
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 16-1329

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Lot 8 of Romeoville Crossings for Heartland Dental

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

Professional Resource Development Corp, represented by Troy Hannan of Torch Architecture, has submitted an application for a Final Development Plan for a dental office in the Romeoville Crossings Commercial Subdivision.

On November 8, 2016, 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, the public, and the Commission. The following issues and opinions were discussed.

Senior Planner, Nathan Darga, read the Project Compliance Report. He reported that the site is currently vacant and located just south of the Sam's Club fueling station.

Site

The proposed dental office is 4,200 SF on a 1.07 acre lot. The Concept Plan showed a shared building with a restaurant space next to the dental building. They are no longer proposing the restaurant space. This will be a stand-alone dental office building. There is one (1) shared full access point onto the internal ring road located in the northwest corner of the site. There is cross access between the Sam's Club fuel station lot in two (2) locations.

The applicant is providing a total of 54 onsite parking stalls, which includes three (3) handicap parking stalls. A designated pedestrian pathway is proposed to connect the building to the sidewalk along Weber Road that will be constructed in conjunction with this development. A dumpster enclosure is shown on the rear of the property. It will be brick to match the building and heavily landscaped. Landscaping has been provided around the rest of the site in accordance with Village Code.

Aesthetics and Signs

The building is proposed to be constructed of brick, cultured stone and EIFS. The amount of EIFS has been limited to the top of the building and around the sign. Architectural elements found on the building that will help them meet the design code are changes in roof height, columns, and overhangs, changes in building materials, texture change and pattern change. The lighting on the building is architectural and the parking lot lighting will be the approved fixture from the Romeoville Crossings General Development Plan (GDP).

The applicant is proposing a monument sign that meets the standards set out in the Romeoville Crossings General Development Plan. There is a space on the building for a wall sign. They have not

requested any code exceptions for this sign.

Mr. Troy Hannan, Torch Architects, 27 W. Jefferson Ave. Naperville, IL was sworn in.

Chairman Venn stated that this could be considered a three front sided building and asked if there are any variances asked for on the signage.

Senior Planner Darga stated that the signage asked for and shown does meet code.

Chairman Venn asked about the overall lighting plan for the development.

Senior Planner Darga stated that the lighting will match all the lighting in the area.

Chairman Venn asked how many lights there would be and Planner Darga stated there would be six.

Community Development Director Steve Rockwell added that he would like Torch Architects to look at the signage and photometric plan.

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).

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 16-1329.

Motion by: Commissioner McConachie
Seconded by: Commissioner Scieszka

Roll call of the membership present the 8th day of November, 2016 with the following vote:

6 members voting AYE	0 members voting NAY		
0 members ABSTAINING	1 members ABSENT and not voting.		
Steve Pyle	AYE	David Venn	AYE
Dan Repetowski	AYE	Jim McConachie	AYE
Paul Scieszka	AYE	Rich Holloway	AYE
Petra Burgess	ABSENT		

MOTION Carried.

Respectfully submitted on November 10, 2016.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission