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# Report of the Planning & Zoning Commission

## Romeoville, Illinois

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### ORD 17-1345

An Ordinance Approving an Amendment to the Special Use Permit for a Planned Unit Development – Final Development Plan for Aldi

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

Aldi Inc. has submitted plans for a building expansion at their store at 398 S. Weber Road.

On January 10, 2017, 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.

Senior Planner, Nathan Darga, read the Project Compliance Report. He reported that the property is approximately 4 acres in size. The existing site was approved in July of 2006 as ORD 06-0431. Aldi is expanding stores nationwide, including this store. They are proposing to add 2,060 square feet to the front of the store. This will allow them to offer more refrigerated space inside and to reconfigure the checkout area. The new front façade will match what was previously approved and constructed. The building elevation is designed to look seamless when the addition is complete.

The parking lot will have some slight modifications in order to relocate the handicapped spaces. Overall, the site is losing 4 parking spaces. The site had more parking than code requires so this does not require a code exception. The landscape island at the corner of the building is being maintained.

Casey Meszaros, Manhard Consulting, 900 Woodlands Parkway Vernon Hills, IL 60061 was sworn in.

Chairman Venn asked if the Aldi expansion was a national initiative throughout the entire company or is each store unique. Casey Meszaros stated that all the stores in this area are expanding with the 2,000 S. F. standard addition.

Chairman Venn asked if the store would remain open during the remodeling process. Senior Planner Nathan Darga stated that the store would remain open for the majority of the remodeling but, would close for about two week when the main wall is removed to merge the addition to the store.

Chairman Venn asked if the General Contractor for the project is local. Casey Meszaros stated that the contractor has not been chosen yet.

Commissioner Scieszka asked if the signage is staying the same, the plan sheets show the words Food Market on both sides of the addition which is not part of the store at this time. Casey Meszaros stated

that the Food Market sign would be and upgrade to the addition. Senior Planner Nathan Darga stated that this would be an exception to code that could be added to this PUD or the additional signs could be brought back as a variance request. Commissioner Scieszka does not feel comfortable approving the sign without any detailed information. Casey Meszaros said she will try to get further detail for the Commissioners.

No other commissioner had any questions.

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 17-1345 with the condition that the "Food Market" sign not be included.

Motion by: Commissioner Holloway

Seconded by: Commissioner Scieszka

Roll call of the membership present the 10<sup>th</sup> day of January, 2017 with the following vote:

7 members voting AYE  
0 members ABSTAINING

0 members voting NAY  
0 members ABSENT and not voting.

Steve Pyle	AYE
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	AYE

David Venn	AYE
Richard Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

**Respectfully submitted on January 20, 2017.**

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CHAIRMAN, Planning & Zoning Commission

Attested by:

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SECRETARY, Planning & Zoning Commission