

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, September 13, 2016

7:00 PM

Village Hall Board Room

Zoning Board of Appeals

1. CALL TO ORDER

2. ROLL CALL

Present 5 - Paul Scieszka, Dan Repetowski, Petra Burgess, David Venn, and Gary Hoffman

Absent 2 - Jim McConachie, and Rick Gougis

3. APPROVAL OF AGENDA

A motion was made by Venn, seconded by Hoffman, that this Agenda be Approved. The motion carried by a unanimous vote.

4. APPROVAL OF MINUTES

A motion was made by Venn, seconded by Burgess, that the August 23, 2016 minutes be Approved. The motion carried by a unanimous vote.

[ZBAMN16-0](#)

August 23, 2016 Minutes

[2](#)

Attachments: [August 23, 2016](#)

5. PUBLIC HEARINGS

PH16-2223 A Public Hearing on a Variance to the Zoning Code (Chapter 159) for Amazon Signage

A motion was made by Hoffman, seconded by Repetowski, that this Public Hearing be Opened. The motion carried by a unanimous vote.

Senior Planner Nathan Darga read the Project Compliance Report

Description/Title: Amazon Signage

Type of Review: Zoning Variance

Summary:

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

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.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Findings of Fact:

The Zoning Code lists standards by which variances should be judged by the Zoning Board of Appeals. These standards are listed below for your information.

159.172 (C)

- (1) Standards. The Zoning Board of Appeals shall not recommend a variance to the regulations of this chapter to the Village Board of Trustees unless it shall make findings of fact based upon the evidence presented to it in each specific case that:
 - (a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located;
 - (b) The plight of the property owner is due to unique circumstances; and,
 - (c) The variance, if granted, will not alter the essential character of the locality.
- (2) Supplemental Standards. For the purposes of implementing the provisions of this section, the Zoning Board of Appeals shall also, in making its determination/recommendation as to whether or not there are practical difficulties or particular hardships. They shall take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence submitted:
 - (a) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were not carried out;
 - (b) The conditions on which a petition/application for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classification;
 - (c) The alleged difficulty or hardship is caused by this Chapter and has not been created by any person presently having an interest in the property;
 - (d) The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and,
 - (e) The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets, or increase the danger to the public safety, or substantially diminish or impair property values within the neighborhood.

Recommendation:

The Development Review Committee is recommending approval, denial, or approval with comments

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.

A motion was made by Burgess, seconded by Repetowski, that this Public Hearing be Closed. The motion carried by a unanimous vote.

6. NEW BUSINESS

ORD16-1317 An Ordinance Approving a Variance to the Zoning Code (Chapter 159) for Amazon Signage

Attachments: [ORD 16-1317 Exhibit A PZC report](#)
[ORD 16-1317 Exhibit B](#)

A motion was made by Venn, seconded by Hoffman, that this Ordinance be Recommend for Approval to the Village Board on 9/21/2016. The motion carried by a unanimous vote.

7. OLD BUSINESS

8. CITIZENS TO BE HEARD

9. CHAIR'S REPORT

10. COMMISSIONER'S REPORT

11. VILLAGE BOARD LIAISON REPORT

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

13. ADJOURNMENT

A motion was made by Petra Burgess, seconded by Dan Repetowski, that this was Meeting be Adjourned.. The motion carried unanimously.