
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 21-1725

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Care Cremation Center at 33 E. Montrose

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

John Hann, represented by David TeBrake of Miller Architecture Inc, has submitted a Final Development Plan for lot 15 in the Romeoville Commercial park Unit 2 at 33 E. Montrose Drive.

On September 14, 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 Care Cremation is currently located at 515 Anderson Drive in the Multi-tenant building. They are proposing to purchase the vacant land next door at 33 E. Montrose Drive for a new stand-alone facility. The proposed building would be 10,800 square feet. It would have space for viewing rooms, witness rooms, and a pet cremation area. Because this lot abuts residential, a 50-foot rear setback is required by code. They are providing over 100 feet. Additionally, the existing tree line along the rear of the property will be maintained to provide a buffer to the residential.

The site would be accessed from two points on Montrose drive. The applicant is proposing 19 parking spaces, including 1 handicapped. The current facility next door has 12 spaces dedicated to it in the lease. The eastern entrance is for staff and hearse access. Roll up doors on the eastern side allow the vehicles to pull directly into the building.

The building is proposed to be metal panel construction with a masonry base. Metal awnings and storefront windows are shown on the north and west elevations.

Method of Investigation:

The Development review Committee has reviewed the proposal.

The Planning & Zoning Commission reviewed the Concept Plan on April 27, 2021.

The Village Board reviewed the Concept Plan on May 5, 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 applicants - John Hann, Care Cremation, 515 Anderson Dr #100, Romeoville IL and David TeBrake, Miller Architects, 3335 W St Germain, St Cloud MN.

Chairman Venn commented that it is a good looking and dynamic project. He asked if there were plans to make it a full service funeral home in the future.

Mr. Hann replied no, the clientele they service is simple cremation, there will be a small chapel to allow a few people to gather. It is not really going to be a funeral home, there will be no funerals run, no hearses, no funeral processions. Very seldom they will get a procession that follows to the crematory, but they end there. What separates their services is that clients like coming to a place that does not remind them of a funeral home. It is completely different option.

Commissioner Nelson asked about the fire rated wall between the witness/public area and cremation/garage area. Mr. TeBrake replied that it is not a fire rated wall, it is just a separation wall that defines the areas. It is not required to be fire rated.

Commissioner Burgess asked if they are going to offer pet cremation. Mr. Hann replied that they would like to offer that service to clients and are capable of doing that.

Chairman Venn asked if there were any questions from the public. There were none.

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 21-1725 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Scieszka

Seconded by: Commissioner Holloway

Roll call of the membership present the 14th day of September 2021 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 September 15, 2021.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission