
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 25-1974

An Ordinance Approving an Amendment to a Special Use Permit for a Planned Unit Development - Final Development Plan for Anabi Oil Corporation (Rebel Convenience Stores) at 1300 W. Normantown Rd

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

Daniel Vater, on behalf of Anabi Oil (Rebel Convenience Stores), has applied for a drive-through, parking lot reconfiguration, landscaping, and other site improvements for their existing gas station and convenience store at 1300 W. Normantown Road.

On April 8, 2025, 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.

Senior Planner, Scott Williams, read the Project Compliance Report. He reported that the subject property was developed in two stages. The main lot containing the convenience store and associated fuel and diesel pumps was annexed, rezoned, and granted setback variances through the concurrent cases of PZC 2000-03 & ZBA 2000-03 for Gas City. A few years later, and after the consideration of different proposals, the Gas City carwash located on the rear lot adjacent to the tollway was granted approval through a Planned Unit Development (PUD) – Final Development Plan with Ordinance 06-0443.

This PUD, which covers the entire Rebel property, requires an amendment to approve a new drive-through at the south end of the convenience store to allow for the newer Hatch Chicken concept. The parking row adjacent to the south elevation will be shifted downwards with vehicles queuing from the south, driving north to place the order at a menu board in an extend landscape island on the left side, picking up the orders at a newly created window where the former Dunkin space is located, and then exiting the drive-through to the east facing the fuel pumps. The eastern parking row will also be shifted to the south to allow for the drive-through exit. The number of parking spaces will decrease by two but still meet the minimum requirements associated with the original development approvals.

An outdoor seating area with landscaping is also proposed between the extended parking rows and the drive-through. Internal pedestrian connections will be created and striped when crossing over the drive-through. Roughly 2,600 square feet in new landscape space is proposed in this area. Additional landscape will be planted along Normantown Road and around the proposed monument sign at the hard corner of Weber Road and Normantown Road.

To enhance site visibility and business identification, the applicant is proposing a sign package to reflect the new branding and accessory uses. Most existing signs will be refaced, and the former “Speedway” and “Carwash” ground signs removed by the road project will be replaced with a single, brick-based

monument sign.

The new floor plan has been included in the packets. In addition to the Hatch Chicken renovation and other changes, an approximately 200 square-foot area in the northeastern section of the building will be converted to accommodate six video game terminals. This accessory use will require exceptions from the section of code governing licensed truck stop establishments which is more restrictive than the state requirements. These exceptions would permit the following relief to reflect existing conditions:

- Reduce acreage from 5 acres to 3.2 acres for the subject 2 lots
- Reduce the convenience store from 5,000 square feet to 4,732 square feet
- Reduce the number of truck stalls from 2 to 0

Exceptions from the site and structure requirements are also sought for the nonconforming setbacks from Weber, and to reflect the Normantown access point. These existing conditions were caused by the right-of-way taking for the Weber Road widening project. The site was originally developed with a single access point which exceeds a maximum width of 40', and prior staff approvals defined the offsite, private roadway with two access points as being sufficient. The PUD specifically details these requirements to make them legal.

Findings of Fact:

1. The proposal generally complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The proposal generally complies with the provisions of the Development Regulations (Chapter 158).
3. The proposal generally complies with the provisions of the Zoning Code (Chapter 159) as amended in this PUD.

Recommendation:

The Development review Committee has reviewed the proposal and is recommending approval.

Chairman Venn asked what Hatch Chicken would look like - is it sit down or carry out restaurant? Mr Williams replied that it would be carry out and drive through. There will be an outdoor seating area.

Chairman Venn asked if that would not be a smoking area. Mr. Williams replied no - it will not be a smoking area.

Commissioner Nelson asked if the State is done with their construction in the area? Mr. Williams replied yes, but it is not completely closed out. There will be construction with the QT light and turn lanes.

Commissioner Nelson asked if the right-of-ways and utilities were completed for the State project. Mr. Williams replied yes, those are completed.

Commissioner Nelson asked about the stacking of vehicles for the drive through and the outdoor seating area - will there be another barrier besides the 4 inch curb between them. Mr. Williams replied no.

Commissioner Nelson asked if the stars on the plan were bushes. Mr. Williams replied yes.

Chairman Venn asked if we could require ballards before the project is complete.

Josh Potter, Community Development Director, asked Scott Williams if that was a curb on the plans. Mr. Williams replied yes.

Commissioner Scieszka asked what the difference between the State's requirement and Village Code for

a licensed truck stop. His questions will be the differences. The reduce acreage from 5 to 3.2. There are 2 parcels with separate PINs and they could technically sell one of those parcels off. What size is the actual parcel, the 3.2 is the combined acreage. The main parcel we are looking at with the gas station/store/pumps etc. with potential fast food restaurant - what is that parcel size. Mr. Williams believes that it is 2.8 acres. Mr. Williams asked the applicant to answer the questions.

Chairman Venn swore in the applicant, Teresa Radtke, Accel Entertainment, she is the gaming operator for the facility.

Ms. Radtke stated that the State requirement for a truck stop is 3 acres. This qualified at the State a few years ago and they have been waiting on local approval.

Commissioner Scieszka asked even though it is 2 separate parcels. Ms. Radtke replied yes, it is still under one ownership.

Commissioner Scieszka asked if they could sell the parcel with the carwash and then it would be under the acreage. Ms. Radtke replied then they would not have gaming as they would be disqualified as a truck stop.

Commissioner Scieszka asked about truck stall parking - it shows being reduced from 2 to 0. Ms. Radtke replied that there is not a requirement for parking. It just has to be able from a gaming perspective to accommodate a load bearing axle truck, it does not necessarily need a semi-truck to have them on the lot.

Commissioner Scieszka asked if Staff was okay with not having space for semis to park on the lot and having 6 gaming units. He stated that right now there is no place for semis to park on this lot, the lot will be smaller, the entrance is horrible, single entrance, patrons fly in and out of there, and now it will be closer. He looks at these parcels and he thinks that it is too much for that land. He likes the Village code. Let's have a place for semis to park. A lot that fits all of this. He asked where the hardship was from the applicant for code relief. He stated that there was a vacant lot next to this. He is concerned about the outdoor seating area and the traffic into this lot. He is against this.

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.

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 25-1974 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Repetowski
Seconded by: Commissioner McConachie

Roll call of the membership present the 8th day of April 2025 with the following vote:

4 members voting AYE
0 members ABSTAINING

1 member voting NAY
2 members ABSENT and not voting.

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

David Venn	AYE
Richard Holloway	ABSENT
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on April 10, 2025.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission