

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, April 8, 2025

6:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

- Present** 7 - Chairman David Venn, Commissioner Paul Scieszka, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Gary Nelson, Associate Member Sharon Hoffman, and James Estrada
- Absent** 2 - Commissioner Petra Burgess, and Commissioner Rich Holloway

2. ROLL CALL

- Present** 7 - Chairman David Venn, Commissioner Paul Scieszka, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Gary Nelson, Associate Member Sharon Hoffman, and James Estrada
- Absent** 2 - Commissioner Petra Burgess, and Commissioner Rich Holloway

3. APPROVAL OF AGENDA

A motion was made by Paul Scieszka, seconded by Dan Repetowski, to Approve the Agenda. The motion carried unanimously.

4. APPROVAL OF MINUTES

[PZMIN25-10](#)

[6](#)

Attachments: [PZC 03112025.pdf](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that the March 11, 2025 PZ Minutes be Approved. The motion carried by a unanimous vote.

5. PUBLIC HEARINGS

[PH25-2418](#)

A Public Hearing on 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

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that the Public Hearing be Opened. The motion carried by a unanimous vote.

Scott Williams, Senior Planner read the Project Compliance Report.

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. 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.

The list of the exceptions to the village code is included with the packets.

Method of Investigation:

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

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:

Approval contingent on outstanding staff comments.

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 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 of the outdoor seating area and the traffic into this lot. He is against this.

Chairman Venn asked for questions from the public, there were none.

A motion was made by Commissioner Repetowski, seconded by Commissioner McConachie, that the Public Hearing be Closed. The motion carried by a unanimous vote.

[PH25-2419](#)

A Public Hearing on an Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that the Public Hearing be Opened. The motion carried by a unanimous vote.

Scott Williams, Senior Planner and Mike Shurhay, Assistant Planner both read the Project Compliance Report to explain the Text Amendments.

This amendment will update the several sections of the Zoning Ordinance, listed below:

1. Fences (Exhibit A). Due to new state legislation that took effect on January 1, 2025, home rule municipalities are no longer able to require a permit or other approval for the installation, maintenance, placement, replacement, or servicing of electric fences. This update aligns with state requirements
2. Cannabis (Exhibit B). This amendment will update the Zoning Ordinance and process for approving Recreational Cannabis. The Village last amended this section to permit it as a special use in the M-R district in September of 2024. In response to concerns about jeopardizing operational security with the information provided at public hearings, as well as accounting for the strict regulations of the Illinois Cannabis Regulation Tax Act, the proposed amendment would:
 - a. List Cannabis facilities as a permitted use in the B-3, P-B, M-R, M-1, and M-2 zoning districts.
 - b. Remove Cannabis facilities as a special use from these same zoning districts except for Cultivation Centers or Craft Growers in the M-1 and M-2 zoning districts.
 - c. Remove the 750' distance separation requirement from churches or places of worship.
 - d. Add a 750' distance separation requirement from public parks located within village limits.
 - e. The other existing separation requirements would transfer over and remain in the permitted use sections; a few minor revisions associated with renumbering and updating the names of village institutions are required.
3. Accessory Structures (Exhibit C). Gazebos and bars will be added to the list of permitted structures that can encroach the 10-foot setback from the primary

principal building.

4. Signage (Exhibit D). This update will remove 3 ft wall sign height maximum for commercial districts and remove 5 ft wall sign heights for industrial zoning districts. This change will allow businesses within these districts' greater flexibility for wall signage.

A redline version of the amendments and maps are included in the packet.

Chairman Venn asked if the signage would be to eliminate all the exceptions in the project requests. Mr. Shurhay replied yes, it will give the businesses flexibility and the ability to go through the permitting process without variances.

Commissioner Nelson asked what was the State's thinking in their legislation regarding the fencing. Mr. Shurhay replied that he is not sure for the reason behind the changes. Staff does not agree with the changes and not too much we can do since it was passed into State Law. There are requirements through the State Legislation and are in line with what the Village has proposed. They required a protective fence around the electric fence and signage to be posted. It is essentially the same as what we proposed, except we cannot regulate the zoning districts that they are in. Before we only allowed in the M-1/M-2 district.

Commissioner Nelson asked who from the State inspects that and regulates that. Mr. Shurhay replied that he would have to get back to the Commission with that Department of the State.

Mr. Potter stated that Staff has met with the Village Attorney and he advised us to make these changes in the code to reflect the State.

Commissioner Nelson asked why the separation distance between cannabis and churches were reduced. Mr. Williams replied that with most recent petition there were concerns with the multi tenant facilities, property owners were not considering ramifications of future leasing opportunities. Staff has not received any complaints from Churches regarding cannabis facilities.

Commissioner Nelson asked about the issues with security and these facilities and the changes made to the public hearing process. Mr. Williams replied that there has not been an issue, it was based off of concerns petitioners had regarding security.

Mr. Potter stated that the State Cannabis Laws and heightened security requirements regulates those users. As they become more popular in commercial areas, the trend is to treat them no differently than any other retail store. There is not too much that relates to Zoning when the State regulates them so detailed.

Chairman Venn asked if there were questions from the Public. There were none.

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that the Public Hearing be Closed. The motion carried by a unanimous vote.

6. NEW BUSINESS

[ORD25-1974](#) **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

Attachments: ORD 25-1974 RVBA

[ORD 25-1974 Exhibit A. Rebel Engineering Plans](#)

[ORD 25-1974 Exhibit B. Rebel Tenant Improvement Plans](#)

[ORD 25-1974 Exhibit C. Rebel Sign Package](#)

[ORD 25-1974 Exhibit D. List of Code Exceptions](#)

[ORD 25-1974 Exhibit E. PZC Report](#)

A motion was made by Commissioner Repetowski, seconded by Commissioner McConachie, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 4/16/2025. The motion carried by the following vote:

Aye: 3 - Commissioner McConachie, Commissioner Repetowski, and Commissioner Nelson

No: 1 - Commissioner Scieszka

Absent: 1 - Commissioner Burgess, and Commissioner Holloway

Non-voting: 3 - Chairman Venn, Associate Member Hoffman, and Estrada

ORD25-1979 An Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances

Attachments: ORD25-1979 RVBA

[ORD25-1979 Exhibit A](#)

[ORD 25-1979 Exhibit B](#)

[ORD 25-1979 Exhibit C](#)

[ORD25-1979 Exhibit D](#)

[ORD 25-1979 Exhibit E PZC Report](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that the Ordinance be Recommend for Approval to the Village Board on 4/16/2025. The motion carried by a unanimous vote.

7. OLD BUSINESS

8. CITIZENS TO BE HEARD

9. CHAIR'S REPORT

Chairman Venn talked about revisiting ground solar panels in residential backyards. Mr. Shurhay replied that can be looked at and explained where they can be located in current code.

Chairman Venn introduced the PZ Student Member from Romeoville High School James Estrada.

James Estrada stated that he was a Senior and would be attending Mizzou majoring in pre-med and chemistry.

Chairman Venn encouraged him to ask questions of the Staff and Board.

10. COMMISSIONER'S REPORT

Commissioners welcomed James to the Commission.

11. VILLAGE BOARD LIAISON REPORT

None

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Mr. Williams stated that before the meeting was the Village's 1st Building Open House and there were at least a dozen residents in attendance.

Mr. Potter stated that the next PZ meeting would be canceled and there would be agenda items for the May 13th meeting.

Mr. Potter stated that there are projects in the queue that will be coming in throughout the summer.

13. ADJOURNMENT

A motion was made by Paul Scieszka, seconded by Dan Repetowski, to Meeting be Adjourned. The motion carried unanimously.