

That part of the East 258.04 feet of the West 735.25 feet lying South of the Center Line of Joliet Road, of Lot 14 in School Trustees' Subdivision of Section 16, Township 38 North, Range 12, East of the Third

Principal Meridian, lying North of a line described as follows: Beginning at the point of intersection of the West Line of said East 258.04 feet of the West 735.25 feet, with a line lying 267.00 feet Southeasterly from, measured at right angles to and parallel with the aforesaid Center Line of Joliet Road; Thence Easterly to a point in the East Line of said East 258.04 feet of the West 735.25, said point being 390.00 feet South of said Center Line of Joliet Road, measured along said East Line (excepting therefrom that part lying Northerly of the following described course: Beginning at a point on the West Line of said East 258.04 feet of the West 735.25 feet, distant 75.00 feet Southeasterly, measured at right angles, from the Center Line of Joliet Road as the same is now located and established; Thence Northeasterly in a straight line, parallel with said Center Line of Joliet Road, a distance of 255.27 feet to a point, distant 40.00 feet Southwesterly of a point in the East Line of said East 258.04 feet of the West 735.25 feet, measured along a prolongation of last described course; Thence Southeasterly in a straight line to a point in said East Line of the East 258.04 of the West 735.25 feet of Lot 14, distant 140.00 feet Southerly of said Center Line of Joliet Road as measured along said East Line of the East 258.04 feet of the West 735.25 feet of Lot 14), in Cook County, Illinois.

Parcel PIN 18-16-303-014:

That part of the East 258.04 feet of the West 735.25 lying South of the Center Line of Joliet Road of Lot 14 in School Trustees' Subdivision of Section 16, Township 38 North, Range 12, East of the Third Principal Meridian, lying South of a line described as follows: Beginning at the point of intersection of the West Line of said East 258.04 feet of the West 735.25 feet, with a line lying 267.00 feet Southeasterly from, measured at right angles to and parallel with the aforesaid Center Line of Joliet Road; Thence Easterly to a point in the East Line of said East 258.04 feet of the West 735.25, said point being 390.00 feet South of said Center Line of Joliet Road, measured along said East Line, in Cook County, Illinois.

The applicant is Russell Nicoletti, Agent, whose address is 5350 East Avenue, Countryside, Illinois 60525. The property owner is IUOE Local 150 whose address is 6200 Joliet Road, Countryside, Illinois 60525.

Notice is further given, that all persons present at said hearing and desiring to be heard for or against the requested Variances (**Case Number PZV25-0002**) and/or to ask questions, shall be given such opportunity. For questions about the notice, please contact Richard Trent – Planning Manager at (708) 485-4775.

Robert Schwarz, Chairman
Plan Commission – Zoning Board of Appeals