
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 21-1713

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Starbucks at 470 N. Independence Blvd

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

Glazier Development, represented by Daniel Abdo, has submitted a final development plan for a Starbucks on lot 6 in the Troutman & Dams subdivision, north of Joe's Beverage.

On July 27, 2021, 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 just north of the existing Joe's Beverage building. It is proposed to be 2,300 square feet and will feature indoor seating areas, an outdoor patio, and a drive thru. 35 parking spaces have been provided including 2 handicapped. Cross access is provided with the lot to the south in the front drive aisle. The site also connects to the existing development access road on the north and west sides. The sidewalk along IL 53 would be extended across the frontage of this property and a pedestrian connection made to the building. The drive thru has stacking for approximately 9 cars.

The building will be brick with metal accents around the store front. It will also have wood panels along the upper portions of the façade. A basic signage package has been included in the packet. They are requesting that signs could be located on all four sides of the building. Other than that, they are not requesting any code exceptions for height or square footage. Those would follow code.

Method of Investigation:

The Development review Committee has reviewed the proposal.

The Planning & Zoning Commission reviewed the Concept Plan on March 9, 2021.

The Village Board reviewed the Concept Plan on March 17, 2021.

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 contingent on compliance with outstanding staff comments.

Chairman Venn swore in the applicant Dan Abdo 314 Lincoln St Hinsdale

Chairman Venn asked what the hours of operation would be. Mr. Abdo replied that stores usually open between 5 am and 6 am and have been open as late as 11pm. Hours usually differ on the weekend.

Chairman Venn asked if there were monument signs. Mr. Darga stated that the site would be allowed to have a monument sign per code and there are no exceptions called out for sign variances at this time. Mr. Abdo stated that Starbucks tends to follow Village code on signage.

Chairman Venn asked if this store was Corporate owned. Mr. Abdo replied yes.

Commissioner Nelson asked the correct address for this property. Mr. Darga replied 470 N Independence Blvd.

Commissioner Nelson asked if the Elevation logo counts as signage. Mr. Darga replied yes – it would count towards the square footage.

Commissioner Nelson asked if the logo was the only signage. Mr. Abdo replied that sometime they will add the Starbucks lettering as well.

Commissioner Repetowski asked what the game plan for Route 53 drive thru backing up. Mr. Abdo replied stacking is important and they implement signage for to direct traffic and prevent the blocking of entrances. They are very sensitive to site stacking. Mr. Darga explained they would have to have staff out directing if there became a real issue. Chairman Venn asked if there was enough room for dual stacking. Mr. Abdo stated that they do not provide dual lanes for ordering. Mr. Abdo stated that they encourage using the café store with ample parking.

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 21-1713 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Holloway
Seconded by: Commissioner Repetowski

Roll call of the membership present the 27th day of July 2021 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 member ABSENT and not voting.

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

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| David Venn | AYE |
| Richard Holloway | AYE |
| Jim McConachie | AYE |

MOTION Carried.

Respectfully submitted on July 28, 2021.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission