
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 20-1659

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Popeye's at 421 S. Weber Road

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

Amin Dhanani for HZ Props Re, Ltd (d.b.a. Popeye's), represented by Ani Tipnis of Atul Karkhanis Architects, has submitted a Final Development Plan for lot 2 in front of Blain's Farm & Fleet at 21 S. Weber Road.

On October 13, 2020, 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 northern most outlot in front of Blain's Farm & Fleet on Weber Road. The building would be approximately 2,800 square feet and would be situated on the norther side of the lot. 30 parking spaces have been provided along with 2 accessible spaces. Access to the site is off of the internal access road for Blains. The drive aisle will be shared with the future development to the south. This lot will be responsible for its section of sidewalk that runs along the northern and western property line.

The building is predominately masonry with wood panels, awnings, and decorative lights for accents. The building design meets our design guidelines. A signage package is included with the submittal. The signage package has a greater number of wall signs than code would allow. The applicant is asking that the package be approved as shown. There are no other code exceptions being requested with this PUD.

Method of Investigation:

The Development review Committee has reviewed the proposal.

The Planning & Zoning Commission reviewed the Concept Plan on July 14, 2020.

The Village Board reviewed the Concept Plan on July 15, 2020.

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.

Ani Tipnis of Atul Karkhanis Architects was sworn in. Chairman Venn complimented the project and asked if there were any outside speakers. Ani Tipnis responded that there were not.

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 20-1659 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Holloway

Seconded by: Commissioner Scieszka

Roll call of the membership present the 13th day of October 2020 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 October 14, 2020.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission