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# Report of the Planning & Zoning Commission

## Romeoville, Illinois

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### ORD 17-1392

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Murphy Oil

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

Murphy Oil USA, Inc. has applied for a Final Development Plan review for a new gas station and convenience store at the northeast corner of Weber Road and the Blain's / Walmart Access Road.

On July 11, 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 proposed gas station would have 16 pumps located under a canopy. The center of the canopy would have a 1,400 square foot convenience store with restrooms and a sales counter. The site also has space for ice and propane sales away from the building. No other outside storage will be permitted. At the Concept Plan review the Planning Commission requested that the ice storage and vacuum be screened. They have added a screening wall to comply with this request. The propane tanks are not in this area as they have specific fire safety requirements for caging. The site will have two access points on the internal ring road for Farm & Fleet. The northern access point will be a shared access with the outlot to the north. The applicant will be installing their section of sidewalk as part of this project. A landscape plan has been provided that meets code. The site will use the decorative lights to match the access road.

The building is a mix of stone and brick with metal accent panels along the roof and canopy. The poles supporting the canopy will be clad in stone and brick as well. A dumpster enclosure is located to the rear of the site and will be constructed of matching material. The applicant is proposing a monument sign with prices as well as wall signs on the canopy. The monument sign dimensions are shown on the elevation sheet. Dimensions for the wall signs are provided on a separate sheet.

Trae Rushing of Greenberg Farrow - 1430 West Peachtree Street, Suite 200, Atlanta, GA was sworn in.

Chairman Venn asked if there is a specific standard wind speed that the overhead canopy must adhere to. Mr. Rushing stated that the standard building code for Romeoville will be followed. Senior Planner Darga stated the building code has wind load and snow load standards that must be followed.

Chairman Venn asked if Murphy's Oil would consider retrofitting the building in the future to house a fast food establishment. Mr. Rushing stated that Murphy's has 1,400 stores across the country and has not changed any of them to have food establishments and has no plans to.

Commissioner Gougis asked if Murphy's would be selling beer. Mr. Rushing stated that they would pursue it. Senior Planner Darga stated that they would have to apply to the Village for a liquor license to be approved by the Mayor.

Chairman Venn asked if the station is a franchise or corporate owned. Mr. Rushing stated that it is corporate owned.

Chairman Gougis asked about the turn radius for the fuel trucks and wonders if it is tight or if it is the standard size. Mr. Rushing referred to sheet C9 in the packets that shows the pattern for the trucks to circle around the building.

Commissioner Burgess asked if the monument sign would be located across from Sam's Club. Senior Planner Darga stated that the large development sign that shows Blains Farm and Fleet would line up with the Sam's and Walmart sign across the street. The monument sign for the gas would line up roughly with the carwash.

Commissioner Pyle asked if there was a lighting study done. Mr. Rushing referred to last two sheets of the packet L-1.0 and L-1.1 that show the photometrics and detail that meet city standards. Senior Planner Darga stated that they would be using the decorative lighting to match the development.

Commissioner Gougis asked if the windows shown on the building were real or faux. Senior Planner Darga stated that the windows at the entrance would be real and the side would be faux. Mr. Rushing stated that this would be the case. Commissioner Gougis asked if the faux windows would be encased as shown on the drawing in the packet. Mr. Rushing stated that they would and this type of window is used for security reasons.

Commissioner Hoffman asked the station would be open 24 hours. Mr. Rushing stated that it will if the city allows it. Senior Planner Darga stated that the city does allow this.

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 17-1392.

Motion by: Commissioner Holloway  
Seconded by: Commissioner Repetowski

Roll call of the membership present the 11<sup>th</sup> day of July, 2017 with the following vote:

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

MOTION Carried.

**Respectfully submitted on July 12, 2017.**

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CHAIRMAN, Planning & Zoning Commission

Attested by:

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SECRETARY, Planning & Zoning Commission