
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 24-1939

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Noble Plaza at 490 N. Weber Road

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

Shahzad Akbar, on behalf of Noble Illinois LLC, has submitted final development plans for a new multi-tenant retail building at the property located at 490 N. Weber Road.

On September 24, 2024, the Planning & Zoning Commission held a Public Hearing to discuss and consider the request. The application was evaluated according to the requirements and regulations outlined by the Zoning Code - Chapter 159.

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

Assistant Planner, Mike Shurhay, read the Project Compliance Report.

Chairman Venn Swore in the applicants Tom Carroll, Geotech Inc, 1207 Cedarwood Drive, Crest Hill, Illinois; Shahzad Akbar, Owner, Noble Illinois LLC; Bob Gable, United Architects, Joliet, Illinois.

Chairman Venn stated that in discovery he specifically asked that consideration be given to a wider than 27-foot entrance lane. Have we addressed that all? Mr. Shurhay replied that Staff and Engineering have reviewed this and find that it meets Village Code requirements for the entrance into the site and is the best approach for the site.

Chairman Venn strongly suggested that they widen that road, especially coming out of Walgreens. There is nothing that we can do about how Walgreens landscapes their property. He commented that there are constant accidents there and that the median should be taken out. He is concerned about the residents pulling out of Walgreens and this development.

Mr. Carroll stated that it is a private access road serves the entire development and was built and approved at the time by the Village with the overall development. My client is the last lot to build in that development and he is not why that would be his client's responsibility to widen that entire road and make the intersection improvements at Carillon Drive. He would assume that was taken into consideration when originally approved.

Mr. Shurhay replied that the property owner does not own that road. Chairman Venn replied that he understands that.

Chairman Venn stated that one other consideration should be bollards. He does not see any decorative pots, decorative blocks on this building. There is a high rate of cars driving through windows/storefronts. He is concerned with not seeing them on this plan. Mr. Carroll replied that they do not have any, but they do have a barrier curb around the building that could stop a car.

Chairman Venn commented that at the last meeting he urged the Village to require them and maybe

establish a fund to assist businesses in installing them. He believes it is a valid safety concern.

Commissioner Nelson asked if the building was smaller than the concept and it 8 tenants. Mr. Shurhay replied that there are 11 tenants.

Commissioner Nelson asked about concept having 2 towers and this elevation showing 1. The applicant replied that there will be only 1 and this is the final elevation plan.

Commissioner Nelson commented on the back of the building and how it was nice to see the fence and the lighting below that fence. Mr. Carroll stated that lighting will be wall fixtures on the side of the building.

Commissioner Nelson asked about the monument signs on A7 and if they have picked a sign. The applicant replied that they have picked the smaller sign. Commissioner Nelson asked if that would be the only monument sign. The applicant replied yes.

Commissioner Scieszka commented that he appreciates the additional landscaping and the fencing. The light fixtures are where they will not flood over. He commented on the no parking signs and that they should be on both sides of the drive aisle.

Commissioner Repetowski commented that he believes this will be good for the residents and give them a variety businesses and mom and pop shops.

Associate Member Hoffman commented that the building looks good, she agrees with the Chairman's concerns on the traffic. She asked about the handicap stalls and will they be at the end of the buildings or more spread out. Mr. Shurhay replied by showing the handicap stalls on the map and they were more centrally located.

Chairman Venn asked if the building was built on spec at the moment. Mr. Carroll replied that they do not have any tenants lined up as of yet. Chairman Venn commented that it would be nice to have a small grocer there for the residents.

Commissioner Venn asked for public to be heard.

Chairman Venn swore in Mary Woods, 13743 S Hickory Ln, Plainfield, Illinois.

Ms. Woods thanked Josh Potter, Community Development Director, and Mike Shurhay for meeting with the Carillon Board of Directors and Civic Committee. There were a few questions that were not answered. If there is a drive thru, will the microphones be muted after a certain time/hour. She explained that in the morning Carillon Drive is backed up with vendors and guests coming into the subdivision and checking into the guardhouse. That will affect that driveway into that development.

Chairman Venn asked if there was a drive thru planned on that building. Mr. Shurhay replied yes there is and showed them on the site plan at the south end of the building.

Chairman Venn asked for decibel requirements. Mr. Shurhay replied that he would have to get back to the Commission on the specific requirements.

Chairman Venn commented that those are legitimate concerns and if the back up on Carillon Dr was addressed. Mr. Shurhay replied that based on this entire development, not just this site, was designed for this type of use and is part of our overall comprehensive plan. When reviewed by Staff and Engineering, it does meet.

Chairman Venn commented that it is likely that the egress would be on the Carillon side. Mr. Potter,

stated that it is closer to Carillon Drive, but pointed out that there is also access to 135th Street with a signal as well.

Chairman Venn asked for questions from the Public.

Chairman Venn swore in Margaret Egebrecht, 21431 Juniper, Plainfield, Illinois. Ms. Egebrecht asked if there has been any marketing on this in regards to the desire for tenants to occupy this, because across the street, there are a lot of vacant storefronts. Has this been marketed by the developer to see if it is viable and that is going to be occupied. Chairman Venn commented that earlier testimony showed that it was being built on spec. and we do not have the right to tell them who they can and cannot rent to within reason.

Mr. Potter stated that the applicant can address that issue.

Chairman Venn swore in Phillip Howell, Re/Max Commercial. Mr. Howell replied that it is being marketing, but until they have an actual target date for construction. There is a steady amount of interest, but they cannot commit until they have built dates.

Mr. Shurhay commented that Staff is also working with the developer on marketing, it is listed on our available sites on the Village Website.

Chairman Venn commented on the population increase that is going to happen in the next few years.

Chairman Venn asked for public to be heard. There were none.

The public hearing was closed.

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 24-1939 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Burgess
Seconded by: Commissioner Holloway

Roll call of the membership present the 24th day of September 2024 with the following vote:

7 members voting AYE
0 members ABSTAINING

0 members voting NAY
0 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	AYE

MOTION Carried.

Respectfully submitted on September 27, 2024.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission