
Report of the Zoning Board of Appeals

Romeoville, Illinois

ORD 16-1317

An Ordinance Approving a Variance to the Zoning Code (Chapter 159) for Amazon Signage

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

Amazon has leased the former Montgomery Ward building at 1125 Remington Blvd. in the Windham Lakes Business Park.

On September 13, 2016, the Zoning Board of Appeals 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 and the Board. The following issues and opinions were discussed.

Senior Planner, Nathan Darga, read the Project Compliance Report. He reported that Amazon is remodeling the building to become a distribution center for large product items. They are investing heavily in new conveyor systems and other building improvements. They are projected to have up to 600 employees when this facility is fully operational.

Village code limits wall signs in the P-B district to 5' in height. Amazon is requesting a wall sign that is 7' in height for the text and 9' 10" in height for the logo. The sign would be located on the front of the building by the office area. This portion of the building is approximately 300' from the right of way of Remington Blvd. There is also an existing 48 square foot monument sign on the site that Amazon will be reusing.

Commissioner Scieszka asked if the existing sign was larger than code allowed. Senior Planner Darga stated that because the site is so large approx. 30 acres it would qualify for the larger monument sign. The existing sign does meet code.

Commissioner Venn asked if the sign is illuminated. Senior Planner Darga stated it was illuminated and standard dye cut sign that meets the code.

No other commissioner had any questions.

From the testimony and presentation made by the Petitioner / Applicant, Witnesses, General Public, and Staff recommendation on the request, the Board 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) as amended by this PUD.

THEREFORE, the Zoning Board of Appeals of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 16-1317.

Motion by: Commissioner Hoffman
Seconded by: Commissioner Venn

Roll call of the membership present the 13th day of September, 2016 with the following vote:

5 members voting AYE
0 members ABSTAINING

0 members voting NAY
2 members ABSENT and not voting.

David Venn	AYE
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	AYE

Gary Hoffman	AYE
Rick Gougis	ABSENT
Jim McConachie	ABSENT

MOTION Carried.

Respectfully submitted on September 14, 2016.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission