
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 19-1571

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Jiffy Lube at 1332 W. Airport Road

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

Jiffy Lube, represented by Greenberg Farrow, has submitted a Final Development Plan for the vacant lot at 1332 W. Airport Road.

On May 28, 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 proposed building would be located on the last vacant lot between Aldi and Goodwill. The building footprint would be 3,133 square feet. It would have four drive in bays for servicing vehicles. The site would be accessed from the exiting development access road to the rear. A cross access connection with the Goodwill drive aisle closest to Airport Road has been added since the concept plan review. The plan calls for nine parking stalls with one being handicapped accessible. It also shows room for eight cars to queue up in front of the bay doors.

The building would be CMU construction with a stone and EIFS façade. The overhead doors, cornices, and light fixtures would be colored to match the façade. This improved façade represents a new look that Jiffy Lube is rolling out nationally. No existing local Jiffy Lube facility has a faced of this quality. The trash enclosure would be CMU construction as well to match the building.

The applicant is requesting a code exception for signage. They are requesting more wall signs and taller wall signs than code would normally allow as shown in the attached signage plan. The monument sign meets current code.

Kurt Overmyer, Gugenheim Development Services, 3000 Internet Blvd., Suite 570 Frisco, TX was sworn in.

Chairman Venn asked how much waste oil is stored at the facility at any given time. Mr. Overmyer stated that several types of oil/fluids are stored in the sub-basement in double wall containers ranging from 100 to 750 gallons. The waste is usually picked up once a week depending on demand.

Commissioner Scieszka asked staff if cabinet signs are allowed. Project Development & Planning Coordinator Nathan Darga stated that they are not, this sign would be an exception and is part of the sign package presented.

Commissioner Nelson asked if the oil separator is sized correctly for the four bay layout. Mr. Overmyer stated that only two bays will do oil service and the other two will be for other services.

Commissioner Nelson asked where the trucks would stop for oil deliveries. Mr. Overmyer stated that the trucks would pull up parallel to the building service bay and run hoses to the tanks. Commissioner Nelson asked if it is possible to have a piping system instead of the hoses. Mr. Overmyer stated that it is not because of how the tanks are set up. Commissioner Nelson asked how long the process of removing the waste takes. Mr. Overmyer stated that it takes less than an hour and is done before operating hours.

Commissioner Pyle asked if there are any concerns with the staff recommending approval with outstanding comments. Project Development & Planning Coordinator Nathan Darga that staff has done several reviews and have just a few minor items.

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 19-1571 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Pyle

Roll call of the membership present the 28th day of May 2019 with the following vote:

7 members voting AYE		0 members voting NAY	
0 members ABSTAINING		0 members ABSENT and not voting.	
Steve Pyle	AYE	David Venn	AYE
Dan Repetowski	AYE	Richard Holloway	AYE
Paul Scieszka	AYE	Jim McConachie	AYE
Petra Burgess	AYE		

MOTION Carried.

Respectfully submitted on May 29, 2019.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission