

**Zoning Board of Appeals Meeting of November 12, 2025**

**Application No. ZBA 2025-23**

**Applicant:** Kelly Guittar, pb2 architecture + engineering

**Location:** 13477 Quality Drive, Loves’s Travel Stops & Country Store

**Requested Action:** Approval of Design Review for Proposed Building Addition and Exterior Remodel

**Existing Use:** Gas Station, Travel Stop, Convenient Store, and quick-serve restaurant

**Proposed Use:** Gas Station, Travel Stop, Convenient Store, and quick-serve restaurant

**Existing Zoning:** Commercial – Highway (CH)

**Adjacent Zoning:**

North: CH (contiguous)

East: CH (contiguous)

South: CH (contiguous)

West: CH (contiguous)

**Report:** The applicant is seeking Design Review and approval for construction of a building expansion and exterior remodel to the existing Loves’s Travel Stop & Country Store at 13477 Quality Drive at the corner of Willowbrook Road and E Rockton Road.

The proposed addition is part of a larger interior remodel/renovation project on the 8.57-acre site. The 573-square-foot addition to the north elevation of the existing building, which will accommodate a new vestibule, merchandiser cooler, IT room, and storage space. On the south side, improvements include a new canopy, redesigned storefront at the diesel entrance, and updated ADA access ramp. The existing exterior façade, composed of a combination of brick face, EIFS, and fiber cement panels, will be updated with new paint, enhanced lighting, and modern signage to reflect the updated branding. The building’s base roof height of approximately 17 feet will remain, with architectural projections reaching up to 22 feet near entry points.

The applicant has submitted a sign package as part of the proposed improvements to the building. The wall sign package includes a total of 9 signs distributed across the building elevations as follows:

- Front (North) Façade: 7 signs with an increase of 3 signs and a net increase of 65.2 square feet of signage compared to the existing elevation.
- East Elevation: No signage is proposed.
- West Elevation: One sign is proposed, which is reduced in size from the existing signage on that elevation.
- Rear Elevation: One sign is proposed, which is larger than the existing sign it is replacing.

The submitted sign package, part of the proposed exterior remodel, qualifies as a Comprehensive Sign Plan (CSP) under Section 15-694 of the Sign Code. The subject property is located at the Rockton interchange, adjacent to Illinois State Route 51 and Interstate 90. Given its scale, multi-tenant configuration, and location, a CSP is appropriate to allow flexibility in signage standards while promoting a cohesive and functional design.

The plan ensures coordinated signage to support internal site navigation, with placement guided by traffic flow, access points, and building orientation. This includes positioned wall signage on façades with limited street visibility, such as the south-facing truck stop entrance. The number and size of signs are designed to align with the development’s operational needs. A total of eight changeable copy posters are permitted, provided all signage remains accessory to the principal use of the site and does not function as a general advertising.

Additionally, design elements, materials, and color schemes are compatible with the building’s architecture and contribute to a unified aesthetic across the site. Overall, the proposed signage complies with the intent and requirements of the Comprehensive Sign Plan regulations.

|             | Setback (Front)  | Setback (Sides)                       | Setback (Rear)   | Lot Coverage | Height                      |
|-------------|------------------|---------------------------------------|------------------|--------------|-----------------------------|
| CH Standard | 15 feet min      | 10 feet min                           | 10 feet min      | 60% max      | 45 feet max                 |
| Proposal    | Approx. 190 feet | Approx. 150 feet (W) and 160 feet (E) | Approx. 430 feet | 4%           | Approx. 17 feet and 22 feet |

The proposal fully complies with all bulk requirements of the CH zoning district, as outlined in the table above. The planned expansion includes modifications to existing pedestrian pathways and ADA-compliant parking, notably widening the sidewalk to five feet to meet current Village Code standards. Both the addition and remodel adhere entirely to the zoning district's bulk regulations. These improvements will create a cohesive and unified appearance while maintaining uninterrupted vehicular access, on-site parking, and pedestrian circulation.

**RECOMMENDATION:**

Staff recommends **approval** of the Design Review for a for construction of a 573 square foot building expansion and remodel to the existing Loves’s Travel Stop & Country Store with

signage within the CH (Highway Commercial) District for the property located at 13477 Quality Drive in the Village of Roscoe, subject to the following conditions:

1. The applicant shall install the materials that have been reviewed and approved by the Zoning Board of Appeals.
2. The applicant shall obtain all necessary building permits.