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# Report of the Planning & Zoning Commission

## Romeoville, Illinois

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### ORD 21-1680

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for the Arby's Plaza at 470-474 S. Weber Road

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

Faisal Merchant has submitted a Final Development Plan for a strip mall anchored by an Arby's restaurant on outlot 9 of the Romeoville Crossing Development. This is the lot on the southwest corner of Weber Road and the Walmart access road.

On January 26, 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 5,194 square feet and would have room for three tenants. Arby's would anchor the building on the south side with a drive through. The middle tenant is currently slated to be Wingstop. The last tenant on the north side is not yet lined up.

Since the concept plan the site has been reworked in a few key ways. First, staff has agreed to an additional curb cut on the internal ring road. While this curb cut is too close to the intersection at the entry drive, staff felt this was a better option than the single public access and the emergency only curb cut next to the signal as previously shown. This additional curb cut allows for a more traditional drive thru layout with traffic circling the building and the stacking in the rear. This also allows for more parking which eliminates the need for a code exception. 28 stalls are required and 41 are proposed.

The building is masonry and features wall height projections, awnings, and a metal canopy by Arby's. The applicant has added cultured stone as requested by staff and the Commission to match the rest of the Romeoville Crossing development. A signage package is included with the final plans.

### Method of Investigation:

The Development review Committee has reviewed the proposal.

The Planning & Zoning Commission reviewed the Concept Plan on August 25, 2020.

The Village Board reviewed the Concept Plan on September 2, 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.

Chairman Venn swore in the Applicant Faisal Merchant.

Chairman Venn commented that it is a dynamic project and will be a great asset to the Village. Chairman Venn asked if there was a current 4 way stop at the additional curbcut.

Mr. Darga replied explained the traffic pattern of a two-way stop located there. He also talked about the reconfiguration of the lot and traffic flow solving a lot of issues.

Chairman Venn asked Fire Department signed off on these plans. Mr. Darga replied yes.

Chairman Venn asked how the emergency exit would be and will it have a fence or gate. Mr. Darga replied that exit would be eliminated with the new access point.

Chairman Venn asked when the project would start and be complete. Mr. Merchant stated that they are permit approved and shell should be completed by end of May and tenants could begin there build-out. Arby's and Wing Stop should be open by August.

Chairman Venn asked how many seating for indoors. Mr. Merchant replied that Arby's is about 32 and Wing Stop is about 24. Their main business is takeout/drive through about 70%.

Commissioner Nelson asked if the Arby's was located on the North end in Concept Plan. Mr. Merchant replied yes. Commissioner Nelson asked if that was to help with the flow of traffic. Mr. Darga replied yes, it was flipped to move the drive-thru to the back.

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 21-1680 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Scieszka  
Seconded by: Commissioner Repetowski

Roll call of the membership present the 26<sup>th</sup> day of January 2021 with the following vote:

6 members voting AYE  
0 members ABSTAINING

0 members voting NAY  
1 members ABSENT and not voting.

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

David Venn	AYE
Richard Holloway	ABSENT
Jim McConachie	AYE

MOTION Carried.

**Respectfully submitted on January 27, 2021.**

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CHAIRMAN, Planning & Zoning Commission

Attested by:

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SECRETARY, Planning & Zoning Commission