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2025R36094
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**CITY OF TROY
RESOLUTION 2025-41**

**A RESOLUTION OF THE CITY COUNCIL REGARDING THE
GRANTING OF A VARIANCE REQUESTED BY TA OPERATING
LLC DBA TRAVEL CENTERS OF AMERICA.**

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS
ON THIS 15th DAY OF DECEMBER 2025**

RESOLUTION NO. 2025-41

A RESOLUTION OF THE CITY COUNCIL REGARDING THE GRANTING OF A VARIANCE REQUESTED BY TA OPERATING LLC DBA TRAVEL CENTERS OF AMERICA.

WHEREAS, TA Operating LLC dba Travel Centers of America, applicant, filed an application for a variance to the Sign Ordinance and requested relief from the City of Troy Sign Ordinance to permit 68.25 sq. ft. of signage as opposed to § 155.03(C)(3) If any establishment has frontage on two or more streets, each side having frontage shall be considered separately for purposes of determining compliance with the provisions of this chapter. The sign area allowances shall not be aggregated on any one side so as to allow any such establishment to display on any one frontage a greater area of graphics than 300 square feet.

WHEREAS, the Planning Commission of the City of Troy, Illinois, held a public hearing on said application on December 11, 2025, and made its recommendation to the City Council; and

WHEREAS, the City Council of the City of Troy, Illinois, has considered the application, the evidence presented, the recommendation of the Planning Commission, and the applicable provisions of the Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TROY, ILLINOIS, AS FOLLOWS:

1. The application of TA Truck Stop for a variance to the Sign Ordinance for the property located at 819 Edwardsville Rd, Troy, Illinois, Parcel No. 09-1-22-05-00-000-009, is hereby approved.

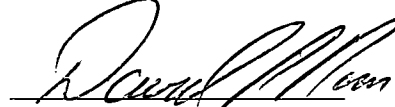
2. The variance is granted subject to compliance with all other applicable City codes and ordinances and any conditions imposed by the City Council.

PASSED by the City Council of the City of Troy, Madison County, Illinois, approved by the Mayor, and deposited in the office of the City Clerk this 15th day of December, 2025.

Aldermen Vote:

Dan Dawson	<u>✓</u>	Sam Italiano	<u>✓</u>	Ayes:	<u>8</u>
Tim Flint	<u>✓</u>	Debbie Knoll	<u>✓</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>✓</u>	Heather Stirling	<u>✓</u>	Absent:	<u>0</u>
Nathan Henderson	<u>✓</u>	Troy Turner	<u>✓</u>	Abstain:	<u>0</u>


APPROVED:



DAVID NONN, Mayor
City of Troy, Illinois

(SEAL)

ATTEST:



KIMBERLY THOMAS, Clerk
City of Troy, Illinois

**RECOMMENDATION NO. 2025-15PC
OF THE PLANNING COMMISSION OF THE CITY OF TROY, ILLINOIS
RECOMMENDATION OF AN APPLICATION FOR A VARIANCE TO THE
SIGN ORDINANCE TO TA OPERATING LLC DBA TRAVEL CENTERS OF
AMERICA.**

WHEREAS, the Planning Commission met on December 11, 2025 to consider an application for a variance to the Sign Ordinance 155.03(C)(3) filed by TA Operating LLC dba Travel Centers of America. A copy of the application and certification regarding publication of the notice of hearing and of notification to surrounding property owners are incorporated by reference; and

WHEREAS, this application applies to property located at 819 Edwardsville Rd. with permanent parcel ID number 09-1-22-05-00-000-009; and

WHEREAS, the Planning Commission considered the testimony and exhibits offered on behalf of the application and the following citizens also testified regarding the application (See attached Sign-in Sheet); and

WHEREAS, the Planning Commission considered the variance standards as described in the City of Troy Sign Ordinance, §155.06 Standards for variances and has attached as Addendum A their findings to support this recommendation; and

WHEREAS, following the testimony and deliberations, members of the Planning Commission voted as recorded below:

Bogue <u>ABSENT</u>	Lybarger <u>✓</u>	Patton <u>✓</u>	Yeas <u>5</u>
Compton <u>✓</u>	McBride <u>✓</u>	Reiter <u>ABSENT</u>	Nays <u>0</u>
Curtis <u>✓</u>	Niermann <u>ABSENT</u>	Stone <u>ABSENT</u>	Abstains <u>0</u>

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS, that the application for the following: To permit 68.25 sq. ft. of signage as opposed to § 155.03(C)(3) If any establishment has frontage on two or more streets, each side having frontage shall be considered separately for purposes of determining compliance with the provisions of this chapter. The sign area allowances shall not be aggregated on any one side so as to allow any such establishment to display on any one frontage a greater area of graphics than 300 square feet.

IS NOT recommended IS recommended with the following stipulations, if noted:

Amended to 74.5 sq ft

A copy of this recommendation is presented to the City Council; the original shall be filed with the Code Administrator.

ADOPTED this 11th day of December, 2025.

By: [Signature]
Chairman, Planning Commission

Attest: [Signature]
Secretary, Planning Commission

Addendum A


Planning Commission's Advisory Report

As per §155.06(C)(4) Standards for variances, the Planning Commission shall review the application for a variance and the Code Administrator's comments, and submit its advisory report to the City Council together with its recommendation. The Planning Commission's advisory report shall be responsive to all of the variance standards:

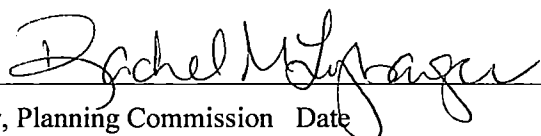
Variance Standards:	Findings:
(1) The proposed variance is consistent with the spirit and purpose of this chapter and will not cause injury to the area in which the graphic is/will be located or be detrimental to the public welfare in any way; and	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
(2) The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship while protecting the broader public interest; and	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
(3) The plight of the applicant is due to peculiar circumstances not of his or her own making; and	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
(4) The peculiar circumstances of the variance request are not applicable to other graphics in the city, and therefore, that a variance would be a more appropriate remedy than an amendment.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

Additional comments:

The additional height is required because
of the oversized vehicles involved.

By: 

Chairman, Planning Commission Date

Attest: 
Secretary, Planning Commission Date

END OF DOCUMENT