
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 16-1328

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for 1120-1140 Remington Blvd (Room Place Signage)

**TO: Village President, Village Clerk & Board of Trustees
Village of Romeoville, Will County, Illinois**

The Room Place has occupied the building at 1120-1140 Remington Blvd.

On November 8, 2016, the Planning & Zoning Commission held a Public Hearing to discuss and consider the request various requests. The application was evaluated according to the requirements and regulations outlined by the Comprehensive Plan - Chapter 157, Development / Subdivision Regulations - Chapter 158, and Zoning Code - Chapter 159.

Testimony and presentations were heard from the staff, the applicant, the public, and the Commission. The following issues and opinions were discussed.

Senior Planner, Nathan Darga, read the Project Compliance Report. He reported that the Room Place has taken over the building at 1120-1140 Remington Blvd after a fire destroyed their building in Woodridge. As they build out their space they have requested additional signage on the property than Village code would allow. The property was originally approved on March 6, 2002 as RES 0016-02. At that time, no signage package was included.

They are proposing two wall signs, one facing each street. The signs meet the square footage requirement but are taller than code allows. Code is 5' in height, the proposed signs are 10'2" and 7'8" tall. They are also proposing window signs in two locations that will cover the entire window surface. The Room Place is requesting this signage because customers will be able to come to this site to pick up furniture they have ordered and they want to increase visibility. This is similar to the customer pick up area at Ashley Furniture.

The sign package includes directional signs, a canopy sign, and the refacing of an existing monument sign. These all meet code and are provide to show the entire amount of signage on the property.

James Blair, 1120 W. Remington, Romeoville, IL - The Room Place and Rich Cawley 1120 W. Remington, Romeoville, IL - The Room Place were sworn in.

Chairman Venn asked if this sign package would define all windows of this type.

Senior Planner Darga stated that since the code was written for commercial store fronts and it is harder to define the windows in this case. He also stated that this is only for this sign package request and is not open ended.

Commissioner Holloway asked if The Room Place has done other buildings like this one and if there are any plans down the line to have retail sales at this location.

Mr. Blair stated they have other locations like this one and do not plan to use it as a retail sales location. He stated that the building is not set up for this, but they may have a tent sale at some point.

Chairman Venn asked how many employees would be at this location.

Mr. Blair stated that there would be around 80 to 100 employees, possibly more.

Commissioner Scieszka asked if the monument sign in front can be looked at and would like to see it dressed up with some landscaping.

From the testimony and presentation made by the Petitioner / Applicant, Witnesses, General Public, and Staff recommendation on the request, the Commission hereby finds the following:

1. The application complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The application complies with the provisions of the Development Regulations (Chapter 158).
3. The application complies with the provisions of the Zoning Code (Chapter 159).

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 16-1328.

Motion by: Commissioner McConachie
Seconded by: Commissioner Pyle

Roll call of the membership present the 8th day of November, 2016 with the following vote:

6 members voting AYE	0 members voting NAY		
0 members ABSTAINING	1 members ABSENT and not voting.		
Steve Pyle	AYE	David Venn	AYE
Dan Repetowski	AYE	Jim McConachie	AYE
Paul Scieszka	AYE	Rich Holloway	AYE
Petra Burgess	ABSENT		

MOTION Carried.

Respectfully submitted on November 10, 2016.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission