
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 19-1597

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Mongo's Signage at 1101 N. Independence Blvd.

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

Stavros Spandonidis has submitted a Final Development Plan for the signage for the property at 1101 N. Independence Blvd.

On October 8, 2019, 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, and the Commission. The following issues and opinions were discussed.

Project Development & Planning Coordinator, Nathan Darga, read the Project Compliance Report. He reported that the proposal would rehabilitate the existing pole sign on the property. The sign is currently legal, non-conforming for size, height, and style. The proposal calls for replacing the manual message board with a digital board and adding a monument base and landscaping. The square footage and height would remain the same. The packet included pictures from various distances away from the sign. The applicant is requesting the size and height remain as is because of the high speed of traffic along IL 53. Also, because there is a hill and curve at this location which makes visibility difficult.

Steve Spandonitis, 665 Meadowdale Dr. Romeoville, IL was sworn in.

Chairman Venn wanted to make sure the new sign would follow all codes and the lumen restrictions. Project Development & Planning Coordinator Darga stated that it would.

Mr. Spandonitis gave a brief overview of what his plans are for the new sign. Commissioner Nelson asked if there is a specific value given for the lumens on a digital sign. Mr. Darga stated that there is an exact number, he is not sure of what it is. Mr. Darga stated that the Village has adopted the IDOT standards and all signs must follow that.

Commissioner Nelson asked if there would be any changes to the Mongo's sign located on the top. Mr. Spandonitis stated that it would not change other than using LED lights inside.

Commissioner Scieszka asked to verify that the sign on the south side of the property is the one being re-done and asked if there are any plans to remove the existing sign on the north side of the property. Mr. Spandonitis stated that due to future plans he would like to keep the sign on the north side.

Commissioner Scieszka asked if the proposed digital sign would stay the same size as it is now and how

large is the proposed landscape bed around the new sign. Mr. Spandonitis stated that the digital sign would remain the same as it is now and the planter would extend out 8-10 feet to help protect the sign.

Commissioner Scieszka is concerned about the parking and drive aisle will be affected. Mr. Darga stated that the lot is paved to the property line and there will still be sufficient parking. Commissioner is concerned about the drive aisle, Mr. Darga will talk to staff about the concern. Mr. Spandonitis is in the process of re-striping the parking lot to help with this.

Village Board Liaison Dave Richards is concerned about there being two signs on the property and feels the second sign on the north side needs to come down per code restrictions. Mr. Richards stated that if a second business is added it should be advertised on the same monument sign as Mongo's. Mr. Richards also commented on the color of the stone base on the proposed sign. Mr. Spandonitis stated that he would have no problem working with staff on the color.

No other commissioner had any questions. No members of the public wished to speak.

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) as amended by this PUD and the conditions listed in the approval motion.

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 19-1597 contingent on the following Conditions: 1. Removal of the sign on the north side of the property prior to completion of the new monument sign on the south side of the property; and 2. Staff review of the sign facade color.

Motion by: Commissioner Scieszka

Seconded by: Commissioner Holloway

Roll call of the membership present the 8th day of October 2019 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 members ABSENT and not voting.

Gary Nelson	AYE
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	AYE

David Venn	AYE
Richard Holloway	AYE
Jim McConachie	ABSENT

MOTION Carried.

Respectfully submitted on October 23, 2019.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission